

B	Plaster repaired or replaced where required.
C	Existing tiles to wall and floor removed.
D	Plaster repaired or replaced where required.
E	Install new skirting 19 x 100mm square edge skirting, sanded and painted/stained. Screwed and pelleted at 600mm centres in pairs.
F	New floor finish to be installed over tanking.
GROUND FLOOR ROOMS	
IN GENERAL	
A	All electrics (wiring, sockets and switches) to be replaced
B	Radiators to be replaced. (Refer to Interior Room Data Sheets for specification of new radiators).
C	All new M+E equipment throughout (see M+E spec for details)
D	Exisiting door to be retained, sanded down and treated where necessary and painted.
ROOM G0-01 - Lobby	
A	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
B	Entrance matt to be replaced.
C	Existing skirting retained, refurbished where required and painted.
D	Existing corince to be repaired where required and repainted.
ROOM G0-02 - Stairway	
A	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
B	Existing skirting retained, refurbished where required and painted.
C	Existing flooring to be replaced.
D	Existing corince to be repaired where required and repainted.
E	Cupboard door to be retained, sanded down and treated where necessary and painted.
F	Existing stairs to be repaired, replaced sanded down and treated where necessary and painted Matt White.
G	Existing stair spindals and balustrade to be reinforced, repaired, and replaced where necessary with paint finish.
ROOM G0-03 Consulting room	
A	Fireplace and surround to be retained.
B	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
C	Existing skirting retained, refurbished where required and painted.
D	Existing flooring to be replaced.
E	Retrofitted cabinets to be removed.
F	Existing corince to be repaired where required and repainted.
G	Wall nibs to be retained where wall is removed.
H	Windows to be retained and refurbished and new secondary glazing to be installed.
ROOM G0-04 Consulting room	
A	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
B	Existing skirting retained, refurbished where required and painted.
C	New floor to be installed on top of existing floor.
D	Wall to be removed, decorative cornice & dado to be retained by installing beam underneath to support brickwork with cornice & dado. Any skirting removed as paty of the removed wall to be retained and resued.
E	Chimney and fireplace surround to be retained/restored.
F	Window and brickwork under window to be removed to form door opening.
G	Existing flooring to be replaced.
ROOM G0-05 - WC & Waiting room	
A	Existing hand basin and associated drainage to be removed.
B	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
C	Existing flooring to be replaced.
D	Wall to be removed,decorative cornice to be retained by installing beam underneath to support brickwork with cornice.
E	Curved wall to be retained.
F	New skirting to be installed to match other ground floor rooms.
FIRST FLOOR ROOMS	
IN GENERAL	
A	All electrics (wiring, sockets and switches) to be replaced
B	Radiators to be replaced. (Refer to Interior Room Data Sheets for specification of new radiators).

C	All new M+E equipment throughout (see M+E spec for details)
ROOM 1-01 - Stairway	
A	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
B	Existing skirting retained, refurbished where required and painted.
C	Existing corince to be repaired where required and repainted.
D	Existing stairs to be repaired, replaced sanded down and treated where necessary and painted Matt White.
E	Existing stair spindals and balustrade to be reinforced, repaired, and replaced where necessary with paint finish.
ROOM 1-02 Consulting room	
A	Existing pedestal hand basin and associated drainage to be removed.
B	Existing 'modern' fittings to be removed.
C	Existing gas fire to be removed.
E	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
F	Existing corince to be repaired where required and repainted.
G	Existing skirting retained, refurbished where required and painted.
H	New door opening to be formed.
J	Windows to be retained and refurbished and a new secondary glazing to be installed.
K	Chimney and fireplace surround to be retained/restored/ Tiled hearth to be retained/ restored.
L	Existing flooring to be replaced
ROOM 1-03 Consulting room	
A	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
B	Existing skirting retained, refurbished where required and painted.
C	Existing corince to be repaired where required and repainted.
D	Chimney and fireplace surround to be retained/restored/ Tiled hearth to be retained/ restored.
E	Windows to be retained and refurbished and new secondary glazing to be installed.
F	Existing flooring to be replaced
G	New lightweight partition to be installed to separate the room.
H	New sanitaryware to be installed.
J	New door to be installed to match existing on that floor.
K	Skirting to be installed to match existing
L	Cornice to be installed to match existing
ROOM 1-04 WC	
A	Existing sanitary fittings removed and replaced.
B	Wall paper stripped from walls, plaster repaired or replaced where required.
C	Existing tiles to wall and floor removed and replaced.
D	Proposed new floor to be installed on top of existing floor.
E	New plaster board ceiling installed (British Gypsum or equal approved),to be skimmed and painted.
F	Wall to be removed, decorative cornice to be retained by installing beam underneath to support brickwork with cornice.
G	Window to be removed
H	External door to be installed in place of existing window. Window cill to be removed as required.
J	New sanitary fittings to be installed to include; bath mounted of stepped plinth, separate walk-in shower, hand basins and wc with concealed cistern and pipework. (Refer to finishes schedule, key plans and interior room data sheets for details)
ROOM 1-05 Consulting room	
A	Existing hand basin, unit and associated drainage to be removed.
B	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
C	Existing corince to be repaired where required and repainted.
D	Existing skirting retained and refurbished where required and painted.
E	Windows to be retained and refurbished and new secondary glazing to be installed.
F	Chimney and fireplace surround to be retained/restored.
G	Contemporary marble hearth to be removed.
H	Flooring to be replaced.
ROOM 1-06 Lobby	
A	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
B	Existing corince to be repaired where required and repainted.
C	Existing skirting retained, refurbished where required and painted.

