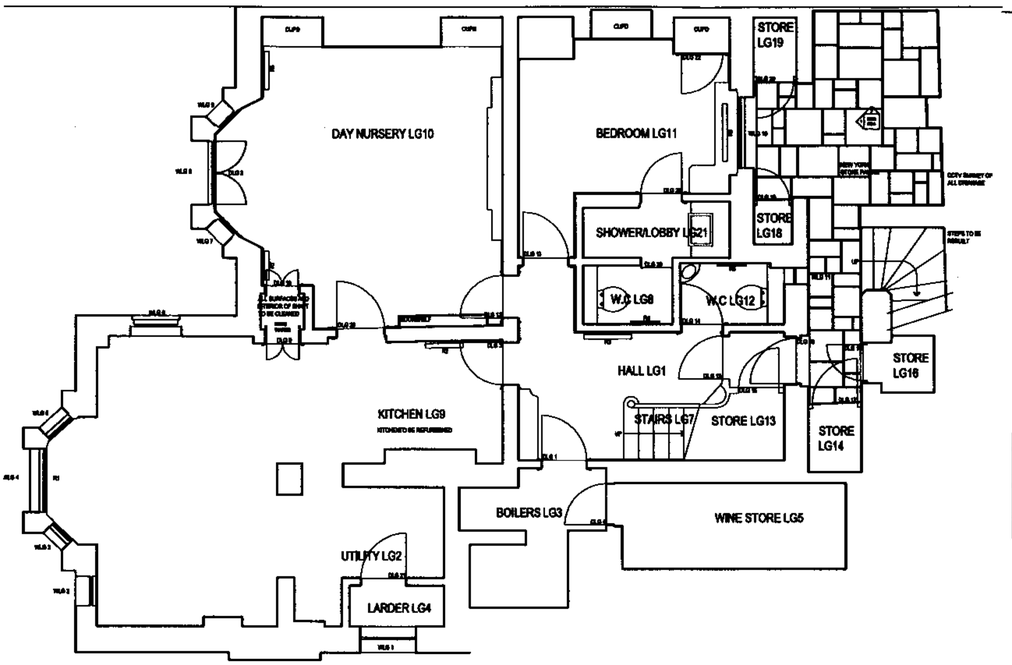
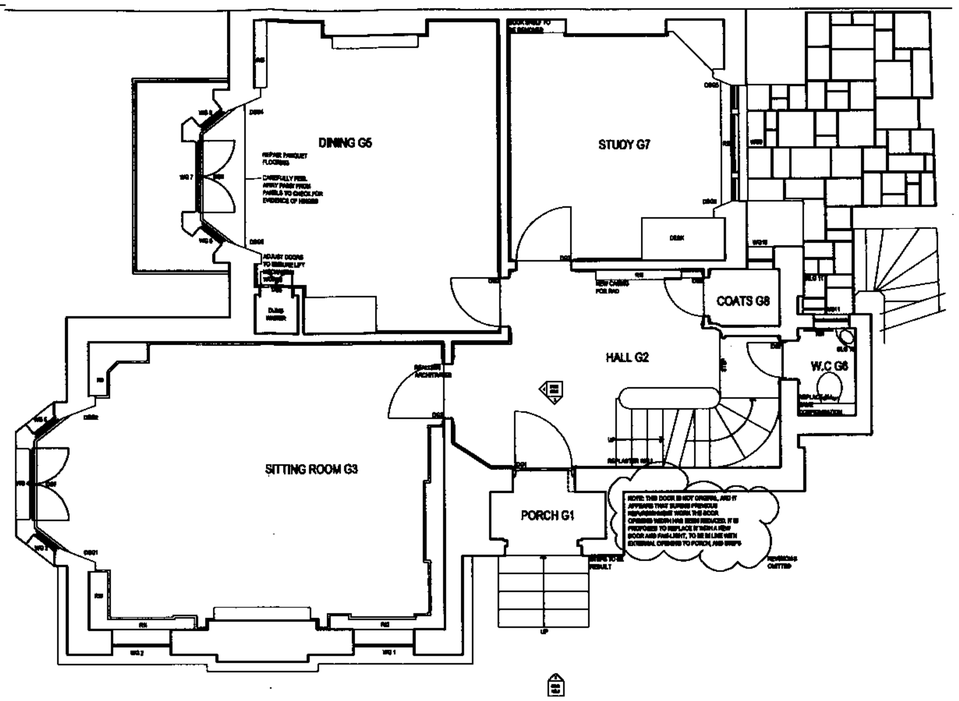
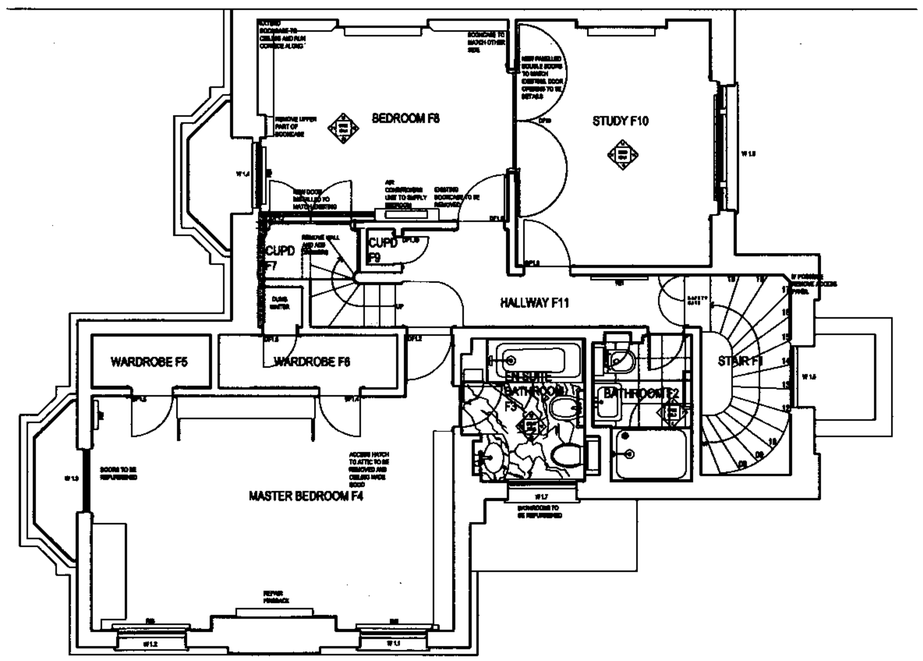


