HOLTHAM+NEWMAN
ARCHITECTS

Southampton Street

Finishes Schedule

Residential Renovations

144 Southampton Street
Reading
RG1 2RD

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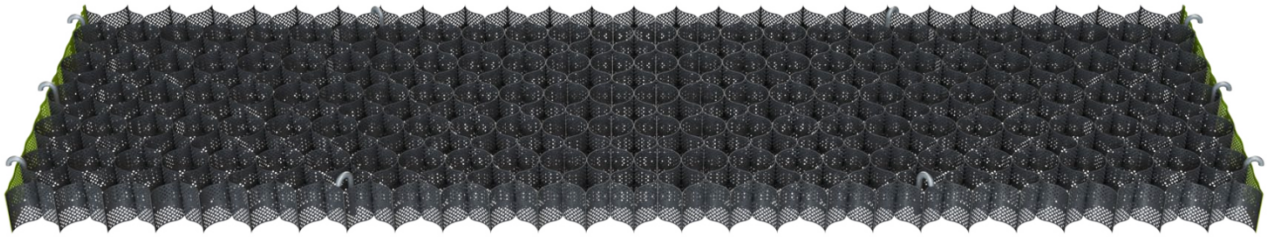
External Finishes

Parking Area – The existing grass area and concrete path to be carefully removed to suit Arboricultural report. The new finish will be a Cellweb, suitable for car parking, allowing for the grass to grow in between and provide a permeable paving finish.

This product works with the Geotextile membrane, laid on the ground, ready for the grid to be installed on top. It is proposed that it will then be filled with soil and grass seed.



There is a change of level between the site and the pavement, (approx. 150mm) a kerb edge, suitable for parking areas is proposed to be installed to slope from the pavement up onto the site to maintain the existing levels. Brett Landscaping offer a mobility kerb in Brindle, for this location.

Pathway – Existing concrete ramp is to be carefully removed and a new subbase of sand is to be laid, ready for a new path. The proposed finish is to be a gavel finish, the same Cellweb to the parking will be laid and filled with gravel, to provide a permeable paving finish. Laid to suit the natural fall of the site at the front of the house.

Roof and Chimney Flashing – We proposed to carefully remove the existing flashing which has failed across the front elevation, behind the parapet. The substrate to the front gulley is to be reviewed for any damage and, if needed, removed and replaced with an OSB3 external grade board. The new lead, code 4, flashing will be installed along the whole front section of the gulley, falling to the hopper outlet. The lead flashing will then be dressed up both the front parapet wall, 150mm, and cut into the existing joint with suitable mortar. To the flashing will also be dresses up the window openings and under the slate tiles, 150mm, to great a new watertight gutter.

This work will involve some tiles being removed from the bottom section of the roof, which will be replaced as existing.

The flashing around the chimney to the front has also failed and therefore it is proposed that this is to be carefully removed and replaced with new code 4 lead flashing. This will be installed to match

the existing, stepping up around the brickwork and lapping with the roof slate tiles. Suitable mortar will be used to secure the flashing into the brickwork joints. No photos are available of this area.
No soft landscaping is proposed to the front or rear garden.

Internal Finishes

Front Room – Two arches niches and shelves were located either side of the chimney breast. On the left had side, this collapsed due to water damage. The existing remaining timber is proposed to be removed and carefully rebuilt. This will be from local timber and painted white to match the remaining archway and shelves on the right hand side.
Dining Room – The fireplace in this room is to remain as existing. It is blocked up and this is to be checked and finished off internally to suit the room.

Generally

Skirting - The new skirting boards and architrave will be installed to match the existing. These differ between each floor levels.

The ground floor appears to be a standard height with a step in and sloped detail to the top edge.

The first floor are taller, with a plain skirting board and a square edge. On the top floor they are standard plain board, with a bull nose edge.

Doors - All doors are proposed to be retained. Where they have been damaged by rot, they are proposed to be filled with wood filler and epoxy, where needed. They will be sanded and painted white to match the existing conditions.

Walls and ceiling finishes – These are proposed to be a mixture of lime plaster and new traditional plasterboard, as both finishes are found within the property.

New lime plaster will be installed where the lime plaster was removed and new plasterboard will be installed where any plasterboard has been removed. This is a like for like replacement.

Wall the walls will then be painted, colour white. The only exception is the bathroom, which will be tiled.

Floors – All existing floorboards are to be kept and maintained. The old carpets are taken up and a new floor finish is proposed to over these floorboards. This is to be a 12mm laminate floor, colour: Light Oak. This is to all rooms, except the bathroom, which will be tiled.