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ALL EXISTING FIREPLACES, HEARTHSTONES AND GRATES TO BE RETAINED AND REPLACED WHERE REQUIRED NEW SURROUNDS SPECIFIED AND INSTALLED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

2

ALL SHUTTERS TO BE RESTORED TO WORKING ORDER AND REPLACED WHERE REQUIRED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

3

CEILING ROSE TO BE REPLACED TO MATCH ORIGINAL IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

4

SKIRTING AND CORNICING TO BE RESTORED / REPLACED AS PER ORIGINAL FEATURES IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

5

NEW CONTEMPORARY FEATURE LIGHTING IN HALLWAY AND STAIRWELL

6

CONTEMPORARY AND UNOBTUSIVE ACCESS SYSTEM AND MAIL BOXES FIXED TO WALLS WITHIN ENTRANCE PORCH
- 7

FLOOR JOISTS TO BE STRENGTHENED LOCALLY AND REPLACED WHERE REQUIRED TO RESTORE STRUCTURAL INTEGRITY AND TAKE NEW LOADS

8

ORIGINAL FLOORING RESTORED AND REPLACED WHERE POSSIBLE OR NEW TIMBER / STONE FLOORING

9

ALL WALLS TO BE SKIMMED AND PAINTED IN HERITAGE APPROVED PAINT RANGE COLOUR TBC IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

10

ORIGINAL STONE AND TIMBER STAIRCASES TO BE RESTORED IN ACCORDANCE WITH IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

11

CARPET ON STAIRCASE TO BE REPLACED WITH NEW RUNNER

12

NEW BRICK CLOSET WING WITH SLATE ROOF TO MATCH EXISTING ADJOINING BUILDING
- 13

EXCAVATED ARCHES WITH LOWERED GROUND TO ACCOMMODATE NEW BATHROOM BIN AND BIKE STORE

14

NEW LIMESTONE FLAGSTONES

15

STEEL FRAMED 'CRITTALL' GLAZING ELEMENT

16

NEW MOSAIC TILING (PATTERN TBC) INKEEPING WITH ADJOINING BUILDINGS INSTALLED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

17

EXISTING STONE STEPS AT ENTRANCE TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

18

ALL ORIGINAL SASH WINDOWS AND TIMBER SHUTTERS TO BE MADE GOOD, REPAIRED AND WHERE REQUIRED REPLACED TO MATCH EXISTING IN ACCORDANCE WITH CONSERVATION BEST PRACTICE
- 19

ROOF TO BE RECONSTRUCTED - ALL ORIGINAL SLATES TO BE RECURSED, TIMBER STRUCTURE REPLACED AND POOR QUALITY ROOFING FELT REPLACED WITH LEAD SHEETING

20

NEW TIMBER ENTRANCE DOORS TO REPLACE POOR QUALITY EXISTING SET PAINTED BLACK INKEEPING WITH THE REST OF THE TERRACE

21

FANLIGHTS ABOVE ENTRANCE DOORS TO BE RESTORED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

22

NEW CAST IRON RAINWATER PIPES INKEEPING WITH EXISTING

23

NEW CASEMENT RECESSED DORMER WINDOWS WITH LEAD CHEEKS IN KEEPING WITH THE CHARACTER OF THE TERRACE

24

NEW OPENING IN REAR FACADE AT LOWER GROUND LEVEL TO ACCOMMODATE NEW BLACK STEEL FRAMED DOORS
- 25

ALL RAILINGS AND BALUSTRADING TO LIGHTWELL AND EXTERNAL STAIRCASE TO BE REPAIRED AND REPLACED WHERE REQUIRED TO MATCH EXISTING AND PAINTED GLOSS BLACK TO MATCH ORIGINAL

26

ALL EXISTING BRICK TO BE CLEANED REPAIRED AND REPOINTED IN ACCORDANCE WITH CONSERVATION BEST PRACTICE AS REQUIRED AND RESTORED TO ORIGINAL CONDITION

27

EXISTING CAST-IRON BALCONY TO BE REPAIRED AND RESTORED TO ORIGINAL CONDITION IN ACCORDANCE WITH CONSERVATION BEST PRACTICE

28

NEW LONDON STOCK BRICKWORK, LAID IN FLEMISH BOND AND SOOTWASHED TO MATCH EXISTING

29

NEW DOUBLE GLAZED BLACK FRAMED WINDOWS, COLOUR TO MATCH EXISTING WINDOWS

30

NEW MASONRY WALL WITH WHITE RENDER FINISH
- 31

EXCAVATION OF LOWER GROUND FLOOR TO COMBAT DAMP AND PROVIDE ADEQUATE FLOOR BUILDUP

32

NEW FIRE-RATED ACOUSTICALLY INSULATED ENCLOSURES CONTAINING KITCHEN AND BATHROOM ACCOMMODATION FLUSH FINISH WITH CONCEALED FIXINGS AND CONTEMPORARY DETAILING

33

NEW FIRE-RATED TIMBER DOOR SETS TO MATCH EXISTING

34

NEW FIRE-RATED ACOUSTICALLY INSULATED STUD PARTITION WALL

35

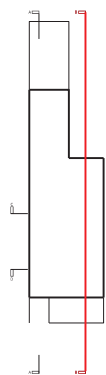
NEW FIRE-RATED FRAMELESS TIMBER DOOR SETS FLUSH WITH WALL


36

NEW CONTEMPORARY TIMBER STAIRCASE

37

EXISTING RENDER TO BE REMOVED AND REPLACED WITH LIME RENDER IN ACCORDANCE WITH CONSERVATION BEST PRACTICE



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