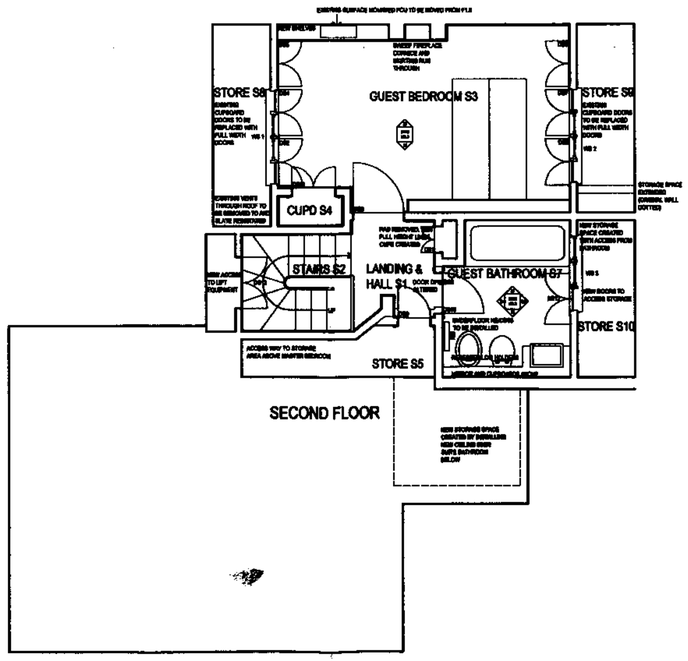
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

