

Ref	LOCATION	ELEMENT	PROPOSED WORKS
GENERAL			
1.1	See Survey Report	Asbestos	Refer to Register SITE REF: 59354 dated 8 th July 2020. Surveyor: Lucion Ltd.
1.2		Security	Security systems to be installed as per Reliance Security drawings and specification.
1.3		Waterproofing Treatment	As per Aquarend Group survey and quotation dated 6 th August. Vaults 2+3 & Lobby: Tanking: Delta Cavity Drain System with pump to MH J40/290 Front Elevation wall to Business Meeting Room 1: Tanking: Cavity Drain System J40/290 Lower ground: Floor slab: Tanking: Rotafix Aquachem Primer and 2 coats Aquachem Grey on new slab M60/180 : Wall Injected DPC: Sikamur Injectocream Diffusion chemical damp proof course C45/220 : Walls up to 1500mm AFFL: Water proof Render system M20/161
1.4		Building Surveyors Report	Refer to AME 00171 May 2020
EXTERNALS			
2.1	FRONT EXTERNAL	Walls - Brickwork	Allow for spot repointing of brickwork and making good. Mortar colour to match existing C41/110-860
		Walls - Brickwork	Light pressure water spray wash clean the facing brickwork
		Walls - Render	Repair cracks M20/110 & 556
		Walls - Render	Redecorate M60/170
		Rain water goods down pipes and hoppers.	Overhaul and Redecorate with oil based gloss paint M60/tbc
		Windows	Generally windows overhauled and upgraded with sealed double glazed units as described for Room B0.2.
		Balcony assemble	Overhaul and redecorate railings and metal work with oil based gloss paint M60/tbc Clean copper roof to canopy refix where necessary and redecorate underside.
		Lightwell	Localized repairs to wall M20/110 & 556 New floor tiling – see ID drawing details M40/tbc
		Steps to pavement	New tiling to risers and treads. See ID drawing details M40/tbc
		Under pavement vaults	Vault 1 : Remove damaged surfaces overhaul and redecorate Vault 2 + 3: Cavity drain Tanking as 1.3 above. Line out in plasterboard K10/tbc. Emulsion painted finish. M60/tbc
		Front Door	Replace broken window pane. Overhaul and redecorate internally M60/130 Externally M60/tbc
		Railings	Existing railings to be carefully recorded and removed to a safe place for storage and reuse Install new railings to match existing fitted into existing pockets with lead sockets to the street frontage and front door bridge incorporating the new accessible lift to the basement. Provide gates at Pavement and front

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			door levels for access.
2.2	REAR EXTERNAL	Generally	Remove vegetation growing and make good C41/130
		Walls - Brickwork	Light pressure water spray wash clean the facing brickwork
		Walls - Brickwork	Allow for spot facing brick replacement and repointing of brickwork and making good. Mortar colour to match existing C41/110-860
		- Stucco	Remove gloss paint from existing stucco and repaint with breathable paint M60/170
			Cut out blown render and replace to match existing M20/556 & 110
			Repair localized cracks around windows
			Repair localized damage brickwork adjacent chimney flue
		Rain water goods down pipes and hoppers.	Replace defective rainwater pipes to match existing in Black finish uPVC Overhaul and Redecorate metal work with oil based gloss paint M60/tbc
		Soil pipes	Replace defective soil pipes to match existing in Black finish uPVC
		Balcony to Kitchen Diner	Replace existing balcony and steps to terrace (corroded) with new balcony structure and railings to safe height.
		Windows	Generally windows overhauled and upgraded with sealed double glazed units as described for Room B0.2 unless indicated.
		Roof to Annexe	Provide single ply membrane roof finish on Insulation to AD Part L1B requirements U value 0.18W/(m2K) AD L1B Table3. New plasterboard ceiling, vapour barrier. New lead flashings to LDA details.
		Louvres to Annexe	Remove and install window
2.3	Rear garden	Light well	General repairs required
		wall	Require rebuilding – see separate landscape details
		Very large Trees	To be urgently pruned/height reductions/felled – (unstable) - see separate landscape details
			Areas to be cleared of vegetation and debris. Broken slabs to be removed.
			Contents of planting bed to be removed for inspection and cleaning of brickwork
2.4	Roof	Mansard Flat Roof	GRP recovering of existing Felt roof as Triflex Pro Tect. & Pro Detail NBS Ref :
		Mansard slate Roof	Refix slipped slates and replace, broken slates to match existing. Install Roof Slope Ventilator Terminals along top and bottom of roof slope to provide ventilation to the roof void. Overhaul flashings and parapets requiring repointing. Install new Code 4 lead capping to existing stone coping and flashings to front and rear parapet H71/460 Provide new plasterboard ceiling, vapour barrier, Insulate below and between existing rafters to AD Part L1B requirements U value 0.18W/(m2K) Table3 leaving a 50mm air path above the insulation for ventilation.
2.5	Windows	Front	Require complete overhaul, repair generally, prepare and decorate NBS Ref L10/200 & 201

