



Note:

Strip out existing staircase (external) and basement staircase and make good to receive;

- a) New staircase to basement
- b) Beams and glass floor to include circular opening
- c) Install new kitchen allow provisional sum £20K
- d) Install radiators, boiler and electrics
- f) Form new opening to back door to kitchen:
 - Brass period ironmongery
 - Arch backed lintel to match existing
 - Concrete naylor lintels
 - Threshold
- g) All lighting to be controlled from Ipad/phone setting as well as switches
- h) All plaster details to be repaired, cleared of paint and redecorated