

RENOVATION SPECIFICATIONS

Specification 1

Fit glazed windows to the front - Hardwood flush casement

Insulate loft area - 250mm mineral wool

Insulate external walls – Method to be agreed

Remove internal walls and build stud walls to new layout-TBC

Strip wood T&G, baton & dryline with plasterboard and skim throughout

Plasterboard and skim ceilings

Replace plumbing

Add central heating system (Air source heat pump)

Make good septic tank if necessary

Replace WC (x2), remove shower, WC to suit disabled requirements

Replace electrics, rewire throughout, new consumer unit

Replace lighting – Ceiling spots and wall lights

New external lighting on PIR sensors

Replace kitchenette

Replace external doors and frames – Hardwood ledged

New disability access to west wall

Decorate throughout

Replace flooring – engineered wood boards

Replace missing roof tiles

Fit new protective window lattice screens

Fit retractable dividers to changing room and kitchenette

Fit new external lighting

Specification 2

All the above plus:

Baton and shiplap board external surfaces in larch or oak

Replace six brick peers with cast aluminium posts

Place rainwater goods with galvanised steel