

39 Great James Street

125 DOC 7 Rev A

ROOM by ROOM
OUTLINE SCHEDULE of PROPOSED WORKS

prewett
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architects

EXTERNAL WORKS

1.00 FRONT

1.10 Brickwork

- 1.11 Remove white paint from brickwork at basement level.
- 1.12 Rake out all sand and cement mortar joints across whole elevation.
- 1.13 Re-mortar all joints with lime based mortar.
- 1.14 Above ground level - apply tuck pointing to all joints.
- 1.15 Below ground level (basement walls) - repaint with KEIM mineral paint for masonry. Colour: Off white.

1.20 Ironwork.

- 1.21 Repair any damage to ironwork.
- 1.22 Carefully repaint iron railings black, with suitable metal paint.

1.30 Door, Doorcase and Fanlight.

- 1.31 Strip doorcase and door with poultice to reveal fine moulding detail.
- 1.32 Repair flashing to doorhood.
- 1.33 Repaint doorcase with F&B external eggshell. Colour: Off white
- 1.34 Repaint door with F&B external eggshell. Colour: to match existing.

1.40 Porch

- 1.41 Light clean and repair existing porch tiles.

2.00 REAR

2.10 Demolitions

- 2.11 Demolish Plant Room RB-4, at rear of closet wing. Remove all housed M&E and fabric materials from site.
- 2.12 Carefully demolish 2.5 storey WC extension at basement (RB-5), ground (R0-5) and ground-first half landing level (R1-4).
Remove all fabric materials (including windows and doors) and housed sanitaryware from site.
- 2.13 Remove steel beam, steel stair and walkway from rear garden. Remove all materials from site.
- 2.14 Remove all plastic and metal downpipes and SVPs from rear elevations.
- 2.15 Remove flue terminals and air bricks.

2.20 Brickwork

- 2.21 Remove white paint from brickwork at basement level.
- 2.24 Clean all guano off brickwork and sills using a dry, plastic bristled brush.
- 2.25 Patch point walls as required, with colour matched mortar.
- 2.27 Below first floor level, apply the following as indicated on drawing 125 P 11:
KEIM mineral paint for masonry. Colour: Off white.
OR
Lime based render. Colour: Off white.

EXTERNAL WORKS

2.30 Ironwork.

- 2.31 Repair Juliet balcony, as required.
- 2.32 Carefully repaint Juliet balcony black, with suitable metal paint.
- 2.33 Install black painted, cast iron SVP on rear elevation of Closet Wing. (To terminate above roof level)
- 2.33 Install black painted cast iron rainwater downpipe as indicated on P-series drawings.

2.40 Windows

- 2.41 Sills - Remove paint from external masonry sills.
 - 2.42 Sills - Repaint with KEIM masonry paint. Colour: Off white.
- For treatment of windows boxes and sashes see interior works.

3.00 Proposed Extension & Rear Garden.

3.10 Walls

- 3.11 Construct timber framed walls with insulation between studs and applied externally.
To meet Building regulations Part L requirements.
- 3.12 Clad with fire retardant sheathing along party wall lines. Allow for ventilation cavity.
- 3.13 Clad with zinc with standing seams on garden facing walls and around WC.
- 3.12 Internally, line with plasterboard. Skim. Finish with paint. Colour TBC.

3.20 Roof

Basement roof (courtyard garden)

- 3.21 Construct timber and steelwork roof structure.
- 3.22 Install structural insulation above roof deck, to meet Building Regs Part L requirements.
- 3.23 Install waterproof membrane over insulation.
- 3.24 Install floating stone paving.

Kitchen/Dining Room and WC roof.

- 3.25 Construct timber and steelwork roof structure.
- 3.26 Insulate above roof deck, to meet Building Regs Part L requirements.
- 3.27 Clad in zinc with standing seam joints.

3.30 Windows and doors.

- 3.31 Install a timber framed, fixed pane, triple glazed rooflight over the Kitchen/Dining area.
- 3.32 Install timber framed, triple glazed, sliding doors to rear elevation.
- 3.33 Install a timber framed, fixed pane, triple glazed rooflight to the lightwell over the basement level gym.

BASEMENT LEVEL - INTERNAL WORKS.

Notes: At this level, there are no existing interior elements of historical significance.

