

repairs to windows and doors will require the removal of original material only where decayed, the scheduling of repairs to follow the stripping of paint

plaster damage to be consolidated prior to applying lining paper for decoration

previously stripped joinery to be refixed where loose, prepared for redecoration

floorboards to be cleaned, refixed using cut floorboard nails where necessary, finish to be non petroleum based floor wax

FD

room doors adjoining the stair require upgrading fire resistance - to include: edge fixed fire seal 3 sides fire rated antique bronze finish hinges, fire rated sprung latch ensure 15mm door stops

cast iron rainwater pipework:
- replacing PVC from main valley
- iron guttering and downpipe from bay roof
- cast iron hopper and downpipe from Northern parapet gutter renewed lead roofing matching colour thickness and edge finish replaces modern leadwork

NOTE: switches, sockets and light fittings to re-use current outlet locations where possible to minimise the cutting of new electrical boxes into historic fabric.

Unauthorized electrical works using gypsum plaster repairs around boxes to have gypsum removed - replaced with 3 coat lime plaster

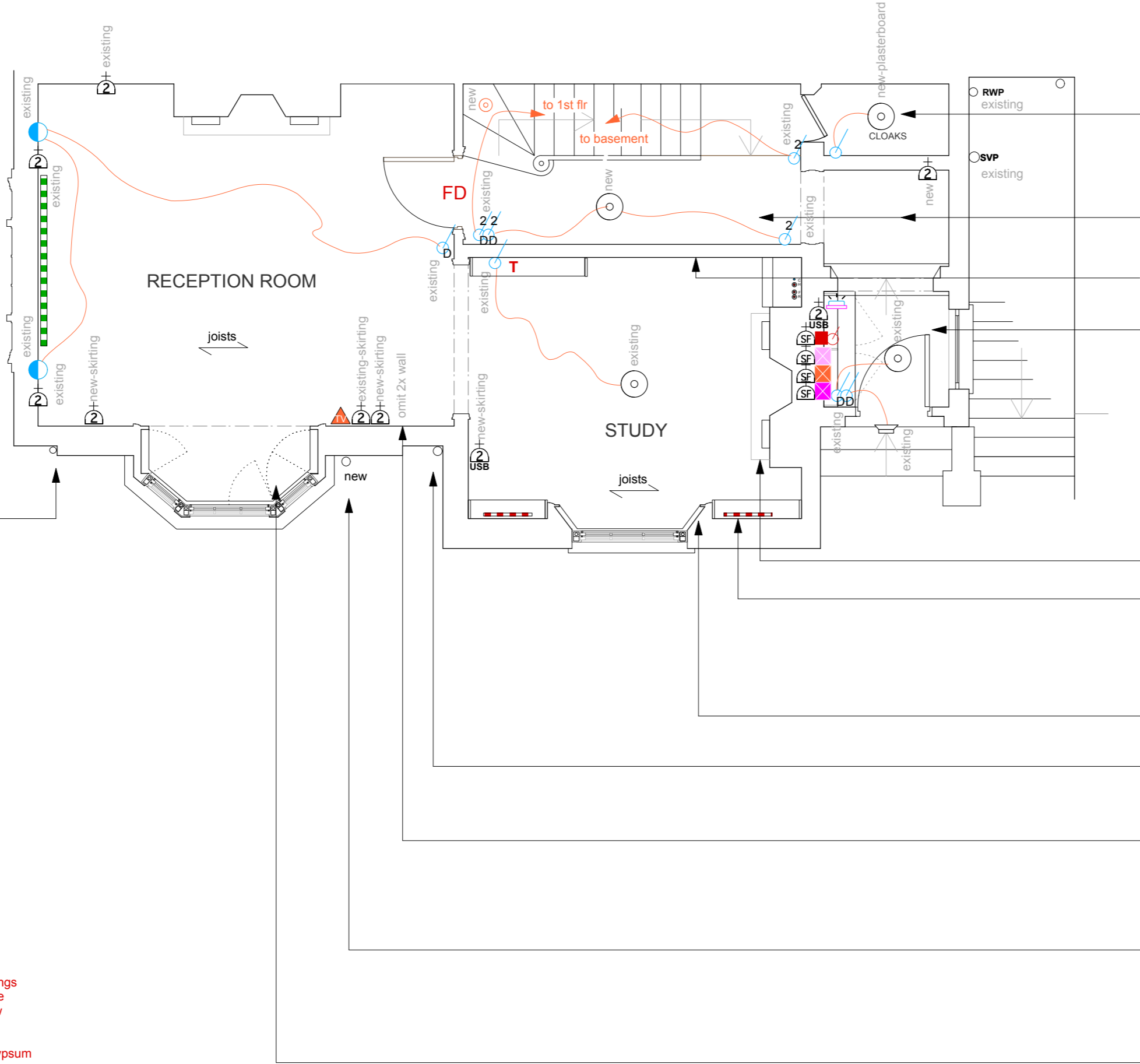
existing denotes re-use of existing outlet location

new denotes new wall outlet using lime repair

new-skirting denotes new outlet set into skirting board avoiding plaster damage

new-plasterboard denotes new location in existing plasterboard

omit denotes removal of outlets and restoration of lime plaster



repair existing lime based plaster following paint removal - reinstate plaster at high level to match existing
- ceiling lath + 3 coat work as elsewhere
- door prepared for new paintwork
- floor boards cleaned and wax finished.

