helyer design [ltd]
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Averys House, High Street, Findon Village

Item	Room	Description	Contractors Cost.	
General				
1	General	All windows to be replaced with same style unless noted.		
2	General	All internal door to be 4 panel solid oak.		
3	General	All existing to be photographed and recorded before removal		
4	General	All existing rads to be replaced (positions to be clarified)		
5	General	All electrics and sockets to be replaced. Electric meter to be stored in GF11		
6	General	Client to decide all internal finishes.		
7	General	Where **S.N** is noted. See 'survey notes'		
8	General	See **S.N.** for all infestation, timber decay and asbestos		
9	General	Expect that some replacement timbers and strengthening of timber frame will be required with evidence of deterioration and decay to presently concealed structure and fabric		
11	Drainage	Further investigation required in drainage system, following removal of garden vegetation		
	General	All bathrooms and ensuites to have underfloor heating (except GF04)		
GF01				
	Entrance hall	Radiator to left hand side		
	Entrance hall	Provide new hatch door to cellar. Hatch will be flush with FFL, and a have sigle door opening to wall		
	Entrance hall	Construct new porch to front, details to be provided		
GF02	Living Room	Under floor heating to be provided under existing floorboards.		
		Existing Fireplace to be removed and replaced with a log burning fire		
		Existing floor boards to be sanded and restored as floor finish.		
		Shutters to windows to be restored and replaced if necessary		
GF03				
	Kitchen	Remove Window 40, and provide steel over to support opening. S.E to advise		
	Kitchen	Remove north wall to create room and make good.		
	Kitchen	Door 11 to be removed and opening blocked up to provide unit space.		
	Kitchen	Provide nib to wall to give overall distance of 750mm to conceal units.		
	Kitchen	Remove chimney and provide support over		
	Entrance Hall	Remove wall nibs between kitchen and entrance hall.		
	Entrance Hall	New reception door to entrance hall. To be solid oak with double chub lock. Detail to follow.		
	Kitchen	Remove existing 'haring bow' timber floor (TAKE PHOTO OF EXISTING)		
	Kitchen	Provide under floor heating to GF03, under proposed flagstones to kitchen and entrance hall		
	Kitchen	Kitchen to be provided and designed by other		
	Kitchen	Provide gas and waste for white good to kitchen.		

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Item	Room	Description		
GF04				
	Conservatory	Construct new conservatory to existing building. Remove clay hanging to first floor where will affected by new extension roof pitch.		
	Conservatory	Plinth to be made out of reclaimed bricks to match those of existing house.		
	Conservatory	Greenoak structure to be provided by specialists		
	Conservatory	Floor to have under floor heating and same flagstone finish as GF03		
	Conservatory	Construction detail of extension to be provided for building regulations		
	Conservatory	Step to door 19 to garden may be required.		
GF05				
	Family Room	Remove existing external structure to allow roof for GFF05		
	Family Room	Construct new family room to existing building. Walls to be flint, with brick plinth as GF04. Note: all clay tiles to reclaimed.		
	Family Room	Ceiling to be voulted with oak tie beams. See drawing		
	Family Room	Window 41 blocked to utility room		
	Family Room	Log burner to be client specification		
	Family Room	Construction detail of GF05 to be provided for building regulations		
	Family Room	To have under floor heating. Finish floor to be carpet.		
GF06				
	Utility / Craft	Window 41 blocked to utility room		
	Utility / Craft	Door 18 to be repaired.		
	Utility / Craft	Provide under floor heating to GF06, under proposed flagstones		
	Utility / Craft	Provide sockets and drainage for white goods. Fit and plumb new sink. Location to be confirmed by client		
	Utility / Craft	Ceiling to be repaired and vaulted		
GF09				
	Hall	Parquet floor to be removed, and replaced with floorboards		
	Hall	Masonry to study to be constructed on previous wall, to avoid change in levels		
GF10				
	Wc	New Floor (to be confirmed)		
	Wc	New white Suite		
	Wc	Tiled splash back to sink		
	Wc	Provide and install heated towel rail		
GF11				
	Gun Storage	Window 11 to be blocked up		
	Gun Storage	Door 13 to be blocked up.		
	Gun Storage	Wall and door 13 to be removed		
	Gun Storage	Blockwork wall to be constructed to have gun safe bolted to.		

