

Floor:
Take up floorboards and set aside for re-use, cut back rotten ends to joists back to sound timber
Double up existing joists with new timber joists supported on hangers
Replace floor boards previously set aside with minor repairs to any damaged floor boards as necessary

M&E:
Strip out existing electrical wiring
Supply and fit provide new pendant light and switch, 4nr double sockets, TV point
Supply and fit new radiator connected to gas powered boiler as part of central heating system

FRONT ROOM

Ceiling:
Remove existing decayed plaster from laths, strip out any rotten laths and replace with new, apply lime plaster over laths and decorate

Walls:
Remove wall mounted cupboard from corridor wall and discard from site.
Fit metal restraints straps at junction of party wall and front elevation to maintain structural stability
Hack off defective plaster back to masonry and re-plaster with lime plaster, redecorate

Timber Paneling:
Prepare and redecorate timber window paneling with gloss paint

Fireplace:
Prepare and redecorate fire surround

Windows:
general maintenance and refurbishment of all existing sash windows i.e. freeing jammed sashes / removing paint build-up, replacing broken sash cords, lubricating pulleys and hinges, replacing broken glass and defective putties, cleaning and repairing ironmongery, easing sticking sashes, adjusting / packing hinges, replacing missing or worn beads, preparation and redecoration

External Door:
Prepare and redecorate door and frame

Skirting Boards:
Remove existing skirting boards to remove electrical wiring, remove surface mounted sockets, make good any holes, re-fix skirting boards
Prepare and redecorate

ENTRANCE HALL

Ceiling:
Remove existing decayed plaster from laths, strip out any rotten laths and replace with new, apply lime plaster over laths and decorate

Walls:
Hack off defective plaster back to masonry and re-plaster with lime plaster
Prepare and redecorate

Staircase:
Prepare and redecorate timber staircase and handrail

Doors:
Prepare and redecorate door, frame and architraves

Skirting Boards:
Remove existing skirting boards to remove electrical wiring, remove surface mounted sockets, make good any holes, Re-fix skirting boards,
Prepare and redecorate

Floor:
Carefully take up stone flags sufficient to allow the replacement of the existing leadwork water supply pipe and replace upon completion.

M&E:
Strip out existing electrical wiring
Supply and fit new pendant light and switch, 1 nr double socket and mains wired smoke detector

KITCHEN

Alterations:
Strip out defective plaster to ceiling, remove all laths, remove all ceiling joists and insulation and discard
Remove existing soil pipe embedded within wall and discard, make good hole in wall
Strip out existing external door and fan light
Strip out existing timber window
Strip out timber cupboards either side of chimney breast
Remove masonry chimney breast
Break out existing asphalt floor and concrete floor slab beneath and discard
Form hole through external wall for central heating boiler flue

Ceiling:
Fit rigid insulation board between rafters, with insulated plasterboard and skim coat to underside of rafters
Prepare and decorate new raking ceiling

Walls:
Hack off all existing plaster to walls
Dry line external and party walls with Gyplwyner metal framed wall lining system with Gypsum ThermoLine PIR insulated plasterboard, skim coat finish
Dry line internal wall with plasterboard on adhesive dabs, skim coat to all walls
Prepare and decorate all walls

Windows:
Fit new timber framed sliding sash window style to match existing, prepare and decorate

External Door:
Fit new solid timber external door and fan light, prepare and decorate

Doors:
Prepare and redecorate door, frame and architraves

Skirting Boards:
Strip out existing quarry tile skirtings and discard from site
Fit new timber skirting boards profile to match remainder of property
Prepare and decorate

Floor:
Following removal of asphalt floor excavate to reduce levels construct new solid floor with minimum of 150mm hardcore, dpm, 100mm rigid insulation boards, 100mm concrete slab and 65mm floor screed to maintain existing floor level

M&E:
Strip out existing electrical wiring
Supply and fit new downlights and light switches, all electrical works to suit kitchen layout, new cooker hood with isolator switch
Supply and fit new gas powered boiler and radiator as part of central heating installation

Proposed Ground Floor Plan 1:50@A1

BEDROOM 1

Ceiling:
Remove existing decayed plaster from laths, strip out any rotten laths and replace with new, apply lime plaster over laths and decorate

Walls:
Hack off defective plaster back to masonry and re-plaster with lime plaster
Prepare and decorate

