

KEY

1 NEW EXTERNAL FLUSH DOOR AND FRAME, DPC ALL ROUND, MORTICE ESCAPE DEAD LOCK AND LEVELR HANDLES, 1:5PRS BUTT HINGES - EJ2

2 REMOVE EXISTING JOINERY, BRICK UP EXISTING OPENING IN INSULATED CAVITY BRICKWORK, CLASS B ENGINEERING BRICKS EXTERNALLY. - EJ5. REMOVE EXISTING UPVC WINDOW AND REPLACE WITH NEW PAINTED TIMBER TO MATCH - EJ4

3 REOPEN EXISTING OPENING IN EXISTING EXTERNAL WALL, SINGLE DOUBLE GLAZED TIMBER DOOR WITH 1:5PRS BUTT HINGES PER LEAF, MORTICE SASH LOCK WITH LEVER HANDLES - EJ6

4 COMPARTMENT WALL - 2 LAYERS 100 X 50 STUDWORK, 600MM QUILT INSULATION TO BOTH LAYERS, 60MM SEPARATION, EACH SIDE 2 X 15MM SOUNDBLOCK PLASTERBOARD AND SKIM. MATCHING SKIRTINGS -IJ1, IJ5

5 REMOVE EXISTING STUD PARTITION. NEW KITCHEN AND APPLIANCES WITH EXTRACT FAN THROUGH EXTERNAL WALL & GAS BOILER WITH FLUE THROUGH EXTERNAL WALL. WASTE PIPE THROUGH EXTERNAL WALL TO SVP - G1

6 SW FRAMING AND STEPS CLAD IN PLY TO CREATE LANDING IN FRONT OF DOOR - F8

7 NEW STUD PARTITION, 44MM FLUSH DOOR WITH BATHROOM LOCK LEVER HANDLES, EXTRACT FAN IN EXTERNAL WALL, WC, BASIN, CONNECT TO NEW DRAINAGE, CUSHION VINYL FLOORING. BASE UNIT WITH SINK OUTSIDE TO SHOP - G2,F6

8 NEW STUD PARTITION, 44MM FLUSH DOOR WITH BATHROOM LOCK LEVER HANDLES, EXTRACT FAN IN EXTERNAL WALL, WC, BASIN, SHOWER WITH THERMOSTATIC CONTROLS, CONNECT TO NEW DRAINAGE, CUSHION VINYL FLOORING - G1, S5

9 NEW STUD PARTITION, 44MM FLUSH DOOR (WITH VISION PANEL TO SHOP) WITH SASH LOCK & LEVER HANDLES S4/S5/S6, F7/F8, G1,G2

10 NEW BASIN CONNECTED TO NEW ABOVE GROUND DRAINAGE (ALL BEDROOMS)

11 REPLACE EXISTING SINGLE GLAZED ROOFLIGHT WITH NEW VELUX GGL SD5P1 CONSERVATION ROOF WINDOW M08 780 X 1400. ALTER EXISTING OPENING TO SUIT

12 NEW INCOMING MAINS UNDER EXISTING COURTYARD; METERS ON REAR WALL; LANDSCAPE COURTYARD. NEW LEDGED & BRACED GATE AND FRAME, TRELLIS OVER WALL TO BULL LANE. SECURITY LIGHTING AND ENTRYPHONE.

GENERAL ITEMS:

I NTUMESCENT PAINT SYSTEM TO CI COLUMN IN SHOP TO GIVE 1HR FIRE RESISTANCE

B PROVIDE ACOUSTIC UNDERLAY TO CARPETS IN ROOMS B3 & B4

C PANELS OVER EXISTING FIREPLACES VENTS IN

UPPER PART OF PANEL.

D NEW ABOVE AND BELOW GROUND DRAINAGE AS NECESSARY, CONNECT TO EXISTING - REMOVE RAMPED SECTION OF CONCRETE FLOOR IN G2/G3

E ROOMS L, K/D, B1, B2 AND ADJOINING CIRCULATION SPACES. INSULATED DRYLINING TO EXISTING WALLS AND FIRST FLOOR CEILINGS

F ROOMS K/D AND B1 - NEW DOUBLE GLAZED PAINTED ALUMINIUM WINDOWS WITH TRICKLE VENTS - EJ3, EJ11

G SASH WINDOWS - OVERHAUL AND PROVIDE TRICKLE VENTS AND WEATHERSTRIPPING. RENEW WINDOW EJ10 COMPLETE TO EXACTLY MATCH PROFILES OF EXISTING.

H ATTIC ROOM - KEEP LOCKED SHUT; KEY TO RESIDE WITH LANDLORD

J FIRE ALARM AND SMOKE DETECTION SYSTEM IN RESIDENTIAL PARTS LINKED TO SMOKE DETECTOR IN SHOP - TO ENVIRONMENTAL HEALTH OFFICER REQUIREMENTS.

K GENERAL REPAIRS TO EXISTING FABRIC; HYDRAULIC LIME PLASTER TO FRONT PARTS OF BUILDING; NEW ELECTRICAL AND MECHANICAL INSTALLATIONS TO FLATS; ADAPT EXISTING TO SHOP; CARPET FINISHES TO ALL AREAS OF FLATS EXCEPT WET AREAS AND KITCHEN DINING ROOM. REDECORATE THROUGHOUT.

L OVERHAUL ROOF COVERINGS AND RAINWATER GOODS; GENERAL EXTERNAL REPAIRS

SECOND FLOOR

