				T							
BASEMENT	ROOM DESIGNATION	FLOOR FINISH	WALL FINISH	CONSERVED TIMBER IF ANY	CEILINGS	WINDOWS/CILLS/SHUTTERS	CORNICES/SKIRTINGS/ROSES	MOULDINGS/FIREPLACES	DOORS	POWER/IT SOCKETS	BUILDERS WORK ELEMENTS
			Walls plasterboard lined taped and jointed		suspended ceiling system with tegular					To be installed as per room	
		Ceramic Tiles on a floating screed	painted white. Ceramic Tiles grouted and		removable ceiling panels and a perimter					drawing using xx specified	
		arouted and bedded on nominal	adhesive to wall in areas shown on room		trim of 2 no layers of Plasterboard taped					outlets.	
RB.6	Laundry Room	motar bed	drawings.		and jointed painted	EW/B.1	As per room drawings		ID/B.6		
	1		1		2 no layers of Plasterboard taped and					To be installed as per room	
		Commin Tiles on a fleating served			jointed painted white hard up against					drawing using xx specified	
		Ceramic Tiles on a floating screed	Walls plasterboard lined taped and jointed		timber joists to achieve a flat finish.					outlets.	
RB.7	Entrance Hall	motar bed	painted white.				As per room drawings		WD/B.1		
					suspended ceiling 2 no layers of					To be installed as per room	
					Plasterboard taped and jointed painted					drawing using xx specified	connect SVP runs to ground drains in positions as
	Coourity	wood on a floating screed fixed with adhesive	Walls plasterboard lined taped and jointed painted white.			EW/B.2 & EW/B.3	As non room drowings		ID/B.9	outlets.	shown on drawings. Close off ground drainage points not required and make good.
RB.8	Security	with autiesive	painted white.		suspended ceiling 2 no layers of	EW/D.2 & EW/D.3	As per room drawings		10/0.9	To be installed as per room	
					Plasterboard taped and jointed painted					drawing using xx specified	
	De due eus		Walls plasterboard lined taped and jointed						ID (D. 10	outlets.	
RB.9	Bedroom	with adhesive	painted white.		lime bacod plactor on timber lather	EW/B.4	As per room drawings		ID/B.10		
			Walls plasterboard lined taped and jointed		Lime based plaster on timber lathes painted white hard up against timber					To be installed as per room drawing using xx specified	
			painted white. Ceramic Tiles grouted and		joists to achieve a flat finish.					outlets.	
		Wood on a floating screed fixed	adhesive to wall in areas shown on room		je sto to demote a fide finioni					outeus	connect SVP runs to ground drains in positions as
RB.10	Kitchen	with adhesive	drawings.			EW/B.5	As per room drawings		ID/B.11		shown on drawings.
					Lime based plaster on timber lathes					To be installed as per room	
					painted white hard up against timber					drawing using xx specified	
					joists to achieve a flat finish. ceiling					outlets.	
					supported off perimeter walls only 2 no layers of Plasterboard taped and jointed						
					painted under existing stair then						
			Walls plasterboard lined taped and jointed		suspended ceiling 2 no layers of						
		5	painted white. Ceramic Tiles grouted and		Plasterboard taped and jointed painted						create drain runs from sanitaryware through
DD 11	Chause Data		adhesive to wall in areas shown on room		below concrete slab						brick wall adjacent to Kitchen to connect to SVP
RB.11	Shower Room	motar bed	drawings.	+	Lime based plaster on timber lathes	EW/B.6	As per room drawings		ID/B.13	To be installed as per room	therein.
			Walls plasterboard lined taped and jointed		painted white hard up against timber					drawing using xx specified	
			painted white. Ceramic Tiles grouted and		joists to achieve a flat finish. Plasterboard					outlets.	
DD 13			adhesive to wall in areas shown on room		bulkhead as per room drawing						
RB.12	Utility Room	with adhesive	drawings.		suspended ceiling 2 no layers of	EW/B.7	As per room drawings		ID/B.14	To be installed as per room	
RB.13	Table Tennis Room	Wood on a floating screed fixed with adhesive	Walls plasterboard lined taped and jointed painted white.		Plasterboard taped and jointed painted		As per room drawings		WD/B.2	drawing using xx specified	
1.1.5		WILL BUILESIVE		+		1			WD/D.2	To be installed as per room	+
							As per room drawings		ID/B.16	drawing using xx specified	
					{				10,0.10	To be installed as per room	
			Walls plasterboard lined taped and jointed		existing brick vaults to be sandblaasted	1 1				drawing using xx specified	
			painted white. Timber panelling dado rail		and sealed to achieve retained brick work					outlets.	connect SVP runs to ground drains in positions as
		Wood on a floating screed fixed	throughout with timber hardwood moulding	1	finish. Vault steels to be clad in facing						shown on drawings. Close off ground drainage
RB.14	Wine Cellar	with adhesive	at rail level.		timber panneling and jointed.		As per room drawings		ID/B.15		points not required and make good.
