jmarchitects

FINISHES SCHEDULE -
PLANNING SUBMISSION

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Contract No: 21 St.John Street, Manchester

Client: Private Client

Schedule no: C(0)005
Rev: /

REFERENCE NO.	ROOM		ELEMENT	EXISTING		PROPOSED
	EXISTING USE	PROPOSED USE		FINISHES / DETAILS	ORIGINAL	FINISH / DETAILS
ROOM B.01	Kitchen	Dining Area	Wall:	Painted wall plasterboard	no	Painted plaster
			Floor:	Carpet	no	Stone tile
			Ceiling:	Suspended grid	no	Painted plasterboard
			Coving:	None	no	None
			Skirting:	100mm pencil rounded	no	19x125mm square edge
ROOM B.01a	Store	Wine Fridge	Wall:	Exposed brick	yes	Painted plasterboard
			Floor:	Exposed concrete	yes	Stone tile
			Ceiling:	Exposed timber joists and floor boards from above	yes	Painted plasterboard
			Coving:	None	no	None
			Skirting:	None	no	19x125mm square edge
ROOM B.02	Store	Wine Cave	Wall:	Painted brick	no	Painted plasterboard and exposed brickwork
			Floor:	Carpet	no	Stone tile
			Ceiling:	Painted paper	no	Painted plasterboard
			Coving:	None	no	None
			Skirting:	None	no	19x125mm square edge
ROOM B.03	Store	Wine Cave	Wall:	Exposed brick	yes	Painted plasterboard
			Floor:	Exposed concrete	yes	Stone tile
			Ceiling:	Arched brick	yes	Painted plasterboard
			Coving:	None	no	None
			Skirting:	Painted ogee profiled softwood	no	19x125mm square edge
ROOM B.04	Store	Utility	Wall:	Painted plasterboard	no	Painted plasterboard
			Floor:	Carpet	no	Stone tile
			Ceiling:	Suspended grid	no	Painted plasterboard
			Coving:	None	no	None
			Skirting:	100mm pencil rounded	no	19x125mm square edge
ROOM B.05	Hallway	Hallway	Wall:	Painted plasterboard	no	Painted plasterboard
			Floor:	Carpet	no	Stone tile
			Ceiling:	Suspended grid	no	Painted plasterboard
			Coving:	None	no	None
			Skirting:	100mm pencil rounded	no	19x125mm square edge
ROOM B.06	Boiler Room	Boiler Room	Wall:	Painted plasterboard	no	Painted plasterboard
			Floor:	Carpet	no	Vinyl
			Ceiling:	Exposed concrete soffit	no	Plasterboard
			Coving:	None	no	none
			Skirting:	100mm pencil rounded	no	19x125mm square edge
ROOM G.01	Reception	Formal Lounge	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Exposed timber flooring
			Ceiling:	Painted Wallpaper	no	Painted plaster
			Coving:	Painted	yes	Refurbished where required, painted
			Skirting:	Painted timber	yes	Refurbished where required, painted
ROOM G.02	Lobby	Lobby	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Hard flooring TBC
			Ceiling:	Painted Wallpaper	no	Painted plaster
			Coving:	Painted	yes	Refurbished where required, painted
			Skirting:	Varnished timber	yes	Refurbished where required, painted
ROOM G.02a	Lobby [part of G.02]	Lobby	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Hard flooring TBC
			Ceiling:	Painted Wallpaper	no	Painted plaster
			Coving:	Painted	yes	Refurbished where required, painted
			Skirting:	Painted timber	yes	Refurbished where required, painted
ROOM G.03	Office One	Dining Room	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Exposed timber flooring
			Ceiling:	Painted Wallpaper	no	Painted plaster
			Fire:	None	no	None
			Coving:	Painted	yes	Refurbished where required, painted

			Skirting:	Painted timber	yes	Refurbished where required, painted
ROOM G.04	Hallway	Hallway	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Hard flooring TBC
			Ceiling:	Painted wall paper / plaster	no	Painted plaster
			Coving:	None	no	None
			Skirting:	Painted timber	yes	Refurbished where required, painted
ROOM G.05	Hallway	Lounge [part of G.06]	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Hard flooring TBC
			Ceiling:	Painted wall paper / plaster	no	Painted plaster
			Coving:	None	no	None
			Skirting:	Painted timber	yes	Refurbished where required, painted
ROOM G.05a	Store	Lounge [part of G.06]	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Hard flooring TBC
			Ceiling:	Painted wall paper / plaster	no	Painted plaster
			Coving:	None	no	None
			Skirting:	Painted timber	yes	Refurbished where required, painted
ROOM G.06	Office Two	Lounge	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Hard flooring TBC
			Ceiling:	Painted wall paper	no	Painted plaster
			Fire Surround:	None	no	None
			Coving:	None	no	None
			Skirting:	Varnished timber and painted timber	no	None
ROOM G.07	Office Three	Kitchen	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Hard flooring TBC
			Ceiling:	Painted wall paper	no	Painted plaster
			Coving:	None	no	None
			Skirting:	Varnished timber and painted timber	no	None
ROOM G.08	External Courtyard	External Courtyard	Wall:	Exposed brick	Most	As existing
			Floor:	Stone	no	Tiles TBC
			Ceiling:	N/A	N/A	N/A
ROOM G.09	Covered External Area	Covered External Area	Wall:	Brick	no	As existing / render non-existing brick
			Floor:	Stone	no	Tiles TBC
			Ceiling:	Painted soffit board	no	N/A
ROOM G.10	External Area	Kitchen/Dining Area	Wall:	N/A	N/A	Painted plasterboard
			Floor:	Tarmac	N/A	Tiles TBC
			Ceiling:	N/A	N/A	Painted plasterboard
			Coving:	N/A	N/A	None
			Skirting:	N/A	N/A	19x125mm square edge
ROOM G.10a	External Area [part of G.10]	External Terrace	Wall:	N/A	N/A	Brick wall to match existing
			Floor:	Tarmac	N/A	Tiles TBC
ROOM G.10b	External Area [part of G.10]	Driveway	Wall:	N/A	N/A	Brick wall to match / timber fence/gates
			Floor:	Tarmac	N/A	Tiles TBC

