**SCHEDULE OF WORKS**

**of repair to be undertaken in conjunction with the works of alteration**

**AT THE ELMS, FITZROY PARK**

**LONDON N6 6HS**

*Proposed by BJ Planning Ltd*

*London*

**BASEMENT FLOOR:**

Laundry room (RB.6) drawing ref 492/RB.6

Floor finish:

Ceramic tiles on a floating screed grouted and bedded on nominal mortar bed

Make up of floor: 300mm x 300mm x 10 mm ceramic tiles on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

False wall for services: 12.5 mm PB and skim coat on 50mm x 150mm tanalised studs 600mm c/c. Walls plasterboard lined taped and jointed painted white. Ceramic tiles fixed with adhesive and grouted to wall in areas shown on room drawings.

Remaining walls: new lime based plaster and skim.

Ceilings:

Suspended ceiling system with tegular removable ceiling panels and a perimeter trim of 2 no layers of plasterboard taped jointed and painted.

Doors:

Fix new door ID/B.6, ref to drawings.

Skirting:

As per room drawings.

Entrance Hall (RB.7) drawing ref 492/RB.7

Floor finish:

Ceramic tiles on a floating screed grouted and bedded on nominal mortar bed

Make up of floor: 300mm x 300mm x 10 mm ceramic tiles on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

Plasterboard lined taped and jointed painted white.

Ceilings:

New suspended ceiling 50mm x 150mm tanal. sw joists at approx. 375mm c/c clad in 12.5mm PB and skim.

Doors:

Fix new entrance door WD/B.1, ref to drawings.

Fix new doors ID/B.7 and ID/B.8, ref to drawings.

Skirting:

As per room drawings.

Security Room (RB.8) , drawing ref 492/RB.8

Floor finish:

Ceramic tiles on a floating screed grouted and bedded on nominal mortar bed

Make up of floor: 300mm x 300mm x 10 mm ceramic tiles on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

Three coat new lime based plaster to all walls throughout.

Ceilings:

New suspended ceiling 50mm x 150mm tanal. sw joists at approx. 375mm c/c clad in 12.5mm PB and skim.

Doors:

Fix new door ID/B.9, ref to drawings.

Skirting:

As per room drawings.

Bedroom (RB.9), drawing ref. 492/RB.9

Floor finish:

Carpet on underlay matting on min 65mm screen on min 30mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

Three coat new lime based plaster to all walls throughout.

Ceilings:

New lime based plaster.

Cornice:

As per room drawings.

Doors:

Fix new door ID/B.10, ref to drawings.

Skirting and Moulding

Profiles as per 492/DO11.

Kitchen (RB.10), drawing ref. 492/RB.10

Floor finish:

Ceramic tiles on a floating screed grouted and bedded on nominal mortar bed

Make up of floor: 300mm x 300mm x 10 mm ceramic tiles on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

False wall for services: 12.5 mm PB and skim coat on 50mm x 150mm tanal. studs 600mm c/c. Walls plasterboard lined taped and jointed painted white. Ceramic tiles fixed with adhesive and grouted to wall in areas shown on room drawings.

Remaining walls: new lime based plaster and skim.

Ceilings:

Apply three-coat lime based plaster on timber lathing painted white hard up against timber joists to achieve flat finish.

Doors:

Fix new door ID/B.11, ref to drawings.

Skirting and Moulding

Profiles as per 492/DO11.

Shower Room (RB.11), drawing ref 492/RB.11

Floor finish:

Ceramic tiles on a floating screed grouted and bedded on nominal mortar bed

Make up of floor: 300mm x 300mm x 10 mm ceramic tiles on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

Walls plasterboard lined taped and jointed painted white. Ceramic tiles fixed with adhesive and grouted to wall in areas shown on room drawings.

Ceilings:

Apply three-coat lime based plaster on timber lathes painted white hard up against timber joists to achieve flat finish, ceiling supported off perimeter walls only 2 no layers of plasterboard taped and jointed painted under existing stair then suspended ceiling 2 no layers of plasterboard taped and jointed painted below concrete slab.

Doors:

Fix new door, ref to drawings.

Skirting and Moulding

Profiles as per 492/DO11.

