

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
RB.6	Laundry Room	Ceramic Tiles on a floating screed grouted and bedded on nominal motar bed	Walls plasterboard lined taped and jointed painted white. Ceramic Tiles grouted and adhesive to wall in areas shown on room drawings.		suspended ceiling system with tegular removable ceiling panels and a perimeter trim of 2 no layers of Plasterboard taped and jointed painted	EW/B.1	As per room drawings		ID/B.6	To be installed as per room drawing using xx specified outlets.	
RB.7	Entrance Hall	Ceramic Tiles on a floating screed grouted and bedded on nominal motar bed	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.		As per room drawings		WD/B.1	To be installed as per room drawing using xx specified outlets.	
RB.8	Security	Wood on a floating screed fixed with adhesive	Walls plasterboard lined taped and jointed painted white.		suspended ceiling 2 no layers of Plasterboard taped and jointed painted	EW/B.2 & EW/B.3	As per room drawings		ID/B.9	To be installed as per room drawing using xx specified outlets.	connect SVP runs to ground drains in positions as shown on drawings. Close off ground drainage points not required and make good.
RB.9	Bedroom	Carpet on a floating screed fixed with adhesive	Walls plasterboard lined taped and jointed painted white.		suspended ceiling 2 no layers of Plasterboard taped and jointed painted	EW/B.4	As per room drawings		ID/B.10	To be installed as per room drawing using xx specified outlets.	
RB.10	Kitchen	Wood on a floating screed fixed with adhesive	Walls plasterboard lined taped and jointed painted white. Ceramic Tiles grouted and adhesive to wall in areas shown on room drawings.		Lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.	EW/B.5	As per room drawings		ID/B.11	To be installed as per room drawing using xx specified outlets.	connect SVP runs to ground drains in positions as shown on drawings.
RB.11	Shower Room	Ceramic Tiles on a floating screed grouted and bedded on nominal motar bed	Walls plasterboard lined taped and jointed painted white. Ceramic Tiles grouted and adhesive to wall in areas shown on room drawings.		Lime based plaster on timber lathes painted white hard up against timber joists to achieve a 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	EW/B.6	As per room drawings		ID/B.13	To be installed as per room drawing using xx specified outlets.	create drain runs from sanitaryware through brick wall adjacent to Kitchen to connect to SVP therein.
RB.12	Utility Room	Wood on a floating screed fixed with adhesive	Walls plasterboard lined taped and jointed painted white. Ceramic Tiles grouted and adhesive to wall in areas shown on room drawings.		Lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish. Plasterboard bulkhead as per room drawing	EW/B.7	As per room drawings		ID/B.14	To be installed as per room drawing using xx specified outlets.	
RB.13	Table Tennis Room	Wood on a floating screed fixed with adhesive	Walls plasterboard lined taped and jointed painted white.		suspended ceiling 2 no layers of Plasterboard taped and jointed painted		As per room drawings		WD/B.2	To be installed as per room drawing using xx specified	
							As per room drawings		ID/B.16	To be installed as per room drawing using xx specified	
RB.14	Wine Cellar	Wood on a floating screed fixed with adhesive	Walls plasterboard lined taped and jointed painted white. Timber panelling dado rail throughout with timber hardwood moulding at rail level.		existing brick vaults to be sandblasted and sealed to achieve retained brick work finish. Vault steels to be clad in facing timber panneling and jointed. suspended ceiling 2 no layers of Plasterboard taped and jointed painted		As per room drawings		ID/B.15	To be installed as per room drawing using xx specified outlets.	connect SVP runs to ground drains in positions as shown on drawings. Close off ground drainage points not required and make good.
RB.15	Wine Bar	Wood on a floating screed fixed with adhesive	Walls plasterboard lined taped and jointed painted white. Ceramic Tiles grouted and adhesive to wall in areas shown on room drawings.		suspended ceiling 2 no layers of Plasterboard taped and jointed painted		As per room drawings		ID/B.17	To be installed as per room drawing using xx specified outlets.	
RB.22	Hall	Marble on a floating screed grouted and bedded on nominal motar bed	Walls plasterboard lined taped and jointed painted white.				As per room drawings		x	To be installed as per room drawing using xx specified outlets.	
RB.23	Store Room 1	Ceramic Tiles on a floating screed grouted and bedded on nominal motar bed	Walls plasterboard lined taped and jointed painted white.		suspended ceiling 2 no layers of Plasterboard taped and jointed painted		As per room drawings		ID/B.24	To be installed as per room drawing using xx specified outlets.	
RB.24	Store Room 2	Ceramic Tiles on a floating screed grouted and bedded on nominal motar bed	Walls plasterboard lined taped and jointed painted white.		suspended ceiling 2 no layers of Plasterboard taped and jointed painted		As per room drawings		ID/B.24	To be installed as per room drawing using xx specified outlets.	

