



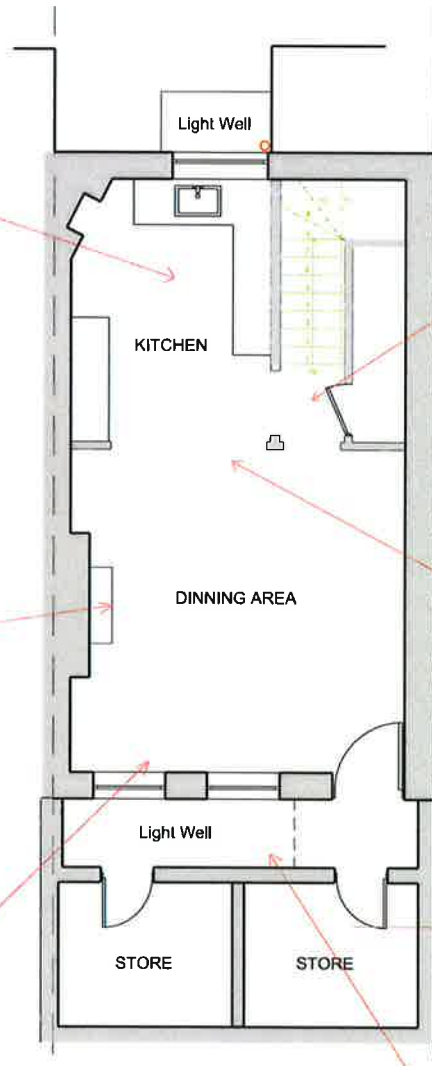
Remove lino, stain and polish existing floorboards.
Hack off existing plaster, 1m from floor level, to install damp proofing and repair with lime plaster where applicable



Retain existing fireplace.



Overhaul and repair existing timber sash windows and panel door.
Strip, stain and polish existing floorboards.



EXISTING BASEMENT PLAN

Existing cellars to be tanked



Strip and repair existing wooden staircase and balustrade.



Retain and repair existing lath and plaster ceiling from above.



Retain & overhaul metal railings around existing lightwell, replace missing metal slim arrowhead to match existing. All external features are to be retained and overhauled

Archetype

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Project:
18 GROVE TERRACE
LONDON
NW5 1PH

Drawing Title:
BASEMENT CONDITION SCHEDULE

Drawn:	Date: OCT 14	Scale: 1:100 @ A3
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Plan No. 1049 (08) -01	Issue: B	Status: Preliminary drawing Tender drawing Working drawing
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CAD Ref. -



Retain, strip and repair; wooden wall panelling, sash windows and window shutters.



Retain fireplace surround and reinstate hearth.



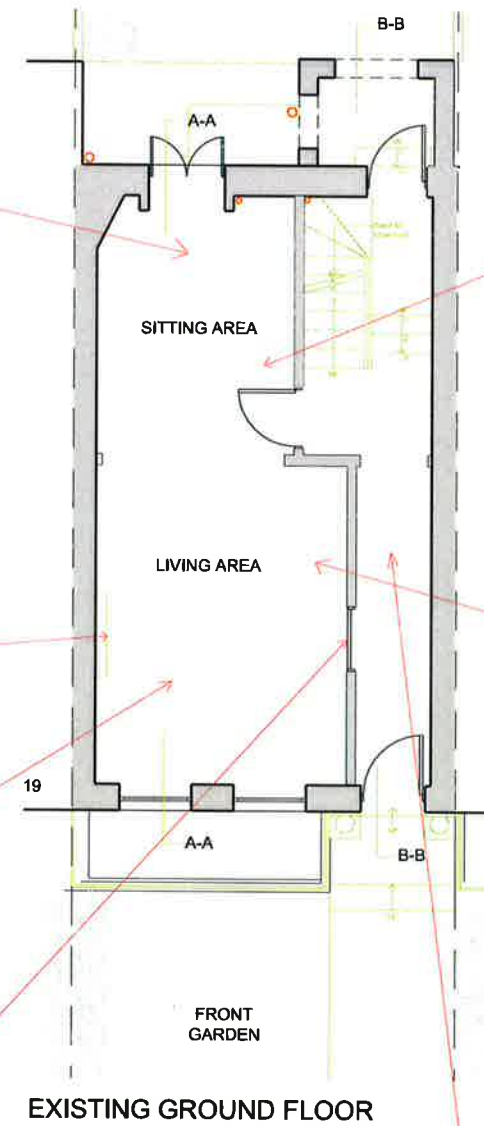
Retain, strip and repair; wooden wall panelling, sash windows and window shutters.



Strip and repaint all timber doors.



Retain wooden wall panelling and wooden staircase with balustrade.
Retain sitting room door architrave



Retain and repair areas of water damaged lath and plaster ceiling and cornice.



Retain, strip and paint skirting board.