Store Room (RB.12), drawing ref 492/RB.12

Floor finish:

Ceramic tiles on a floating screed grouted and bedded on nominal mortar bed

Make up of floor: 300mm x 300mm x 10 mm ceramic tiles on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

Walls plasterboard lined taped and jointed painted white.

Ceilings:

Three coat lime based plaster on timber lathes painted white hard up against timber joists to achieve flat finish.

Doors:

Fix new door ID/B.14, ref to drawings.

Skirting and Moulding

Profiles as per 492/DO11.

Table Tennis Room (RB.13), drawing ref 492/RB.13

Floor finish:

Wood on a floating screed fixed with adhesive.

Make of floor: on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

Walls plasterboard lined taped and jointed painted white.

Ceilings:

Suspended ceiling 2 no layers of plasterboard taped and jointed painted.

Doors:

Fix new entrance door WD/B.2, ref to drawings.

Fix new door ID/B.16, ref to drawings.

Skirting and Moulding

Profiles as per 492/DO11.

Wine Cellar (RB.14), drawing ref 492/RB.14

Floor finish:

Make up of floor: 22mm solid HW floor boards 150mm wide fixed with liquid nails on Ditra matting on min. 65mm screen on min. 30mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; no heating required.

Walls:

Apply three-coat lime based plaster to existing brickwork. Timber panelling dado rail throughout with timber hardwood moulding at rail level.

Ceiling:

Existing brick vaults to be sandblasted and sealed to achieve retained brick work finish. Vault steels to be clad in facing timber panelling and jointed.

Doors:

Fix new door ID/B.15, ref to drawings.

Skirting and Moulding

Profiles as per 492/DO11.

Wine Bar (RB.15), drawing ref. 492/RB.15

Floor finish:

Make up of floor: 22mm solid HW floor boards 150mm wide fixed with liquid nails on Ditra matting on min. 65mm screen on min. 30mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; no heating required.

Walls:

Three-coat lime based plaster and skim on lathes nailed to new tanal, sw stud wall

Ceilings:

Three-coat lime based plaster and skim on lathes nailed to new tanal, sw joists

Doors:

Fix new door ID/B.17, ref to drawings.

Skirting and Moulding

Profiles as per 492/DO11.

Hall (RB.22), drawing ref. 492/RB.22

Floor finish:

Marble on a floating screed grouted and bedded on nominal mortar bed. Marble fixed with adhesive on concrete staircase.

Walls:

Walls plasterboard lined taped and jointed painted white.

Ceiling:

New suspended ceiling 50mm x 150mm tanal. sw joists at approx. 375mm c/c clad in 12.5mm PB and skim.

WC (RB.23), drawing ref. 492/RB.23

Floor finish:

Ceramic tiles on a floating screed grouted and bedded on nominal mortar bed

Make up of floor: 300mm x 300mm x 10 mm ceramic tiles on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

False wall for services: 18mm ply on full height Ditra matting lapped with membrane on floor on 50mm x 150mm tanal, studs 600mm c/c.

Ceiling:

New suspended ceiling 50mm x 150mm tanal. sw joists at approx. 375mm c/c clad in 12.5mm PB and skim.

Doors:

Fix new door ID/B.30, ref to drawings.

Lobby (RB.24), drawing ref 492/RB.24

Floor finish:

Make up of floor: 300mm x 300mm x 10 mm ceramic tiles on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

Walls plasterboard lined taped and jointed painted white.

Ceiling:

New suspended ceiling 50mm x 150mm tanal. sw joists at approx. 375mm c/c clad in 12.5mm PB and skim.

Doors:

Fix new door ID/B.32, ref to drawings.

Skirting and Moulding

Profiles as per 492/DO11.

**GROUND FLOOR**

Library (RG.10), drawing ref 492/RG.10

Floor finish:

Parquet: make use of photographs to replicate pattern as per original

Walls:

Three-coat lime based plaster on timber lathes to match existing and make repairs.

