

**RICHARD PARR  
ASSOCIATES**

Date 07.03.24  
Job Number 315

West Bradley House  
Building: Main House, link and Apple Barn  
Room schedule

Schedule no 001

Room	Proposed No	Floor Finish	Floor Type	Skirtings	Wall Finish	Celling Finish	Cornices	Fireplaces	Radiators/ AC	Other Proposed	Joinery	Note
General												
General/ Throughout		All floors to be carefully lifted to allow for structural repairs and services. Condition of floors to be reviewed on lifting of carpet, rotten or damaged boards to be replaced.	All floor structures to be inspected for damage and defect and structurally strengthened or replaced where necessary see engineers specification. All floors to be acoustically upgraded	Where existing skirting is scheduled to be retained, they are to be carefully removed and condition is to be reviewed. Where damage/defect, skirtings to be replaced with new to match existing. New to match existing also to be used to accommodate changes shown the application drawings and schedules	All wall finishes to be removed back to structure due to the widespread use of non-breathable gypsum plaster.	Existing lath and plaster ceilings are failing, with many broken keys. Ceilings to be upgraded to fireboard.		All chimney flues and draws to be inspected internally and externally for defects and damage and repaired accordingly. All chimney pieces, hearths, mantels and chimney breasts to be inspected for defects and damage, repaired accordingly and cleaned. All working flues to be lined with Fireflex system	Indicative radiator locations shown on the Floor Plans. New pipework to be run throughout the house.	New service chases indicated on the drawings.  New downlights, sockets and switches (including associated chases) to all rooms		
Ground Floor												
Hall	G01	Diagonal limestone Cabochon Floor	Type 1	Existing 210mm - new to match existing where required due to layout change.	New lime plaster - painted	Skimmed fire plasterboard - painted	Modern low quality cornices - to be removed and replaced with new profile type A	Existing flue re opened. New ornamental fireplace installed. Refer to Fireplace drawings.	Linton Cast iron Radiator - the Radiator Company or similar	New painted and French polish timber Staircase - see staircase drawing.		
Library	G02	Existing Elm Floorboards - Varied widths 145-210cm approximately - sanded and OSMO raw finish applied	Type 2	210mm regency profile - new to match existing where required.	New lime plaster - painted	Skimmed fire plasterboard - painted	Modern low quality cornices - to be removed and replaced with new profile type A	20th century fireplace removed.	Linton Cast iron Radiator - the Radiator Company or similar		Shelving unit along the north wall	
Drawing Room	G03	Existing Elm Floorboards - Varied widths 145-210cm approximately - sanded and OSMO raw finish applied	Type 2	180mm skirting- new to match existing where required.	New lime plaster - painted	Skimmed fire plasterboard - painted	No existing, None proposed - existing windows too high	Reproduction stone fireplaces to be retained and amended - see fireplace drawings	Linton Cast iron Radiator - the Radiator Company or similar			
Kitchen/Dinning	G04	Removal of the concrete slab to expose existing Lias Slabs. If not found, random course lias stone slabs to be installed.	Type 3	Modern skirting to be removed and replaced with New skirting Type A	New lime plaster - painted	Exposed timber rafters and plaster soffit.	None	New Fireplace proposed to use the Main house flue - see fireplace drawing	Ledbury Cast iron Radiator - the Radiator Company or similar			
Back Hall	G05	Polished concrete floor + Coir Matwell	Type 4	New type C	Painted vertical timber boarding	Skimmed fire plasterboard - painted	None	NA				
Back Kitchen/ Utility	G06	Existing Lias stone slabs.	Type 3	Modern skirting to be removed and replaced with Type B	New lime plaster - painted	Exposed timber rafters and plaster soffit.	None	NA	Ledbury Cast iron Radiator - the Radiator Company or similar		Shaker style painted kitchen units. South wall - full height. West wall half height.	
WC	G07	Polished concrete	Type 4	New type C	Painted verticle sapele boarding	Skimmed fire plasterboard - painted	None	NA		Saintaryware		
Boot Room	G08	Polished concrete	Type 4	New type C	Painted verticle sapele boarding	Skimmed fire plasterboard - painted	None	NA	Ledbury Cast iron Radiator - the Radiator Company or similar		Full height units along north and south walls.	
Link	G09	Polished concrete	Type 4	New type C	New plaster - painted	Skimmed fire plasterboard - painted	None	NA				