XRB-1: Front room to be converted to Bedroom 2 and Utility.**1.1 Walls (painted plaster)**

- 1.11 Tank batten and board all external and party walls and one internal wall.
- 1.12 Construct new, timber stud partitions. Line with plasterboard and skim.
- 1.13 Paint all bedroom walls.
- 1.14 Paint and tile en-suite and utility walls.
- 1.15 Install new painted SW skirting boards in 'dry' areas.

1.2 Floor (concrete)

- 1.21 Install cavity drainage membrane.
- 1.22 Install new anhydrite levelling screed.
- 1.23 Lay new engineered timber flooring, in new bedrooms.
- 1.24 Lay new tiled flooring in new bathroom and utility.

1.3 Ceiling (painted plasterboard)

- 1.31 Sand and repaint.

1.4 Windows (modern sliding sashes in historic sash boxes)

WB-1 & WB-2: Sliding sash windows.

- 1.41 Carefully remove sliding sashes from sash boxes.
- 1.42 Light sand sash boxes inside and outside. Repair.
Repair. Repaint with Farrow & Ball eggshell. Colour: White, both inside and outside.
- 1.43 Install authentic replica, sliding sash windows with window bars.

1.5 Doors (modern timber doors)

DB-1-1: External door.

- 1.51 Carefully remove door leaf and architrave.
- 1.52 Replace with timber framed glass door.
Colour: Off-white

DB-1-2: Existing internal door/proposed utility room door.

- 1.53 Remove existing internal door, architrave and lining and all associated products and remove from site.
- 1.54 Install new timber doors, in new opening to utility room.

DB-2-1: Bedroom Door.

- 1.55 Install new timber door, in new opening.

DB-2-2: En-Suite door.

- 1.56 Install new timber door, in new opening.

1.6 M&E (modern installation)

- 1.61 Remove all existing radiators, switches and socket plates.
- 1.62 Install column radiators, new sockets, lighting + switches.

BASEMENT LEVEL - INTERNAL WORKS.

Notes: At this level, there are no existing interior elements of historical significance.

XRB-2: Back room to be converted to Bedroom 1.

2.1 Walls (*painted plaster*)

- 2.11 Widen opening to RB-3.
- 2.12 Tank batten and board all external and party walls and one internal wall.
- 2.13 Sand existing internal partition. Paint.
- 2.14 Install new painted SW skirting boards.

2.2 Floor (*concrete*)

- 2.21 Install cavity drainage membrane.
- 2.22 Install new anhydrite levelling screed.
- 2.23 Lay new engineered timber flooring.

2.3 Ceiling (*painted plasterboard*)

- 2.31 Sand and repaint.

2.4 Windows (*none*)

N/A

2.5 Doors (*modern, timber doors*)

DB-2-3 External Door

- 2.51 Remove door, architrave and door lining. Remove from site.
- 2.52 Install WB-4: Timber framed, triple glazed window.

DB-2-1: Bedroom Door.

- 2.53 Remove existing internal door, architrave and lining and all associated products and remove from site.
- 2.54 Install new timber door, and associated architrave and ironmongery.

1.6 M&E

- 1.61 Remove all existing radiators, switches and socket plates.
- 1.62 Install column radiators, new sockets, lighting + switches.

BASEMENT LEVEL - INTERNAL WORKS.

Notes: At this level, there are no existing interior elements of historical significance.

XRB-3: Closet Wing to be converted to En-Suite

3.1 Walls (*painted plaster*)

- 3.11 Tank batten and board all external and party walls and one internal wall.
- 3.12 Paint and tile walls.
- 3.13 Install painted SW skirting on 'dry' walls.

3.2 Floor (*concrete*)

- 3.21 Install cavity drainage membrane.
- 3.22 Install new anhydrite levelling screed.
- 3.23 Lay new engineered timber flooring.

3.3 Ceiling (*plasterboard*)

- 3.31 Sand and repaint.

3.4 Windows (*modern, sliding sash*)

WB-3 Sliding Sash Window.

- 3.41 Carefully remove sliding sashes from sash boxes.
Remove painted SW sills.
- 3.42 Light sand sash boxes inside and outside.
Repair. Repaint with Farrow & Ball eggshell. Colour: Off white, both inside and outside.
- 3.43 Install authentic replica, sliding sash windows with window bars.
- 3.44 Install secondary glazing.

3.5 Doors (*modern, timber door*)

DB-2-2 Internal Door

- 3.51 Remove door, architrave and door lining. Remove from site.
- 3.52 Install DB-3-2, new timber door in enlarged opening.