			Walls plasterboard lined taped and jointed		suspended ceiling 2 no layers of					To be installed as per room	
			painted white. Ceramic Tiles grouted and		Plasterboard taped and jointed painted					drawing using xx specified	
		Wood on a floating screed fixed	adhesive to wall in areas shown on room							outlets.	
RB.15	Wine Bar	with adhesive	drawings.				As per room drawings		ID/B.17		
					suspended ceiling 2 no layers of					To be installed as per room	
		Marble on a floating screed			Plasterboard taped and jointed painted					drawing using xx specified	
			Walls plasterboard lined taped and jointed							outlets.	
RB.22	Hall	motar bed	painted white.			1	As per room drawings		x		
		Ceramic Tiles on a floating screed			suspended ceiling 2 no layers of					To be installed as per room	
			Walls plasterboard lined taped and jointed		Plasterboard taped and jointed painted					drawing using xx specified	
RB.23	Store Room 1	motar bed	painted white.				As per room drawings		ID/B.24	outlets.	
	1				suspended ceiling 2 no layers of					To be installed as per room	
		Ceramic Tiles on a floating screed			Plasterboard taped and jointed painted	1				drawing using xx specified	
		arouted and hedded on neminal	Walls plasterboard lined taped and jointed	i							
RB.24	Store Room 2	motar bed	painted white.		{		As per room drawings		ID/B.24	outlets.	

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		NTS@ A NTS@ A
AP (a.)	DRAWING Schedule of Works Basement	drwg. №. 492/SC/001
alan power (ARCHITECTS)	PROJECT	Rev
	THE ELMS, FITZROY PARK, N6 6HS	Scale NTS @ A2
	CLIENT	Date Dec 2012
13, Needham Road, London, W11 2RP Tel. 020 7229 9375 Fax. 020 7221 4172	elm international ltd.	Drawn CV
	alan power (ARCHITECTS.)	AP (a.) alan power (ARCHITECTS.) Basement Basement PROJECT THE ELMS, FITZROY PARK, N6 6HS CLIENT ELM INTERNATIONAL Ltd.

A4

GROUND	ROOM DESIGNATION	FLOOR FINISH	WALL FINISH	CONSERVED TIMBER IF ANY	CEILINGS	WINDOWS/CILLS/SHUTTERS	CORNICES/SKIRTINGS/ROSES	MOULDINGS/FIREPLACES	DOORS	POWER/IT SOCKETS	BUILDERS WORK ELEMENTS
						IW/G.3 & IW/G.11 To be repaired and reinstated. White painted finish.					
RG.10	Bar	Parquet. Appropriate screeding on insulation to be designed by specialist subcontractor.	match existing and make repairs.	unsalvageable (471); D7 door removed to	painted white hard up against timber joists to achieve a flat finish. Double formed curve to bay window to be formed with lathe and plaster to achieve a	IW/G.5 [W17] To be repaired and reinstated. White painted finish.	Cornices to be reinstated using Cornice Profile 1. Skirtings to be reinstated using Skirtings Profile 1 .		ID/G.12- Door type 2.Reinstate square surrounds as per English heritage photographs.		Break open sealed fireplace to create SVP run to conenct as shown on drawings
RG.11	Sitting Room N & S	Parquet. Underfloor heating in appropriate screeding on insulation to be designed by specialist subcontractor.	Particular care must be taken to measure the existing wall build up around arch mouldings to ensure replaced wall works maintain the existing wall to arch mould	Reusable moulding skirting. Reuse door architraves, except for those post listing. W12-15 window surrounds (some shutters, liners, soffits etc) Reuse 6 panel door leaf (297). Document W12 lower sash	painted white hard up against timber joists to achieve a flat finish.	EW/G.16 [W15] & EW/G.17[FD] & EW/G.18 [W14] & EW/G.19 [W13] & EW/G.20 [W12]. To be repaired and reinstated. White painted finish.	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.		ID/G.14- Door Type 6. Arched doorway opening above to be filled in. Door to be repaired and reinstated. ID/G.13- Door Type 6. Arched doorway opening above to be filled in. Door to beprovided to match ID/G.14.	drawing using xx specified outlets.	Slab at North end of the room currently does not meet south wall. Infill required.
					Lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.	IW/G.4 [W16] To be repaired and reinstated. White painted finish.					
RG.12	Hall (stairwell)	Existing Flooring Portland stone to be taken up and condition survey undertaken to reinstate floor including substrate repair	match existing and make repairs.	Reusable moulding skirting & timber skirting & possibly bannister rail. Reuse 19thC door architraves. Reuse 2no 2othC door liners.	Lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.		Cornices to be reinstated using Cornice Profile 1. Skirtings to be reinstated using Skirtings Profile 1.	Mouldings to be reinstated as per room drawing as per Moulding profile 1.	ID/G.17	To be installed as per room drawing using xx specified outlets.	
RG.13	Study (Mrs S)	Parquet.Underfloor heating in appropriate screeding on insulation to be designed by specialist subcontractor.	Lime based plaster on timber lathes to match existing and make repairs.	Reusable moulding skirting; panelling	Lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.	EW/G.21 [W11] To be repaired and reinstated. White painted finish.	Cornices to be reinstated using Cornice Profile 1. Skirtings to be reinstated using Skirtings Profile 1.	Mouldings to be reinstated as per room drawing as per Moulding profile 1.	ID/G.16 [D4]	To be installed as per room drawing using xx specified outlets.	
RG.14	Entrance Hall	Marble.Underfloor heating in appropriate screeding on insulation to be designed by specialist subcontractor.	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 drops finished in painted plaster.		2 no layers of Plasterboard taped and jointed painted white hard up against timber joists to achieve a flat finish.	ED/G.4 [D1]	New skirtings proposed to match profile 1	None.		To be installed as per room drawing using xx specified outlets.	
RG.15	Cloakroom	Parquet. Underfloor heating in appropriate screeding on insulation to be designed by specialist subcontractor.	Walls plasterboard lined taped and jointed	Reinstate Archway - door configuration as per room drawings.	2 no layers of Plasterboard taped and jointed painted white hard up against timber joists to achieve a flat finish.	EW/G.22	Cornices to be reinstated using Cornice Profile 1. Skirtings to be reinstated using Skirtings Profile 1.		ID/G.18	To be installed as per room drawing using xx specified outlets.	1
RG.16	Study	Parquet. Underfloor heating in appropriate screeding on insulation to be designed by specialist subcontractor.		Reuse Shutters, Dado panelling, liners and shutters etc [W10]	Lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.	EW/G.23 & EW/G.24 EW/G.25 [all W10] & EW/G.26 [W9] EW/G.27	Cornices to be reinstated using Cornice Profile 1. Skirtings to be reinstated using Skirtings Profile 1.		ID/G.19	To be installed as per room drawing using xx specified outlets.	
RG.19	WC	Marble. Underfloor heating in appropriate screeding on insulation to be designed by specialist subcontractor.	Walls plasterboard lined taped and jointed painted white. Ceramic Tiles grouted and adhesive to wall in areas shown on room drawings.		2 no layers of Plasterboard taped and jointed painted white hard up against timber joists to achieve a flat finish.		New skirtings and mouldings proposed to match profile 1.		ID/G.22	To be installed as per room drawing using xx specified outlets.	
RG.20	WC	Marble. Underfloor heating in appropriate screeding on insulation to be designed by specialist subcontractor.	Walls plasterboard lined taped and jointed painted white. Ceramic Tiles grouted and adhesive to wall in areas shown on room drawings.		2 no layers of Plasterboard taped and jointed painted white hard up against timber joists to achieve a flat finish.	EW/G.28	New skirtings and mouldings proposed to match profile 1.		ID/G.23	To be installed as per room drawing using xx specified outlets.	
RG.21	Dressing Room	Marble. Underfloor heating in appropriate screeding on insulation to be designed by specialist subcontractor.	Walls plasterboard lined taped and jointed painted white.		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.	EW/G.29	New skirtings and mouldings proposed to match profile 1.		ID/G.24	To be installed as per room drawing using xx specified outlets.	

