

## **Walnut Tree House**

Schedule of Works to be carried out.

### **Ground Floor**

Generally

The house insulation is being updated to allow heating to be provided by an air source heat pump.

Insulate external walls internally with 50mm thermal plaster

Replace all windows with painted wood double units incorporating vacuum glass rather than double-glazing.

Low build (15mm) wet underfloor heating over existing floor.

### **New Utility Room**

Lift uneven slab floor. Excavation to avoid rock and floor to be relaid as levels allow.

### **Hall**

Fit new freestanding kitchen

### **Living Room**

No work envisaged

### **Dining Room**

No work envisaged

### **Existing Kitchen and Utility**

New bifold doors and adjustments to partitions

### **First Floor**

Insulate external walls internally with 50mm thermal plaster

Replace all windows with painted wood double units incorporating vacuum glass rather than double-glazing.

Wet underfloor heating between joists.

### **Bed 2**

Demolish box dormers and replace with pitched roof dormers

Alter bathroom

## **Landing**

Remove stud partitions to leave landing area open

## **Bed 3**

Remove the partition between bedrooms 3 and 4 to form landing.

## **Bed 4**

Alter partition to form new doorway

## **Second Floor**

Generally

Insulate external walls with 50mm thermal plaster

Replace all windows with painted wood double units incorporating vacuum glass rather than double-glazing.

Underfloor heating between joists

Form ensuite shower room with partitions independent of trusses.

Insert 4 conservation roof lights

Insulate roof with PIR and underboard with polyurethane backed plasterboard.