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PLANNING & LISTED BLDG CONSENT APPLICATION

A1NTS@ A1NTS @ A4

AP (a.)alan power (ARCHITECTS.) <div>13, Needham Road, London, W11 2RP Tel. 020 7229 9375 Fax. 020 7221 4172</div>	DRAWING Schedule of Works Basement	DRWG. N°. 492/SC/001
	PROJECT THE ELMS, FITZROY PARK, N6 6HS	Rev. -
	CLIENT ELM INTERNATIONAL Ltd.	Scale NTS @ A2
		Date Dec 2012 Drawn CV

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
RG.10	Bar	Parquet. Appropriate screeding on insulation to be designed by specialist subcontractor.	Lime based plaster on timber lathes to match existing and make repairs.	W17 renewed; moulding & 'secret door' to be restored; curved window cill unsalvageable (471); D7 door removed to expose original open archway. 2 No vertical shutters possibly salvagable- tbc. 3 no glazing panels (299; 300 & 303) to be recorded for details.	Lime based plaster on timber lathes 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 smooth curved finish.	IW/G.3 & IW/G.11 To be repaired and reinstated. White painted finish. 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 .	Mouldings to be reinstated as per room drawing as per Moulding profile 1.	ID/G.12- Door type 2.Reinstate square surrounds as per English heritage photographs.	To be installed as per room drawing using xx specified outlets.	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.	Painted plaster. Plaster and Lathe walls. 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 relationship.	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	Lime based plaster on timber lathes 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.	Fireplaces to be reinstated and made live. Mouldings to be reinstated as per room drawing as per Moulding 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.	To be installed as per room drawing using xx specified outlets.	Slab at North end of the room currently does not meet south wall. Infill required.
RG.12	Hall (stairwell)	Existing Flooring Portland stone to be taken up and condition survey undertaken to reinstate floor including substrate repair	Limebased plaster on timber lathes to match existing and make repairs.	Reusable moulding skirting & timber skirting & possibly bannister rail. Reuse 19thC door architraves. Reuse 2no 20thC door liners.	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.	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 stored off-site to be reinstated (TBC). Door D4 to be reinstated (295). Lower & upper window sash to be documented (583). Reuse vertical liner and shutters.	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.	Possibly reuse door leaf (298) & architraves (371) & upright liner (375)	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 painted white.	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.	
RG.16	Study	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.	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.	connect SVP runs to ground drains in positions as shown on drawings. Close off ground drainage points not required and make good.
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.	connect SVP runs to ground drains in positions as shown on drawings. Close off ground drainage points not required and make good.
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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A1NTS@ A1
NTS @ A4

<div>AP (a.)</div> <div>alan power (ARCHITECTS.)</div> <div>13, Needham Road, London. W11 2RP Tel. 020 7229 9375 Fax. 020 7221 4172</div>	DRAWING Schedule of Works Ground Floor	DRWG. N°. 492/SC/002
	PROJECT THE ELMS, FITZROY PARK, N6 6HS	Rev. -
	CLIENT ELM INTERNATIONAL Ltd.	Scale NTS @ A2
		Date Dec 2012 Drawn CV

