Proposed Works_Third Floor:

06 Hall

1. Install new Heat pump internal unit line sets and ceiling (concealed ducts) within secondary ceiling void above . Refer to RCP Drawings)
2. Install 50-100mm Isover APR 1200 Acoustic Roll within ceiling void.
3. Install new hardwood oak flooring same as second floor, arrows facing South as per drawing.
4. Install new ceiling cover with with x2 Gyproc Soundbloc 15mm plasterboards placed on Gypframe RB1 Resilient Bar (British Gypsum) with 3mm skim or two coats of plaster x2 with mist coats paint before painting (lowering the ceilings where ceilings are modern)
5. Repaint existing walls, new ceiling, door sets, skirting
6. Restore (sanding and polishing) hand railing
7. Install wallpaper, repaint and redecorate

07 Utility Room (Laundry):

8. Install platform, shelves, repaint, utilities, fan extractor, connection to downstairs cloak room on the second floor (the design attaches no structures to the stairs)

08 Bedroom 1 (Office):

9. Rebuild skirting board against the wall (using skirting board around the wardrobe)
10. Restoring/Cleansing Chimney stone
11. Install new hardwood oak flooring same as second floor, arrows facing South as per drawing.
12. Repaint, wallpaper and redecorate

12 Bedroom 2 (Guest Room):

13. Rebuild skirting board against the wall (using skirting board around the wardrobe)
14. Restoring/Cleansing Chimney stone
15. Move existing radiator under the window
16. Install wallpaper, repaint and redecorate
- Move heater under the window
- Switch the door hinges from right to left

Note:

Change existing ironmongery to all doors on Third Floor (handles, hinges, locks)
All surfaces will be repainted except the master bedroom, guest room, hall and staircase which will receive a wallpaper cover
Lowering the ceilings where ceilings are modern

09 Master Bedroom

Install new lowered secondary ceiling Gypliner Universal (British Gypsum) with 50-100mm Isover APR 1200 Acoustic Roll within ceiling void and new ceiling cover with with x2 Gyproc Soundbloc 15mm plasterboards (lowering the ceilings where ceilings are modern)
33. Build recessed curtain railing system
34. Install new hardwood oak flooring same as second floor, arrows facing South as per drawing with sound proofing underlay if needed to even out the laying surface.
37. Prepare wall are to receive new wardrobe and desk
38. Master Bedroom Hallway
 - paint doors and close the vent openings on the boiler wardrobe
 - Left door gives access to 1 boiler. Soundproof the space to avoid boiler noise
 - Middle and right door is a wardrobe, hanger in the middle section and pull out tray for shoes on the lower part
 - internal lighting when doors are open
39. Install wallpaper, repaint and redecorate.

10 Master Bathroom

40. Install 50-100mm Isover APR 1200 Acoustic Roll within ceiling void.
41. Prepare first fix drainage and plumbing for all new sanitary ware, shower and tower rail.
42. Install Built-in mirror cabinet (mid height to ceiling) refer to drawings
43. Install three hooks and a toilet paper holder
44. Install new 3mm Schluter Ditra Heat Duo Matt underlay with electric underfloor heating to the floor before the new tiling
45. Install new tiling as per drawings.
46. Second Fix plumbing & drainage and sanitary ware installation
 - Install tower heater (electrical)
47. Repaint rest of the not tiled walls and ceiling with

48. Build walk-in shower
- ONE rainshower, as per drawings: providing the floor to ceiling glass (10mm in depth)
49. Install Tower Heater (water)
50. Install three hooks and a toilet paper holder
51. Install new ceiling extractor (silent) - vents located out of windows and doors (location for units planned with ASHP equipment and installation provider documented)
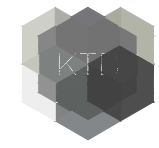
11 Guest Bathroom

52. Install 50-100mm Isover APR 1200 Acoustic Roll within ceiling void.24. Prepare first fix drainage and plumbing for all new sanitary ware and tower rail.
52.a. Install Shower Bath Tub and shower screen
 - Bette Bathtub : 75cm*168 currently + Freeflow Bath Filler on the wall side + Overflow on the outter side
 - In Wall shower + Niche + Fully retractable shower screen against the wall (we provide shower screen)
   Entire width of the wall (145cm), Above the sink/toilet
53. Install Built-in mirror cabinet (mid height to ceiling)
54. Install three hooks and a toilet paper holder
55. Install new 3mm Schluter Ditra Matt underlayer to the floor and bathtub wall area before the new tiling
56. Install new tiling as per drawings.
57. Second Fix plumbing & drainage and sanitary ware installation
58. Repaint rest of the not tiled walls and ceiling with
59. Install new ceiling extractor (silent) - vents located out of windows and doors (location for units planned with ASHP equipment and installation provider documented)

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1 Proposed Third Floor
SCALE 1:50

Terrace

Neighbouring Flat Roof

Fire Escape Lobby & Stairs

06 Bedroom 1
CH= 3000mm

09 Master Bedroom
CH= 2998mm

07 Utility Room (Laundry)

08 Hall
CH= 2580mm

10 Master En-Suite

11 Bathroom
CH= 2525mm

12 Bedroom 2
CH= 3004mm

washer dryer

ceiling hatch
CH= 2570mm

CH= 2585mm

W15
WW=1138 (1240) mm
WH=1570 (1600) mm
WC= 786mm

W14
WW=1138 (1240) mm
WH=1570 (1600) mm
WC= 786mm

W15
WW=1138 (1240) mm
WH=1570 (1600) mm
WC= 786mm

W12
WW=504 mm
WH=989 mm
WC= 1400

W11
WW=1015 (1227)mm
WH=1728 (1861)mm
WC= 822mm

ID14 dw = 713mm dh = 2025mm
ID13 dw=710 mm dh=2070 mm
ID12 dw=635 mm dh=2021 mm
ID15 dw=640 mm dh=2055 mm
ID11 dw = 713mm dh = 2025mm

Scale Bar in mm
0 500 1500 4000

N

LEGEND:

Proposed Works:

wall & floor finishes

other

REV	NOTES	DATE	BY
A	ISSUED TO CLIENT	07.07.2022	-DA
B	ISSUED FOR PLANNING	19.07.2022	DA

STATUS
PLANNING

PROJECT
42 Lancaster Gate
Flat E

TITLE
Proposed Third Floor

SCALE AT A3: 1:50

DWG NUM LST_106

REV A