SECOND FLOOR ROOMS	
IN GENERAL	
A	All electrics (wiring, sockets and switches) to be replaced
B	Radiators to be replaced. (Refer to Interior Room Data Sheets for specification of new radiators).
C	All new M+E equipment throughout (see M+E spec for details)
ROOM 2-01 Stairway	
A	New door into arched wall opening to be installed to match existing.
B	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
C	Existing skirting retained, refurbished where required and painted. Where replacement skirting is required, new skirting will be to match existing within the room.
D	New partition and door to be installed off corridor as indicated on drawings. (Refer to Proposed Ground floor GA plan and details)
E	Stained glass ceiling window to be carefully cleaned.
ROOM 2-03 - Consulting room & office	
A	Existing fire surround to be refurbished to original condition.
B	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
C	Existing flooring to be replaced with new.
D	Existing hand basin, sink unit and associated drainage to be removed
F	Door to be removed and stored or used elsewhere in the house.
G	Door opening to be infilled and finished in matching dado rail & skirting.
H	Windows to be retained and refurbished and new secondary glazing to be installed.
ROOM 2-04 - Consulting room	
A	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
B	Existing skirting retained, refurbished where required and painted.
C	Existing corince to be repaired where required and repainted.
D	Chimeny and fireplace surround to be retained/restored.
E	Window to be retained and refurbished and new secondary glazing to be installed.
F	Existing flooring to be replaced with new.
ROOM 2-05 - WC	
A	Original doors to be carefully removed and stored in a secure dry area within the property. (Refer to door schedule for details)
B	Partitions to be removed.
C	New skirting to be installed to match the exisiting of other rooms on the floor.
D	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
E	Existing flooring to be replaced with new
F	Ceiling to be replaced with new plasterboard ceiling.
ROOM 2-06 Consulting room	
A	Original doors to be carefully removed and stored in a secure dry area within the property. (Refer to door schedule for details)
B	Existing hand basin, unit and associated drainage to be removed.
C	Existing fire place to be retained.
D	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
E	Existing skirting retained and refurbished where required and painted.
F	Cupboard to be removed.
G	Window to be replaced with new replica window to match the existing .
H	Contemporary marble hearth to be removed.
J	New sanitary fittings to be installed to include; free standing bath, separate walk-in shower, hand basins and wc with concealed cistern and pipework. (Refer to finishes schedule, key plans and interior room data sheets for details)
ROOM 2-07 store	
A	Original doors to be carefully removed and stored in a secure dry area within the property. (Refer to door schedule for details)
B	Wall paper stripped from walls and ceiling, plaster repaired or replaced where required.
C	Existing skirting retained and refurbished where required and painted.
ROOF WORKS	
IN GENERAL	
A	Existing Roof to be repaired and any broken tiles replaced like for like.
B	Existing Rooflight to be replaced with new rooflight. (Refer to window schedule for details)
C	Create roof opening for roof windows to the roof of the first floor.

EXTERNAL WORKS TO BUILDING	
REMOVAL OF PLANT GROWTH FROM MASONRY :	
A	Plants, root systems and associated soil/ debris to be carefully remove from joints, voids and facework.
B	Unwanted plants close to masonry: Where removal of root system is not possible or desirable, stem to be cut as close to the ground as possible. Bark to be removed from stump and herbicide paste applied. Leave stump to wither.
BRICK REPAIRS / POINTING :	
A	An analysis to be done on the original mortar to find the original mix to use for any re-pointing. Soft lime mortar with rough texture and lower strength than surrounding masonry to be used for repairs and pointing.
B	Care will be taken to retain remnants of tuck pointing.
RAINWATER PIPES AND EXTERNAL DRAINAGE :	
A	Redundant pipe work and wires to be removed
B	Existing pipe work to be rationalised where possible
C	Pipe work will be replaced in heritage style aluminium where possible.
D	Additional aco drains installed in accordance to new external ffl.
EXTERNAL DOORS	
A	Existing Front Door to be retained and refurbished and painted black.(Refer to proposed door schedule for details.)
B	Proposed new slim line alluminium framed sliding glazed doors to ground floor extension.(Refer to proposed details and schedule)
WINDOWS	
A	Original windows to the front of the building to be retained. Slim line secondary security glazing to be installed. Secondary glazing to be designed to work with existing frames and openings. (Refer to proposed window schedule and details for info)
B	All UPVC and modern softwood windows to be replaced with heritage sash windows to match original. (Refer to proposed window schedule and details for info)
EXTERNAL WORKS TO REAR YARD	
A	New reclaimed brick walls to be erected to the extension.
B	New flooring to be installed on new concrete slab.
C	New roof and ceiling to be installed.
D	New glazing bi-fold door to be installed.
E	Void of basement window to be boarded over.