

Insulated 3" stud wall clad both sides plasterboard and skim. Match skirting.
 Rebated softwood frame and fire stop with no architrave to match existing, fit existing sliding door. Make good damage after remove sliding gear, refit on steel hinges. Alter existing right hand end of wardrobe, remove mirror and make good. Fit new carcass to form new wardrobe access from bedroom, alter remaining right hand cupboard door to opposite hand.
 Fabricate and fit spray painted wardrobes both sides of new door to match existing, as details.

Drain down heating system, cap off radiator below floor and remove, alter radiator pipework below floor ready for connection to new flat panel radiator, carefully remove and dispose of grille and radiator box.

Fit 18mm ply to make up levels including fit trimmer joists as necessary ready to receive infill parquet.

Employ specialist to supply and fit herringbone parquet to infill where floor radiator removed and relay border below new radiator position.

Oak parquet floor to whole flat, light sand, 3 coats Danish oil.

Core drill sample hole in plasterboard to sloping soffit to establish extent of existing insulation to sloping roof areas.

Drain down heating system, cap off radiator below floor and remove, alter radiator pipework below floor ready for connection to new cast iron radiator (size TBD), carefully remove and dispose of grille and radiator box.

Fit 18mm ply to make up levels including fit trimmer joists as necessary ready to receive infill parquet.

Employ specialist to supply and fit herringbone parquet to infill where floor radiator removed and relay border below new radiator position.

Oak parquet floor to whole flat, light sand, 3 coats Danish oil.

Carefully take down and dispose of sliding door and mechanism. Match skirting bedroom side 75mm thick studwall, plasterboard and skim both sides. Fill void with insulation.

Core drill sample hole in plasterboard to sloping soffit to establish extent of existing insulation to sloping roof areas.

Infill windows flush both sides with insulated studwork.

Core drill sample hole in plasterboard to sloping soffit to establish extent of existing insulation to sloping roof areas.

Take down radiator and bookcase recesses, clad existing single skin of partition wall with plasterboard; fill void with acoustic insulation, ready for new staircase.

Below stairs oak bookcase as details.

Core drill sample hole in plasterboard to sloping soffit to establish extent of existing insulation to sloping roof areas.

Extend studwork up to sloping soffit behind bedhead. Retain shelves both sides.

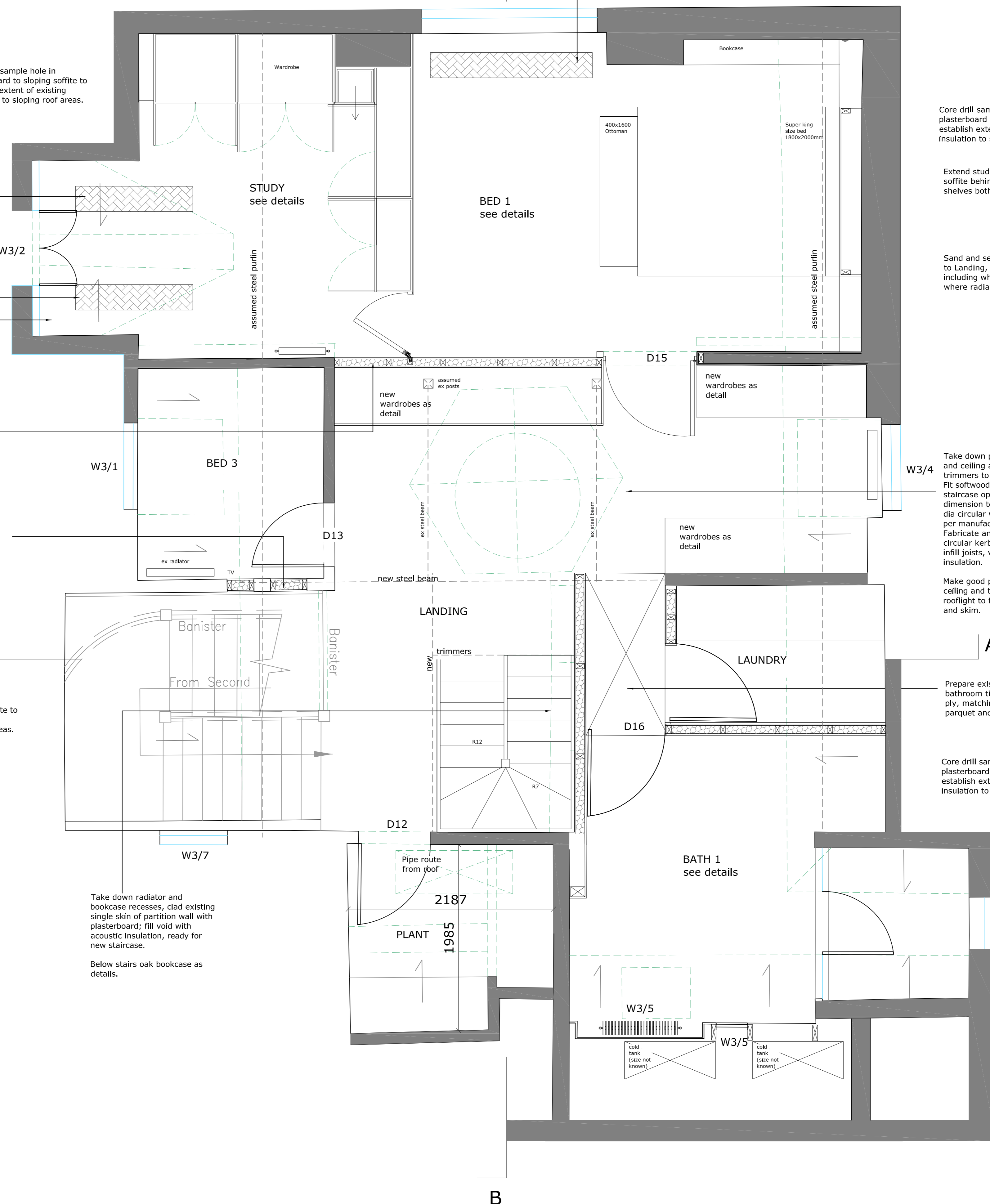
Sand and seal existing oak floor to Landing, Bed 1, Bed 3 including where alterations made where radiators altered.

Take down plasterboard lining and ceiling as required to expose trimmers to spiral stair opening. Fit softwood joists to close staircase opening to required dimension to suit 1335mm o/a dia circular walk on rooflight as per manufacturers details. Fabricate and fit 150mm high circular kerb supported on new infill joists, void filled with insulation.

Make good plasterboard to ceiling and turn up reveals of rooflight to form circular reveal, and skim.

Prepare existing sub floor after bathroom tiles removed, 9mm ply, matching oak herringbone parquet and border.

Core drill sample hole in plasterboard to sloping soffit to establish extent of existing insulation to sloping roof areas.



REVISIONS		
A	20/08/2021	Client updates
B	30/9/21	Client updates
C	4/10/21	Client updates
D	19/01/22	rooflight change

PROJECT	
4 STRATHRAY GARDENS	
DRAWING	
PROPOSED 3RD FLOOR	
SCALE	DRAWING NO.
1:25 @A1	21.09.05
DATE	
APRIL 2021	
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