3.6 M&E

- 3.61 Remove all existing radiators, switches and socket plates.
- 3.62 Install new towel radiator, new lighting + switches.
- 3.63 Install in-line extract fan.

BASEMENT LEVEL - INTERNAL WORKS.

Notes: At this level, there are no existing interior elements of historical significance.

XRB-5 Hallway and stair

5.1 Walls (*painted plaster*)

- 5.11 Tank batten and board the party wall.
- 5.13 Sand existing internal partition. Paint.
- 5.14 Install new painted SW skirting boards.
- 5.15 Remove existing modern stair and install new in same location.

5.2 Floor (*concrete*)

- 5.21 Install cavity drainage membrane.
- 5.22 Install new anhydrite levelling screed.
- 5.23 Lay new engineered timber flooring.

5.3 Ceiling (*plasterboard*)

- 5.31 Sand and repaint.

5.4 Windows (*none*)

5.5 Doors (*modern, timber doors*)

DB-5-1 Hallway door.

- 5.51 Remove door, architrave and door lining. Remove from site.

5.6 M&E

- 5.61 Remove all existing radiators, switches and socket plates and consumer unit.
- 5.62 Install new towel radiator, new lighting + switches. (consumer unit in new plant space.)

5.7 Stair

- 5.71 Remove existing modern stair and balustrade.
- 5.72 Replace with new modern stair and balustrade.

GROUND FLOOR - INTERNAL WORKS.

XR0-1: Hallway & Stair

1.1 Walls (*panelled*)

- 1.11 Light sand all existing wall panelling.
- 1.12 Paint with Farrow & Ball eggshell. Colour: TBC.

1.2 Floor (*hardboard over floorboards*).

- 1.21 Remove all hardboard flooring.
- 1.22 Light sand and repair existing floorboards.
- 1.23 Oil.

1.3 Ceiling (*painted plasterboard*)

- 1.31 Sand and repaint.

1.4 Windows (*none - see first floor for stair window*)

1.5 Doors (*original timber front entrance door*)

XD0-1-1: See external works.

1.6 M&E (*modern installation*)

- 1.61 Remove all radiators, switches and socket plates.
- 1.62 Install new column radiators and new sockets, lighting + switches.

1.7 Staircase

- 5.71 Remove all paint from treads, risers and balustrade.
- 5.72 Remove latex screed from treads. Repair treads with timber.
- 5.73 Repaint balustrade and stair.
- 5.74 Lay new carpeted runner.

GROUND FLOOR - INTERNAL WORKS.

XR0-2: Front room to be converted to Formal Dining room

2.1 Walls (*panelled*)

- 2.11 Light sand all existing wall panelling.
- 2.12 Paint using Farrow & Ball eggshell. Colour: TBC.

2.2 Floor (*hardboard over floorboards*).

- 2.21 Remove all hardboard flooring.
- 2.22 Light sand and repair existing floorboards.
- 2.23 Oil.

2.3 Ceiling (*plasterboard*)

- 2.31 Sand and repaint.

2.4 Windows (*modern sliding sashes in 19th century sash boxes*)

- 2.41 Carefully remove sliding sashes from sash boxes.
- 2.42 Light sand sash boxes, shutters, shutter boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: Off white.
- 2.43 Install authentic replica, sliding sash windows with window bars.

2.5 Doors (*panelled*)

XD0-2-1 & XD0-2-2: Panelled doors.

- 2.51 Light sand and paint using Farrow & Ball eggshell. Colour: TBC.

2.6 M&E

- 2.61 Remove all radiators, switches and socket plates.
- 2.62 Install new column radiators and new sockets, lighting + switches.

2.7 Chimney Piece

- 2.71 Clean as required.
Light sand wooden elements and repaint. Colour: TBC.

GROUND FLOOR - INTERNAL WORKS.

XR0-3: Rear room to be converted to Reception room.

3.1 Walls

- 3.11 Light sand all existing wall panelling.
- 3.12 Paint using Farrow & Ball eggshell. Colour: TBC.

3.2 Floor

- 3.21 Remove all hardboard flooring.
- 3.22 Light sand and repair existing floorboards.
- 3.23 Oil.

3.3 Ceiling

- 3.31 Sand and repaint.

