

Front Elevation

Strip out the lighting and power circuits complete back to the incoming mains supply, including all wiring, lamp holders, switches, sockets and spurs and switch gear. Provide a new domestic electrical installation to the entire house. Works to include a complete replacement of the electrical installation, light fittings, power sockets and any wiring to the gas boiler or an electric immersion heater.

Ground floor front room is to have a minimum of 5 suitably located double electrical power sockets.

Compensatory fire detection system to be installed in the form of: Mixed system: Grade A: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening on to the escape route (interlinked) - Grade D:LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants of the flat.

Non-historic glazed timber door to First Floor Flat will have glazing replaced with fire resistant glazing and finished with intumescent glazing. Cold smoke seals also to be installed

Apply intumescent glazing and cold smoke seals to door leading to bathroom area

New central heating to use existing pipe runs. New boiler to be installed in same location as the old one.

Provide and fit suitable new vitreous china w.c. pan. Provide and fix 100mm uPVC waste to w.c. pan and run and connect to soil and vent pipe or underground drainage via easy sweep bend as appropriate.

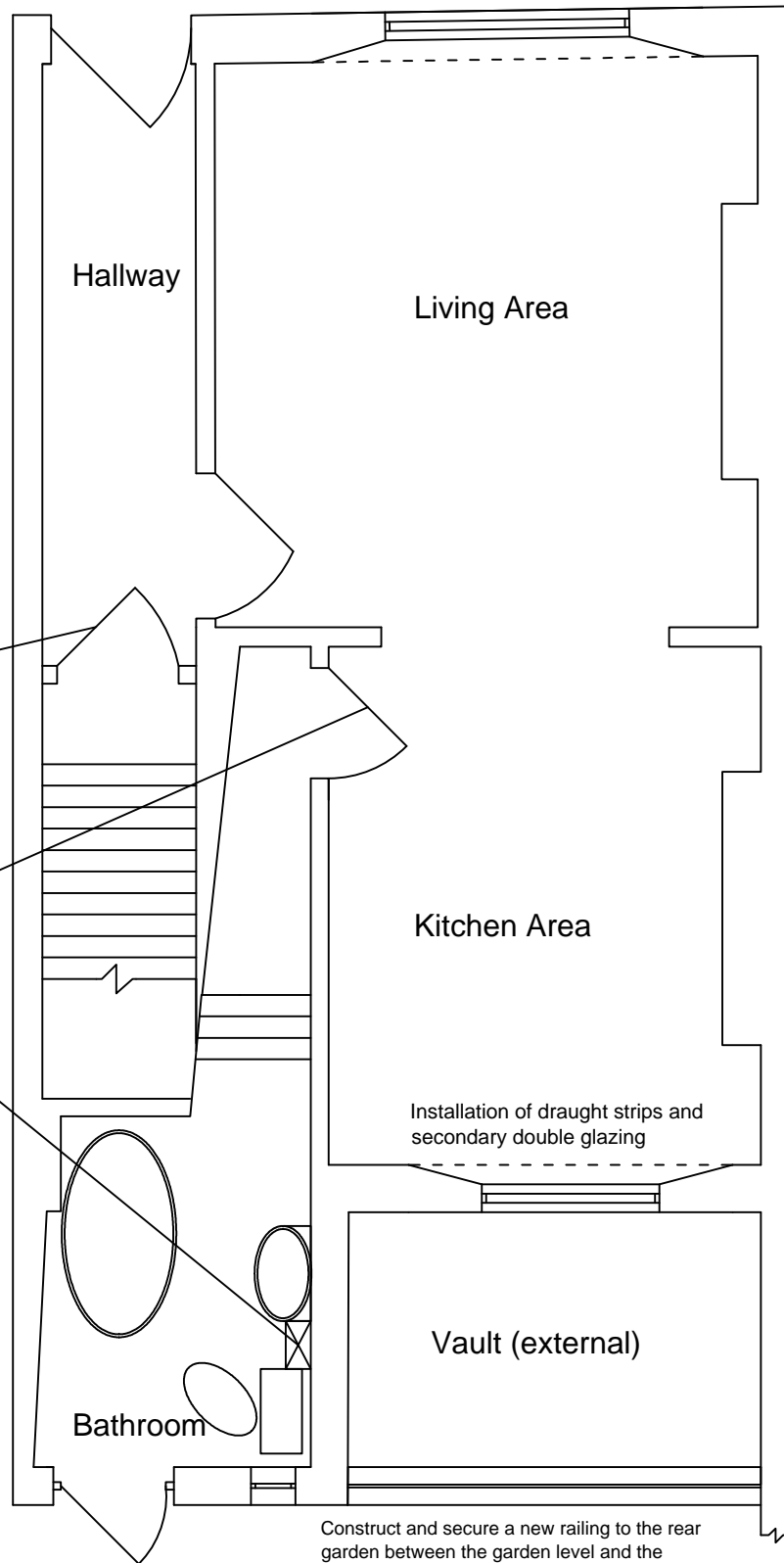
Provide and fix new low level cistern, complete with all internal fittings, uPVC flush pipe, overflow and rubber cone. Connect cistern to 15mm copper cold water feed and to w.c. pan with appropriate non return isolation valve

