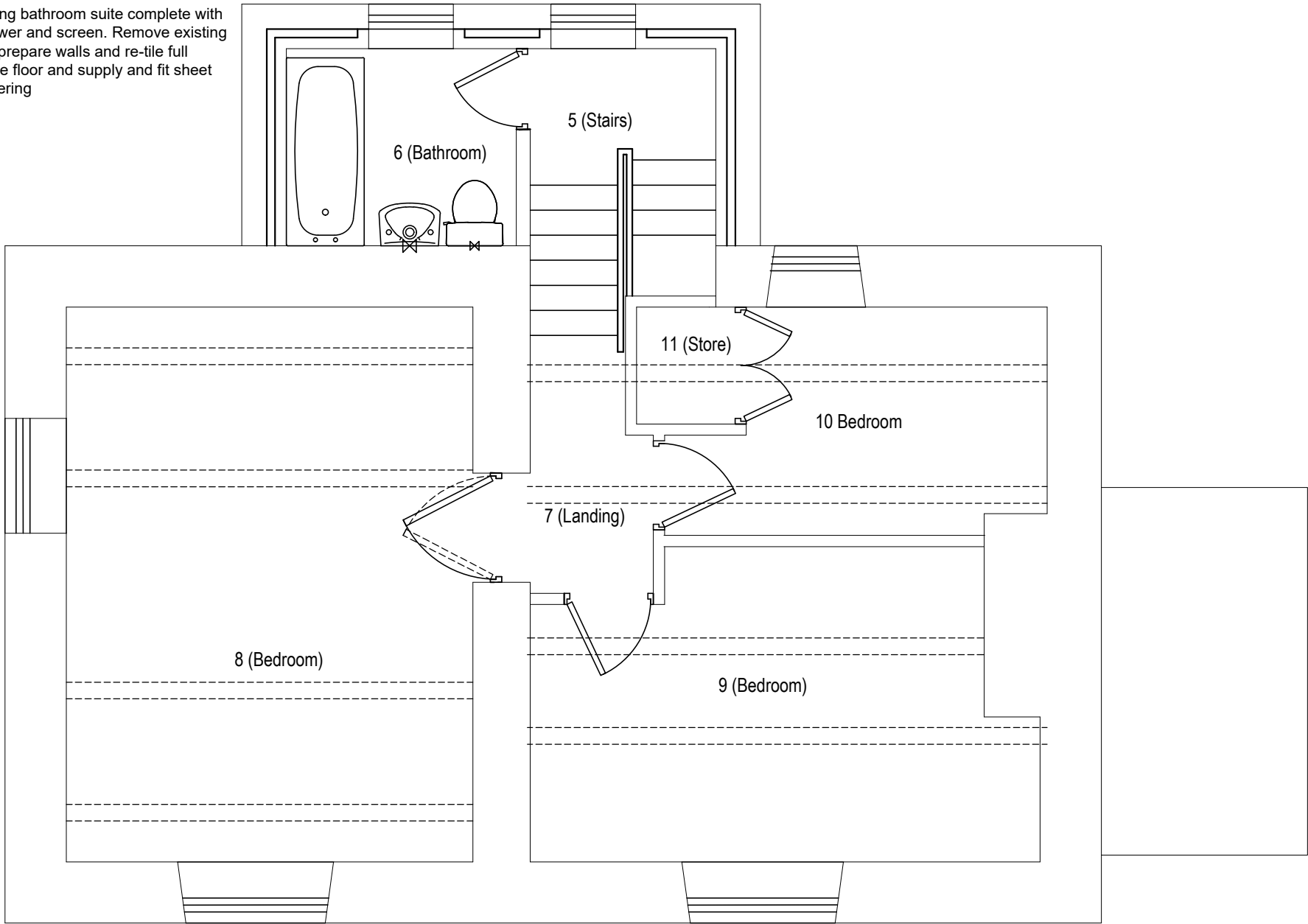