N

0 1 2 3 4 5 10

2007/5906/LR1

REVISION C

Outline Schedule of Refurbishment Works

1.0 Surveys

Commission surveys and obtain reports for:-

Damp
Underground Drainage
Roof Ridges
Windows

2.0 Structural and External Works

2.1 Repair cracks identified in Structural Engineer's report
2.2 Replace 'worn' (concrete) steps with York stone
2.3 Replace broken York stone steps to 'rear' entrance
2.4 Stonegate LG6 to be tanked
2.5 Remove air bricks through roof (rear) and re-brick holes in materials to match
OMIT 2.6 ~~Remove small section of wall in lower ground boiler room LG3~~
OMIT 2.7 ~~Increase storage (LG10) under outside front steps (Double~~
OMIT 2.8 ~~Construct new boiler enclosure in front basement area~~
2.9 Form new door opening between first floor rooms F1.8 and F1.10
2.10 Enlarge cupboard door opening in bedroom F1.8
OMIT 2.11 ~~Construct new linen cupboard in second floor hallway S7~~
2.12 Basement area to be re-paved in York stone

3.0 Services

3.1 Install new hot and cold water services
3.2 'Dump' beds in rooms F1.8 and S3
3.3 Rewire electrics as necessary
3.4 Replace drainage as necessary
3.5 Install new data/telephone/door entry cabling
3.6 Install new television cabling
3.7 Review security arrangements
3.8 Provide new telecommunications cupboard
3.9 Where possible, arrange ducts for future access
3.10 Install under-floor heating in kitchen LG9, day nursery LG10, hallway LG1 and all bathrooms (4 no)
3.11 Replace heating system
OMIT 3.12 ~~Install new water tap in external store LG10~~
3.13 Improve access to valve of mains water supply

4.0 Bathrooms and Kitchen

4.1 Redesign and renew kitchen and utility areas
4.2 Replace sanitary fittings, taps etc throughout all bathrooms
4.3 Provide new towel rails in all bathrooms
4.4 Install new ceiling in en-suite bathroom F1.3
4.5 Install new ceiling in ground floor WC G6

5.0 Doors and windows

OMIT 5.1 ~~Replace front door to align with steps and make natural opening of porch~~
OMIT 5.2 ~~Skylight to first floor bathroom F10 to be fitted with electronic opening device~~
5.3 Replace all door ironmongery
OMIT 5.4 ~~New doors to be provided for bathroom F13 and cupboard now replaced~~
5.5 New door opening created and new panelled double doors to match existing in first floor study F1.10
5.6 Panelled door opening to back bedroom wardrobe with double doors (F1.4)
5.7 New doors to match existing giving access to top floor bedroom storage areas (S3)
5.8 New doors to access storage in top floor bathrooms (S7)
5.9 New doors to access lift maintenance and new cupboard on top floor stairwell (S2)
5.10 Remove ladder and ceiling door in master bedroom (F1.4)
5.11 Remove architrave on kitchen side of day nursery door and replace with mirror architrave

6.0 Finishes

6.1 New tiles to basement (except bedroom)
6.2 New tiles to all bathrooms and WCs
6.3 Floor tiles to be replaced with existing hall tiles in lower ground WC LG12
6.4 Refurbish parquet flooring in dining room
6.5 New carpets throughout (except where noted otherwise)
6.6 Redecorate internally throughout
6.7 New ceiling in lower ground hall and stairs and first floor hallway
6.8 All surfaces and interior of damp water shaft to be cleaned and made good and painted
PARTLY OMIT 6.9 Repair flaked in master bedroom fireplace. Investigate possibility of replacing surround and hearth
6.10 All chimneys to be swept
6.11 Remove access panel in corner of first floor staircase if feasible
REVISION 6.12 Remove asphalt in all balconies. Apply proprietary liquid membrane, block.
6.13 Re-fix all floorboards securely
6.14 Refurbish porch ceiling