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			Remove existing glass and install slim double glazed units within existing glazing bars. Triangular beads pinned and set in polysulphide sealant.
			Overhaul window shutters to working order - repair and repaint NBS Ref M60/130
			Replacement windows to be provided where existing is beyond repair – refer to sub-contractor specialist schedule.
		Rear	Where possible completely overhaul, and repair windows, prepare and redecorate
			Remove existing glass and install slim double glazed units within existing glazing bars. Triangular beads pinned and sealed. NBS Ref L10/200 & 201
			Rotted windows to be replaced with new timber windows with double glazed units timber triangular pinned beads. NBS Ref L10/210 & 211
2.6	Internal	Doors	All fire doors to have swing free hold open facility.
			Business Meeting Rooms 1 and 2 doors to hall to have acoustic seals.
2.7	External	Doors	Access control to external front doors to UCL requirements
INTERNAL ROOM SCHEDULE			
B0.1a	Lower Ground Floor: B0.1 Lobby	floor	Heavy duty Vinyl floor finish on cement bed on 65 screed on Cavity drain Tanking as 1.3 above Aquarend Group details on 100mm concrete slab to SE details on 50mm insulation. Border to room: Engineered plywood timber veneer parquet Hardwood flooring to extg floor level.
		Walls	Allow for cavity drain system as 1.3 above. See Aquarend Specialist details. Plasterboard Dryline wall, lining paper and redecorate with emulsion finish.
		Ceiling	Overboard existing ceiling to provide 1 hour fire resistance.
		Window/external door	Replace Existing side hung casement with new double glazed window to match existing. Painted finish New External door and frame ironmongery
		Door	New panelled door joinery details to match existing.
B0.1b	Services	Floor	See B.01a Heavy duty vinyl
		Walls	Painted
B0.2	Lower Ground Floor: B0.2 Business Meeting 1	Demolition	Take down existing water damaged ceiling Glazing over door removed and infilled

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		Floor	Carefully record location, remove, protect and store existing floor slabs for relaying on cement bed on new dpm M60/180 to Aquarend Group details on 100mm concrete slab to SE details on 50mm insulation value 0.25. Border to room: Engineered plywood timber veneer parquet Hardwood flooring glued to plywood substrate on separating layer on stone flag floor. Existing floor level to be maintained. Centre of room: Carpet flooring set in a recess to hardwood floor level.
		Walls	Window wall: Allow for cavity drain system as 1.3 above. See Aquarend Specialist details. Refit window linings to tanked walls. Plasterboard Dryline the remainder of the wall, lining paper and redecorate with emulsion finish. Walls Generally: Allow for injected DPC and specialist waterproof render to details. See Aquarend Specialist details. Render taken 1500mm AFFL. Plasterboard Dryline wall, lining paper and redecorate with emulsion finish. Provide panelling false wall and monitor enclosure – see ID proposals.
		Ceiling	Plasterboard to provide 1h FR(see fire strategy). Skim finish. Lining paper and decorate with emulsion finish.
		Windows	Existing sash windows to be carefully removed for overhaul and repaired, prepare and redecorate. Install new slimline double glazed units. Timber triangular pinned and sealed glazing beads. New sash cords & adjustment to weights/new weights. Provide new brass ironmongery. Existing casement windows to be carefully removed for overhaul and repaired, prepared and redecorated. Install new applied secondary glazing film to each casement on magnetic fixings to existing single glazed units. Timber triangular pinned and sealed glazing beads. New sash cords & adjustment Overhaul window seats and shutters. Prepare and redecorate. Overhaul and redecorate external window bars.
		Doors	New painted finish 4 panel FD30S door with detailing to match existing. New lever type brass ironmongery. See Door schedule.
		Joinery	New painted skirtings to match existing – Picture rail, cornice to ID details. See joinery package for panelling and lining fit out details
		Chimney/Fireplace	See 01.3 Fire place surrounds to ID details
B0.3	Lower Ground Floor: B0.3 Pantry	Floor	Carefully record location, remove, protect and store existing floor slabs for relaying on cement bed on new dpm M60/180 to Aquarend Group details on 100mm concrete slab to SE details on 50mm insulation value 0.25.
		Walls	Allow for injected DPC and specialist waterproof render to details. See Aquarend Specialist details. Render taken 1500mm AFFL. Plasterboard finish. Prepare and redecorate with emulsion finish.