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Item	Room	Description	Contractors Cost.	
GF12				
	Study	Opening to GF11 to be blocked up		
	Study	Opening to 06 to be blocked up		
	Study	Remove wall with high level windows and replace with stud wall on same footings		
	Study	Floor to be carpeted		
	Study	Radiator positions to be confirmed by client		
GF13				
	Dining Room	Fireplace to be removed and replaced		
	Dining Room	New window 42 to replace existing double door. Detail of window to be the same as 13		
	Dining Room	New door 06a, in existing wall		
	Dining Room	Radiators to room		
GF14				
	Stair Well	All treads and risers to be checked.		
	Stair Well	Floor finish to stair to be decided.		
		Existing brick floor to be restored as finished surface		
FF01				
	Ensuite	Window 23 to be reduced due to floor level change and new extension to the rear.		
	Ensuite	Existing ceiling to become vaulted		
	Ensuite	Provide and install all new white goods.		
FF02				
	Stair Well	Wall and door 24 to be removed and be made structurally safe.		
	Stair Well	Provide new balustrade and handrail (all to match existing) to return to opened up area		
FF03				
	Landing	Provide new door 39 in-between FF 03 and FF 08		
	Landing	Wall and door 24 to be removed and be made structurally safe.		
	Landing	New stud wall to door 22, to provide bedroom ensuite		
	Landing	New storage west of door 22. to fit under proposed storage ML 03		
	Landing	New stud wall for storage to ML 01		
FF04				
	Bathroom	Bulk head to stair removed and squared off, to create clean lines		
	Bathroom	Remove existing sanitary ware.		
	Bathroom	Provide new sanitary ware, to be specified by client		
	Bathroom	Tiling to walls and floor. Client to confirm		

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Item	Room	Description	Contractors Cost	
FF05				
	Bedroom 3	Remove sink and fireplace, and make good		
	Bedroom 3	West wall to bathroom to be reduced and rebuilt, give more room to the bedroom		
	Bedroom 3	Floor finish to be confirmed by client		
	Bedroom 3	New storage south of door 22. to fit under proposed storage ML 03		
FF06				
	Bedroom 2	Door 23 to be removed and relocated in position 23a		
	Bedroom 2	Remove sink.		
	Bedroom 2	Unblock wall for door 40 (opening already exists)		
FF07				
	Bathroom	Block door opening to 29.		
	Bathroom	West wall to be romved and extended		
	Bathroom	Remove existing sanitary goods, tiles to wall and floor.		
	Bathroom	Provide new sanitary ware to room. Client to specify.		
FF08				
	Storage Area	Remove Wc to room and make good.		
	Storage Area	Heater to be provided to this area in order to dry goods		
	Storage Area	Wall to FF 09 to be removed to provide large space		
	Storage Area	Door to be provided to opening 39		
	Storage Area	Shelves to provided in order to store goods.		
ML01				
	Bedroom 1	Fireplace to be removed and made good. Note fireplace to GF02 to remain as a working fireplace so do not block		
	Bedroom 1	Pipes to east wall to be removed and made good.		
ML02				
	Cupboard	Removal of high level cupboard with door 30.		
	Cupboard	New stud wall wall to house door 31.		
ML03				
	Cupboard	NOTE: All to be built over existing staircase to be removed		
	Cupboard	Stud wall above removed stair to act a cupboard		
	Cupboard	New oak door cupboards to be installed on landing.		

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Item	Room	Description	Contractors Cost	
SF01				
	Bedroom 4	Ceiling and roof to be constructed/restored		
	Bedroom 4	New vaulted ceiling to be provided		
SF02				
	Landing	Roof light to be replaced with conservation roof light		
SF03				
	Bedroom 5	Ceiling and roof to be constructed/restored		
	Bedroom 5	New vaulted ceiling to be provided		
	Bedroom 5	Opening to door 37 to be widened		
SF04				
	Bathroom	Opening to door 37 to be widened		
	Bathroom	New skilling wall to be provided with a height of 1250mm		
	Bathroom	Window 36 to be fixed shut		
	Bathroom	Provide services and drainage to new bathroom		
	Bathroom	Provide and install new sanitary products		
	Bathroom	Tile floor and wall to client specification		