Ceiling:

Carefully repair surviving sections of original plasterwork ceiling-cornice to match existing work and reinstate missing sections of ceiling cornice to match surviving original work

Sitting Room (RG.11), drawing ref 492/RG.11-1 and 492/RG.11-2

Floor finish:

Parquet fixed with liquid nails on Ditra matting on min. 165mm screen on min. 100mm rigid insulation; underfloor heating pipes incorporated within screen.

Walls:

Three-coat lime based plaster on timber lathes.

Conserved timber:

Reusable moulding skirting. Reuse door architraves, except for those post listing.

Ceiling:

Three-coat lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.

Doors:

Fix door ID/G.14 – door type 6. Arched doorway opening above to be fitted in. Door to be repaired and reinstated.

Cornices/skirtings/ roses:

Cornices to be reinstated using Cornice profile 2. Skirtings to be reinstated using Skirtings Profile 1. Ceiling Rose around light fittings to Rose profile 1.

Mouldings/Fireplaces:

Fireplaces to be reinstated and made live. Reinstate cast-iron fireplace linings and wrought-iron grates to appropriate design and detail (the linings and grates were missing in December 1988). Reinstate moulded skirting boards and planted wall mouldings to match the dimensions and profiles of those shown in the English Heritage London Region photograph B. 880 528, dated December 1988.

Reinstate a matching pair of marble chimney-pieces to match the dimensions and details of those shown in English Heritage London Region photograph B.880 528, dated December 1988.

All other restoration works: refer to drawings 492/RG.11-1 and 492/RG.11-2

Hall / stairwell (RG.12), drawing ref 492/RG.12

Floor finish:

Reinstate original Portland stone

Walls:

Three coat lime based plaster on timber lathes to match existing and make repairs

Ceiling:

Three coat lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish. Original moulding to be reinstated based on existing moulding.

Doors:

Fix door ID/G.17

Cornices/skirtings:

Cornices to be reinstated using Cornice profile 1. Skirtings to be reinstated using Skirtings Profile 1.

Mouldings:

Mouldings to be reinstated as per room drawing using Moulding profile 1.

All other restoration works: refer to drawings 492/RG.12

Study (RG.13), drawing ref 492/RG.13

Floor finish:

Parquet fixed with adhesive on 18mm plywood on existing joists.

Walls:

Existing blockwork wall replaced with 50mm x 200mm tanal sw studwork with close cut insulation batts and finished both sides in lime based plaster on timber lathes. New lime based plaster to all solid walls throughout.

Ceiling:

Three coat lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.

Door:

Fix door ID/G.16

Cornices/skirtings:

Cornices to be reinstated using Cornice profile 1. Skirtings to be reinstated using Skirtings Profile 1.

Mouldings:

Mouldings to be reinstated as per room drawing using Moulding profile 1.

All other restoration works: refer to drawings 492/RG.13

Entrance Hall (RG.14), drawing ref 492/RG.14

Floor finish:

Marble on a floating screed grouted and bedded on nominal mortar bed on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen. Marble fixed with adhesive on concrete staircase.

Walls:

Painted plaster throughout onto brick walls. Historic walls to be finished with lime based plaster on timber lathe lining on existing brick walls. Boxed linings to SVP and RWP drop finished in painted plaster.

Ceiling:

2 no layers of plasterboard taped and jointed painted white hard up against timber joists to achieve a flat finish.

Skirtings:

New skirtings to match Profile 1.

All other restoration works: refer to drawings 492/RG.14, 15-01 and 492/RG.14, 15-02

Cloakroom (RG.15), drawing ref 492/RG.15

Floor finish:

Parquet fixed with adhesive on 18mm plywood on existing joists.

Walls:

Walls plasterboard lined taped and jointed painted white.

Ceiling:

2 no layers of plasterboard taped and jointed painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile 1. Skirtings to be reinstated using Skirtings Profile 1.

Doors:

Fix door ID/G.18

Study (RG.16), drawing ref 492/RG.16

Floor finish:

Parquet fixed with liquid nails on Ditra matting on min. 65mm screen on min. 30mm rigid insulation; allow additional screed to line FFL with stone floor adjacent, underfloor heating pipes incorporated within screen.

Walls:

Existing blockwork wall replaced with 50mm x 200mm tanal sw studwork with close cut insulation batts and finished both sides in lime based plaster on timber lathes. New lime based plaster to all solid walls throughout.

