

# GROUND FLOOR PLAN

## front hallway

Floor was partly repaired when the shower room work was carried out. Inspect and repair the rest of the floor as found to be necessary, along the same lines as for the living and dining rooms.  
Restore the stairs and balustrades and either paint or strip back to wood and then varnish. Paint walls, ceilings and liaise with employer whether to paint or varnish woodwork.

## shower room

Replace shower and clean / restore the wall tile pointing.  
Strip paintwork and redecorate with water resistant eggshell paint.  
Minor repairs to skirting plus repaint.  
Frame mirror and rehang to provide ventilation behind.

## hall through to kitchen

Remove the first door frame and fit a new door just before the wall angles out for the shower room door.  
Fit new worktop, shelves, and cupboards to take the microwave and store all the items that currently fill the kitchen worktops.  
Decorate walls, woodwork, and ceiling.

Bring services into utility room underground

**Convert shed into utility room**

Convert shed adjacent kitchen into a utility room. To house freezer, washing machine etc. Fit water, electric and drainage supplies plus three additional double switch socket outlets in locations to be agreed.  
Fit LED lights.

Client is carrying out a terracing scheme for the back garden.

## living room

Suspended timber joist and floorboard floor is sagging in places and will need to be repaired. There will likely be wet rot causing the problem that will need to be dealt with.  
Investigate possibility of replacing the gas fire with a log burner with flue liner.  
Replace the old plaster and add plus paper ceiling with new skimmed plasterboard. Keep the plaster coving.  
Investigate the feasibility and cost of relocating the electric meter outside and the distribution board in a more convenient location.  
Locate TV on one of the walls.  
Recently decorated so touch up.  
Replace carpet.

## dining room

Suspended timber joist and floorboard floor is sagging in places and will need to be dealt with. There will likely be wet rot causing the problem that will need to be dealt with.  
Open up chimney breast and fit shelves, mirrors and hidden lighting.  
Ceiling needs some repairs.  
Repair the existing decoration.  
Replace carpet

## kitchen

## summer room

Underpin part of kitchen and construct a summer-room between kitchen and back dining room accessed from the dining room via a doorway created where the current window is.  
Create external steps from the lower level of the summer room up to the level of the path outside the kitchen.  
Rainwater disposal to be dealt with.

# FIRST FLOOR PLAN

## landing

Restore the stairs and balustrades and either paint or strip back to wood and then varnish.  
Paint walls, ceilings and liaise with employer whether to paint or varnish woodwork.  
Restore the landing sash window and make operable.  
Create a store in the void above the stairs, 600mm above floor level, accessible from the landing.  
Retain existing loft access.

## WC

Carry out minor repairs.

## front bedroom

There is possibly an original fireplace behind boarding. Investigate and if so, open it up and restore it.  
High level damp on the chimney breast and adjacent ceiling indicates problems of water ingress through the chimney. Sweep the chimney and search for cause of water ingress. Carry out the repairs found to be necessary.  
Form a loft access with retractable loft ladders.  
Form a storage area in the loft and enhance the insulation around and above it.  
Paint walls, ceilings and woodwork.  
Check condition of first floor floorboards and joists.  
Replace carpet.

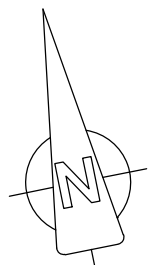
## back bedroom (Emma)

There is possibly an original fireplace behind boarding. Investigate and if so, open it up and restore it. Sweep the chimney.  
Paint walls, ceilings and woodwork.  
Check condition of first floor floorboards and joists.  
Replace carpet.

## bedroom 3 (Luke)

## INTERNAL GENERALLY

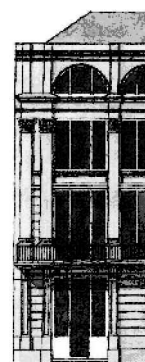
The house needs to be rewired, with new and additional electric sockets plus new lighting and light switches.  
A damp proof course (probably chemical) was carried out 20 years ago. This may need redoing in places.  
Gas central heating is installed throughout and operational.  
Wall Artex to be removed. A specialist check has been made and it contains no asbestos. Skim the walls with plaster.  
Restore original doors (compare cost of painting against stripping and varnishing. Replace door furniture.  
Check condition of first floor floorboards and joists room by room.



0 1m 2m 3m 4m 5m 6m

REVISIONS :

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## ALTERATIONS & EXTENSIONS TO 81 ST JOHNS ROAD, RYDE

for Mrs Helen Maskery of 81 St Johns Road, Ryde  
Isle of Wight PO33 2RP  
PLANS AS PROPOSED

DATE : 02/02/23 SCALE : 1/100@A3

DRAWING No. :

9104/201

REV. :

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