

2311

Alterations to Pine Trees Hotel, Main House

Pine Trees Hotel

Schedule of Alterations

Refer to drawings 2311-ISA-MB-XX-DR-A-PL002 A, PL003 A, PL004 A

Ground Floor

Foyer:

Remove existing reception desk and surrounding veneered panelling and pelmets

Install new plasterboard lined partition to separate foyer from reception office.

Install new fitted joinery cabinets incorporating lockers and shelving for guest shoes and wellington boots and umbrellas with incorporated bench seat.

Redecorate walls and ceiling

Lay new ceramic tiled floor finish throughout foyer on top of existing terracotta tiles.

Cocktail Bar:

Remove existing bar unit fitted against wall, cut back raised platform and remove balustrade forming edge of bar unit. Redecorate wall.

Cut back existing bar unit, reface to match existing, fit new stone top.

First Floor:

Room 28, Molyneux Suite:

Remove carpets. Lay new timber parquet floor throughout room.

Form raised platform within window area to conceal drainage and water services from new free standing bath. Raised platform to be tiled. Drainage from new bath to run externally in cast iron above roof of ground floor extension to connect to existing external drainage soil vent pipe positioned in line with wall between Room 28 and Room 04

Remove corner bath from existing en-suite. Refit existing ensuite with walk in shower with glass door, new sanitary ware and replace existing tiling throughout.

Room 02:

Remove existing en-suite, sanitary ware and water services.

Form new opening in wall to adjacent en-suite accessed from Room 01. Fit new painted panelled door with architraves. Fit new skirtings to match existing, redecorate wall.

Remove carpet and lay new timber parquet floor throughout.

Remove door between new en-suite and Room 01, infill opening in 2 layers of plasterboard either side of new timber framing, decorate both sides.

Refit en-suite with new sanitary ware, drainage and water services connected to existing supplies and concealed within new tiled vanity unit. Retile and redecorate en-suite.

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Room 01:

Form new opening in wall to adjacent Room 15. Install new painted timber panelled door with architraves.

Room 15:

Remove existing ensuite and finishes from Room 15.

Lock existing door from corridor shut and line inside face with plasterboard.

Form new en-suite with walk in shower, free standing bath and sanitary ware connected to existing water supplies and drainage from existing en-suite bathroom. Conceal services within new tiled vanity unit.

Tile floor throughout.

Second Floor:

Room 19:

Remove sanitary ware, water services and drainage from existing en-suite.

Remove existing door to Room 19 from en-suite.

Fit room out as dressing area with inbuilt wardrobes.

Room 20:

Form new opening between Room 19 and Room 20.

Remove existing en-suite bathroom.

Remove existing doorway from Stair 04 to Room 20, infill opening in 2 layers of plasterboard either side of new timber framing, decorate both sides.

Build new plasterboard partitions to form enlarged en-suite bathroom.

Install new walk in shower with glass screen, new bath and new sanitary ware connected to existing drainage and water services. Drainage and water services concealed within new tiled vanity unit.

Floor tiled throughout.