3.4 Windows

- 3.41 Carefully remove sliding sashes from sash boxes.
- 3.42 Light sand sash boxes, shutters, shutter boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: Off white.
- 3.43 Install authentic replica, sliding sash windows with window bars.

3.5 Doors (panelled)

D0-3-1: Panelled door.

- 3.51 Light sand and paint using Farrow & Ball eggshell. Colour: TBC.

3.6 M&E

- 3.61 Remove all switches and socket plates.
- 3.62 Install new column radiators and new sockets, lighting + switches.

3.7 Chimney Piece

- 3.71 Clean as required.
Light sand wooden elements and repaint. Colour: TBC.

GROUND FLOOR - INTERNAL WORKS.

XR0-4 Closet Wing to be converted to 'Ante' room.

4.1 Walls

- 4.11 Extend XW1-04 opening at rear of room, down to floor level (in location of existing window) and construct two steps to new extension.
- 4.12 Light sand all existing wall panelling.
- 4.13 Paint using Farrow & Ball eggshell. Colour: TBC.

4.2 Floor

- 4.21 Remove all hardboard flooring.
- 4.22 Light sand and repair existing floorboards.
- 4.23 Oil.

4.3 Ceiling

- 4.31 Sand and repaint.

4.4 Windows

- 4.41 Remove one sash window and extend opening. Carefully repair surrounding panelling.
- 4.42 Carefully remove sliding sashes from sash boxes.
- 4.43 Light sand sash box and window board.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: Off white.
- 4.44 Install authentic replica, sliding sash window with window bars.

4.5 Doors (*none*)

N/A

4.6 M&E

- 4.61 Remove all radiators switches and socket plates.
- 4.62 Install new column radiators and new sockets, lighting + switches.

4.7 Chimney Piece

- 4.71 Remove MDF panel from front of chimney piece.
- 4.72 If intact, clean as required.
- 4.73 Install period chimneypiece and surround.

FIRST FLOOR - INTERNAL WORKS.

XR1-1: Front room to be converted to Living room.

1.1 Walls (*panelled*)

- 1.11 Light sand all existing wall panelling.
- 1.12 Paint using Farrow & Ball eggshell. Colour: TBC.

1.2 Floor (*hardboard over floorboards*).

- 1.21 Remove all hardboard flooring.
- 1.22 Light sand and repair existing floorboards.
- 1.23 Oil.

1.3 Ceiling (*painted plasterboard*)

- 1.31 Sand and repaint.

1.4 Windows (*modern sliding sashes in original sash boxes*)

- 1.41 Carefully remove sliding sashes from sash boxes.
- 1.42 Light sand sash boxes, shutters, shutter boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: off white.
- 1.43 Install authentic replica, sliding sash windows with window bars.

1.5 Doors (*panelled*)

D1-1-1, D1-1-2 & D-1-1-3: Panelled doors.

- 2.51 Light sand and paint using Farrow & Ball eggshell. Colour: TBC.

1.6 M&E (*modern installation*)

- 1.61 Remove all radiators, switches and socket plates.
- 1.62 Install new column radiators, new sockets, lighting + switches.

1.7 Chimney Piece

- 1.71 Clean as required.
Light sand wooden elements and repaint. Colour: TBC.

FIRST FLOOR - INTERNAL WORKS.

XR1-2: Rear room to be converted to Study.

2.1 Walls (*panelled*)

- 2.11 Light sand all existing wall panelling.
- 2.12 Paint using Farrow & Ball eggshell. Colour: TBC.

2.2 Floor (*harboard over floorboards*).

- 2.21 Remove all hardboard flooring.
- 2.22 Light sand and repair existing floorboards.
- 2.23 Oil.

2.3 Ceiling (*plasterboard*)

- 2.31 Sand and repaint.

2.4 Windows (*Regency period*)

- 2.41 Light sand and repair as necessary.
Repaint with Farrow & Ball eggshell. Colour: off white.

2.5 Doors (*panelled*)

XD0-2-1 & XD0-2-2: Panelled doors.

- 2.51 Light sand and paint using Farrow & Ball eggshell. Colour: TBC.

2.6 M&E

- 2.61 Remove all radiators, switches and socket plates.
- 2.62 Install new column radiators, new sockets, lighting + switches.

2.7 Chimney Piece

- 2.71 Remove MDF panelling from front of chimney piece.
- 2.72 If intact, clean as required.
- 2.73 Install period chimneypiece and surround.

FIRST FLOOR - INTERNAL WORKS.