Timber Paneling:
Prepare and redecorate timber window paneling

Fireplace:
Prepare and redecorate fire surround

Windows:
general maintenance and refurbishment of all existing sash windows i.e. freeing jammed sashes / removing paint build-up, replacing broken sash cords, lubricating pulleys and hinges, replacing broken glass and defective putties, cleaning and repairing ironmongery, easing sticking sashes, adjusting / packing hinges, replacing missing or worn beads, preparation and redecoration

Doors:
Prepare and redecorate door, frame and architraves

Skirting Boards:
Remove existing skirting boards to remove electrical wiring, remove surface mounted sockets, make good any holes, re-fix skirting boards
Prepare and decorate

Floor:
Carry out minor repairs to floorboards and fit new carpet

M&E:
Strip out existing electrical wiring
Supply and fit new pendant light and switch and 4nr double sockets
Supply and fit new radiator connected to gas powered boiler as part of central heating system

STAIRCASE / LANDING

Ceiling:
Remove existing decayed plaster from laths, strip out any rotten laths and replace with new, apply lime plaster over laths and decorate

Walls:
Strip off all existing decayed wallpaper
Hack off defective plaster back to masonry and re-plaster with lime plaster
Remove any defective plaster from partition wall and replace laths as necessary
Prepare and decorate

Staircase:
Prepare and redecorate timber staircase and handrail

Skirting Boards:
Prepare and redecorate with gloss paint

Floor:
Carry out minor repairs to floorboards as necessary

M&E:
Strip out existing electrical wiring
Supply new pendant light and switch and mains wired smoke detector to ceiling

BATHROOM

Ceiling:
Remove existing decayed plaster from laths, strip out any rotten laths and replace with new, apply lime plaster over laths and decorate

Walls:
Hack off defective plaster back to masonry and re-plaster with lime plaster
Fit metal restraints straps at junction of party wall and rear elevation to maintain structural stability
Form new hole through external wall at low level for foul drainage to connect to new external soil vent pipe
Remove defective plaster to existing partition walls and re-plaster with lime plaster
Prepare and decorate

Fireplace:
Fireplace / surround to be left in-situ.

Windows:
general maintenance and refurbishment of all existing sash windows i.e. freeing jammed sashes / removing paint build-up, replacing broken sash cords, lubricating pulleys and hinges, replacing broken glass and defective putties, cleaning and repairing ironmongery, easing sticking sashes, adjusting / packing hinges, replacing missing or worn beads, preparation and redecoration

Timber Paneling:
Fit new section of timber to architrave to window surround where missing, prepare and redecorate timber window paneling

Sanitaryware:
Bath to be removed from site and re-enameled prior to re-fitting
Supply and fit new WC and whb
Fit new shower tray and enclosure to fireplace where boarded out

Doors:
Prepare and redecorate door, frame and architraves

Skirting Boards:
Remove existing skirting boards to remove electrical wiring, remove surface mounted sockets, make good any holes, Re-fix skirting boards, prepare and redecorate

Floor:
Carry out minor repairs to floorboards and fit new high quality vinyl flooring

M&E:
Strip out existing electrical wiring
Supply and fit new pendant light fitting and switch, wall mounted extractor fan and isolator switch and electric towel rail
Supply and fit new radiator connected to gas powered boiler as part of central heating system

Proposed First Floor Plan 1:50@A1

Scale Bar 1:50@A1



10m

NOTE
This drawing is to be read in conjunction with all relevant designer/consultant/engineer's drawings and specifications. Any discrepancies to be immediately notified to office of origin before proceeding. Do not scale from this drawing. All dimensions and levels depicted are to be checked on site. The information used on this drawing must only be used at the named location. All work carried out before Planning and Building Permission has been granted is at the contractor/client's risk. Drawings carried out for the purposes of planning approval shall not be used for obtaining prices or construction purposes. The location of any services indicated upon this drawing are approximate only and must be checked on site by the contractor before commencing works.

REVISIONS



THE OLD TANNERY
Eastgate, Accrington, Lancs. BB5 6PW
Tel: 01254 388426 Fax: 01254 236924
Email: enquiries@gloverspl.com
www.gloverspl.com



Project Location:
13 York Street,
Clitheroe,
Lancashire
BB7 2DH

Drawn By: N White
Scale: 1:50 @ A1

Drawing: Proposed Ground & First Floor Plans
Drawing Number: BS 1141 03
Revision: /

Client: Brankleigh Homes

Date: Feb 2021