Ceiling:

Three coat lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile 1. Skirtings to be reinstated using Skirtings Profile 1.

Doors:

Fix door ID/G.19

All other restoration works: refer to drawings 492/RG.16-1 and 492/RG.16-2

WC (RG.19), drawing ref 492/RG.19

Floor finish:

Marble on a floating screed grouted and bedded on nominal mortar bed on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

False wall for services: 12.5 mm PB and skim coat on 50mm x 150mm tanal. studs 600mm c/c. Walls plasterboard lined taped and jointed painted white. Ceramic tiles fixed with adhesive and grouted to wall in areas shown on room drawings.

Ceiling:

2 no layers of plasterboard taped and jointed painted white hard up against timber joists to achieve a flat finish.

Door:

Fix door ID/G.22

Skirtings/ Mouldings

New skirting and moulding to match Profile 1.

WC (RG.20), drawing ref 492/RG.20

Floor finish:

Marble on a floating screed grouted and bedded on nominal mortar bed on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

False wall for services: 12.5 mm PB and skim coat on 50mm x 150mm tanal. studs 600mm c/c. Walls plasterboard lined taped and jointed painted white. Ceramic tiles fixed with adhesive and grouted to wall in areas shown on room drawings.

Ceiling:

2 no layers of plasterboard taped and jointed painted white hard up against timber joists to achieve a flat finish.

Door:

Fix door ID/G.23

Skirtings/ Mouldings

New skirtings and mouldings to match Profile 1.

Dressing Room (RG.21), drawing ref 492/RG.21

Floor finish:

Marble on a floating screed grouted and bedded on nominal mortar bed on Ditra matting on min. 65 mm screen on min. 30 mm rigid insulation; allow additional screed to line FFL with stone floor adjacent; underfloor heating pipes incorporated within screen.

Walls:

Walls plasterboard lined taped and jointed painted white.

Ceiling:

2 no layers of plasterboard taped and jointed painted white hard up against timber joists to achieve a flat finish. Brickwork arches to be expressed in the lining.

Door:

Fix door ID/G.24

Skirtings/ Mouldings

New skirtings and mouldings to match Profile 1.

**FIRST FLOOR**

Gallery / Bedroom landing (R1.9), drawing ref 492/R1.9

Floor finish:

Marble on a floating screed grouted and bedded on nominal mortar bed. Marble fixed with adhesive on concrete staircase.

Walls:

False wall for services: 12.5 mm PB and skim coat on 50mm x 150mm tanal. studs 600mm c/c. Walls plasterboard lined taped and jointed painted white.

Ceiling:

Glass roof support structure - 2 no layers of plasterboard taped and jointed painted white.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Guest Shower Room (R1.10), drawing ref 492/R1.10

Floor finish:

Ceramic tiles on a floating screed grouted and bedded on nominal mortar bed. Electrical underfloor heating.

Walls:

False wall for services: 12.5 mm PB and skim coat on 50mm x 150mm tanal. studs 600mm c/c. Walls plasterboard lined taped and jointed painted white. Ceramic tiles fixed with adhesive and grouted to wall in areas shown on room drawings.

Ceiling:

Three coat lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Doors:

Fix door ID /1.11

Guest Bedroom (R1.11), drawing ref 492/R1.11

Floor finish:

Carpet bonded to substrate with adhesive. Slab finished with self- levelling epoxy screed.

Walls:

Existing blockwork wall replaced with 50mm x 200mm tanal sw studwork with close cut insulation batts and finished both sides in lime based plaster on timber lathes. Exiting brickwork walls - lime based plaster on timber lathes to achieve smooth finish painted white.

Ceiling:

Three coat lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Doors:

Fix door ID /1.12

Main Bedroom (R1.12), drawing ref 492/R1.12

Floor finish:

Carpet bonded to substrate with adhesive. Slab finished with self- levelling epoxy screed.

Walls:

Existing blockwork wall replaced with 50mm x 200mm tanal sw studwork with close cut insulation batts and finished both sides in lime based plaster on timber lathes. Exiting brickwork walls - lime based plaster on timber lathes to achieve smooth finish painted white.