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		Ceiling	Allow for plasterboard overboarding existing to provide 1h FR(see fire strategy). Skim finish. Lining paper and decorate with emulsion finish.
		Pantry stone /piers	Pantry stones to be carefully recorded and reassembled on top of new slab. Adjustment to incorporate fridges. Flag stones to be cleaned and prepared and finished with proprietary sealer. Damaged stones to be replaced to match.
		Doors	As B0.2
B0.4	Lower Ground Floor: B0.4 Servery	Floor	Carefully record location, remove, protect and store existing floor slabs for relaying on cement bed on new dpm M60/180 to Aquarend Group details on 100mm concrete slab to SE details on 50mm insulation value 0.25. Heavy duty Vinyl floor finish and vinyl skirting to ID details.
		Walls	As B0.2 Chimney wall to be plasterboard relined. Altro Whiterock plastic wall finish to plasterboard lining. Provide ventilation extract to external wall.
		Ceiling	Allow for plasterboard overboarding existing to provide 1h FR(see fire strategy). Skim finish. and decorate with Easyclean or similar emulsion paint finish.
		Windows	Existing sash windows to be carefully removed for overhaul and repair, prepare and redecorate. Install new slimline double glazed units. Timber triangular pinned and sealed glazing beads. New sash cords & adjustment to weights. Provide new brass ironmongery.
		Doors	As B0.2
		Servery Fit-out	See specialist details
B0.5	Lower Ground Floor: B0.5 Hall	Floors	See B0.3
		Walls	Walls Generally: Allow for injected DPC and specialist waterproof render to details. See Aquarend Specialist details. Render taken 1500mm AFFL. Plasterboard and dryline wall, lining paper and decorate with emulsion finish.
		Ceilings	Allow for plasterboard overboarding existing to provide 1h FR(see fire strategy). Skim finish. and decorate with Easyclean or similar emulsion paint finish.
		Stair	Make good stone/concrete treads and nosings. Stone to be left fairface and sealed. Repair and refix balustrade and handrail where loose and prepare and redecorate. Recessed handrail to lined wall to stair.
B0.6	Lower Ground	Comms Cupd	Upgrade to FR30 including door ceiling under stair and partition.

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	Floor: B0.6 Hall		Floor anti-static vinyl floor finish on existing floor finish.
B0.7a	Lower Ground Floor: B0.7a Lobby	Floor	See B0.3 Hardwood floor finish and painted timber skirting to ID details.
		Walls	As B0.5 Tiling one wall. See ID proposals. Electrical Cupboard Panelling one wall. See ID proposals.
		Partitions	New plasterboard stud walls.
		Ceiling	See Terrace 01.4 Allow for plasterboard overboarding. Skim finish. Lining paper and decorate with emulsion finish.
		Doors	New external door and frame with fanlight over to match existing to current thermal standards. New brass ironmongery.
B0.7b	Lower Ground Floor: B0.7b Art Room/Store	Floors	See B0.3 Vinyl floor finish and vinyl skirting to ID details.
		Walls	As B0.5 Tiling one wall full height above sink. See ID proposals.
		Ceiling	See Terrace 01.4 for details of flat roof and insulation. Allow for plasterboard overboarding. Skim finish. Lining paper and decorate with emulsion finish.
		Doors	See B0.2
		Windows	See B0.2. New brass hardware. Overhaul and redecorate existing sash window. Remove louvre and replace with new side hung casement to match existing U value 1.6W/(m2K) AD L1B Table1
		Joinery –	Existing and New skirtings and architraves to match existing – prepare and decorate
		Sink unit	Cupboard base unit with worktop sink and taps See ID details
B0.7c	Lower Ground Floor: B0.7c Acc WC	Floors	See B0.3 Wood effect luxury Safety vinyl finish with vinyl skirtings to ID details
		Walls	As B0.5
		Ceiling	See B0.3
		Doors	See B0.2 Doc M furniture
		Sanitary ware	Doc M pack including sanitary ware handrails and mirrors. See ID details
B0.8	Vault 1		Vault 1 : Remove damaged surfaces overhaul and redecorate
B0.9	Vault 2		Remove existing friable surfaces and prepare to receive proprietary tanking render to specialist Cavity drain