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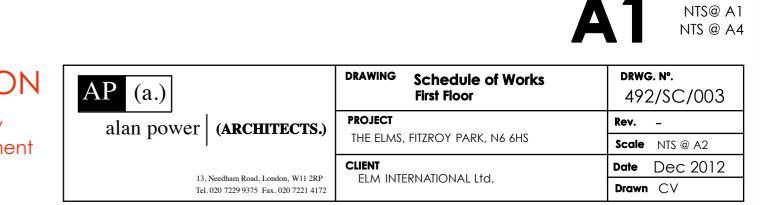
		NTS@ NTS@
AP (a.)	DRAWING Schedule of Works Ground Floor	DRWG. Nº. 492/SC/002
alan power (ARCHITECTS.)	PROJECT	Rev. –
	THE ELMS, FITZROY PARK, N6 6HS	Scale NTS @ A2
	CLIENT	Date Dec 201
13, Needham Road, London, W11 2RP Tel. 020 7229 9375 Fax. 020 7221 4172	ELM INTERNATIONAL Ltd.	Drawn CV

IRST	ROOM DESIGNATION	FLOOR FINISH	WALL FINISH	CONSERVED TIMBER IF ANY	CEILINGS	WINDOWS/CILLS/SHUTTERS	CORNICES/SKIRTINGS/ROSES	MOULDINGS/FIREPLACES	DOORS	POWER/IT SOCKETS	BUILDERS WORK ELEMENTS
		Marble. Underfloor heating in			2 no layers of Plasterboard taped and		Cornices to be reinstated using Cornice	Mouldings to be reinstated as per room		To be installed as per room	
		appropriate screeding on			jointed painted white hard up against		Profile as shown on drawings. Skirtings to	drawing		drawing using xx specified	
		insulation to be designed by	Walls plasterboard lined taped and jointed		timber joists to achieve a flat finish.		be reinstated using Skirtings as shown on	-		outlets.	
1.9	Gallery - Bedroom landing	specialist subcontractor.	painted white.				drawings				
	Gallery Dedroom landing		Lime based plaster on timber lathes to	1 	Lime based plaster on timber lathes		Cornices to be installed using Cornice	Mouldings to be as per room drawing		To be installed as per room	
			achieve smooth finish painted white.		painted white hard up against timber		Profile as shown on drawings. Skirtings to	,		drawing using xx specified	
			Ceramic Tiles arouted and adhesive to wall		joists to achieve a flat finish.		be installed using Skirtings as shown on			outlets.	
		Ceramic Tiles on a floating screed	in areas shown on room drawings.		J		drawings				connect SVP runs to ground drains in positions as
		grouted and bedded on nominal									shown on drawings. Close off ground drainage
1.10	Guest Shower Room	motar bed	<u>.</u>			EW/1.10 [W1]			ID/1.11		points not required and make good.
	1				Lime based plaster on timber lathes		Cornices to be reinstated using Cornice			To be installed as per room	
				Reuse horizontal shutter and dado	painted white hard up against timber		Profile as shown on drawings. Skirtings to			drawing using xx specified outlets.	
		Carpet bonded to substrate with		panelling [W2 and W3]. Document lower	joists to achieve a flat finish.		be reinstated using Skirtings as shown on drawings			outlets.	
		adhesive. Slab finished with self	Lime based plaster on timber lathes to	sash of W2. Reuse cill, liner and external		EW/1.12 [W2] & EW/1.13 [W3] &	urawings	1 1			
1.11	Guest Bedroom	levelling epoxy screed	achieve smooth finish painted white.	pelmet of W4		EW/1.14 [W4]			ID1.12		
	1	Carpet bonded to substrate with	Lime based plaster on timber lathes to		Lime based plaster on timber lathes		Cornices to be reinstated using Cornice			To be installed as per room	
		adhesive. Slab finished with self	achieve smooth finish painted white.		painted white hard up against timber	EW/1.11 [W5] & EW/1.15 [W6] &	Profile as shown on drawings. Skirtings to			drawing using xx specified	
1.12	Main Bedroom	levelling epoxy screed		Reuse W6 Vertical shutter	joists to achieve a flat finish.	EW/1.16 [W7]	be reinstated using Skirtings as shown on		ID/1.14	outlets.	