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Item	Room	Description	Contractors Cost.	
External Works				
	External Works	Break up concrete area outside window 05		
	External Works	Provide gravel entrance as seen on site drawing		
	External Works	Paving to front of dwelling restored and same detail and materials used to pave to north entrance		
	Outbuildings	Internal walls in store/potting shed to be removed to create more space		
	Outbuildings	**S.N.** Rebuild brickwork over door opening. Overhaul slate roof. Repainting and Redecoration .		
	Outbuildings	**S.N.** Renewal of external doors and joinery with internal improvement as necessary		
	Outbuildings	**S.N.** rainwater guttering need replacing improved		
	External Plumbing Drainage	**S.N** Suspects there may be leaks and other defects necessitating / repair renewal.		
	External Plumbing Drainage	**S.N.** South elevation, old rusty soil and vent pipe with base connections will need replacing		
	External Plumbing Drainage	Note: Further investigation required in drainage system, following removal of garden vegetation		
	External Plumbing Drainage	**S.N.** See notes		

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General				
	General	All existing to be photographed and recorded before removal		
	General	All existing rads to be replaced (positions to be clarified)		
	General	All electrics and sockets to be replaced. Electric meter to be stored in GF11		
	General	Client to decide all internal finishes.		
	General	Where **S.N** is noted. See 'survey notes'		
	General	See **S.N**. for all infestation, timber decay and asbestos		
	General	Expect that some replacement timbers and strengthening of timber frame will be required with evidence of deterioration and decay to presently concealed structure and fabric		
	General	Contractor to check all wall, floor and ceiling and replace where necessary. Where replaced provide skirting coving and architrave		
	Drainage	Further investigation required in drainage system, following removal of garden vegetation		
GF01				
1	Entrance Hall	Entrance Hall GF01 to have new structure to remove current central posts		
2	Entrance Hall	The proposals will have two goal post trusses that will support the above posts (structural engineer to specify).		
3	Entrance Hall	The goal post trusses are to be plance in the existing wall and not to be seen.		
4	Entrance Hall	Provide matching floor boards where posts have been removed		
GF02				
1	Living Room	Ceiling to be lowered by 537mm.		
2	Living Room	Use existing timber where possible		
3	Living Room	Reinstated architrave to ceiling. Profile to match existing		
FF01				
1	Ensuite	Floor to be raised 200mm. To allow access to ML 01		
2	Ensuite	Window 23 to be reduced due to floor level change and new extension to the rear.		
3	Ensuite	Existing ceiling to become vaulted		
4	Ensuite	Door 25 to be blocked up and step up to be roved and made good.		
5	Ensuite	Provide and install all new white goods.		
6	Ensuite	Create new opening with lintel over. New stair to provide access to ML 01		
7	Ensuite	Window 22 raised by 200mm to adapt to new internal floor level.		
FF02				
1	Stair Well	Wall and door 25 to be removed and be made structurally safe.		
FF03				
1	Landing	Stair to mezz level to be altered due to proposed floor reduction, possible loose two risers. Contractor to respond		

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Item	Room	Description	Contractors Cost.	
FF05				
1	Bedroom 3	There is to be a new 100mm stud wall between room FF06 and FF05. This will bring window 29 into the bedroom FF05.		
FF06				
1	Bedroom 2	There is to be a new 100mm stud wall between room FF06 and FF05. This will bring window 29 into the bedroom FF05.		
2	Bedroom 2	New cupborad with oak doors off the proposed stud wall.		
ML01				
1	Bedroom 1	Floor to be lowered by 537mm. To give more headroom to enter FF01		
2	Bedroom 1	Fireplace to be removed and made good. Note fireplace to GF02 to remain as a working fireplace so do not block		
3	Bedroom 1	Pipes to east wall to be removed and made good.		
4	Bedroom 1	Windows to be renewed with extra sash panel to bottom. See proposed elevations		
5	Bedroom 1	Provide new opening to FF01. Lintel over to be provided.		
ML02				
1	Cupboard	Removal of high level cupboard with door 30.		
2	Cupboard	New stud wall wall to house door 31.		
ML03				
1	Cupboard	Floor to be lowered by 537mm		
2	Cupboard	New oak door cupboards to be installed on landing.		
SF02				
1	Landing	Roof light to east elevation to be blocked		
2	Landing	Proposed conservation roof light to be mirrored to western pitch		
External				
1	Windows	Replace windows 28, 29, 30, 38 and 39 to east elevation with casements. New casements to have mullions and muntins to match sash profiles to ground floor windows.		
2	Windows	Existing sash windows 32, 33, 34 to be extended down (replaced) to allow for new internal floor height. The windows will be constructed out of soft wood and all profiles will match existing.		