

Schedule of Work:

G1. Entrance Hall:

Walls: Strip existing wall paper, make good substrate and re-line with new paper to be decorated.

Ceiling: Remove existing anaglypta paper, make good substrate and re-line with new paper to be decorated.

Joinery: Skirting, architraves, picture rail, cornice window / cill and shutters to be renovated. Modern architrave around boiler cupboard door to be removed and replaced by traditional ogee profile to match existing.

G2. Cloakroom:

Walls: Strip existing wall paper, make good substrate and re-line with new decorative paper.

Remove and replace modern wall tiles in WC area.

Ceiling: Remove anaglypta paper, make good substrate and re-line with new paper to be decorated.

Joinery: Skirting, architraves, picture rail, cornice and window / cill to be renovated.

New works: Construct new coats cupboard and box in pipe work serving heating system. Install new sanitaryware.

G3. Stair Hall including first floor landing:

Flooring: Existing parquet flooring to hall be renovated. Carpet on staircase and first floor landing to be removed and replaced by new.

Walls: Strip existing wall paper, make good substrate and re-line with new decorative paper.

Joinery: Skirting, architraves, picture rail, cornice and feature window / cill to be renovated.

G4. Drawing Room:

Flooring: Remove carpet, carefully lift pine floor boards and set aside for re-use. Install insulation and underfloor heating system. Existing boards to be relayed stripped and refinished.

Walls: Strip existing wall / lining paper, make good substrate and re lining with new paper for decoration.

Ceiling: Remove anaglypta paper, make good substrate and re lining with new paper as specification.

Joinery: Skirting, architraves, picture rail and cornice to be renovated Window / French doors (internal works): complete renovation including window cill. Shutters to be renovated.

Existing modern window seat to be removed including radiator below with making good to original walls and joinery as required.

Remove existing radiator and housing with making good to original walls and joinery as required.

All visible pipe work to be removed with making good to elements as required.

G5. Dining Room:

Flooring: Remove carpet, carefully lift pine floor boards and set aside for re-use. Install insulation and underfloor heating system. Existing boards to be relayed stripped and refinished.

Walls: Strip existing wall / lining paper, make good substrate and re lining with new paper as specification.

Ceiling: Remove paper, make good substrate and re line with new paper to be decorated.

Joinery: Skirting, architraves, picture rail and cornice to be renovated Window / French doors (internal works): complete renovation including window cill(s). Shutters to be renovated.

Existing modern window seat to be removed with making good to original walls and joinery as required.

All visible heating pipe work to be removed with making good to elements as required.

G6. Sitting Room:

Flooring: Carefully remove modern floor boards and remove from site. Install insulation and underfloor heating system as written specification notes. Provide reclaim pine floor boards to match drawing / dining rooms and finish as specification to be provided.

Walls: Strip existing wall / lining paper, make good substrate and re line with new paper to be decorated.

Joinery: Skirting, architraves, picture rail and cornice to be renovated Window / French doors (internal works): complete renovation including window cill(s). Shutters to be renovated.

All visible pipe work to be removed with making good to elements as required.

G7. Study:

Flooring: Modern vinyl to be removed and replaced.

Walls: Strip walls and re-line for decoration.

G8. Family / Kitchen / Dining Room:

Walls: Renovation of walls. Walls to be repaired where windows are removed and replaced.

Ceiling: Re skim and decorate as specification to be provided.

Joinery: Skirtings to be replaced by new. All windows to be carefully removed and replaced.

