

Note:

To be read in conjunction with Planning issue drawings.

1.0 Strip Out:

1.1 Bathroom:

Remove ceramic floor and wall tiling, basin, bath, bath screen, toilet, cupboard, mirror, light fittings, and towel radiator.

1.2 Hall:

Remove carpet; plastered blockwork wall to WC, including timber cupboard doors; arched plastered blockwork wall to Living; high level plastered blockwork wall to Kitchen; timber framed plasterboard lined ceiling; and timber entrance door leaf.

1.3 Kitchen:

Remove ceramic floor and splashback tiling, kitchen units, worktops, sink, light fittings, and appliances.

1.4 Dining:

Remove timber stair, timber balustrade, and cupboard below.

1.5 Living:

Remove timber framed plasterboard lined false nib walls and arched beam.

1.6 WC:

Remove ceramic floor and wall tiles; plastered blockwork wall to Living, including door and shelves; basin; toilet, cupboard; and mirror.

2.0 Floors:

2.1 Floors in Hall, Dining, & Kitchen:

Lay oiled engineered oak flooring.

2.2 Floor to create space for shower

2.3 Floors in Bathroom & Shower Room:

Lay ceramic floor tiling.

3.0 Walls:

3.1 Walls around Shower Room:

Construct softwood studwork partition lined on one side with painted plaster skimmed plasterboard and on other with ceramic wall tiling on plywood.

3.2 Low wall around Kitchen:

Infill gap between window and wall with plastered blockwork to match existing adjacent, with painted timber capping.

3.3 Low wall by stair:

Construct softwood studwork partition lined on both sides with painted plaster skimmed plasterboard, with painted timber capping.

3.4 Skirtings:
Fit painted timber skirtings where required to match existing adjacent.

4.0 Ceilings:

4.1 Hall ceiling:
Construct softwood framed plasterboard lined ceiling and bulkhead.

5.0 Stairs & balustrades:

5.1 Stair between mid and upper levels:
Relocate timber stair.

5.2 Balustrade between mid and upper levels:
Fit glass balustrade with oak handrail.

6.0 Doors & Windows:

6.1 Entrance door:
Fit painted flush timber door leaf. Note, timber door frame to remain.

6.2 Shower Room door:
Fit painted flush timber door leaf.

6.3 Kitchen window sill boards:
Fix painted timber sill boards.

7.0 Finishes:

7.1 Splashback in Kitchen:
Fix glass splashbacks.

7.2 Mirrors in Bathroom & Shower Room:
Fix mirrors.

7.3 Decoration:
Whole interior to be re-painted.

8.0 Fittings:

8.1 Bath cupboard:
Fit painted timber cupboard below basin.

8.2 Hall cupboards:
Fit painted flush timber doors to low and tall stores.

8.3 Kitchen fittings:
Fit kitchen units, composite quartz worktops, sink, and appliances.

8.4 Dining cupboard:
Fit painted timber cupboard below glass balustrade.

8.5 Shower Room cupboard:
Fit painted timber cupboard below basin.

9.0 Sanitary fittings:

9.1 Bathroom:
Fit basin, bath, bath screen, and toilet.

9.2 Kitchen:
Fit sink.

9.3 Shower Room:
Fit basin, shower tray, shower screen, and toilet.

10.0 Lighting & electrical Installation:

10.1 Install light fittings in Bathroom, Hall, Kitchen, & Shower Room.

10.2 Install extract fans in Bathroom & Shower Room connected to existing grille and ductwork respectively.

10.3 Install electrical socket outlets in Kitchen and shaver sockets in Bathroom & Shower Room.

11.0 Heating & plumbing Installation:

11.1 Replace cold water tank.

11.2 Install towel radiators in Bathroom & WC:

11.3 Install sanitary fittings in Bathroom, Kitchen, & WC.