

Proposals for cottage refurbishment(12 Talbot st) requiring Listed building consent

Please see plan of property from deeds (photo 3)

Replacement of ground floor ceilings with lime based plaster and sawn oak lath

(as original like for like)-please see method statement pdf and example jpg

Repair/re skim to ground floor plaster work again with lime based plaster-method statement pdf

Dryline under stair treads and partial staircase to be skimmed with lime based plaster

Restoration and cleaning of the fireplace(photo 1 and 2)

1, trisodium phosphate(TSP) non abrasive cleaner

2, Powder blasting(Bicarbonate of soda)

Fitting of Chimney liner/Log Burner

Ceiling joist in kitchen to be replaced due to rot but only as far as the central beam in the kitchen saving as much as possible of the original joist replacement with like for like material

Repair landing ceiling with lime based plaster

Plumbing as part of the refurbishment of the house to renew all the plumbing and sink in to walls

Full re-wire

New Kitchen/Bathroom

Replace attic window due to condition