Ceiling:

Three coat lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Doors:

Fix door ID /1.13

Stair Landing (R1.13), drawing ref 492/R1.13

Floor finish:

Timber planks bonded to substrate with adhesive. Slab finished with self- levelling epoxy screed.

Walls:

Three coat lime based plaster on timber lathes to achieve smooth finish painted white.

Ceiling:

Three coat lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Doors:

Fix door ID /1.14

Main Dressing Room (R1.14), drawing ref 492/R.14

Floor finish:

Carpet bonded to substrate with adhesive. Slab finished with self- levelling epoxy screed.

Walls:

Existing blockwork wall replaced with 50mm x 200mm tanal sw studwork with close cut insulation batts and finished both sides in lime based plaster on timber lathes. Exiting brickwork walls - lime based plaster on timber lathes to achieve smooth finish painted white.

Ceiling:

Three coat lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Doors:

Fix door ID /1.15

Main Bathroom (R1.15), drawing ref 492/R1.15

Floor finish:

Ceramic tiles on a floating screed grouted and bedded on nominal mortar bed. Electrical underfloor heating.

Walls:

False walls for services: 12.5 mm PB and skim coat on 50mm x 150mm tanal. studs 600mm c/c. Walls plasterboard lined taped and jointed painted white. Ceramic tiles fixed with adhesive and grouted to wall in areas shown on room drawings.

Remaining wall: new lime based plaster and skim.

Ceiling:

Three coat lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Doors:

Fix door ID /1.16

Study/ bedroom (R1.16), drawing ref 492/R1.16

Floor finish:

Carpet bonded to substrate with adhesive. Slab finished with self- levelling epoxy screed.

Walls:

Existing blockwork wall replaced with 50mm x 200mm tanal sw studwork with close cut insulation batts and finished both sides in lime based plaster on timber lathes. Exiting brickwork walls - lime based plaster on timber lathes to achieve smooth finish painted white.

Ceiling:

2 no layers of plasterboard taped and joined painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Doors:

Fix door ID /1.19

En suite bathroom (R1.17), drawing ref 492/R1.17

Floor finish:

Ceramic tiles on a floating screed grouted and bedded on nominal mortar bed. Electrical underfloor heating.

Walls:

Existing blockwork wall replaced with 50mm x 200mm tanal sw studwork with close cut insulation batts and finished both sides in lime based plaster on timber lathes.

Ceiling:

2 no layers of plasterboard taped and joined painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Doors:

Fix door ID /1.20

Guest Bedroom (R1.18), drawing ref 492/R1.18

Floor finish:

Carpet bonded to substrate with adhesive. Slab finished with self- levelling epoxy screed.

Walls:

Existing blockwork wall replaced with 50mm x 200mm tanal sw studwork.

Walls plasterboard lined taped and jointed painted white.

Ceiling:

2 no layers of plasterboard taped and joined painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Doors:

Fix door ID /1.22

Guest En Suite bathroom (R1.19), drawing ref 492/R1.19

Floor finish:

Ceramic tiles on a floating screed grouted and bedded on nominal mortar bed. Electrical underfloor heating.

Walls:

False walls for services: 12.5 mm PB and skim coat on 50mm x 150mm tanal. studs 600mm c/c. Walls plasterboard lined taped and jointed painted white. Ceramic tiles fixed with adhesive and grouted to wall in areas shown on room drawings.

Ceiling:

2 no layers of plasterboard taped and joined painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Doors:

Fix door ID /1.21

Lobby (R1.20), drawing ref 492/R1.20

Floor finish:

Carpet bonded to substrate with adhesive. Slab finished with self- levelling epoxy screed.

Walls:

Existing blockwork wall replaced with 50mm x 200mm tanal sw studwork with close cut insulation batts and finished both sides in lime based plaster in 2 no coats on timber lathes.

Ceiling:

2 no layers of plasterboard taped and joined painted white hard up against timber joists to achieve a flat finish.

Cornices/skirtings:

Cornices to be reinstated using Cornice profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings.

Mouldings

Mouldings to be reinstated as per room drawings.

Doors:

Fix door ID /1.22

*Report ends*