

Project: 109 Castle Hill, Reading
Project No.: 1345
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Notes: Schedule to be read in conjunction with drawings 1345-HR-A-TP-0301 and 1345-HR-A-TE-0401

Schedule of Internal Finishes

Room	Surface	ID	Existing substrate and finish	Proposed Works	Proposed Finish
Entrance Lobby	Wall	WF01	Wallpaper on gypsum skim on lath and plaster	Remove wall paper (retain picture rail in-situ); rub down wall finishes. Doorway to Kitchen to be carefully cut in - refer to drawing 1345-HR-A-DE-0401 to form door; skirting to be retained as one piece and relocated to 'Lobby to Staircase' wall WF37.	Plaster skim and paint (wall); paint (joinery)
		WF02	n/a (see WF40)	New 15mm plasterboard MF frame to provide 30min fire protection; gypsum plaster	
		WF03	Wallpaper on gypsum plaster skim to modern internal wall	Remove wall paper (retain picture rail in-situ); rub down wall finishes.	
		WF04	Wallpaper on gypsum plaster skim to modern internal wall	Remove wall paper (retain picture rail in-situ); rub down wall finishes.	
	Floor	FF01	Carpet on timber floor boards	Remove existing floor finish and underlay and install new	Carpet on underlay
	Ceiling	CE01	Existing gypsum plaster skim	Rub down ceiling finishes.	Plaster skim and paint
Kitchen	Wall	WF05	Wallpaper on gypsum plaster skim to external wall	Remove wall paper (retain picture rail in-situ); rub down wall finishes.	Plaster skim and paint (wall); paint (joinery)
		WF06	Wallpaper on gypsum plaster skim to solid internal wall	Retain existing finishes; install new 12mm plasterboard on battens to create recess for acoustic electrical back boxes	Tiling to form splashback to height of 300mm; plaster skim and paint elsewhere
		WF07	Tiled wall/paint on gypsum skim on lath and plaster	Remove fittings and tiling. Rub down wall finishes. Install 12.5mm plasterboard over door opening to infill door opening - refer to drawing 1345-HR-A-DE-0401 . Apply 15mm fireboard to full length of wall and around new door opening to Kitchen; gypsum skim finish. Install retained picture rail and skirting from removed internal partition to WF07.	Tiling to form splashback to height of 300mm; plaster skim and paint (wall); paint (joinery)
		WF08	Wallpaper on gypsum plaster skim to external wall + tiled wall on gypsum skim on lath and plaster	Remove modern partition wall and retain picture rail and skirting for reinstallation; remove wallpaper and tiling. Rub down wall finishes.	
	Floor	FF02	Carpet and lino on timber floor boards	Remove existing floor finishes and underlays	New lino on underlay
	Ceiling	CE02	Existing gypsum plaster skim	Install new plasterboard ceiling at height of 2700mm above FFL	Plaster skim and 3no. coats of paint
Lounge/Diner	Wall	WF09	Wallpaper on gypsum plaster skim to external wall	Remove wallpaper (retain picture rail and skirting in-situ); rub down wall finishes.	Plaster skim and paint (wall); paint (joinery)
		WF10	Wallpaper on gypsum plaster skim to internal wall	Remove wall paper (retain picture rail and skirting in-situ); rub down wall finishes.	
		WF11	Wallpaper on gypsum plaster skim to internal wall + tiled wall on gypsum skim on lath and plaster	Remove modern partition wall and retain picture rail for reinstallation; remove wallpaper and tiling. Rub down wall finishes.	