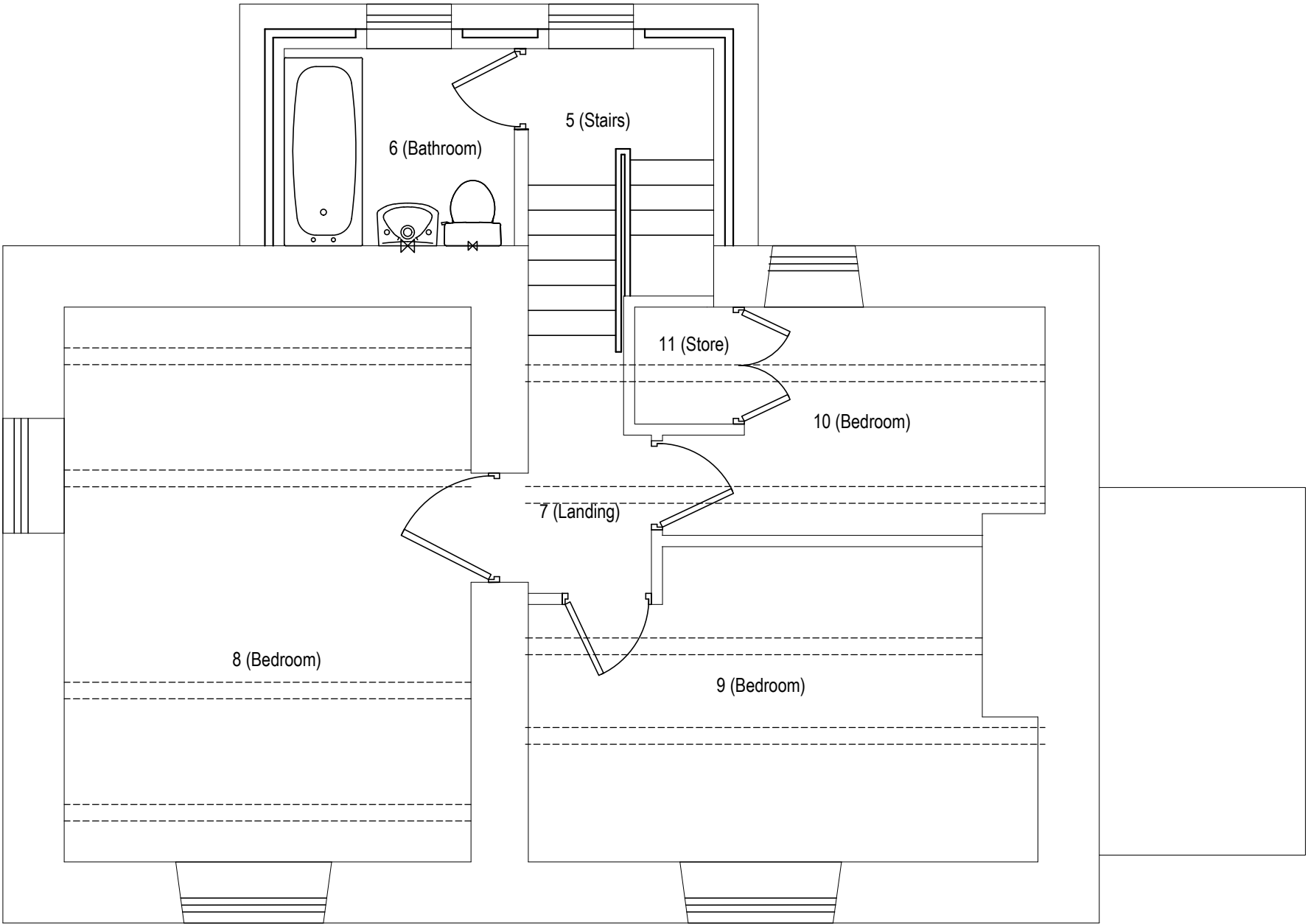