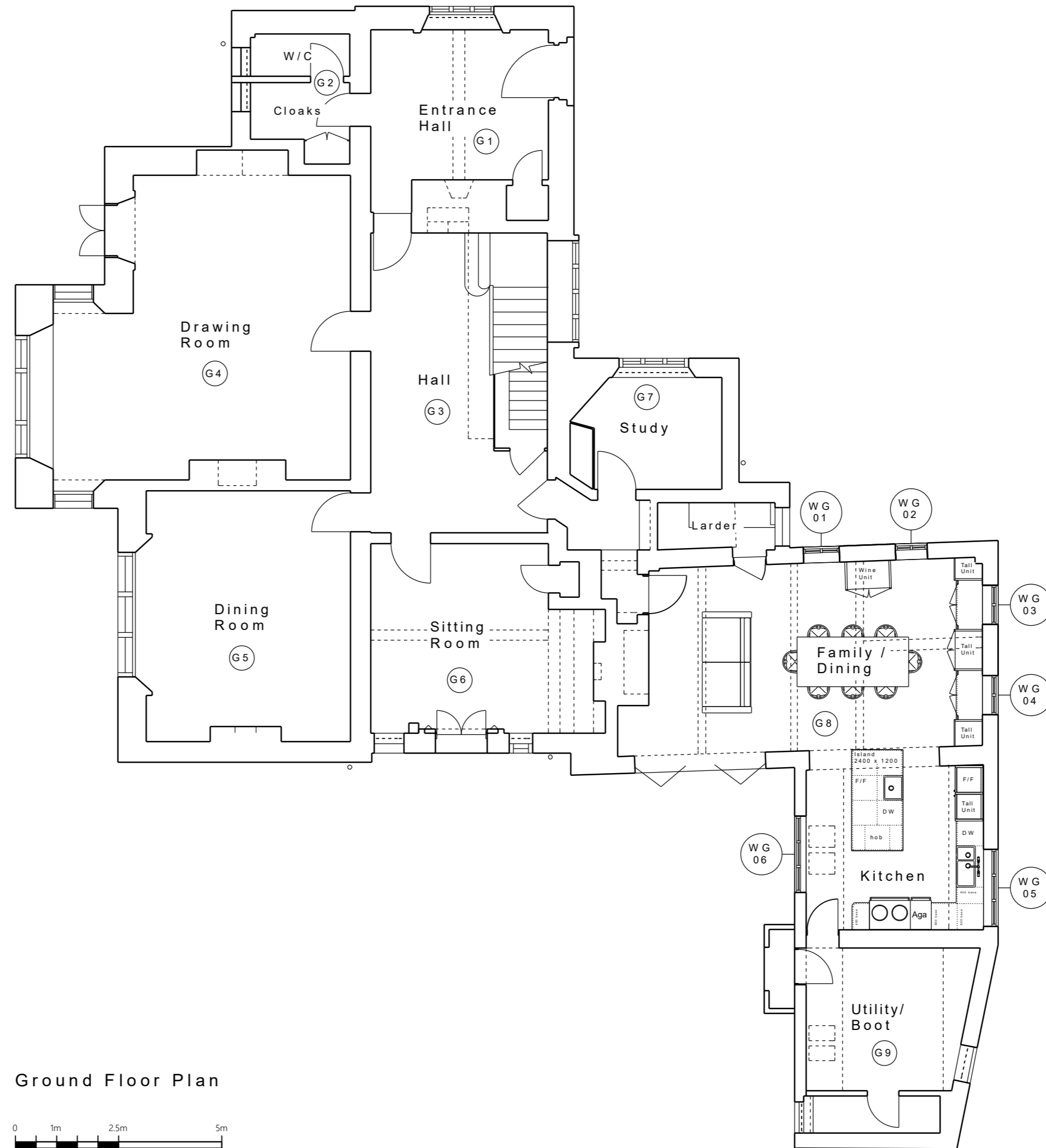
Existing modern kitchen to be removed and replaced.

G9. Utility / Boot Room:

Renovation including new cabinetry

General:

New or replacement secondary glazing to windows as marked on the drawings.



Ground Floor Plan



All dimensions must be checked on site by the contractor before commencing work. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing. Responsibility for establishing the soil and sub-soil conditions rest with the contractor.

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.

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Legend:

Room reference (G 1)

Window reference (W G 01)

Secondary glazing (-----)

revision schedule

project Alterations to Hawkley Place, Hawkley, Liss

title Proposed Ground Floor Plan

scale 1:100 @ A2

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revision

martin allman architecture

Chartered Architect
Southgate Chambers
37/39 Southgate St.
Winchester
Hampshire
SO23 9EH

t: 01962 866 190
m: 07751 427 813
e: mail@ma-architecture.co.uk
www.ma-architecture.co.uk