

Date: 17/05/2015

Project: 71 Arlington Road, NW1 7ES

Specification to internal works and alterations

## 2<sup>nd</sup> floor:

### **Ceilings**

Due to leaking roof and rain water exposure ceilings are damaged beyond repair. The existing ceiling is single plasterboard ceiling.

Ceilings to both rooms and hallway to be removed, including joists and to be built from new. New ceilings to consist of standard joists C16 6x2 rockwool insulation and FD30 plasterboards

### **Partition walls**

Partition walls are damaged beyond repair due to leaking roof and rain exposure. Partition walls, to be demolished (including studs) and removed from side.

Partition walls between the hallway and bedrooms to be rebuilt with use of timber studs, sawn softwood lath, mixture of lime chalk, mature lime putty and horse hair to match used original materials. The surface to be finished with standard finish plaster. Partition wall in be

### **External walls**

The front wall is a bearing wall to the roof valley beam. The 2<sup>nd</sup> level front wall is bended in a bow shape. As per recommendation from structural engineer we propose reinforce the wall by knocking off existing render, to apply reinforcement mesh and strong render (mortar 1:2 mix).

Rest of the walls - render is damaged beyond repair. We propose to remove existing render and apply new render with use of hydraulic lime building sand and cement.

### **Covings**

None

### **Structural works**

The existing wooden beam is damaged beyond repair. As per structural engineer calculations we propose to install steel beams to support the roof valley. Calculations are attached in separate document.

### **Floor**

The floor is uneven and requires straightening. Existing wooden boards to be raised, floor to be levelled with use of wooden batons. Wooden boards to be reused.

Wooden engineered flooring to be applied as a finish surface.

### **Doors**

The existing door is standard blank door leaf. The door to be removed and new standard FD30 4 panels door to be installed.

The second door is new to new opening.

Ironmongery – new

### **Skirting boards and door architraves**

The existing skirting boards are standard simple wooden board installed in more recent days. The skirting board to be replaced with new skirting boards.

Architrave to the door is simple ogee style architrave installed in more recent days. The architrave to existing and new door to be installed is ogee new architrave.

### **Windows and window architraves**

Windows and architraves to be preserved as existing apart from hallway window.

Some elements of hallway window are damaged beyond repairs - elements of lower sash need to be replaced with new. This to be done with use of soft wood material.

Windows to be refurbished: new weights, new strings and new ironmongery, stripped from the old paint and repainted

## 1<sup>st</sup> floor:

### **Ceilings**

Due to leaking pipes ceilings are damaged beyond repair.

Ceilings to both rooms and hallway to be removed up to the joists. New ceiling with use of sawn softwood lath, mixture of lime chalk, mature lime putty and horse hair to be used to match original materials. The surface to be skimmed finished with standard finish plaster.

### **Partition walls**

We believe that most of partition walls can be preserve as existing. Partition walls to be stripped from paper lining and wallpaper. Where required, patching works to be done with sawn softwood lath, mixture of lime chalk, mature lime putty and horse hair to match original materials.

The surface to be skimmed finished with standard finish plaster.

### **External walls**

We believe that most of render to external walls can be preserve as existing. External walls to be stripped from paper lining. Where required, patching works to be done with use of lime mortar mix.

### **Floor**

The floor to be preserved as existing. Wooden engineered flooring to be applied as a finish surface.

### **Doors**

2No of doors leading to the bedrooms to be supplied and installed as new, stanrard four or six panel FD30 door blanks. French door between the bedrooms to be stripped from the old paint and painted. Door to the bathroom – as there is one original door this to be installed as 1<sup>st</sup> floor bathroom door. Ironmongery to all door to be new.

### **Skirting boards and door architraves**

The existing skirting boards are standard wooden board with Lambs Tongue finish strip to the top.

The skirting board to be replaced with new skirting boards of the same shape.

Architraves to the door is simple ogee style architrave installed in more recent days. Architraves to be preserved as existing, stripped from the old paint and painted over.

### **Covings**

There are original covings in both bedrooms. Original covings are covered with several layers of paint and also infilled with gypsum filler. Approximately two meters of coving in the smaller room near the chimney is damaged beyond repair.

Covings to be preserved as existing and, if possible, restored to expose original features. Coving to the small room near chimney breast to be redone new matching existing.