Notes: In this room, there are no existing interior elements of historic significance.

XR1-3: Closet Wing to be converted to Library.

3.1 Walls

- 3.11 Line all external/party walls with insulated plasterboard. Skim.
- 3.12 Paint walls.
- 3.13 Install painted SW skirting on painted walls.

3.2 Floor

- 3.21 Remove all hardboard flooring.
- 3.22 Light sand and repair existing floorboards.
- 3.23 Oil.

3.3 Ceiling

- 3.31 Sand and repaint.

3.4 Windows

- 3.41 Carefully remove sliding sashes from sash boxes.
- 3.42 Light sand sash boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: off white.
- 3.43 Install authentic replica, sliding sash windows with window bars.

3.5 Doors (*panelled*)

XD0-3-1: Panelled door.

- 3.51 Light sand and paint using Farrow & Ball eggshell. Colour: TBC.

3.6 M&E

- 3.61 Remove all radiators, switches and socket plates.
- 3.62 Install new column radiators, new sockets, lighting + switches.

3.7 Chimney Piece

- 3.71 Remove plasterboard from front of chimney piece.
- 3.72 If intact, clean as required.
- 3.73 Install period chimneypiece and surround.

FIRST FLOOR - INTERNAL WORKS.

XR1-5: Hallway and Stair

5.1 Walls

- 5.11 Light sand all existing wall panelling.
- 5.12 Paint using Farrow & Ball eggshell. Colour: TBC.

5.2 Floor

- 5.21 Remove all hardboard flooring.
- 5.22 Light sand and repair existing floorboards.
- 5.23 Oil.

5.3 Ceiling

- 5.31 Sand and repaint.

5.4 Window (*grnd-1st mid stair level*)

- 5.41 Repair existing retained top section of sliding sash above WC door opening.
- 5.42 Light sand and repaint with Farrow & Ball eggshell. Colour: off white.

5.5 Doors (*none*)

N/A

5.6 M&E

- 5.61 Remove all existing radiators, switches and socket plates.
- 5.62 Install column radiators and new sockets, lighting + switches.

5.7 Staircase

- 5.71 Remove all paint from treads, risers and balustrade.
- 5.72 Remove latex screed from treads. Repair treads with timber.
- 5.73 Repaint balustrade and stair.
- 5.74 Lay new carpeted runner.

SECOND FLOOR - INTERNAL WORKS.

XR2-1: Front room to be converted to Master Bedroom.

1.1 Walls (*panelled*)

- 1.11 Light sand all existing wall panelling.
- 1.12 Paint using Farrow & Ball eggshell. Colour: TBC.

1.2 Floor (*hardboard over floorboards*).

- 1.21 Remove all hardboard flooring.
- 1.22 Light sand and repair existing floorboards.
- 1.23 Oil.

1.3 Ceiling (*painted plasterboard*)

- 1.31 Sand and repaint.

1.4 Windows (*modern sliding sashes in Edwardian sash boxes*)

- 1.41 Carefully remove sliding sashes from sash boxes.
- 1.42 Light sand sash boxes, shutters, shutter boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: off white.
- 1.43 Install authentic replica, sliding sash windows with window bars.

1.5 Doors (*panelled*)

XD2-1-1 & XD-2-1-2: Panelled doors.

- 1.51 Light sand and paint using Farrow & Ball eggshell. Colour: TBC.

1.6 M&E (*modern installation*)

- 1.61 Remove all switches and socket plates.
- 1.62 Install new column radiators, sockets, lighting + switches.

1.7 Chimney Piece

- 1.71 Clean as required.
Light sand wooden elements and repaint. Colour: TBC.

SECOND FLOOR - INTERNAL WORKS.

XR2-2: Rear room to be converted to Dressing Room.

2.1 Walls (*panelled*)

- 2.11 Light sand all existing wall panelling.
- 2.12 Paint using Farrow & Ball eggshell. Colour: TBC.

2.2 Floor (*harboard over floorboards*).

- 2.21 Remove all hardboard flooring.
- 2.22 Light sand and repair existing floorboards.
- 2.23 Oil.

2.3 Ceiling (*plasterboard*)

- 2.31 Sand and repaint.

2.4 Windows

- 2.41 Carefully remove sliding sashes from sash boxes.
- 2.42 Light sand sash boxes, shutters, shutter boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: off white.
- 2.43 Install authentic replica, sliding sash windows with window bars.