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			Tanking as 1.3 above. Line out in plasterboard K10/205. Emulsion painted finish. M60/tbc
B0.10	Vault 3		Remove existing friable surfaces and prepare to receive proprietary tanking render to specialist Cavity drain Tanking as 1.3 above. Line out in plasterboard K10/205. Emulsion painted finish. M60/tbc
00.1	Ground Floor 00.1 Business Meeting 2	Demolition	Form opening between Business Room 2 and Business Room 3 to SE details
		Floors	Floors are generally doubled with a later floor overlaying the original boards. As the original boards are in a poor condition they are to be taken up and the best original boards from the entire building are to be selected and relaid in the Living Room. Carefully lift floor boards and select as noted above. New floor - Install new engineered HW timber floor finishes on plywood over existing timber floor joists. See finishes floor plan.
		Walls	Strip existing lining paper using methodology agreed with LA as referred to in M52/311 and make good. Prepare for lining paper M52/110 and redecorate with emulsion finish. Form new large opening in wall for new bi-fold panelled doors. Detailing and decoration to match existing. Decorative wall paper to feature wall. See joinery package for joinery cupboards panelling fit out details
		Ceiling	Strip existing lining paper and make good. Prepare for lining paper and redecorate with emulsion finish.
		Fire stopping	Provide 30mins fire stopping around services passing through compartment walls and floors as FSI Stopseal Fire Batts and associated products to standard details. See Fire Strategy for compartment lines.
		Plaster work	Existing ceiling rose and cornice to repaired as necessary, prepared and redecorated
		Windows	See B0.2 New brass hardware.
		Doors	Overhaul existing 44mm door to provide FD30S (min E20). Provide intumescent strips to sides and top edges and upgrade panels with Envirograf paper NBS ref L20/250-251 Prepare and redecorate. New ironmongery. Provide threshold drop acoustic seals and head and jamb acoustic seals to existing door.
		Joinery	Existing skirting and picture rails to be repaired as necessary, prepare and redecorate to ID details. Allow for new to match existing to opening through to Annexe and replacement to match existing where damaged.
		Fireplace FP.00.1	Sweep and smoke test chimney flue. Make any necessary repairs. Existing marble fire place to be retained, refurbished and fire backs/basket upgraded to flame effect gas fire to ID details.
00.2	Ground Floor 00.2 Front hall	Floor	See 00.1 Matwell - see ID details
		Walls	See 00.1 New panelled wall full height one side. Dado rails repaired painted and decorated. New division wall and door to match existing.

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		Ceilings	See 00.1
		Cornice	See 00.1 And new to match existing.
		Front Door and fanlight	Overhaul generally - remove all existing ironmongery, fill holes, and make good. Prepare and redecorate. Fit new ironmongery. Overhaul fanlight, replacing broken glass to match adjacent panels.
		Skirting/dado joinery	Existing skirting and dado to be repaired as necessary, prepare and redecorate to ID details. Allow for replacement to match existing where damaged. New to new division wall.
		Fire stopping	See 00.1
00.2	Ground Floor 00.2 Rear Hall	Demolition	Remove existing borrowed light glazed screen below stair string
		Floor	See 00.1
		Walls	See 00.1 Form a new 60min plasterboard wall to underside of stair
		Ceilings	See 00.1
		Cornice	See 00.1
		Staircase/balustrade	See B0.5
		Door	Form a new 2 panel fd30s(min E20) door and frame to match existing to underside of stair to basement
		Skirting/dado joinery	Existing skirting and dado to be repaired as necessary, prepare and redecorate to ID details. Allow for replacement to match existing where damaged.
		Fire stopping	See 00.1
00.3	Ground Floor 00.3 Business Meeting 3	Floor	See 00.1
		Wall	See 00.1 One wall plasterboard relined to conceal services. Wall paper to feature fireplace wall. See ID details.
		Ceiling	See 00.1
		Fire Stopping	See 00.1
		Windows	See B0.2. New brass hardware.
		Doors	See 00.1 Provide threshold drop acoustic seals and head and jamb acoustic seals to existing door.
		Joinery	See 00.1
		Fireplace	See 00.1 Fire place required for decorative use only. Seal and ventilate. See ID details.

