

# REFURBISHMENT WORKS - OVERVIEW

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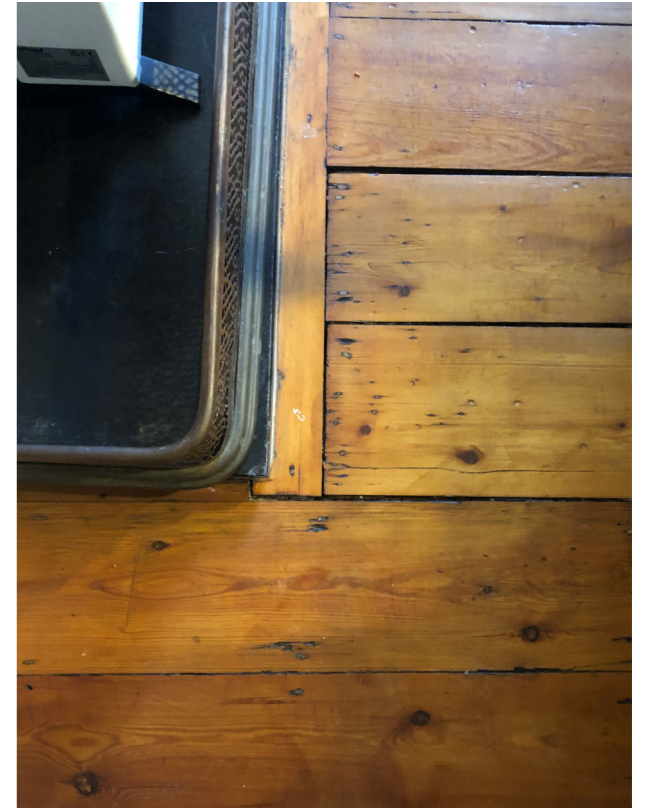
## GENERAL OVERVIEW

1. Wooden floorboards, sanding and varnishing only; repairs and replacement where necessary
2. Moving of selected radiators and replacement with new ones
3. Installation of secondary glazing where not already present
4. Upgrading of entire electrical system, including replacing old fuse board, sockets, and switches
5. Ceiling pendants: relocation of ceiling pendants where necessary, installation of 2x new wall lights in basement stair well
6. Restoration/painting of existing doors, architraves, skirtings, and mouldings where necessary
7. Removal of 2 bespoke bookshelves/cupboards in living room (on either side of the window)
8. Restoration of ceiling leak
9. Basement Utility/Bathroom: refit, new wall and flooring tiles; replacement boiler
10. Basement Playroom: installation of a new kitchen, replacement of existing flooring (engineered wood, tbc), removal of existing built-in shelving
11. Basement Offices: installation of new flooring (engineered wood, tbc)
12. Under-Stairs Storage: installation of hooks
13. Family Bathroom: refit, new ceiling spotlight, new wall and flooring tiles
14. En-Suite Bathroom: refit, new ceiling spotlight, new wall and flooring tiles
15. First Floor Spare Room: restoration of built-in wardrobe (mould)
16. Addition of spotlights to both attic bedrooms, removal of sink in Attic Room 1
17. Addition of locks on selected bedroom doors
18. Addition of LED lighting strip on existing picture rail in dining room

# 1. EXISTING GF WOOD BOARDS - RESTORATION

## WOODEN FLOORING

- Wood boards show considerable wear and deterioration, including splinters
- Proactive measures are advisable to preserve and restore these historical elements to their former glory
- Floorboards will be carefully cleaned, lightly sanded and refinished
- Where necessary, irreparably damaged floorboards will be mended with floorboards matching in type, grain, and finish



## 2. MOVING OF SELECTED RADIATORS, REPLACEMENT WITH NEW ONES

### RADIATORS

- Existing radiators only partially function
- Replacement of all radiators with new energy-efficient models to improve performance
- New radiators to complement the building's period features
- Radiators to be moved and pipework to be adjusted in following rooms (please also see radiators floor plan):
  - Basement Playroom
  - Basement Office 1
  - Basement Office 2
  - Dining Room
  - Main Bathroom
  - Main Bedroom
  - Attic Room 1
  - Attic Room 2