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		WF12	Wallpaper on gypsum plaster skim to solid internal wall	Remove wall paper (retain picture rail and skirting in-situ); rub down wall finishes.	
	Floor	FF03	Carpet on timber floor boards	Remove existing carpet and underlay	New carpet on underlay
	Ceiling	CE03	Wallpaper on gypsum plaster skim	Remove existing wallpaper, rub down finishes; repair gypsum	Plaster skim and paint
Entrance Hall	Wall	WF13	Wallpaper on gypsum plaster skim to internal wall	Remove wall paper (retain picture rail and skirting in-situ); rub down wall finishes.	Plaster skim and paint (wall);
		WF14	Wallpaper on gypsum plaster skim to internal wall	Remove wall paper (retain picture rail and skirting in-situ); rub down wall finishes.	
		WF15	Wallpaper on gypsum plaster skim to internal wall	Remove wall paper (retain picture rail and skirting in-situ); rub down wall finishes.	
		WF16	Wallpaper on gypsum plaster skim to internal wall	Remove wall paper (retain picture rail and skirting in-situ); rub down wall finishes.	
	Floor	FF04	Carpet on timber floor boards	Remove existing carpet and underlay	Carpet on underlay
	Ceiling	CE04	Wallpaper on gypsum plaster skim	Remove existing wallpaper, rub down finishes, repair gypsum	Plaster skim and paint
Bedroom 1	Wall	WF17	Wallpaper on gypsum plaster skim to internal wall	Remove wall paper and modern cupboards (retain picture rail and skirting in-situ); rub down wall finishes.	Plaster skim and paint (wall); paint (joinery)
		WF18	Tiled wall/paint on gypsum skim on internal wall	Remove fittings and tiling. Rub down wall finishes. Install new picture rail and skirting to match existing.	
		WF19	Tiled wall/paint on gypsum skim on external wall	Remove fittings and tiling. Rub down wall finishes. Install new picture rail and skirting to match existing.	
		WF20	Wallpaper on gypsum plaster skim to solid internal wall and chimney breast	Remove wall paper (retain picture rail and skirting in-situ at party wall, remove shorter modern skirting); rub down wall finishes.	
	Floor	FF05	Lino and underlay on existing timber floor boards	Remove existing lino and underlay and install new carpet and underlay	Carpet on underlay
	Ceiling	CE05	Dropped plasterboard ceiling and existing ceiling with wallpaper on gypsum skim	Remove internal joinery unit and overhead water tank; install new plasterboard ceiling at 2700mm high to full room; gypsum skim	Plaster skim and paint
Cloakroom	Wall	WF21	Tiled wall/paint on gypsum skim on modern internal plasterboard wall	Remove fittings and tiling. Cut new doorway into wall WF23 and new plasterboard. Rub down existing wall finishes. Apply gypsum plaster skim to new and existing walls. Install new picture rail and skirting to match existing.	Paint (wall) paint (joinery)
		WF22	Paint on gypsum plaster skim on internal lath and plaster wall		
		WF23	Tiled wall/paint on gypsum skim on modern internal plasterboard wall		
		WF24	Tiled wall/paint on gypsum skim on modern internal plasterboard wall		
	Floor	FF06	Lino and underlay on existing timber floor boards	Remove existing lino and underlay	New carpet on underlay
	Ceiling	CE06	Dropped plasterboard ceiling and existing ceiling with gypsum skim and paint finish	Remove modern ceiling and install new plasterboard ceiling to 2700mm above FFL; skim with gypsum	Plaster skim and paint
Bathroom		WF25	Tiled wall/paint on gypsum skim on modern internal wall	Remove fittings and tiling. Rub down wall finishes.	Plaster skim and paint
		WF26	Paint on gypsum plaster skim on internal lath and plaster wall	Rub down plaster.	Plaster skim and paint
		WF27	Paint on gypsum skim on modern internal plasterboard	Rub down plaster.	Paint and tile full height from bath to ceiling

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Room	Surface	ID	Existing substrate and finish	Proposed Works	Proposed Finish
	Wall	WF28	Door opening in modern timber frame-and-glazed partition (see WF33)	Remove architrave. Overboard timber frame with 12mm Wedi board to Bathroom side.	Plaster skim and paint; tile full height from bath to ceiling
		WF29	Paint on gypsum skim on external solid wall	Remove fittings. Rub down wall finishes.	Plaster skim and paint
		WF30	Tiled wall/paint on gypsum skim on internal wall	Remove fittings and tiling. Rub down wall finishes.	Plaster skim and paint; apply tiles to sink splashback
	Floor	FF07	Lino and underlay on existing timber floor boards	Remove existing lino and underlay	Lino on underlay
	Ceiling	CE07	Dropped plasterboard ceiling and existing ceiling with gypsum skim and paint finish	Rub down.	Plaster skim and paint
Bedroom 2	Wall	WF31	Wallpaper on gypsum plaster skim to solid internal wall	Remove wall paper (retain picture rail, skirting and architrave to boarded window in-situ); rub down wall finishes.	Plaster skim and paint to wall; paint joinery
		WF32	Wallpaper on gypsum plaster skim to solid internal party wall	Remove wall paper (retain picture rail and skirting in-situ); rub down wall finishes.	
		WF33	Paint on gypsum skim on external solid wall		
		WF34	Door opening in modern timber frame-and-glazed partition (see WF28)	Remove architrave. Overboard timber frame at Bedroom side with 12mm plasterboard; gypsum skim; apply MDF skirting to match profile of existing	
		WF35	Wallpaper on gypsum skim on modern internal plasterboard	Remove wallpaper. Rub down plaster, skirting, picture rail and architrave.	
		WF36	Wallpaper on gypsum plaster skim on internal lath and plaster wall		
	Floor	FF08	Carpet on timber floor boards	Remove existing carpet and underlay	Carpet on underlay
	Ceiling	CE08	Wallpaper on gypsum plaster skim	Remove existing wallpaper, repair gypsum and paint	Plaster skim and paint
Lobby to Staircase	Wall	WF37	Existing internal lath and plaster wall with gypsum skim	Remove existing architrave; New 12.5mm plasterboard on sw frame to infill door opening - refer to drawing 1345-HR-A-DE-0401 . Apply 15mm fireboard to corridor side; gypsum skim finish; apply retained skirting (from WF 01) and picture rail to match existing; rub down wall and joinery finishes.	Plaster skim and paint to wall; paint joinery
		WF38	Existing internal wall with gypsum skim	Retain architrave; rub down wall finishes and joinery	
		WF39	Paint on gypsum plaster skim on internal lath and plaster wall	Rub down plaster and joinery	
		WF40	n/a (see WF02)	New 15mm plasterboard MF frame to provide 30min fire protection; gypsum plaster	
	Floor	FF09	Carpet on timber floor boards	Retain existing carpet to be re-used in-situ	As existing
	Ceiling	CE09	Existing paint on gypsum skim	Rub down	Plaster skim and paint