

47 blue boar row room schedule

Ground floor

Room 0.1

Existing ceiling - lathe and plaster in poor condition

Ceiling treatment - install timber battens to prevent any collapse

Ceiling finish - Install MF suspended ceiling system, 2no layers of 15mm thick plasterboard with skim finish

Existing subfloor - modern chipboard floor over modern joists

Subfloor treatment - repair using materials as existing where required

Subfloor finish - Engineered oak flooring on rubber matting

Room 0.2

Existing ceiling - Existing plasterboard removed and exposed joists

Ceiling treatment - partially removed for construction of new link and flat roof, remaining timbers to be treated for deathwatch, woodworm and dryrot

Ceiling finish - Install MF suspended ceiling system, 2no layers of 15mm thick plasterboard with skim finish

Existing subfloor - concrete slab

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Room 0.3

Existing ceiling - lathe and plaster

Ceiling treatment - minor filling

Ceiling finish - decoration over existing ceiling

Existing subfloor - concrete slab

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Room 0.4

Existing ceiling - existing plasterboard removed and exposed joists

Ceiling treatment - Apply timber treatment for deathwatch, woodworm and dryrot

Ceiling finish - Install MF suspended ceiling system, 2no layers of 15mm thick plasterboard with skim finish

Existing subfloor - concrete slab

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

1st floor

Room 1.0

Existing ceiling - lathe and plaster

Ceiling treatment - minor filling

Ceiling finish - decoration over existing ceiling

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Stair treads finish - carpet runner

Room 1.1

Existing ceiling - lathe and plaster

Ceiling treatment - none

Ceiling finish - Install MF suspended ceiling system, 2no layers of 15mm thick plasterboard with skim finish

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Existing doors numbers and treatment- D2 & D3 treated using intumescent cloth lining using enviograph product to achieve FD 30 rating

Room 1.2

Existing ceiling - Existing plasterboard removed and exposed joists

Ceiling treatment - Apply timber treatment for deathwatch, woodworm and dryrot

Ceiling finish - Install MF suspended ceiling system, 2no layers of 15mm thick plasterboard with skim finish

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Room 1.3

Existing ceiling - Existing plasterboard removed and exposed joists

Ceiling treatment - Apply timber treatment for deathwatch, woodworm and dryrot

Ceiling finish - Install MF suspended ceiling system, 2no layers of 15mm thick plasterboard with skim finish

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Existing doors numbers and treatment- D4 & D5 treated using intumescent cloth lining using enviograph product to achieve FD 30 rating

Room 1.4

Existing ceiling - lathe and plaster

Ceiling treatment - none

Ceiling finish - Install MF suspended ceiling system, 2no layers of 15mm thick plasterboard with skim finish

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Room 1.5

Existing ceiling - lathe and plaster

Ceiling treatment - none

Ceiling finish - Install MF suspended ceiling system, 2no layers of 15mm thick plasterboard with skim finish

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Room 1.6

Existing ceiling - lathe and plaster

Ceiling treatment - none

Ceiling finish - Install MF suspended ceiling system, 2no layers of 15mm thick plasterboard with skim finish

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Existing doors numbers and treatment- D1 treated using intumescent cloth lining using enviograph product to achieve FD 30 rating

2nd floor

Room 2.0

Existing ceiling - lathe and plaster

Ceiling treatment - minor filling

Ceiling finish - decoration over existing ceiling

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Stair treads finish - carpet runner

Room 2.1

Existing ceiling - Existing plasterboard removed and exposed joists

Ceiling treatment - Apply timber treatment for deathwatch, woodworm and dryrot

Ceiling finish - Install 12.5mm plasterboard with skim finish

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Existing doors numbers and treatment- D9 treated using intumescent cloth lining using enviograph product to achieve FD 30 rating

Room 2.2

Existing ceiling - Existing plasterboard removed and exposed joists

Ceiling treatment - Apply timber treatment for deathwatch, woodworm and dryrot

Ceiling finish - Install 12.5mm plasterboard with skim finish

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Room 2.3

Existing ceiling - lathe and plaster

Ceiling treatment - minor filling

Ceiling finish - decoration

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Existing doors numbers and treatment- D8 treated using intumescent cloth lining using enviograph product to achieve FD 30 rating

Room 2.4

Existing ceiling - lathe and plaster

Ceiling treatment - patch of lathe and plaster repaired using traditional methods

Ceiling finish - decoration

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Existing doors numbers and treatment- D7 treated using intumescent cloth lining using enviograph product to achieve FD 30 rating

Room 2.5

Existing ceiling - lathe and plaster

Ceiling treatment - minor filling

Ceiling finish - decoration

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Existing doors numbers and treatment- D6 treated using intumescent cloth lining using enviograph product to achieve FD 30 rating

Room 2.6

Existing ceiling - Existing plasterboard removed and exposed joists

Ceiling treatment - Apply timber treatment for deathwatch, woodworm and dryrot

Ceiling finish - Install 12.5mm plasterboard with skim finish

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting

Room 2.7

Existing ceiling - Existing plasterboard removed and exposed joists

Ceiling treatment - Apply timber treatment for deathwatch, woodworm and dryrot

Ceiling finish - Install 12.5mm plasterboard with skim finish

Existing subfloor - timber floor boards

Subfloor treatment - none

Subfloor finish - Engineered oak flooring on rubber matting