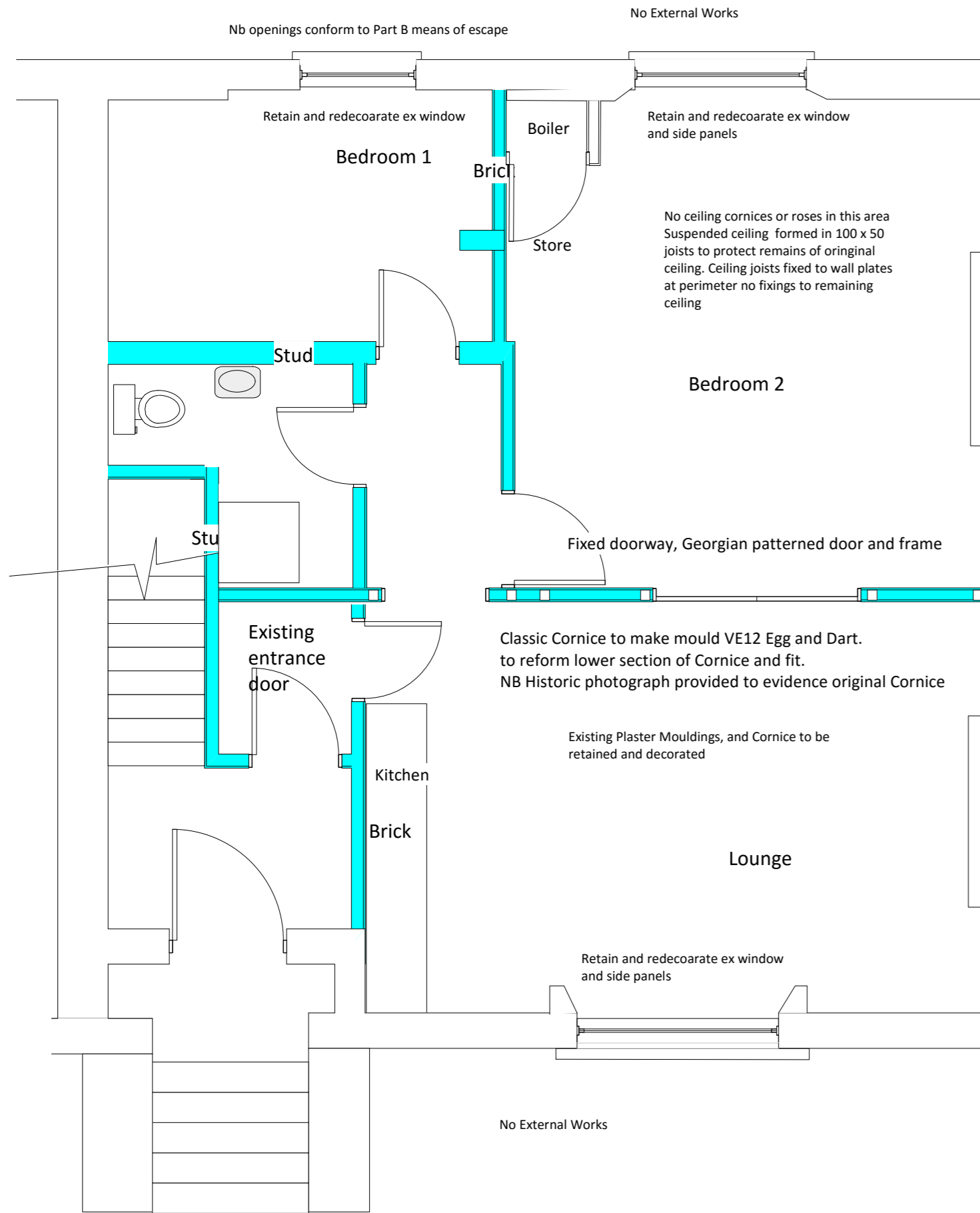


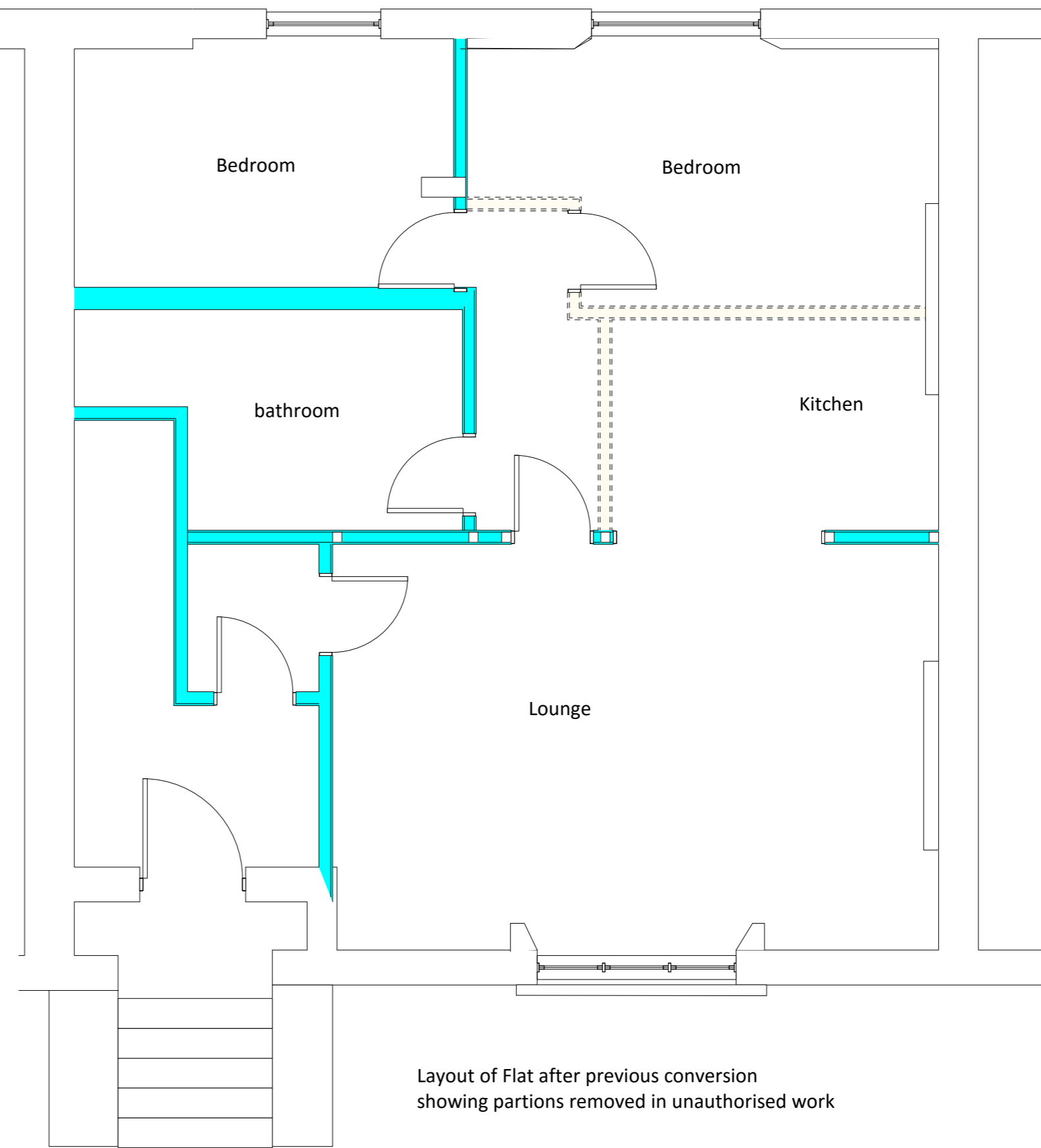
Proposed Layout At Completion



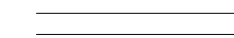


Specification
 All new doors
 6 panelled pine Georgian doors with mild steel but hinges and georgian brass Knob handles by Priors Bloxwich range.
 All doors painted knotting, primer,u/c and gloss finishing coat.
 Architraves 108 x 32mm moulded sw, by Woodworkers.co.uk georgian moulded architrave (4 1/2")
 Skirtings to lounge 300 x 32 mm moulded sw to match existing pattern in hall way.
 Skirtings in other room 150mm moulded sw.
 Windows all retained decoration only.
 Plasterwork; from the evidence the vast majority of the lath and plaster work had been removed and replaced with modern boarding prior to the current work. It is therefore proposed to form the new partitions in timber studwork with 100 x 50 sw frame at 400 vertical centres and 800 horizontal centres with plaster board and skim finish.
 Existing studwork frames to be reboarded and have plaster skim applied.
 Brick work partitions to have two coats lime render and lime plaster skim applied.
 heating: Boiler existing radiators renewed to existing positions.
 Kitchen to be fitted to former bathroom, existing drainage to be re-used.
 Drainage available at both en-suite positions.

Remove 1980's fire place.
 NB original Fire has been previously removed make good to wall and replaster. leaving original fire place opening intact and render internal faces. Seal flue to ensure no noxious gases escape from flue.

Layout prior to work



-  existing walls formed in last renovation and removed
-  existing historical walls and partitions
-  Proposed walls

D Fire place retained as opening, Cornice details added

Skerryvore Designs Ltd
 Sexton's Tower
 2 Caerphilly Road
 Bassaleg,
 Newport,
 NP10 8LE.
 Phone **01633 897922**
 Mobile **07816 934352**
steve_groucott@hotmail.com

JOB TITLE Flat B 4 Gloucester Crescent
 Camden
 London
 NW1 7DS

DRAWING TITLE Layout

DRAWING No. MGC 01/02 c

SCALE 1:1:100 @ A2

DATE April 2016