

Project: 86 London Street, Reading
Project No.: 1347
Document No. 1347-HR-A-TE-0400
Revision No. 00 **Date of Issue:** 30.03.2026
01 **21.05.2026**

Notes: Schedule to be read in conjunction with drawing 1347-HR-A-DE-0302 Rev02

Schedule of Internal Finishes

Basement					
Room	Surface	ID	Existing substrate and finish	Proposed Works	Proposed Finish
Kitchen	Wall	WF01	Exposed masonry	Install timber stud wall with ply and plasterboard finish to form ventilated cavity	New tiles on adhesive
		WF02	Exposed brick	Install timber stud wall with ply and plasterboard finish to form ventilated cavity	Emulsion paint
		WF03	Exposed brick	repair bricks with lime mortar	None
		WF04	Gypsum plaster on masonry	Rub down finishes	Wall finish 02; paint finish 01
		WF05			
		WF06	Exposed brick and gypsum plaster on masonry	Rub down plaster	Wall finish 01 and 02 to relevant substrate; paint finish 01
		WF07	Gypsum plaster on masonry	Rub down finishes	Wall finish 02; paint finish 01
		WF08			
		WF09	Exposed brick	Install timber stud wall with ply and plasterboard finish to form ventilated cavity	Emulsion paint
		WF10			
	Floor	FF01	Self-levelling compound	Repair damage and make level with self-levelling compound	Porcelain tiles on tile adhesive
	Ceiling	CE01	Existing gypsum plaster board and skim	Rub down ceiling finishes.	Plaster skim and paint finish 02
Hallway	Wall	WF11	Gypsum plaster on masonry	Rub down finishes	Paint finish 03
		WF12			
		WF13			
		WF14			
		WF15	New timber studwork	Plywood and gypsum plasterboard, gypsum skim	
		WF16		Install timber stud wall with ply and plasterboard finish to form ventilated cavity	
	Floor	FF02	Remnant adhesive	Remove; repair damage and make level with self-levelling compound	Porcelain tiles
	Ceiling	CE02	Existing gypsum plasterboard and skim	Rub down ceiling finishes.	Paint finish 02
Store Room 2	Wall	WF17	Modern paint on brick	Rub down finishes	Wall finish 02; paint finish 01
		WF18			
		WF19	Gypsum plaster on masonry	Rub down finishes	Paint finish 03
		WF20	Existing gypsum plaster board and gypsum skim		
	Floor	FF03	Lino on levelling compound	Remove existing lino; repair damage and make level with self-levelling compound	New porcelain tiles on tile adhesive
	Ceiling	CE03	n/a	n/a	n/a

Schedule of Internal Finishes

Basement					
Room	Surface	ID	Existing substrate and finish	Proposed Works	Proposed Finish
Shower Room 1	Wall	WF26	New timber studwork	Plywood and gypsum plasterboard, gypsum skim	New tiles on adhesive
		WF27		Install timber stud wall with ply and plasterboard finish to form ventilated cavity	
		WF28	Tiling on gypsum plasterboard	Install timber stud wall with ply and plasterboard finish to form ventilated cavity	
		WF29	Tiling on gypsum plaster	Remove existing tiles and rub down walls	
	Floor	FF05	Lino on levelling compound	Remove existing lino; repair damage and make level with self-levelling compound	New porcelain tiles on tile adhesive
	Ceiling	CE04	Existing gypsum plaster board and gypsum skim	Rub down finishes	Paint finish 03
Shower Room 2	Wall	WF30	Tiling on gypsum plaster	Remove existing tiles and rub down walls	New tiles on adhesive
		WF31			
		WF32	Modern paint on brick	Rub down finishes	Wall finish 02; paint finish 01
		WF33	Exposed brick	Repair brick joints with lime mortar	n/a
		WF34	New timber studwork	Install timber stud wall with ply and plasterboard finish to form ventilated cavity	New tiles on adhesive
		WF35		Plywood and gypsum plasterboard, gypsum skim	
	Floor	FF06	Lino on levelling compound	Remove existing lino; repair damage and make level with self-levelling compound	New porcelain tiles on tile adhesive
	Ceiling	CE05	Existing gypsum plaster board and gypsum skim	Rub down finishes	Paint finish 03
Store Room 2	Wall	WF22	Existing gypsum plaster board and gypsum skim	Rub down finishes	Wall finish 02 (if required); paint finish 01 (if required)
		WF23	Gypsum plaster on masonry	Rub down finishes	
		WF24	Exposed brick	Repair brick joints with lime mortar	n/a
		WF25			
	Floor	FF04	Remnant adhesive	Remove; repair damage and make level with self-levelling compound	Porcelain tiles
	Ceiling	CE06	Existing gypsum plaster board and gypsum skim	Rub down finishes	Paint finish 03
Ground Floor					
Hallway	Walls		Gypsum plaster on masonry or plasterboard	Rub down finishes	Paint finish 04
	Floor		Carpet on underlay and plywood	Remove carpet and underlay	Luxury vinyl tile on retained plywood
	Ceiling		Existing gypsum plaster board and gypsum skim	Rub down finishes	Paint finish 04
Reception Room	Walls		Gypsum plaster on masonry or plasterboard	Rub down finishes	Paint finish 04
	Floor		Carpet on underlay and MDF	Remove carpet and underlay	Carpet on retained plywood
	Ceiling		Existing gypsum plaster board and gypsum skim	Rub down finishes	Paint finish 04

Schedule of Internal Finishes

Basement					
Room	Surface	ID	Existing substrate and finish	Proposed Works	Proposed Finish
Specification					
Wall finish 01	4-part lime plaster application from Mike Wye onto original substrate of exposed masonry				
	 Reabilita Cal CS 3 mm haired coat to provide a key. Leave for 24-48 hours.  MIKE WYE PREPARED LIME MORTAR HAIRCED LIME MORTAR MADE IN DENMARK  MIKE WYE PREPARED LIME MORTAR UNHAIRCED LIME MORTAR MADE IN DENMARK  MIKE WYE PREPARED LIME PLASTER HERITAGE LIME PLASTER MADE IN DENMARK 12-15 mm scratch coat of Haird Lime Mortar. Leave for 5-7 days until 'green hard'. 8-10 mm float coat of Unhaird Lime Mortar. Leave for 5-7 days until 'green hard'. Heritage Lime Plaster 3 mm top coat of Heritage Lime Plaster skim applied in two passes				
Wall finish 02	lime plaster to plasterboard or gypsum plaster from Mike Wye				
	Apply Baunit Premium Primer 3mm Heritage lime plaster 				
Paint finish 01	on lime plaster from Mike Wye				
	3no. Coats of Coloured lime wash to new lime plaster 				
Paint finish 02	on plasterboard ceilings				
	2no. Coats of Dulux Easycare (Kitchen Matt)				
Paint finish 03	on gypsum plaster walls/ceilings				
	2no. Coats Dulux Easycare Bathroom Soft Sheen				
Paint finish 04	on gypsum plaster walls/ceilings				
	2no. Coats Dulux Paint Mixing Soft Sheen				
Floor finishes					
Porcelain tiles to kitchen					
	 1200 x 600mm, polished white mar				
Porcelain tiles to shower rooms					
	 300 x 600mm, matt white				