2.5 Doors (*panelled*)

D0-2-1 & D0-2-2: Panelled doors.

- 2.51 Light sand and paint using Farrow & Ball eggshell. Colour: TBC.

2.6 M&E

- 2.61 Remove all radiators, switches and socket plates.
- 2.62 Install new column radiators and new sockets, lighting + switches.

2.7 Chimney Piece

- 2.71 Clean as required.
Light sand wooden elements and repaint. Colour: TBC.

SECOND FLOOR - INTERNAL WORKS.

Notes: In this room, there are no existing interior elements of historic significance.

XR2-3: Closet Wing to be converted to En Suite.

3.1 Walls

- 3.11 Paint and tile walls.
- 3.12 Install painted SW skirting on painted walls.

3.2 Floor

- 3.21 Remove all hardboard flooring.
- 3.22 Light sand and repair existing floorboards.
- 3.23 Oil.

3.3 Ceiling

- 3.31 Sand and repaint.

3.4 Windows (*modern*)

- 3.41 Carefully remove sliding sashes from sash boxes.
- 3.42 Light sand sash boxes, shutters, shutter boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: off white.
- 3.43 Install authentic replica, sliding sash windows with window bars.
- 3.44 Install secondary glazing.

3.5 Doors (*panelled*)

XD0-3-1: Panelled door.

- 3.51 Light sand and paint using Farrow & Ball eggshell. Colour: TBC.

3.6 M&E

- 3.61 Remove all radiators, switches and socket plates.
- 3.62 Install new column radiators and new sockets, lighting + switches.
- 3.63 Install in-line extract fan.

SECOND FLOOR - INTERNAL WORKS.

XR2-4 Hallway and Stair

4.1 Walls

- 4.11 Light sand all existing wall panelling.
- 4.12 Paint using Farrow & Ball eggshell. Colour: TBC.

4.2 Floor

- 4.21 Remove all hardboard flooring.
- 4.22 Light sand and repair existing floorboards.
- 4.23 Oil.

4.3 Ceiling

- 4.31 Sand and repaint.

4.4 Window (1st-2nd mid stair level)

- 4.41 Carefully remove sliding sashes from sash boxes.
- 4.42 Light sand sash boxes, shutters, shutter boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: off white.
- 4.43 Install authentic replica, sliding sash windows with window bars.

4.5 Doors (none)

N/A

4.6 M&E

- 4.61 Remove all radiators, switches and socket plates.
- 4.62 Install column radiators and new sockets, lighting + switches.

4.7 Staircase

- 4.71 Remove all paint from treads, risers and balustrade.
- 4.72 Remove latex screed from treads. Repair treads with timber.
- 4.73 Repaint balustrade and stair.
- 4.74 Lay new carpeted runner.

THIRD FLOOR - INTERNAL WORKS.

Notes: At this level, there are no existing interior elements of historical significance.

XR3-1: Front room to be converted to Bedroom 4 and Bedroom 5.

1.1 Walls (*painted plaster*)

- 1.11 Repair locally as required.
- 1.12 Construct new, timber stud partitions. Line with plasterboard and skim.
- 1.13 Paint all walls.
- 1.14 Install new painted SW skirting boards.

1.2 Floor (*hardboard over floorboards*).

- 1.21 Remove all hardboard flooring.
- 1.22 Light sand and repair existing floorboards.
- 1.23 Oil.

1.3 Ceiling (*painted plasterboard*)

- 1.31 Sand and repaint.

1.4 Windows (*modern*)

- 1.41 Carefully remove sliding sashes from sash boxes.
- 1.42 Light sand sash boxes, shutters, shutter boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: off white.
- 1.43 Install authentic replica, sliding sash windows with window bars.

1.5 Doors (*modern*)

D3-1-1: Panelled door.

- 1.51 Light sand and paint using Farrow & Ball eggshell. Colour: TBC.

D3-2-1: Bedroom Door.

- 2.53 Install new panel door, and associated architrave and ironmongery.

1.6 M&E (*modern installation*)

- 1.61 Remove all switches and socket plates.
- 1.62 Install column radiators, sockets, lighting + switches.

THIRD FLOOR - INTERNAL WORKS.

Notes: At this level, there are no existing interior elements of historical significance.

XR3-2: Shower room to be converted to Bathroom.

