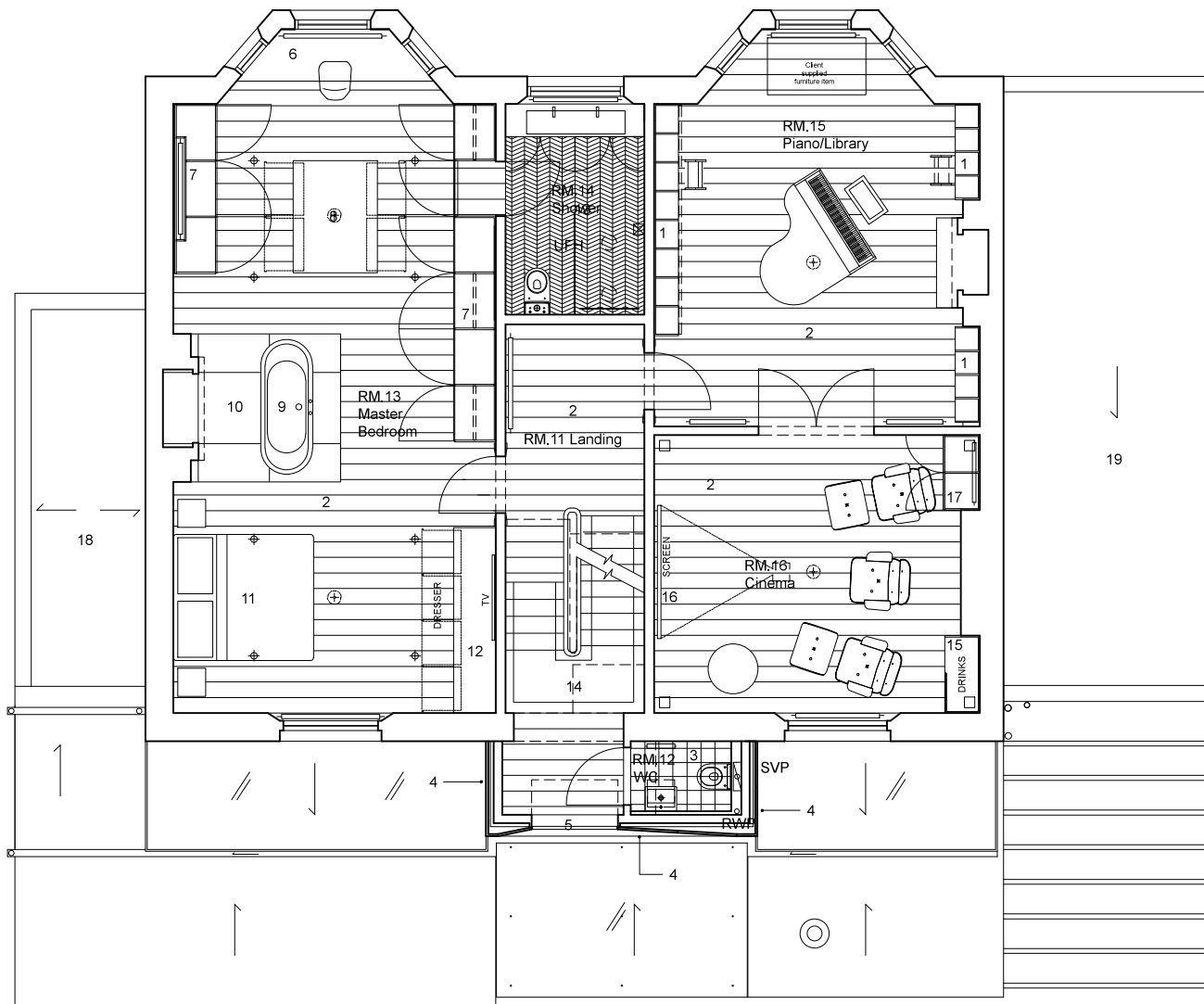


KEY

- Note: existing wall and ceiling finishes to be repaired and redecorated throughout
New cast iron rads throughout house (except kitchen / bathrms UFH)
Protect and retain cornices over entire first floor.
Remove skirtings throughout first floor, install shadow gap former and make good plasterwork to joint with floor. Retain, repair door and window architraves.
All doors to be replaced.
1. Full height oak bookcase with ladder
 2. New engineered oak floor throughout (reevewood.co.uk). Finish: 'Character' white oiled (TBC).
 3. New WC: finishes to be stripped out and new stud wall with door, tiling to floor and sanitaryware installed. Form 120mm sqaure max. recess in existing brickwork for SVP. Tiles to be Azulej as Ground floor.
 4. Existing walls to be dismantled at this level, and rebuilt in brick with insulation and 30 x 800 x 800mm Portland Roach stone cladding over. Brick painted on inside.
 5. New fixed frameless wrap-over window/skylight
 6. Fitted desk solid oak oiled
 7. Fitted wardrobes solid oak oiled, incorporating secret door
 8. Fitted low drawer unit solid oak oiled
 9. Freestanding bath with floor-mounted taps
 10. Blue bateig limestone tiles 900mm square, to run into fireplace opening
 11. Super kingsize bed (1.8 x 2.0m) with solid oak bedside tables
 12. Fitted low drawer unit
 13. New shower room with walk-in shower, frameless glass screen, close coupled toilet, bespoke sink with cupboards under, and Domus Mews chevron wall and floor tiles (2 colours). 2 jumbo shower heads and wall handhelds.
 14. Stair and balustrade to be stripped back and redecorated. New carpet stair runner.
 15. Completely glass UV bonded drinks cabinet (low iron/softcoat glass for maximum transparency)
 16. Projection wall / projector and sound system ceiling mounted (TBC by AV specialist)
 17. Solid oak oiled AV cabinet.
 18. Utility room to be re-roofed
 19. Repair existing garage felt roof and flashings.

EXISTING

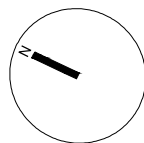


PROPOSED

NOTES

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PROJECT TITLE 25 DARTMOUTH PARK HILL					
DRAWING TITLE EX & PR FIRST PLANS					
DWG STATUS PLANNING					
DRAWN	BR	FILE xxx	DATE	01-07-14	REVISION
CHECKED	TD	JOB NO. 1442	SCALE	1:100 @ A3	DWG NO. GA 102