

This application relates to the first floor flat, Flat C, of No. 61, a one-bedroom flat. It is in poor decorative condition internally and has sustained some water damage to the external wall of the kitchen. The aim of the refurbishment is to turn a shabby interior with unsatisfactory kitchen and bathroom fittings into a cleaner, more appetizing property with lower maintenance requirements, but the scope is mainly cosmetic: there are no major changes proposed and no alterations to the layout.

Windows will be repaired and redecorated only; door frames, skirtings and architraves will be redecorated. Door leafs will be replaced with fire-certified door leafs incorporating intumescent strips.

Work to internal wall and ceiling finishes will comprise stripping wallpaper to the living room and bedroom partitions, repairing any minor damage, and redecoration. There is an area of degraded plaster due to water damage adjacent to the kitchen window which will be hacked off and made good.

Plywood flooring will be removed and new plywood boards installed.

Kitchen and bathroom fittings are to be replaced and the kitchen layout amended.

A combination wall-mounted gas boiler will be installed within the kitchen, with concealed pipework run below the floorboards to new radiators. Notching of joists will be minimized in designing the pipework runs.

A full electrical rewire will be carried out using existing conduit where this is feasible. All wiring will be concealed and all fittings will be recessed.