ROOM 1.01	Office Five	Lounge [part of 1.02]	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted Wallpaper	no	Painted plaster
			Coving:	None	no	New to match existing
			Skirting:	Painted timber	Partly	Refurbished where required and install new to match existing, painted
ROOM 1.02	Office Four	Lounge	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wall paper	no	Painted plaster
			Fire Surround:	None	N/A	New fire surround feature TBC
			Coving:	none	no	New to match existing
			Skirting:	Painted timber	Partly	Refurbished where required and install new to match existing, painted
ROOM 1.03	Office Six	Flexible Room	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wall paper	no	painted plaster
			Coving:	None	N/A	None
			Skirting:	Painted	yes	Refurbished where required, painted
ROOM 1.04	Hallway	Hallway	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wall paper	no	Painted plaster
			Coving:	Painted	no	Refurbished where
			Skirting:	Painted	no	Refurbished where required, painted
ROOM 1.04a	Hallway	Flexible Room [part of 1.03]	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wallpaper	no	Painted plaster
			Coving:	Painted	yes	Refurbished where required, painted
			Skirting:	Painted	yes	Refurbished where required, painted
ROOM 1.04b	Hallway	Hallway	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wallpaper	no	Painted plaster
			Coving:	None	N/A	None
			Skirting:	Painted timber	no	None
ROOM 1.05	WC	Mini Bar	Wall:	Ceramic tiles / Painted wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wallpaper	no	Painted plaster
			Coving:	None	N/A	none
			Skirting:	Painted timber	no	19x125mm square edge
ROOM 1.06	WC	WC	Wall:	Ceramic tiles	no	Tiles TBC
			Floor:	Vinyl	no	Tiles TBC
			Ceiling:	Painted wallpaper	no	Painted plaster
			Coving:	None	N/A	none
			Skirting:	Painted timber	no	None
ROOM 1.07	Office Seven	Dressing Area	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wallpaper	no	Painted plaster
			Coving:	None	N/A	None
			Skirting:	Painted timber	no	19x125mm square edge
ROOM 1.08	Office Nine	Dressing Area [and En-Suite 1.09 and WC 1.09a]	Wall:	Wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wallpaper	no	Painted plaster
			Coving:	None	N/A	None
			Skirting:	Painted timber	no	19x125mm square edge
ROOM 1.09	Office Eight	En-Suite	Wall:	Wallpaper	no	Tiles TBC
			Floor:	Carpet	no	Tiles TBC
			Ceiling:	Painted wallpaper	no	Painted plaster
			Coving:	None	N/A	none
			Skirting:	Painted timber	no	None
ROOM 1.09a	Office Eight	WC	Wall:	Wallpaper	no	Tiles TBC
			Floor:	Carpet	no	Tiles TBC
			Ceiling:	Painted wallpaper	no	Painted plaster
			Coving:	None	N/A	none
			Skirting:	Painted timber	no	None
ROOM 1.10	N/A	Master Bedroom	Wall:	N/A	no	Painted plaster / Wallpaper
			Floor:	N/A	no	Carpet
			Ceiling:	N/A	no	Painted plaster
			Coving:	N/A	N/A	None
			Skirting:	N/A	no	19x125mm square edge
ROOM 1.11	N/A	Terrace	Wall:	N/A	no	Brick

			Floor:	N/A	no	Tiles TBC
ROOM 2.01	Office Eleven	Bedroom Two	Wall:	Painted wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wallpaper	no	Painted plaster
			Coving:	None	N/A	None
			Skirting:	Painted timber	no	Refurbished where required, painted
ROOM 2.02	Office Ten	Bedroom Two	Wall:	Painted wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wallpaper	no	painted plaster
			Fire:	None	N/A	None
			Coving:	None	N/A	None
			Skirting:	Painted timber	no	Refurbished where required, painted
ROOM 2.03	Office Twelve	Bedroom Three	Wall:	Painted wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wallpaper	no	painted plaster
			Fire:	None	N/A	None
			Coving:	None	N/A	None
			Skirting:	Painted timber	no	Refurbished where required, painted
ROOM 2.04	Hallway	Hallway	Wall:	Painted wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wallpaper	no	Painted plaster
			Coving:	None	N/A	None
			Skirting:	Painted timber	no	Refurbished where required, painted
ROOM 2.05	Office Thirteen	Bathroom	Wall:	Painted wallpaper	no	Painted plaster / Wallpaper
			Floor:	Carpet	no	Carpet
			Ceiling:	Painted wallpaper	no	painted plaster
			Fire:	Fire and surround	TBC	Retain and make good [for decorative purposes only]
			Coving:	None	N/A	None
			Skirting:	Painted timber	no	Refurbished where required, painted