FIRST	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
R1.9	Gallery - Bedroom landing	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.		Cornices to be reinstated using Cornice Profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings	Mouldings to be reinstated as per room drawing	-	To be installed as per room drawing using xx specified outlets.	
R1.10	Guest Shower Room	Ceramic Tiles on a floating screed grouted and bedded on nominal motar bed	Lime based plaster on timber lathes to achieve smooth finish painted white. Ceramic Tiles grouted and adhesive to wall in areas shown on room drawings.		Lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.	EW/1.10 [W1]	Cornices to be installed using Cornice Profile as shown on drawings. Skirtings to be installed using Skirtings as shown on drawings	Mouldings to be as per room drawing	ID/1.11	To be installed as per room drawing using xx specified outlets.	connect SVP runs to ground drains in positions as shown on drawings. Close off ground drainage points not required and make good.
R1.11	Guest Bedroom	Carpet bonded to substrate with adhesive. Slab finished with self levelling epoxy screed	Lime based plaster on timber lathes to achieve smooth finish painted white.	Reuse horizontal shutter and dado panelling [W2 and W3]. Document lower sash of W2. Reuse cill, liner and external pelmet of W4	Lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.	EW/1.12 [W2] & EW/1.13 [W3] & EW/1.14 [W4]	Cornices to be reinstated using Cornice Profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings	Mouldings to be reinstated as per room drawing	ID1.12	To be installed as per room drawing using xx specified outlets.	
R1.12	Main Bedroom	Carpet bonded to substrate with adhesive. Slab finished with self levelling epoxy screed	Lime based plaster on timber lathes to achieve smooth finish painted white.	Reuse W6 Vertical shutter	Lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.	EW/1.11 [W5] & EW/1.15 [W6] & EW/1.16 [W7]	Cornices to be reinstated using Cornice Profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings	Mouldings to be reinstated as per room drawing	ID/1.14	To be installed as per room drawing using xx specified outlets.	
R1.13	Stair Landing	Timber planks bonded to substrate with adhesive. Slab finished with self levelling epoxy screed	Lime based plaster on timber lathes to achieve smooth finish painted white.		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 as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings	Mouldings to be reinstated as per room drawing	ID/1.17	To be installed as per room drawing using xx specified outlets.	
R1.14	Main Dressing Room	Carpet bonded to substrate with adhesive. Slab finished with self levelling epoxy screed	Lime based plaster on timber lathes to achieve smooth finish painted white.	Reuse dado panelling and horizontal shutter for W8	Lime based plaster on timber lathes painted white hard up against timber joists to achieve a flat finish.	EW/1.17 [W8]	Cornices to be reinstated using Cornice Profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings	Mouldings to be reinstated as per room drawing	ID/1.15	To be installed as per room drawing using xx specified outlets.	
R1.15	Main Bathroom	Ceramic Tiles on a floating screed grouted and bedded on nominal motar bed	Lime based plaster on timber lathes to achieve smooth finish 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/1.18 & EW/1.19	Cornices to be reinstated using Cornice Profile as shown on drawings. Skirtings to be reinstated using Skirtings as shown on drawings	Mouldings to be reinstated as per room drawing	ID/1.16, ID/1.18	To be installed as per room drawing using xx specified outlets.	connect SVP runs to ground drains in positions as shown on drawings. Close off ground drainage points not required and make good.
R1.16	Mr S. Study/ Bedroom	Carpet bonded to substrate with adhesive. Slab finished with self levelling epoxy screed	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.	EW/1.20 [W9] & EW/1.21	Cornices to be installed using Cornice Profile as shown on drawings. Skirtings to be installed using Skirtings as shown on drawings	Mouldings to be as per room drawing	ID/1.19	To be installed as per room drawing using xx specified outlets.	connect SVP runs to ground drains in positions as shown on drawings. Close off ground drainage points not required and make good.
R1.17	Mr S. En Suite	Ceramic Tiles on a floating screed grouted and bedded on nominal motar bed	Walls plasterboard lined taped and jointed painted white.	Reusable timber skirting.	2 no layers of Plasterboard taped and jointed painted white hard up against timber joists to achieve a flat finish.	EW/1.22	Cornices to be installed using Cornice Profile as shown on drawings. Skirtings to be installed using Skirtings as shown on drawings	Mouldings to be as per room drawing	ID/1.20	To be installed as per room drawing using xx specified outlets.	
R1.18	Guest Bedroom	Carpet bonded to substrate with adhesive. Slab finished with self levelling epoxy screed	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.	EW/1.24	Cornices to be installed using Cornice Profile as shown on drawings. Skirtings to be installed using Skirtings as shown on drawings	Mouldings to be as per room drawing	ID/1.22	To be installed as per room drawing using xx specified outlets.	connect SVP runs to ground drains in positions as shown on drawings. Close off ground drainage points not required and make good.
R1.19	Guest En Suite	Ceramic Tiles on a floating screed grouted and bedded on nominal motar bed	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.	EW/1.25	Cornices to be installed using Cornice Profile as shown on drawings. Skirtings to be installed using Skirtings as shown on drawings	Mouldings to be as per room drawing	ID/1.21	To be installed as per room drawing using xx specified outlets.	
R1.20	Lobby Mr S Bedroom	Carpet bonded to substrate with adhesive. Slab finished with self levelling epoxy screed	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.		Cornices to be installed using Cornice Profile as shown on drawings. Skirtings to be installed using Skirtings as shown on drawings	Mouldings to be as per room drawing	ID/1.19	To be installed as per room drawing using xx specified outlets.	

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<div>AP (a.)</div> <div>alan power (ARCHITECTS.)</div> <div>13, Needham Road, London, W11 2RP Tel. 020 7229 9375 Fax. 020 7221 4172</div>	DRAWING Schedule of Works First Floor	DRWG. N°. 492/SC/003
	PROJECT THE ELMS, FITZROY PARK, N6 6HS	Rev. -
	CLIENT ELM INTERNATIONAL Ltd.	Scale NTS @ A2
		Date Dec 2012 Drawn CV