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00.4	Ground Floor 00.4 Storage Cloakroom	Demolition	Remove existing store and WC partitions and make good to floor and wall finishes. Remove existing ceiling to enable roof to Annexe to be replaced.
		Floor	See 00.1 Floor rug (runner)
		Wall	See 00.1
		Ceiling	New plasterboard ceiling
		Windows	Replace casement window to match existing with sealed double glazed units. 0.16W/(m2K) AD L1B Table 1
		Doors	New painted panelled finish doors to cupds to be FD30 2 panel softwood stiles and transoms and plywood/Superlux panels. Ironmongery as schedule.
00.5	Ground Floor 00.5 Acc WC	Floor	See 001 re existing floor boards. New floor - Install new Wood effect luxury Safety vinyl with vinyl skirtings to ID details on plywood over existing timber floor joists. See finishes floor plan. and finishes drawings
		Wall	New insulated plasterboard partition system. Painted finish. One Tiled wall Wallpapered wall
		Ceiling	See 00.4
		Doors	See B0.7c
		Sanitary ware	Doc M pack including sanitary ware handrails and mirrors. See sanitary ware details
00.6	Ground Floor 00.6 Boiler Cpd		As 00.4
01.1	First Floor 01.1 Living Rm	Floors	See 00.1 This floor will have a relaid existing timber board floor with a polished sealed finish. The best resalvaged floor boards from the existing floors to be used as described. This floor will have acoustic quilt insulation laid in the floor void between joists to reduce sound transmission to the bedrooms from lower floors P10/
		Walls	See 00.1 – Note: casing for svp/services to be reconstructed.
		Ceilings	See 00.1
		Fire Stopping	See 00.1
		Windows	See B0.2.
		Skirting/Arch/picturerail	Repair existing and redecorate. Profiles replaced to match existing.
		Cornice	Spot repairs and redecorate with matt emulsion– Note: Cornice to be extended around SVP casing to match existing

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		Doors	See 00.1
		Fireplace FP.01.2	See 00.1
01.2	First Floor 01.2 Landing	Demolition	Remove pipe casings and services
		Floors	See 00.1
		Walls	See 00.1 – Note; cut out dead plaster and make good damaged plaster to window reveals and head. Make good where services removed.
		Ceilings	See 00.1
		Staircase balustrade	See B0.5 – Note: broken handrail to be cut out and piece in new splice
		Fire Stopping	See 00.1
		Windows	Replace sash window to match existing with double glazed units U value 0.16W/(m2K) AD L1B Table 1 Note: raise cill to improve weathering to terrace
		Cornice	See 00.1
		Joinery	Existing skirting and dado to be repaired as necessary, prepare and redecorate to ID details. Allow for replacement to match existing where damaged.
01.3	First Floor 01.3 Kitchen/Diner	Floors	See 001 re existing floor boards. See 00.5 This floor will have acoustic quilt insulation laid in the floor void between joists to reduce sound transmission to the bedrooms from lower floors P10/
		Walls	See 00.1 One wall full height tiling. See ID details Refer to joinery package for kitchen fit out
		Ceilings	See 00.1
		Fire Stopping	See 00.1
		Acoustic insulation	Provide 200mm acoustic mineral wool insulation to above the ceiling in floor void
		Windows	See B0.2. Upgrade existing french doors with slim double glazed units. New brass espanulet ironmongery.
		Doors	See 00.1
		Joinery	See 01.2
		Fireplace	Sweep and smoke test chimney flue. Make any necessary repairs. Existing fireplace and mantelpiece to be retained prepared and painted, refurbish fire backs/basket overhaul shot fired and repainted in fire proof paint to ID details. Replace extg tiled hearth with new stone hearth. Provide chimney balloon to airtight flue.
02.1	Second Floor 02.1 Bedroom 1	Floors	Floors are generally doubled with a later floor overlaying the original boards. As the original boards are in a poor condition they are to be taken up and the best original boards from the entire building are to be selected and relaid in the Living Room.