# 3 . INSTALLATION OF SECONDARY GLAZING WHERE NECESSARY

## WINDOWS

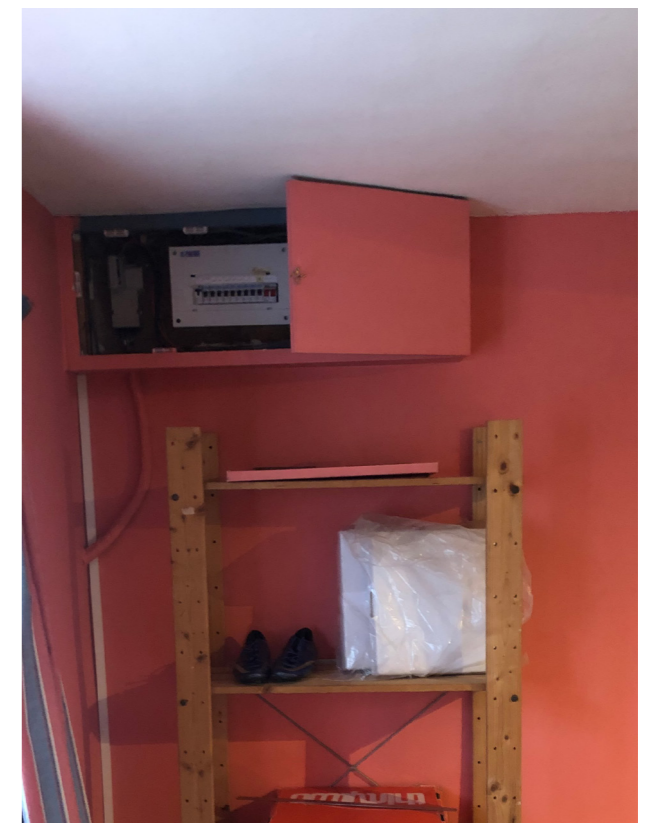
- Addition of secondary glazing where necessary
- Existing sash windows have single glazing and adding secondary glazing will add an extra layer of insulation, improving thermal performance and heat loss
- Secondary glazing to allow the retention of the historic integrity and character of the building while providing improved energy efficiency, noise reduction and improved security



## 4 . UPGRADING OF ELECTRICAL SYSTEM

### GENERAL UPGRADE OF ELECTRICAL SYSTEM:

- Upgrading of entire electrical system, including replacing old fuse board, sockets, and switches
- Existing electrical system to be upgraded to ensure compliance with safety regulations and risk reduction of electrical accidents, protecting both the occupants and the historic structure
- All existing lighting, sockets and switches are non-historic
- New electrical components to be unobtrusive and to be in line with the style of the house



# 5 . RELOCATION OF CEILING PENDANTS WHERE NECESSARY

## LIGHTING

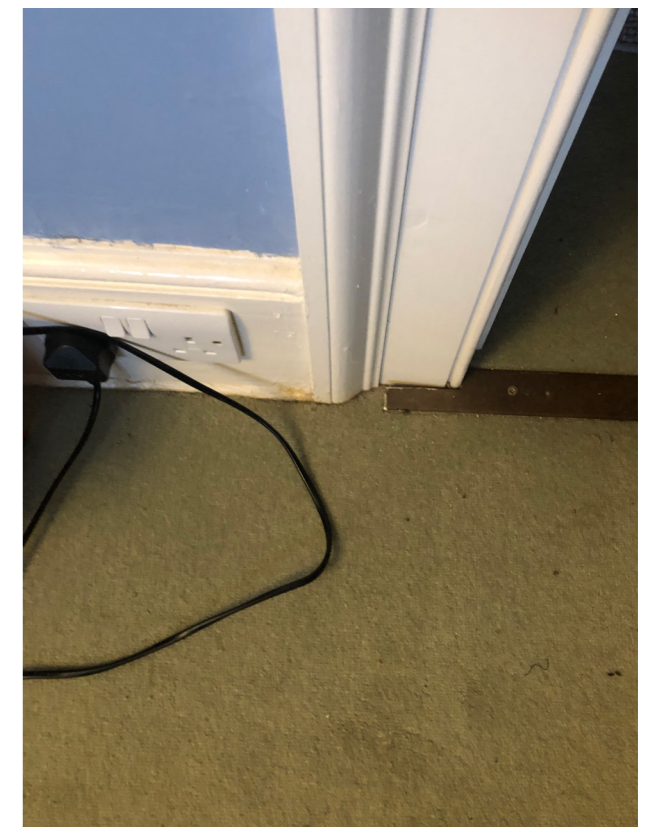
- Carefully relocation of the pendants where necessary (please see separate electrical floor plan), ensuring the electrical work is hidden and does not damage the historical fabric
- Two small wall lights to be added in stairwell between ground floor and basement for better lighting and added safety
- All existing lighting is non-historic