Supply and fix a new pressed steel bath, minimum size 1700mm x 700mm, complete with pair of taps with hot and cold indices, plug/chain and 3.5mm thick 1690mm enamelled hardboard side panel and end panel on new 38mm x 38mm softwood framing. Provide and fix uPVC 38mm x 75mm seal combined "P" trap and overflow and vent pipe or back inlet gully as appropriate. Include for all cutting away and making good as necessary. Allow to extend cold water supply in 22mm copper to bath and for connecting bath to hot water supply.

New tiled splashback around bathtub

New vinyl finish to bathroom floor

Replacement of rear timber door with single glazing for timber door of identical design with double glazing, to be carried out by appropriate craftsman



Construct and secure a new railing to the rear garden between the garden level and the basement light well. The guarding should at least be 1100mm high

Rear Elevation

Installation of secondary double glazing to both Living Room/Kitchen window

Overhaul, repair or renew as necessary the gas pipework, fixtures and fittings for the gas supply to the premises. Leave in a safe and proper working order. All works must be carried out by a registered GAS SAFE contractor or British Gas fitter in accordance with the current Gas Safety [Installations and Use] Regulations.

Supply a whole house gas fired central heating system to the flat to satisfy the design and installation requirements of British Standard 5449:1990 and in accordance with Part L of the current Building Regulations. Employ a suitable qualified engineer registered with the Gas Safety Register (formerly CORGI) to install it so as to provide heating to living room, kitchen, bathroom, and the hallways.

Provide and fit all radiators each with a Thermostatic Radiator Valve (TRV). Make good all disturbed surfaces upon completion.

Overhaul double hung sliding sash windows in both the Living Room and Kitchen

Install Xcluder rodent mesh protection around service pipes, ducts, skirtings and any gaps around openings. This allows Lime Plaster to be applied over.

New cornice to match Original Cornice like-for-like and carried out by an appropriate craftsman.

Ceilings to be reinstated with lime plaster finish as it was originally, to be carried out by appropriate craftsman

Installation of new kitchen units

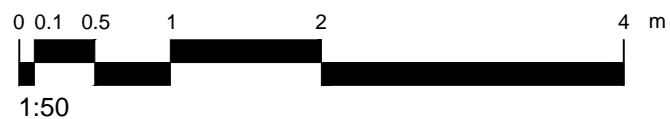
Installation of new kitchen fixings to be connected to existing hook-ups.

New tiled splashback to kitchen worktop.

Installation of six single electrical sockets or equivalent to the kitchen facilities (at least four of these sockets to be above worktop level).

Installation of new vinyl floor covering to kitchen.

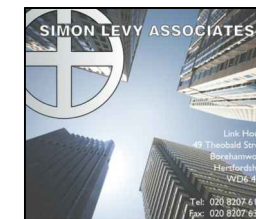
Envirograf fire resistant coating to be applied over lath-and-plaster ceilings



No. Notes

- Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the architect. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.
- There is a risk of injury or death in construction if the works are not properly planned and supervised. The contractor must not undertake any element of the work without first having carried out the necessary risk assessments and prepared detailed method statements.

Rev.No.	Revision	Date
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job: 4 CHAMBERLAIN STREET

proj: -

dwg: PROPOSED GROUND FLOOR PLAN

dwg.type: -

dwg.status: -

drawn by PH checked by - approved by -

scale 1:50 size A3 date 21.09.15

job number drawing number revision

7857 106 D