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			This floor will have acoustic quilt insulation laid in the floor void between joists to reduce sound transmission to the bedrooms from lower floors P10/
		Walls	See 00.1
		Ceilings	See 00.1
		Fire Stopping	See 00.1
		Windows	See B0.2.
		Doors	See 00.1
		Cornice	See 00.1
		Joinery	See 00.1
		Wardrobe 1	Built in Cupds - See joinery package details
		Fireplace FP.02.1	See 01.3
		Firestopping	See 00.1
02.2	Second Floor 02.2 Bed 1 Ensuite	Floors	See 00.5
		Walls	Existing: See 00.1 Form insulated plasterboard pipe casings New; form plasterboard stud partition with acoustic insulation. Tile backer both sides. Full height tiling to 3 walls see ID details.
		Ceiling	Plasterboard to provide 1h FR(see fire strategy). Skim finish. Lining paper and decorate with emulsion finish.
		Doors	Remove existing door and provide and install new 2 panel non fire rated door to match adjacent. New ironmongery.
		Cornice	See 00.1 Extend cornice around SVP casing to match existing
		Joinery	See 00.1
		Sanitary ware	Sanitary ware handrails and mirrors and tiling. See Sanitary ware schedule and bathroom details
02.2a	Second Floor 02.2a WC2	Floors	See 00.5
		Walls	Existing: See 00.1 New; form plasterboard timber stud partition with acoustic insulation. Tile backer both sides. Full height tiling to 1 wall see internal elevation details.
		Ceilings	See 00.1
		Doors	Existing Non fire rated door to be overhauled, prepared and painted. New ironmongery

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		Sanitary ware	Sanitary ware, handrails, and mirrors. See ID and bathroom details
02.3	Second Floor 02.3 Landing	Floors	See 00.1 Remove wall to previous wc1 and make good finishes to match existing
		Wall	See 00.1 Remove wall to previous wc1 and make good finishes to match existing
		Ceiling	See 00.1 Remove wall to previous wc1 and make good finishes to match existing
		Staircase balustrade	See B0.5
		Windows	See B0.2.
		Joinery	See 00.1 Remove wall to previous wc1 and extend joinery to match existing
		Cornice	See 00.1 Remove wall to previous wc1 and extend cornice to match existing
		Fire stopping	See 00.1
02.4	Second Floor 02.4 Bedroom 2	Floors	See B0.2 This floor will have acoustic quilt insulation laid in the floor void between joists to reduce sound transmission to the bedrooms from lower floors P10/
		Walls	See 00.1
		Ceilings	See 00.1
		Windows	New double glazed sash windows to match existing joinery profiles - U value 1.6W/(m2K) AD L1B Table 1
		Doors	See 00.1
		Skirtings/arch/picturerail	See 00.1
		Wardrobe 2	Built-in – see internal elevations and joinery details
		Cornice	See 00.1
		Fireplace FP.02.1	See 01.3
		Fire stopping	See 00.1
03.1	Third Floor 03.1 Bedroom 4	Floors	See 00.1
		Walls	See 00.1
		Ceilings	See 00.1
		Windows	See B0.2 Note; repair water damaged sash box at head of window.
		Doors	Replace existing 36mm door and lining with new fd30s 2 panel door leaf to match existing, intumescent smoke seals and new ironmongery.
		Skirtings/Architraves	Existing skirting and architraves to be repaired as necessary, prepare and redecorate to ID details. Allow for replacement to match existing where damaged.
		Wardrobes	Built-in cupboards – see internal elevations and joinery details
		Fireplace FP.03.1	See 01.3
		Fire stopping	See 00.1