7.0 General Joinery

7.1 Infill of the opening in top floor bedroom to be replaced (S3)
7.2 Form new cupboard on upper staircase S2
7.3 New bookcase / cupboard unit for top floor bedroom (S3)
7.4 New coatings for radiators ground floor hall G2
7.5 Playroom book area shelves to be removed (LG10)
7.6 Existing bookcases in playroom (LG10) to be removed and replaced with new larger half height bookcases
7.7 In lower ground bedroom LG11, provide painted board around bed area and replace existing cupboards in fireplace with drawers and shelving over
7.8 Rewire sitting room door (G3) and first floor bathroom (F1.3) architraves
7.9 Provide covers for radiators in all halls
7.10 New bed head unit in master bedroom F1.4
7.11 Alteration of existing bookcases / cupboard unit in first floor bedroom F1.10
7.12 New bookcases / cupboard to match (broadly) existing in first floor bedroom F1.10
7.13 New unit in first floor study - horizontal plan chest (possibly free standing) F1.10
7.14 Master bedroom wardrobe drawers to be replaced F1.4
7.15 New hat-plate cupboard in sitting room G5
7.16 Lower ground floor hall bookcase to be altered to include low level cupboards LG1
7.17 New headboard in top floor bedroom S3
7.18 New bookshelves and fold down desk unit in top floor bedroom S3

8.0 Electrical

8.1 New ceiling down-lighters in all bathrooms and WCs, plus additional lighting to mirrors above washbasins
8.2 Dining room light to be moved to adjacent wall and two new lights installed to match existing G5
8.3 Replace existing wall lights with new concealed lights behind cornice in top floor bedroom S3
8.4 Install new down-lights in first floor bedroom F1.8 and study F1.10, ground G2 and lower ground floor LG1hall
8.5 Replace lighting with similar in ground floor study G7 and sitting room G3
8.6 All lights in master bedroom (F1.4) ceiling to be replaced and TV point to be installed
8.7 New lighting to be installed in en-suite bathroom F1.3
8.8 Cabling to be installed for new AV systems

9.0 Security/Safety

9.1 Install CCTV and improved burglar alarm system
9.2 Replace all smoke/fire alarms

NOTES
LIFTING OF FLOORBOARDS TO BE KEPT TO AN ABSOLUTE MINIMUM USING NON-POWERED HAND TOOLS ONLY, AND DONE BY CRAFTSMEN IN SUCH A WAY AS TO ALLOW FOR SUCCESSFUL RE-INSTATEMENT
CCTV CAMERAS WILL BE LIMITED TO TWO, EXTERNAL MINIATURE UNITS, DISCRETELY LOCATED. NO ADDITIONAL EXTERNAL LIGHTING IS PROPOSED, CABLES AND CONDUITS WILL BE UNOBTRUSIVELY ROUTED AND SITED AND THEIR INSTALLATION WILL NOT DAMAGE CORNICES AND OTHER ORIGINAL DECORATIVE FEATURES
OTHER SECURITY MEASURES WILL BE LIMITED TO THE USE OF 5 LEVER DEADLOCKS AND HINGE BOLTS

C	20 02 06	NOTE RE CCTV ADDED
B	29 01 06	NOTES REVISED WHERE INDICATED BOILER ENCLOSURE OMITTED STORE LB16 NOT TO BE EXTENDED CILLS TO G2 NOT TO BE RAISED NOTE RE FLOORBOARDS ADDED NOTE ADDED RE G6 SHUTTERS WALL IN LG3 TO REMAIN ALTERATIONS TO FRONT DOOR OMITTED

Rev.	Date	Reason for Issue	Check

Key Plan

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Title
FLOOR PLANS AS PROPOSED

Job No.	Originator	Scale	Number	Revision
2005		1:50@A1	2	C
Date	Location	Drawn by		
29-01-06				