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Apple Barn Hall	G10	Polished concrete	Type 4	Resessed cast Concrete skirting	New plaster - painted	Skimmed fire plasterboard - painted	None	NA	Wall Mounted AC unit hidden in joinery.			
Apple Barn Hall	G11	Polished concrete	Type 4	Resessed cast Concrete skirting	New plaster - painted	Skimmed fire plasterboard - painted	None	New contemporary fireplace	Wall Mounted AC unit hidden in joinery.			
First Floor												
Staircase	F01	Existing Elm Floorboards - Varied widths 145-210cm approximately - (amended following relocation of the stair) - sanded and OSMO raw finish applied	Type 2	New Type D as part of the paneling.	Half height panelling. New lime plaster - painted	Skimmed fire plasterboard - painted	None	NA	Ledbury Cast iron Radiator - the Radiator Company or similar	New painted and french polish timber Staircase - see staircase drawing.		
Master Bedroom	F02	Existing Elm Floorboards - Varied widths 145-240cm approximately. - sanded and OSMO raw finish applied	Type 2	Existing 120mm skirting - new lengths to match where required	New lime plaster - painted North wall panneled.	Skimmed fire plasterboard - painted	Non original and to be removed - New Type B	NA	Ledbury Cast iron Radiator - the Radiator Company or similar  Wall Mounted AC unit hidden in joinery.	Removal stud Parition to create a bed head.	Joinery unit on the West wall to conceal AC unit.	
Master Dressing room	F03	Existing Elm Floorboards - Varied widths 145-250cm approximately. Generally wider boards - sanded and OSMO raw finish applied	Type 2	Existing 120mm skirting - new to match existing where required due to layout change.	New lime plaster - painted	Skimmed fire plasterboard - painted	None existing - New type B		Ledbury Cast iron Radiator - the Radiator Company or similar		Wardrobes along the east and west walls.	
Master Bathroom	F04	Existing Elm Floorboards - Varied widths 145-210cm approximately - sanded and OSMO raw finish applied.  Blue Lias Stone to the shower and toilet.	Type 2 and Type 5	Existing 120mm skirting - new to match existing where required due to layout change.	New lime plaster - painted  Blue Lias Stone to the shower and toilet cubical.	Skimmed fire plasterboard - painted	None existing - New type B	Orgnial Stone fireplace amended - see fireplace drawings.	Ledbury Cast iron Radiator - the Radiator Company or similar  x 2 catchpole and Rye floor mounted towel rail, or similar	Removal stud Partitions to create the bathroom cubicals. New Sainitarywear		
Sitting room	F05	Existing Elm Floorboards - Varied widths 145-210cm approximately - sanded and OSMO raw finish applied. New Boards to be included as required to allow for the removal of the staircase	Type 2	Existing 120mm skirting - new to match existing where required due to layout change.	New lime plaster - painted	Skimmed fire plasterboard - painted	None existing - New type B	NA	Ledbury Cast iron Radiator - the Radiator Company or similar			
Screening room	F06	Carpet	Type 6	Type E	New lime plaster - painted	Exposed timber trusses and fire plasterboard sofit.	NA	NA	Ledbury Cast iron Radiator - the Radiator Company or similar			

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Games Room	F07	New Elm Timber Floor Boards	Type 7	Type E	New lime plaster - painted	Exposed timber trusses and fire plasterboard soffit.	NA	NA	Ledbury Cast iron Radiator - the Radiator Company or similar			
Second Floor												
Landing	S01	Existing Floorboards - Varied widths 135mm approximately - (amended following relocation of the stair) - sanded and OSMO raw finish applied	Type 2	Existing 100mm - new to match existing where required due to layout change.	New lime plaster - painted	Skimmed fire plasterboard - painted	None	NA	Ledbury Cast iron Radiator - the Radiator Company or similar		New traditional staircase and contemporary metal staircase - see staircase drawing.	
NE Bedroom	S02	Existing carpet and chipboards removed. New carpet installed on new ply.	Type 8	Existing 100mm - new to match existing where required due to layout change.	New lime plaster - painted	Skimmed fire plasterboard - painted	None	NA	Ledbury Cast iron Radiator - the Radiator Company or similar  AC unit wardrobes		Along West Wall to accommodate AC Unit.	
NE Bedroom Ensuite	S02.1	Tiles	Type 5	100mm Tile skirting	New lime plaster - painted Tiles to the shower enclosure.	Skimmed fire plasterboard - painted	None		Catchpole & Rye wall mounted towel radiator or similar	Removal stud wall to create the bathroom and shower enclosure.		
SE bedroom	S03	Existing carpet and chipboards removed. New carpet installed on new ply.	Type 8	Existing 100mm skirting.	New lime plaster - painted	Skimmed fire plasterboard - painted	None	Existing Hearth revealed. Bricked up flue to be reopened and new decorative fireplace fitted - see fireplace drawing.	Ledbury Cast iron Radiator - the Radiator Company or similar  AC in fitted wardrobe.		Fitted wardrobe.	
SW bedroom	S04	Existing carpet and chipboards removed. New carpet installed on new ply.	Type 8	Existing 100mm skirting.	New lime plaster - painted	Skimmed fire plasterboard - painted	None	Existing Hearth revealed. Bricked up flue to be reopened and new decorative fireplace fitted - see fireplace drawing.	Ledbury Cast iron Radiator - the Radiator Company or similar  AC in fitted wardrobe.		Fitted wardrobe.	
Family Bathroom	S05	Marble Checquer Floor	Type 5	Existing 100mm skirting.	New lime plaster - painted	Skimmed fire plasterboard - painted	None	Original fireplace to be retained - see fireplace drawing	Ledbury Cast iron Radiator - the Radiator Company or similar  catchpole and Rye floor mounted towel rail or			
Third Floor												
Pavillion	T01	Lias stone slabs	Type 9	None	New plaster - painted	Slatted elm battons.	NA	NA				
See Element schedule for specification of Floor, Skirting and floor types.												