floors cleaned and waxed, skirtings, spindles and steps decorated, stair handrail cleaned and waxed

study walls filled with lime based repair, fully papered and redecorated - note section of existing lazure finish to remain visible, location TBC

stone floor cleaned, recessed lime based pointing to joints/cracks

joinery, window and door prepared and redecorated, locks and hinges changed

consolidation of water damaged ceiling in situ, loose lining paper carefully removed and re-lined. Cornice cleaned of paint for redecoration in lime distemper, missing ornament replaced

2x marble surrounds to iron insert hearths cleaned, fractured hearthstones to be consolidated in situ

shelving cleaned and retained as found radiator cabinets cleaned and radiators replaced with equivalent size - flow and return pipe runs re-used to prevent further damage

missing shutters remade as per details of bay window fitted into existing empty shutter boxes, decorated as window

replace PVC with iron rainwater pipework

gypsum plaster first coat repairs to electrical installation to be carefully removed and matching 3 coat haired lime with split laths used to repair walls prior to lining paper. No power outlets above 450mm

New cast iron rainwater pipework as per photographic evidence of pre-1985 installation - removal of post 1985 PVC pipework - repairs to render in Roman cement prior to decoration

missing leaves of existing shutters re-instated, conservation repair to existing shutters, redecorated. Modern filler removed and original details reinstated to moulded reveal to bay soffit

Note:
all original joinery/mouldings/skirting repaired using conservation methods and appropriate matching materials
- to be decorated

Gypsum + mesh undercoat to stair wall skimmed in gypsum if lime or chalk based plaster trials are unsuccessful

LEGEND

- WATER**
- RADIATOR Hudevad P5 tbc
 - RADIATOR Iron column floor standing radiator tbc
 - THERMOSTAT tbc
 - towel radiator electric backup tbc
 - WATER supply
 - STUB STACK AAV - Air Admittance Valve
 - SVP Note: min 450mm from WC connection to drain invert level
- SMALL POWER + LIGHTING** - H = HIGH LEVEL
- NOTE: LOW LEVEL OUTLETS TO BE 450mm FFL WHERE EXISTING LOCATIONS RETAINED, SKIRTING MOUNTED ELSEWHERE
- All outlets to be brass thin face-plate
- PENDANT / CEILING LIGHT various client supply
 - SPOT LIGHT recessed fitting LED allow for Envirograf DLC7/AC acoustic intumescent hood to each fitting.
 - LIGHT IP65 rated
 - WALL LIGHT tbc IP rated where appropriate
 - 5 AMP OUTLET wall switched tbc
 - LIGHT SWITCHES (SINGLE / DOUBLE / 2-way D-dimmer)
All switches brass finish TBC
 - WALL LIGHT EXTERNAL IP65 rated main fed switched
 - WALL LIGHT EXTERNAL IP65 rated mains fed PIR controlled
- DOUBLE with 2x USB / EXTERNAL / DOUBLE / SINGLE SOCKET OUTLET
- SWITCHED FUSED SPUR OUTLET to suit application
- SOUNDER, REF AUTOMATIC FIRE DETECTION SYSTEM
- Worktop mounted Kitchen extraction with remote switch operation with wall vent kit to suit 150mm - 61 litres per second, dB(A) @3m 45
- Wall mounted WC extraction with remote switch operation with wall vent kit to suit 100mm - 25 litres per second, dB(A) @3m 38
- Distribution Board for ground and first floor electrical circuits. Hager or similar quality, allow for min. 1 number spare circuit for future use. Board+RCD to BS 7671:2008+A3:2015 Amendment 3 compliant: conforms to BS EN 61439-3 inc. Annex ZB
- WIFI router location for security linked to PIR/camera detection via bluetooth located within retained storage cupboard
- WIFI router location for doorbell linked sounder/mobile devices via bluetooth located within retained storage cupboard
- WIFI router for internet devices via bluetooth located within retained storage cupboard
- MAINS OPERATED SMOKE ALARM AUTOMATIC FIRE DETECTION SYSTEM: detectors and alarms connected to the control unit and indicating unit at GF all TO BS 5839-PART1 TYPE L3. NOTE POWER ISOLATION AND BREAK-GLASS AND PANEL IN GUEST CLOAKS AREA
- MAINS OPERATED ALARM/HEAT ALARM - GENT or similar approved
- FD30 Half Hour fire door hinges, latches and frame seals to BS 476: Part 22