1.12		levening epoxy screed	Lime based plaster on timber lathes to		Lime based plaster on timber lathes	LW/1.10 W/	Cornices to be reinstated using Cornice	Mouldings to be reinstated as per room	10/1.14	To be installed as per room	{
		Timber planks bonded to	achieve smooth finish painted white.		painted white hard up against timber		Profile as shown on drawings. Skirtings to			drawing using xx specified	
		substrate with adhesive. Slab			joists to achieve a flat finish.		be reinstated using Skirtings as shown on			outlets.	
		finished with self levelling epoxy					drawings				
1.13	Stair Landing	screed	i						ID/1.17		
		Carpet bonded to substrate with	Lime based plaster on timber lathes to		Lime based plaster on timber lathes		Cornices to be reinstated using Cornice			To be installed as per room	
			achieve smooth finish painted white.	Reuse dado panelling and horizontal	painted white hard up against timber		Profile as shown on drawings. Skirtings to			drawing using xx specified	
1.14	Main Dressing Room	levelling epoxy screed	! !	shutter for W8	joists to achieve a flat finish.	EW/1.17 [W8]	be reinstated using Skirtings as shown on		ID/1.15	outlets.	
	1 1 1		Lime based plaster on timber lathes to		2 no layers of Plasterboard taped and	1 1 1	Cornices to be reinstated using Cornice			To be installed as per room	
			achieve smooth finish painted white.		jointed painted white hard up against		Profile as shown on drawings. Skirtings to			drawing using xx specified	connect SVP runs to ground drains in positions as
			Ceramic Tiles grouted and adhesive to wall		timber joists to achieve a flat finish.		be reinstated using Skirtings as shown on			outlets.	shown on drawings. Close off ground drainage
1.15	Main Bathroom	motar bed	in areas shown on room drawings.			EW/1.18 & EW/1.19	drawings		ID/1.16, ID/1.18		points not required and make good.
		Carpet bonded to substrate with			2 no layers of Plasterboard taped and		······································	Mouldings to be as per room drawing		To be installed as per room	
			Walls plasterboard lined taped and jointed		jointed painted white hard up against		Profile as shown on drawings. Skirtings to			drawing using xx specified	
1.16	Mr S. Study/ Bedroom	levelling epoxy screed	painted white.		timber joists to achieve a flat finish.	EW/1.20 [W9] & EW/1.21	be installed using Skirtings as shown on		ID/1.19	outlets.	
	1 1 1	Ceramic Tiles on a floating screed			2 no layers of Plasterboard taped and		Cornices to be installed using Cornice	Mouldings to be as per room drawing		To be installed as per room	connect SVP runs to ground drains in positions as
		15	Walls plasterboard lined taped and jointed		jointed painted white hard up against		Profile as shown on drawings. Skirtings to			drawing using xx specified	shown on drawings. Close off ground drainage
1.17	Mr S. En Suite	motar bed	painted white.	Reusable timber skirting.	timber joists to achieve a flat finish.	EW/1.22	be installed using Skirtings as shown on		ID/1.20	outlets.	points not required and make good.
		Carpet bonded to substrate with			2 no layers of Plasterboard taped and		5	Mouldings to be as per room drawing		To be installed as per room	
	1 1 1	adhesive. Slab finished with self	Walls plasterboard lined taped and jointed		jointed painted white hard up against		Profile as shown on drawings. Skirtings to			drawing using xx specified	
1.18	Guest Bedroom	levelling epoxy screed	painted white.	1 1 	timber joists to achieve a flat finish.	EW/1.24	be installed using Skirtings as shown on		ID/1.22	outlets.	1
		Ceramic Tiles on a floating screed			2 no layers of Plasterboard taped and			Mouldings to be as per room drawing		To be installed as per room	connect SVP runs to ground drains in positions as
		grouted and bedded on nominal	Walls plasterboard lined taped and jointed		jointed painted white hard up against		Profile as shown on drawings. Skirtings to			drawing using xx specified	shown on drawings. Close off ground drainage
1.19	Guest En Suite	motar bed	painted white.	1 1 2	timber joists to achieve a flat finish.	EW/1.25	be installed using Skirtings as shown on		ID/1.21	outlets.	points not required and make good.
		Carpet bonded to substrate with			2 no layers of Plasterboard taped and		Cornices to be installed using Cornice	Mouldings to be as per room drawing		To be installed as per room	
			Walls plasterboard lined taped and jointed		jointed painted white hard up against		Profile as shown on drawings. Skirtings to			drawing using xx specified	
1.20	Lobby Mr S Bedroom	levelling epoxy screed	painted white.		timber joists to achieve a flat finish.		be installed using Skirtings as shown on		ID/1.19	outlets.	

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DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES REPORTED TO ARCHITECT