## 6 . RESTORATION/PAINTING OF DOORS, ARCHITRAVES, SKIRTING AND MOULDINGS

### WOODWORK

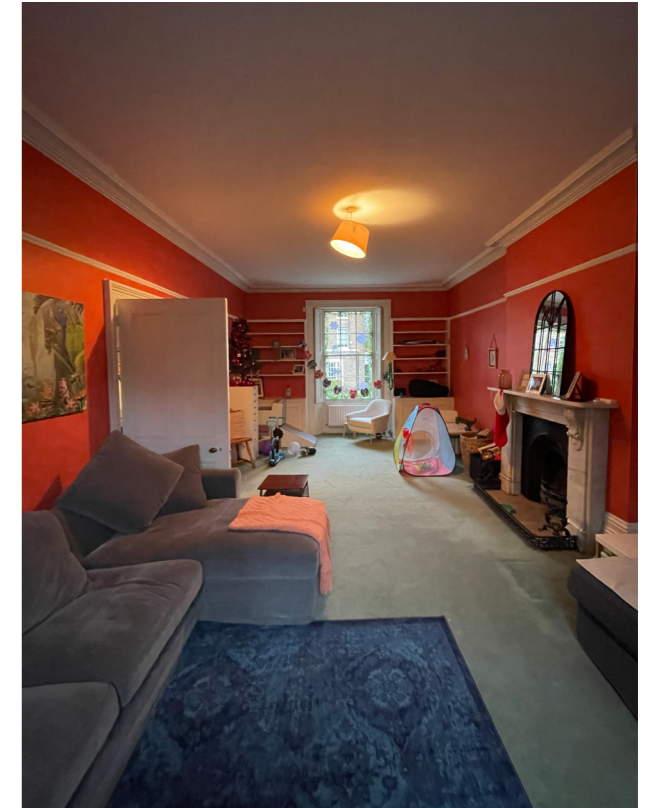
- Restoration/painting of existing doors, architraves, skirting, and mouldings where necessary
- Paint and restoration materials to match the original as closely as possible through careful research of the history of the house
- Careful preparation of surfaces, removal of old paint where necessary, and reparation without altering historical features



# 7. REMOVAL OF 2 BESPOKE BOOKSHELVES IN LIVING ROOM

## BOOKSHELVES

- Removal of bookshelves/ cupboards on either side of the living room window in a reversible manner
- Aim is to restore the room's original features and to facilitate the adaptation to contemporary needs without compromising the buildings character
- Reparation and restoration of the area affected by the removal, matching original finishes





## 8 . RESTORATION OF CEILING LEAK

### CEILING LEAK

- Identification of the source of the dining room ceiling leak
- Repair with new fixtures and finishes that reflect the building's period