Replace existing bathroom suite complete with over bath shower and screen. Remove existing ceramic tiles, prepare walls and re-tile full height. Prepare floor and supply and fit sheet vinyl floor covering



PROPOSED FIRST FLOOR LAYOUT



EXISTING FIRST FLOOR LAYOUT

GENERAL NOTES AND SPECIFICATION:

NEW BATHROOM SUITE:
Ideal Standard complete bathroom suite comprising 1700x700mm bath with Tesi mixer tap, Tesi bathroom basin with mixer tap, Tesi close coupled wc with soft close seat. Supply and fix Tesi radius shower screen and Ideal Standard Alto thermostatic shower above bath

NEW KITCHEN:
Greenwich gloss handleless kitchen units by Howdens Joinery (refer to plan for layout) with 38mm thick square edged laminate worktops, composite single drainer sink with Swan neck mixer tap.
Supply and fix Lamona built under oven, 4 ring ceramic hob and cooker hood
All exposed end carcasses to have decor panels
All colours to be confirmed

WALLS: Prepare walls in accordance with the BS6150 and apply 1no mist coat and 2no top coats of breathable paint suitable for use on lime plaster (product to be approved by the L.A. Conservation Officer)

SKIRTING BOARDS:
Remove all existing and supply and fix ex. 175x25mm softwood torus profile skirting boards

CARPET:
Cormar Carpets Home Counties Plains Twist Pile on 9mm Tredaire underlay on 9mm ply screw fixed through floor boards into existing timber joists. Carpet colour to be confirmed

GROUND FLOOR
Remove existing quarry tiles throughout ground floor and lay new floor covering (details to be confirmed)

PLASTERING:
Prepare all walls and apply suitable bonding agent and Lime plaster skim finish
Contractor to allow provisional sum for hacking off existing and replastering as follows (approx 20 sq.m)
Clean substrate and remove any traces of gypsum plaster, prime with a suitable bonding agent and apply lime plaster in accordance with the manufacturers instructions
locations to be agreed on site with the Contract Administrator.
Allow provisional sum for plastering walls and underside of stairs in the store (room no 3)

GLOSS PAINT TO ALL INTERNAL JOINERY:
Clean down, abrade, treat knots and resinous areas by removing resin and applying a thin coat of Dulux knotting solution, allow to dry, apply 1no coat of Dulux trade primer 2no coats of Dulux trade satinwood

CARPET FLOOR FINISH:
Remove existing overboarding and lay new 9mm thick plywood screw fixed through floor boards into existing joists
Supply and lay Cormar Carpets Home Counties Plains twist pile carpet on 9mm Tredaire underlay or equal approved

EXPOSED INTERNAL BEAMS AND LINTOLS:
Carefully strip existing finish to expose natural timber, prepare and apply clear wax finish in accordance with the manufacturers instructions

CERAMIC TILES:
To BS 6431 part 9 to be applied with Bal CTF3 adhesive as recommended by manufacturer with 3mm joints to be grouted with Bal-Grout with Bal admix GT1 on plastered background
Wall tiling to be carried out in acc with CoP BS5385.

VINYL FLOOR:
Polyfloor Colonia Stone PUR 2mm thick vinyl planks / tiles installation to be carried out in accordance with BS 8203 and the manufacturers instructions on 9mm ply screw fixed through floor boards into existing joists (colour to be confirmed)

INTERNAL DOORS:
Replace existing internal doors with Jeld-wen oak veneered cottage style or equal approved

HEATING SYSTEM:
Strip out existing boiler and radiators and supply and fix new heating system in accordance with the Building Regulations. Work to be undertaken by a Gas Safe Registered Heating Engineer a Building Regs Compliance Certificate is to be provided on completion

NOTE: Free standing fridge freezer, washer and dryer to be provided by the client for contractor installation

Remove existing kitchen units, appliances and full height wall tiling above units.
Make good walls and re-tille.
Provide electrical sockets adjacent cooker hood, washer and dryer spaces

Supply and fix new kitchen units, worktops and appliances as indicated
Free standing fridge freezer

