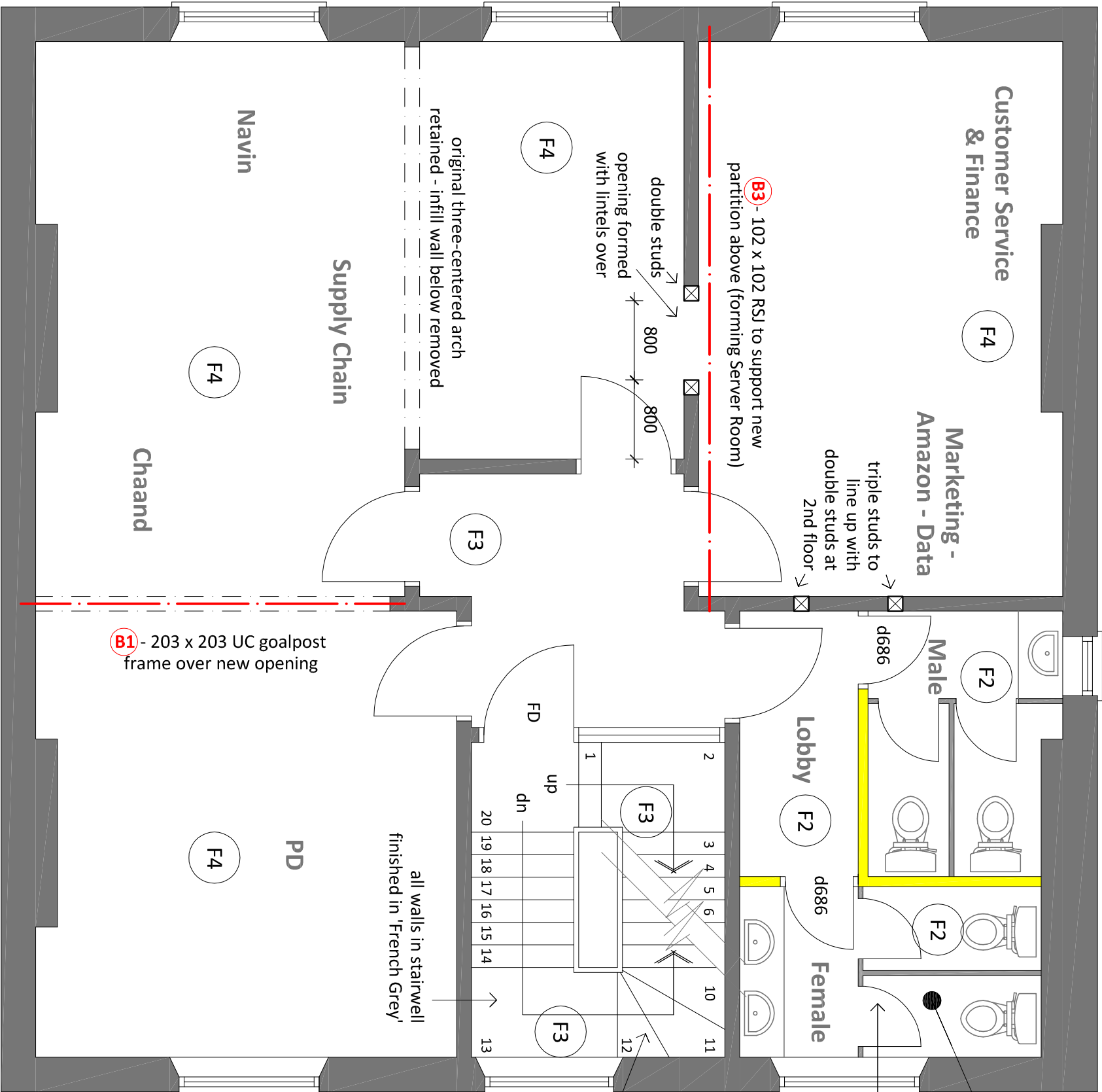


New Toilets:-

- Existing walls, doors, partitions and sanitaryware removed.
- Existing boiler relocated to second floor
- New partitions & doors installed where indicated.
- New WC's, vanity units & whb's fitted & plumbed in where indicated.
- Install extract fan.
- New flooring & lighting.
- All walls, ceilings & skirtings redecorated.

Staircase:-
Handrail - Black
Balusters - White
Treads/Risers - White

Floor Finishes

6mm plywood sub-floor to be laid under all new floor finishes



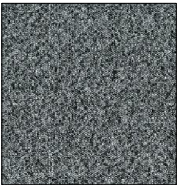
F1
Karndean Heritage Collection 'Clifton CLIF-01'



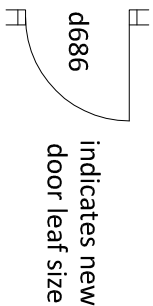
F2
Karndean Van Gogh Collection 'Blush Oak - VG W107T'



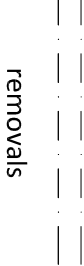
F3
Newhey Patina 2.0 carpet range 'Brindle' to stair runners (with nickel stair rods) & landings



F4
Forbo Tessera textured Grey carpet tiles



new 100mm stud partitions (FR30)



removals
(B1)
new steel beams to Structural Engineer's calculations

Structural, Fit Out Work & Floor Finishes

NOTE:- All structural work, new steel beams, goalposts etc to be in accordance with Structural Engineer's design & calculations.

Schedule of Repairs (see photos)

WINDOWS:-
All windows to be inspected & checked. Any necessary repairs to frames, window bars, sashes etc. to be carried out with 'Repair Care DRY-FLEX 4' in accordance with the manufacturers instructions & redecorated

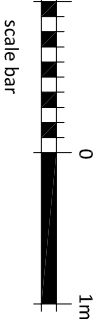
EXISTING ARCHITECTURAL FEATURES:-
All internal architectural features (architraves, door surrounds, skirtings, ceiling roses etc) to be retained & carefully rubbed down & re-decorated.

DOORS:-
to be carefully hand sanded down, prepared and redecorated.

INTERNAL PARTITIONS:-
any areas of damaged internal partitions and ceilings to be to be repaired with lath & lime plaster & redecorated.

MINOR PLASTER CRACKS:-
to be rubbed down, 'spot-filled' and redecorated

REVISION A - Mar 3 2022
Various amendments following site meeting with Conservation Officer on 1st March 2022



PROPOSED FIRST FLOOR - 1 of 2

Elmsdale House,
31 The Green,
Money Lane,
West Drayton
UB7 7PN

dwg no:- 21.35.05A scale:- 1:50 date:- @ A3 Jan 2022

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