### **Windows and window architraves**

Windows and architraves to be preserved as existing.

Windows to be refurbished: new weights, new strings and new ironmongery, stripped from the old paint and repainted

### **Fireplaces**

Smaller bedroom fireplace to be removed.

Bigger bedroom fireplace – the insert to be kept as existing. The sourounding to be removed and new wooden surrounding to be installed. Fireplace hearth to be checked if it is made out of stone. If yes – to be preserved, if not to be tiled over.

### **Bathroom**

Bathroom to be fitted with new tiles and fittings.

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## Ground Floor:

### Ceilings

Ceilings to both rooms are covered with paper lining. We believe that after removing paper lining the ceilings will fall. Otherwise, if condition of the ceiling is good, with some repairs the ceiling to be retained.

If not, lath to be removed and

Hallway ceiling is covered with polystyrene ceiling tiles.

Tiles to be removed and FD30 plasterboard to be applied and skim plastered over.

### Partition walls

We believe that most of partition walls can be preserve as existing. Partition walls to be stripped from paper lining and wallpaper. Wooden panelling to be removed. Where required, patching works to be done with sawn softwood lath, mixture of lime chalk, mature lime putty and horse hair to match original materials.

The surface to be skimmed finished with standard finish plaster.

### External walls

We believe that most of render to external walls can be preserve as existing. External walls to be stripped from paper lining. Where required, patching works to be done with use of lime mortar mix.

### Floor

The floor to be preserved as existing. Wooden engineered flooring to be applied as a finish surface.

### Doors

2No of doors leading to the rooms to be supplied and installed as new, standard four or six panel FD30 door blanks.

French door between the bedrooms to be stripped from the old paint and painted over. Door to the bathroom – there is no door, to be supplied and installed new.

Ironmongery to all door to be new.

### Skirting boards and door architraves

The existing skirting boards are standard wooden board with Lambs Tongue finish strip to the top.

The skirting board to be replaced with new skirting boards of the same shape.

Architraves to the door is simple ogee style architrave installed in more recent days. Architraves to be preserved as existing, stripped from the old paint and painted over.

### Covings

There are original covings in both bedrooms and hallway. Original covings are covered with several layers of paint and also infilled with gypsum filler.

Covings to be preserved as existing and, if possible, restored to expose original features.

### Windows and window architraves

Windows and architraves to be preserved as existing.

Windows to be refurbished: new weights, new strings and new ironmongery, stripped from the old paint and repainted

### Bathroom

Bathroom to be fitted with new tiles and fittings.

## Basement:

### Ceilings

Existing ceiling is made of modern plasterboards.

Ceiling to be removed up to joists. New ceiling to be constructed with use of 30 min fire rated plasterboards.

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### **Partition walls**

Panelled wall under the staircase to be removed.

Low bearing wall between rooms to be removed.

New partition wall to be built at the entrance to the kitchen. The wall to be built with wooden studs and plasterboards

### **External walls**

The damp proof liquid membrane to be injected into the walls.

We believe that most of render to external walls can be preserve as existing. External walls to be stripped from paper lining. Where required, patching works to be done with use of lime mortar mix.

### **Floor**

Floor to be removed. New flooring with concrete slab, insulation and under floor heating to be created

### **Structural works**

The existing low bearing wall to be removed. Steel frame to be installed to create new opening. Ground level floor joist to sit in the steel beam flange.

### **Doors**

1No of new panelled door to be installed at the kitchen entrance. New ironmongery

### **Skirting boards and door architraves**

The existing skirting boards are standard simple wooden board installed in more recent days. The skirting board to be replaced with new skirting boards.

New architrave to be installed to the doors and windows

## **Services:**

### **Electrics**

Complete rewiring to the house. Electrical sockets, switches and new aerial points to be installed into new positions. Spotlights to be installed in bathrooms and kitchen only. Pendant lights and chandeliers to be installed in remaining rooms.

Entry door system to be installed to the hallways

### **Plumbing**

New plumbing installation to be installed through the house including new boiler and hot water cistern to the utility room in the front of the house. New radiators to be installed under the windows.

### **Drainage**

Existing waste down pipe to be replaced with new. Rain water drainage down pipe to be replaced with new. Manhole and sewer drainage pipes to be amended but not changed.