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03.2	Third Floor 03.2 Family Bathroom	Demolition	Remove existing tiling/fittings etc to walls
		Floors	See 00.5
		Walls	Existing: See 00.1 Form insulated plasterboard pipe casings Make good plaster where tiling removed. Full height tiling to 2 walls. See ID details
		Ceilings	See 00.1
		Windows	See B0.2
		Doors	Overhaul existing 36mm door. Not fire rated (check fire strategy) Prepare and redecorate. New ironmongery
		Sanitary ware	Sanitary ware, handrails, and mirrors. See internal elevations and sanitary ware schedule
03.3	Third Floor 03.3 Landing 3	Demolition	Remove all fittings and tiles to WC2 area. Remove all services including vent
		Floors	See 00.1
		Walls	See 00.1 Make good hairline cracks corner of wall adjacent window
		Ceilings	See 00.1 Make good redundant services holes(remove vent
		Windows	See B0.2.
		Staircase/balustrade	Make good Timber treads and nosings and strings. Repair and refix timber balustrade and handrail where loose and prepare and redecorate
		Bookshelves	Provide - see joinery details and internal elevations
		Fire Stopping	See 00.1
03.4	Third Floor 03.4 Bedroom 3	Floors	See 00.1
		Walls	Existing: See 00.1 Form ensuite 03.4a walls – see below
		Ceilings	Remove water damaged ceiling and provide new plasterboard ceiling. Line and decorate emulsion - see internal finishes schedule.
		Doors	As 03.1
		Windows	See B0.2.
		Skirtings/Architraves	Existing: See 00.1

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			New: to match existing prepared and painted to ID details.
		Wardrobe 3	Built-in. Refer interior elevations and joinery details.
		Fireplace FP.03.1	See 01.3
		Fire stopping	See 00.1
03.4a	Third Floor 03.4a B3 Ensuite	Floors	See 00.5
		Walls	Existing: See 00.1 New; form plasterboard timber stud partition with acoustic insulation. Tile backer one side. Full height tiling to 2 walls. See ID details
		Ceilings	See 00.1
		Doors	New 2 panel door to match adjacent. New ironmongery.
		Sanitary ware	Sanitary ware, handrails, and mirrors. See ID and bathroom details
		Architraves	Provide to match existing.
03.5	Third Floor 03.5 Utility	Floors	See 00.5
		Walls	Existing: See 00.1 0.35 Utility existing internal window to be re-glazed New; form plasterboard timber stud partition with acoustic insulation. Tile backer one side. Full height tiling to 2 walls. See ID details
		Ceilings	See 00.1
		Doors	New 2 panel door to match adjacent. New ironmongery.
		Architraves	Provide to match existing.
		Sanitary Ware	Sink - refer to Sanitary schedule. Plumbed for washing machine.
04.1	Fourth Floor 04.1 Playroom	Demolition	Remove all plasterboard ceilings
		Floors	See 00.1
		Walls	See 00.1– Reconstruct Access hatch to roof
		Ceilings	New insulated plasterboard ceilings, lined and painted finish.
		Windows	See B0.2.
		Doors	As 03.1
		Skirtings/Architraves	See 00.1
		Fitted cupboards	Media Storage unit. See internal elevations and joinery package.
		Fire Stopping	See 00.1
04.2	Fourth Floor	Demolition	Remove all plasterboard ceilings

Ref	LOCATION	ELEMENT	PROPOSED WORKS
	04.2 Landing		Remove services and enclosure in rooflight lightwell Remove pipes and casings from wall of stair flight
		Floors	See 00.1
		walls	See 00.1 Note: make good plaster wall finishes after demo
		Ceilings	See 04.1
		Rooflight	Refurbish existing rooflight
		Staircase/balustrade	See 00.1
		Fire stopping	See 00.1
04.3	Fourth Floor 04.3 Study	Demolition	Remove all plasterboard ceilings
		Floor	See 00.1
		Wall	See 00.1 – Reconstruct Access to roof
		Ceiling	See 04.1
		Windows	See B0.2.
		Doors	see 03.1
		Fire stopping	See 00.1
04.3	Fourth Floor 04.4 Store	Demolition	Remove all plasterboard ceilings
		Floor	See 00.1
		Wall	See 00.1
		Ceiling	See 04.1
		Doors	see 03.1
		Fire stopping	See 00.1