2.1 Walls (*painted plaster*)

- 2.11 Construct new, timber stud partitions. Line with plasterboard and skim.
- 2.12 Paint and tile walls.
- 2.13 Install painted SW skirting on painted walls.

2.2 Floor (*hardboard over floorboards*).

- 2.21 Remove all hardboard flooring.
- 2.22 Light sand and repair existing floorboards.
- 2.23 Oil.

2.3 Ceiling (*plasterboard*)

- 2.31 Sand and repaint.

2.4 Windows (*modern*)

- 2.41 Carefully remove sliding sashes from sash boxes.
- 2.42 Light sand sash boxes, shutters, shutter boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: off white.
- 2.43 Install authentic replica, sliding sash windows with window bars.

2.5 Doors (*modern*)

D3-3-1: Internal door.

- 2.51 Install D3-3-1, new panel door.

2.6 M&E

- 2.61 Remove all radiators, switches and socket plates.
- 2.62 Install towel radiator, sockets, lighting + switches.
- 2.63 Install in-line extract fan.

THIRD FLOOR - INTERNAL WORKS.

Notes: At this level, there are no existing interior elements of historical significance.

XR3-3: Rear room to be converted to Bedroom 6.

3.1 Walls (*painted plaster*)

- 3.11 Repair locally as required.
- 3.12 Paint walls.
- 3.13 Install painted SW skirting on painted walls.

3.2 Floor (*hardboard*)

- 3.21 Remove all hardboard flooring.
- 3.22 Light sand and repair existing floorboards.
- 3.23 Oil.

3.3 Ceiling (*plasterboard*)

- 3.31 Sand and repaint.

3.4 Windows (*modern*)

- 3.41 Carefully remove sliding sashes from sash boxes.
- 3.42 Light sand sash boxes, shutters, shutter boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: off white.
- 3.43 Install authentic replica, sliding sash windows with window bars.

3.5 Doors (*modern*)

XD3-3-1: Panelled door.

- 3.51 Light sand and paint using Farrow & Ball eggshell. Colour: TBC.

3.6 M&E

- 3.61 Remove all existing radiators, switches and socket plates.
- 3.62 Install radiators, lighting + switches.

THIRD FLOOR - INTERNAL WORKS.

Notes: At this level, there are no existing interior elements of historical significance.

XR3-4 Closet Wing to be converted to En Suite.

4.1 Walls (*Painted plaster*)

- 4.11 Repair locally as required.
- 4.12 Paint and tile walls.
- 4.13 Install painted SW skirting on painted walls.

4.2 Floor

- 4.21 Remove all hardboard flooring.
- 4.22 Light sand and repair existing floorboards.
- 4.23 Oil.

4.3 Ceiling

- 4.31 Sand and repaint.

4.4 Windows

- 4.41 Carefully remove sliding sashes from sash boxes.
- 4.42 Light sand sash boxes, shutters, shutter boxes and window boards.
Repair as necessary and repaint with Farrow & Ball eggshell. Colour: off white.
- 4.43 Install authentic replica, sliding sash windows with window bars.
- 4.44 Install secondary glazing.

4.5 Doors (*modern*)

XD4-3-1: Panelled door.

- 4.51 Light sand and paint using Farrow & Ball eggshell. Colour: TBC.

4.6 M&E

- 4.61 Remove all existing radiators, switches and socket plates.
- 4.62 Install new towel radiator, lighting + switches.
- 4.63 Install in-line extract fan.

ROOF - EXTERNAL WORKS.

XR4-1: Roof access.

1.1 Roof Access Structure

- 1.11 Demolish zinc clad, timber framed, stair access structure
- 1.12 Replace with new to match existing in appearance, with upgraded insulation.
- 1.13 Replace door with timber frame, zinc clad door.

1.2 Stair (from third floor)

- 1.21 Demolish existing modern stair and balustrade
- 1.22 Install new modern stair and balustrade.

1.3 Roof Covering

- 1.31 Remove bituminous roof covering .
- 1.32 Install roof insulation above deck level.
- 1.33 Install new roof covering.
- 1.34 Install floating decking to central section of roof, as indicated on P-Series drawings.
- 1.35 Install biodiverse living roof at front and rear of roof, as indicated on P-Series drawings.

1.4 Railings

- 1.41 Remove existing modern railings from front and rear parapet.
- 1.42 Install new, black painted metal railings, set back from parapets as indicated on P-Series drawings.