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GROUND FLOOR CONDITION SCHEDULE

Drawn:	Date:	Scale:
	OCT 14	1:100 @ A3

Plan No.	Issue:	Status:
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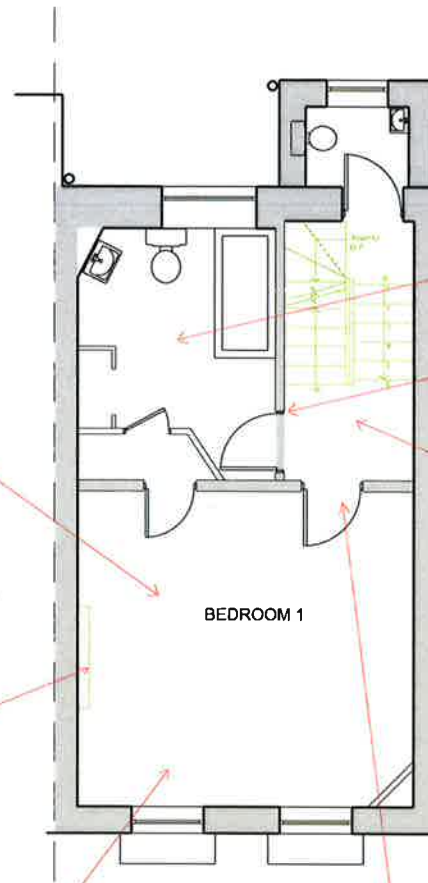
Existing ceiling and cornice to be retained and repaired.



Existing fireplace surround to be retained. The fireplace and hearth to be reinstated.



Overhaul and repair sash windows. Retain skirting and floorboards.



EXISTING FIRST FLOOR



Strip and repaint timber door. Retain skirting and architrave. Remove cupb. door and retain door opening with architrave.

Existing door and frame to be retained and fixed in position



Overhaul and repair sash window. Repair and retain cornice. New bathroom stud wall partition shall have moulded plaster cornice and timber skirting to match the existing.



Retain hallway panelling. Retain wooden staircase and balustrade.

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FIRST FLOOR CONDITION SCHEDULE		
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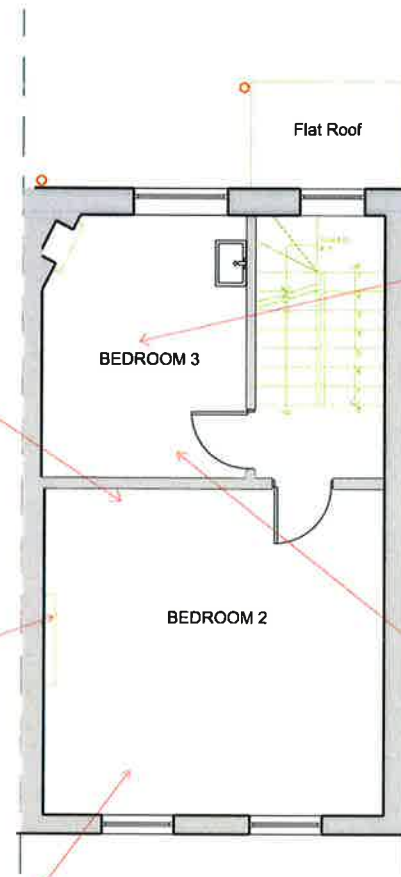
Existing alcove and shelving removed and opening reinstated with new door.



Retain fireplace and reinstate hearth.



Overhaul and repair sash windows.
Retain skirting and floorboards.
Existing ceiling and cornice to be retained and repaired from water damage.



EXISTING SECOND FLOOR



Overhaul and repair sash window.
Fireplace to be retained.

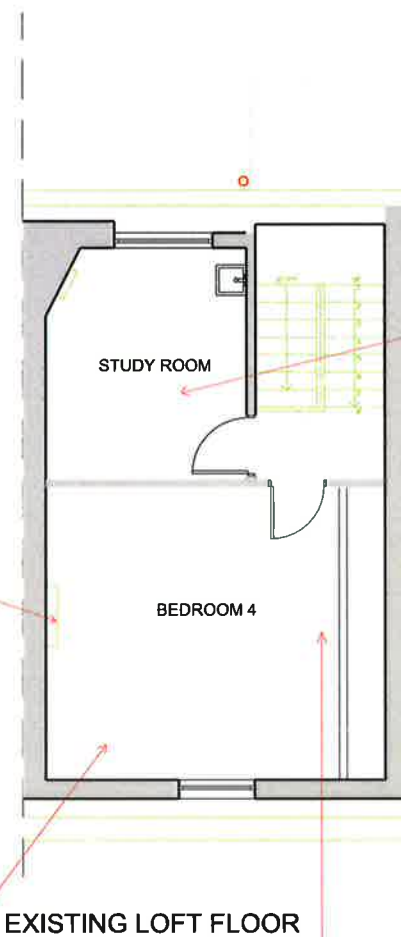


Strip and repaint timber door.
Retain skirting and architrave.
Retain and repair cornice.

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SECOND FLOOR CONDITION SCHEDULE		
Drawn:	Date:	Scale:
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Plan No.	Issue:	Status:
1049 (08) -04	B	<input checked="" type="radio"/> Preliminary drawing <input type="radio"/> Tender drawing <input type="radio"/> Working drawing
CAD Ref.	-	



Retain fireplace surround and remove electric heater.
Re-instate fireplace and hearth.



Overhaul and repair sash window.
Retain fireplace surround and remove electric heater.
Re-instate fireplace and hearth.



Overhaul and repair sash windows.
Retain skirting and floorboards.



Remove new stud wall and doors and form
new studwork wall to form bedroom and shower.

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