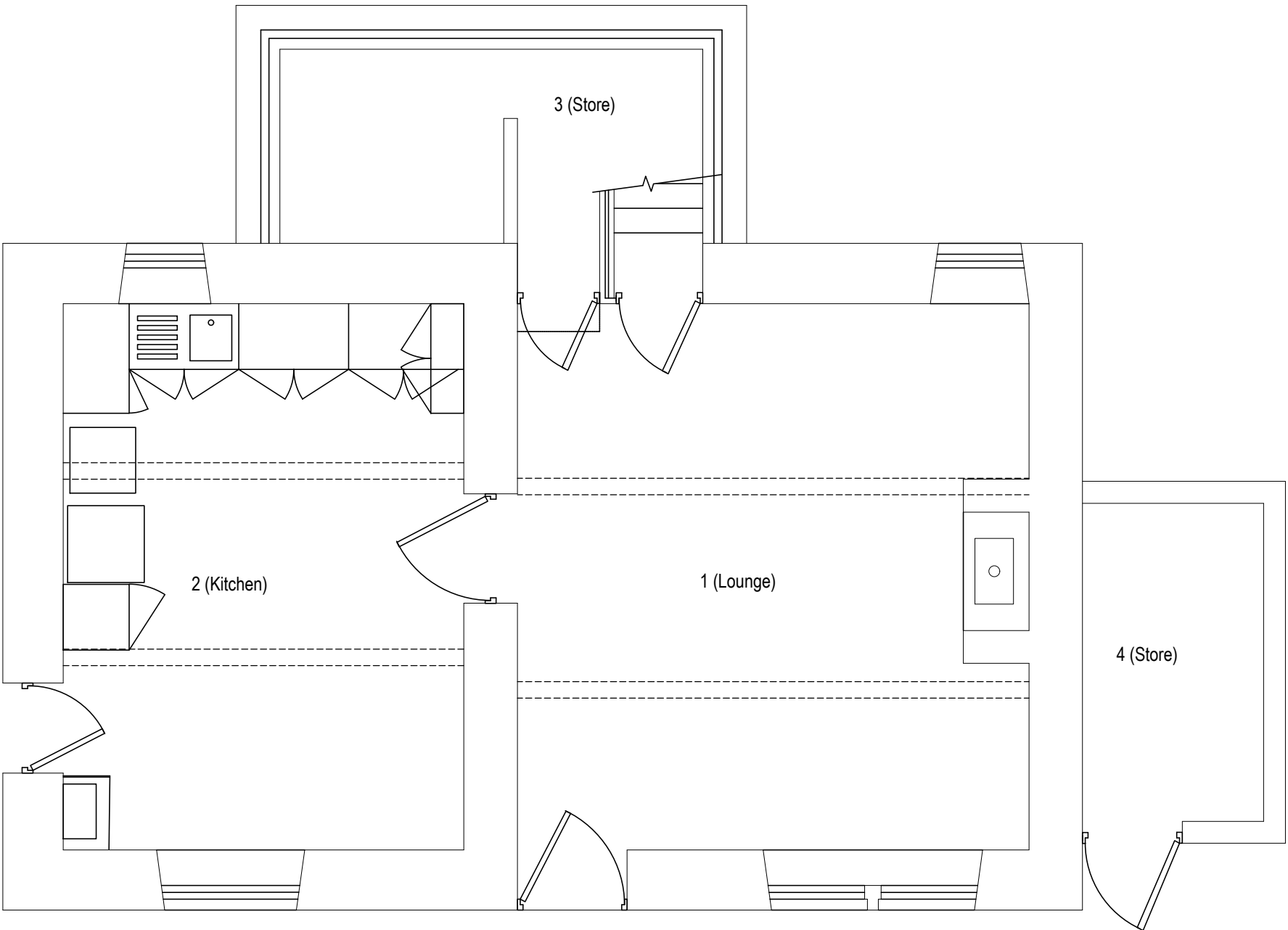
Remove existing and replace with hardwood stable style door and frame make good internal and external surrounds

Remove existing and provide boiler enclosure utilizing a tall unit to match the kitchen units, frame out above and finish with p/bd and skim

Supply and fix new hardwood door and frame to match existing

Strip existing store profiled metal roof and recover with felt, battens and slate. Supply and fix new oge profile gutter and rainwater pipe

PROPOSED GROUND FLOOR LAYOUT



EXISTING GROUND FLOOR LAYOUT

Figured dimensions to be used. Do not scale from drawing

B	Reference To Previous Planning Application 22/01094/LBC indicated.	RW	04/11/2025		
A	Plaster spec.revised, laminate flooring omitted Existing ground floor quarry tiles to be removed	GB	Oct.22		
Rev.	Revision detail	By	Ch.	Date	



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Client **YOUR TRUST**

Project **HOLLINGWORTH FOLD COTTAGE REFURBISHMENT**

Title **PROPOSED AND EXISTING PLANS (previous approvals: 22/01094/LBC)**

Drawn by	Date	Purpose of issue	Scale
GB	JUNE 22	Tender	1:50 @ A1
Checked by	Date	Project No.	
		2004220	
Approved by	Date	Drawing No.	Rev
		T-02	B