## 9 . BASEMENT UTILITY ROOM REFIT

### UTILITY REFIT

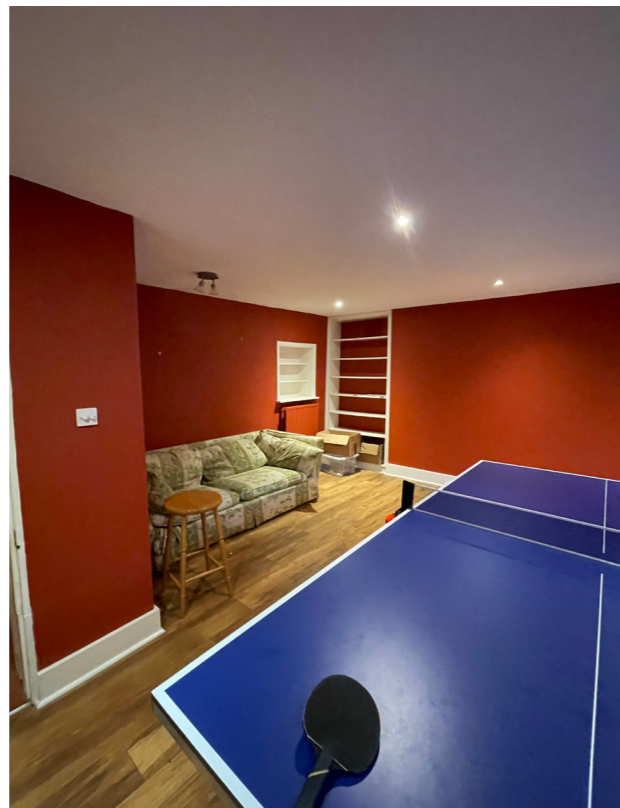
- Basement Utility/Bathroom: refit, new wall and flooring tiles, addition of shower (please see separate floor plan and elevations)
- Selection of tiles and lighting fixtures that respect the building's period while meeting modern standards of functionality and safety
- Specification of tiles (tbc): <https://www.mandarinstone.com/product/fragmenta-ivory-stone-effect-porcelain/>



# 10 . INSTALLATION OF NEW KITCHEN IN BASEMENT PLAYROOM

## PLAY ROOM KITCHEN

- Basement Playroom: installation of a new kitchen, replacement of existing flooring (engineered wood), removal of existing built-in shelving
- Please refer to detailed floor plans and elevations for the new kitchen and room layout

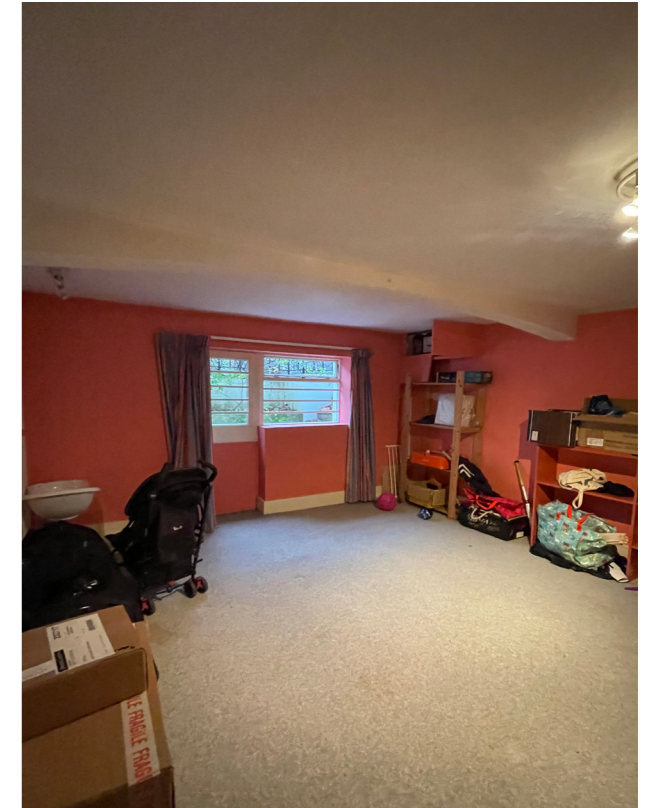
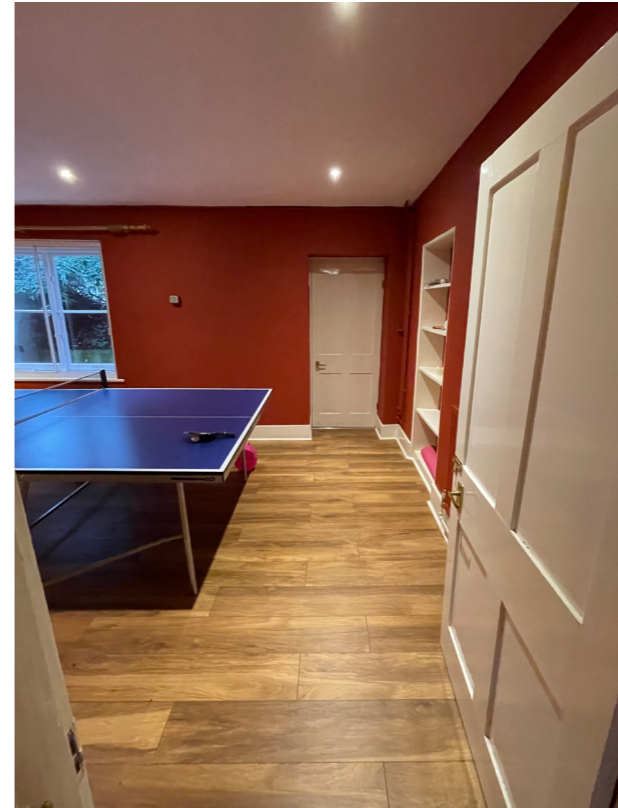


