

Note: all original / existing fabric retained in-situ unless indicated red for removal

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 latchensure 15mm door stops

hazard: outline method statement

Wiring
Wireways to minimise damage to lime plaster wall lights located to allow for floor run cabling with reduced opening up - gaps between studwork to be utilised for vertical runs - dust from plaster minimised but PPE required.

Water services
waste pipe runs between existing floor joists - existing notching to be used. Lifting of floorboards allows for inspection of joists, timber repair required if existing cut-outs excessive - engineer to comment. Boards lifted as per guidance from SPAB ensuring minimal risk to operative AND to boards.

External
leadwork to be covered by Risk Assessment on working via scaffolding and COSHH aspects of lead handling - work by experienced and qualified tradesperson.

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

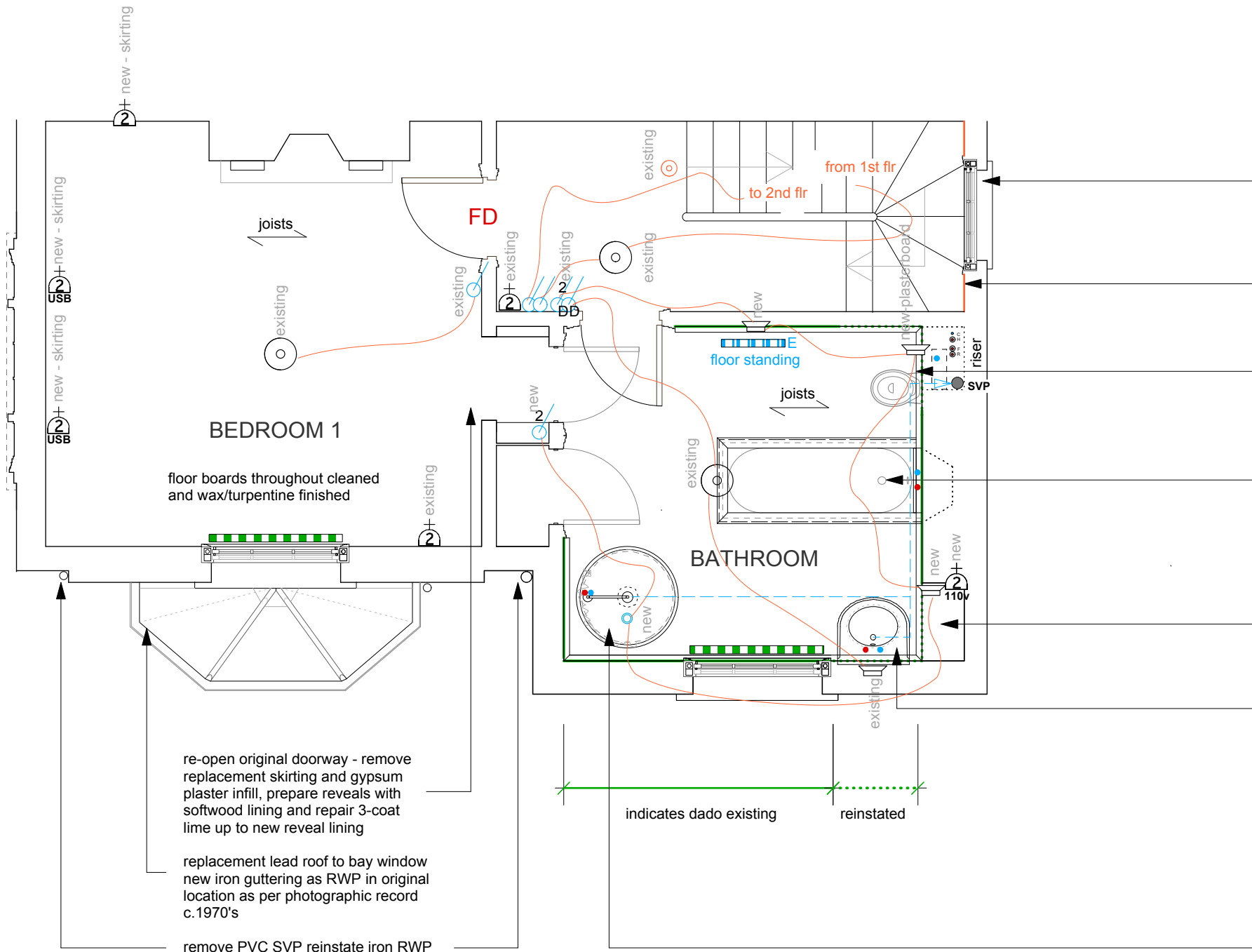
existing denotes re-use of existing outlet location

new denotes new wall outlet usimng 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



3x sashes to stair, bedroom and bathroom stripped of paint and decay removed with matching timber pieced in, retain all glass in situ, replace putty on exterior of all panes, re-cord and fit new staff/ parting beads adjusted to run smoothly - replace cill and any sections of frame where water damage is evident

remove gypsum to window wall reinstate original lime plaster specification

WC panels relocated to wall, missing element to stair wall made to match detail and material reclaimed vintage WC pan with reclaimed mahogany seat

Ref drawing GC 312 - existing paneling reinstated to restored bath with mahogany surround reinstated (if decay visible has penetrated into the timber matching wood to be sourced and remanufactured to size - taps traditional chrome with handspray shower cradle

basin vanity unit panels relocated to external wall and across alcove with replacement mahogany shelf made using reclaimed wood

underslung Shanks basin sourced with marble top matching original in colour and edge moulding with traditional chrome taps

stripped cornice around entire room finished in lime distemper, ceiling repaired in lime plaster with lath support

circular shower tray with curtain enclosure on ceiling mounted rail, no contact with any wall or paneling - note shower pipework/supply and control freestanding fixed to shower tray - short section of floorboard removed for pipe access, retained on site for future refitting if shower to be removed ensuring reversability

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