PROPOSED KITCHEN

# 10 . NEW FLOORING IN BASEMENT OFFICES AND PLAY ROOM

## OFFICES AND PLAY ROOM

- Removal of existing carpet in offices and laminate in playroom
- Replacement with engineered wood flooring according to best practices to ensure durability and aesthetic appeal.
- Selection of engineered wood flooring that complements the building's historical aesthetics: <https://www.v4.co.uk/product/al107/>



## 1 2 . BASEMENT UNDERSTAIR STORAGE: INSTALLATION OF HOOKS

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### UNDERSTAIR STORAGE

- Addition of small hooks for storage purposes
- Installation of hooks to be done carefully, avoiding significant alterations to the structure



# 13 . FAMILY BATHROOM: COMPLETE REFIT

## FAMILY BATHROOM

- Complete refit of the bathroom
- Removal of old bathroom fixtures and furniture, replacement with new ones at same locations (please refer to floor plan and elevations for details)
- Installation of new wall and floor tiles using methods that ensure durability without damaging the building's structure. Fitting of new ceiling spotlight, ensuring electrical work is safely integrated
- For new radiator locations please refer to radiators plan
- Specification of tiles (tbc):  
<https://www.firedearth.com/volterra-tortona-gloss>



# 1 4 . EN-SUITE: COMPLETE REFIT

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## EN - SUITE

- Complete refit of en-suite bathroom
- Replacement of existing toilet, shower and sink with new ones, locations to remain the same (please refer to floor plan and elevations for details)
- Installation of new tiles and ceiling spotlight, paying attention to waterproofing and electrical safety
- Specification of tiles (tbc):  
<https://www.mandarinstone.com/product/canyon-matt-marble-effect-porcelain/>



# 15 . FIRST FLOOR SPARE ROOM: RESTORATION OF EXISTING WARDROBE

## SPARE ROOM

- Treatment against mould inside the wardrobe by using environmentally safe treatments that won't harm the wardrobe's materials.
- Removal with care to prevent its spread.
- Replacement of damaged parts of the wardrobe using materials that match the original as closely as possible





# 16 . ATTIC'S ROOMS: NEW LIGHTING PLAN

## ATTIC'S ROOM

- Replacement of existing wall lights
- Addition of ceiling spotlights (please refer to separate lighting plan)
- Installation of spotlights carefully, ensuring electrical work is safely hidden and does not damage the building's structure.
- Removal of sink in Attic Room 1



# 17 . ADDITION OF LOCKS TO SELECTED DOORS

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## VARIOUS ROOMS

- Add security locks to the following doors:
  - Doors from attic bedrooms to eaves storage (for child safety measures as the rooms will become the children's bedrooms)
  - Door between the spare bedroom to dressing room



# 1 8 . DINING ROOM: ADDITION OF LED STRIP LIGHT ON PICTURE RAIL

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## DINING ROOM

- Addition of LED strip light on the picture rail with minimal alteration to the picture rail, ensuring that wiring is discreetly managed
- Please refer to lighting floor plan for details



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