

Room	Walls								Total approx. m2/room				Ceilings		Total approx. m2/room		Flooring		Notes
	Existing				Proposed				Lime plaster over masonry substrate	Lime plaster & Wood wool board	Modern plasterboard and plaster	Modern tile backer board with ceramic tile finish	Existing	Proposed	Lime plaster & Wood wool board	Modern plasterboard and plaster	Existing	Proposed	
	North	East	South	West	North	East	South	West											
Ground Floor																			
Living Room	N/A	N/A	Lime plaster on masonry substrate	N/A	N/A	N/A	Fix 25 x 50mm timber battens on dot and fix with 15mm Wood wool board and lime plaster - 8m2	N/A	N/A	8	N/A	N/A	Lath and lime plaster (assumed) - remove lath and plaster - 17.5m2	Fix 15mm plaster boarding and finish with lime plaster - replace ceiling with matching profile	17.5	N/A	Engineered oak boarding over existing floorboards - 17.5m2	Engineered oak boarding	Existing joinery will need to be carefully removed and either refurbished and refixed, or replaced with a matching profile.
First Floor																			
Lounge	Lime plaster on masonry substrate	N/A	Lime plaster on masonry substrate	Lime plaster on masonry substrate	New lime plaster over masonry substrate - 18m2	N/A	Fix 25 x 50mm timber battens on dot and fix with 15mm Wood wool board and lime plaster - 12m2	New lime plaster over masonry substrate - 3.2m2	19.2	12	N/A	N/A	Lath and lime plaster (assumed) - remove lath and plaster - 21.6m2	Fix 15mm plaster boarding and finish with lime plaster - replace ceiling with matching profile	21.6	N/A	Engineered oak boarding over existing floorboards - 21.6m2	Engineered oak boarding	Existing joinery will need to be carefully removed and either refurbished and refixed, or replaced with a matching profile.
Bedroom 2	N/A	N/A	Lime plaster on masonry substrate	Lime plaster on masonry substrate	N/A	N/A	New lime plaster over masonry substrate - 14.0m2	New lime plaster over masonry substrate - 3.4m2	14.3	N/A	N/A	N/A	Lath and lime plaster (assumed) - remove lath and plaster - 14.7m2	Fix 15mm plaster boarding and finish with lime plaster - replace ceiling with matching profile	14.7	N/A	N/A	N/A	Existing joinery will need to be carefully removed and either refurbished and refixed, or replaced with a matching profile.
Second Floor																			
Bedroom 4	Lime plaster on masonry substrate	Lime plaster on masonry substrate	Lime plaster on masonry substrate	Lime plaster on masonry substrate	New lime plaster over masonry substrate - 16.5m2	New lime plaster over masonry substrate - 8.8m2	Fix 25 x 50mm timber battens on dot and fix with 15mm Wood wool board and lime plaster - 12m2	New lime plaster over masonry substrate - 8.8m2	33.7	12	N/A	N/A	Lath and lime plaster (assumed) - remove lath and plaster - 22.9m2	Fix 15mm plaster boarding and finish with lime plaster - replace ceiling with matching profile	22.9	N/A	N/A	N/A	Existing joinery will need to be carefully removed and either refurbished and refixed, or replaced with a matching profile.
Bedroom 3	Lime plaster on masonry substrate	N/A	Lime plaster on masonry substrate	Lime plaster on masonry substrate	Fix 25 x 50mm timber battens on dot and fix with 15mm Wood wool board and lime plaster - 9.5m2	N/A	New lime plaster over masonry substrate - 8.8m2	New lime plaster over masonry substrate - 12m2	21.8	8.5	N/A	N/A	Lath and lime plaster (assumed) - remove lath and plaster - 15.1m2	Fix 15mm plaster boarding and finish with lime plaster - replace ceiling with matching profile	15.1	N/A	N/A	N/A	Existing joinery will need to be carefully removed and either refurbished and refixed, or replaced with a matching profile.
First Floor																			
Master Bedroom	Modern plasterboard and plaster over studwork	Modern plaster on masonry substrate	Modern plasterboard and plaster over studwork	Modern plaster on masonry substrate	Modern plasterboard and plaster - 5.8m2	N/A	Modern plasterboard and plaster - 4.8m2	Fix 25 x 50mm timber battens on dot and fix with 15mm Wood wool board and lime plaster - 7.5m2	N/A	7.5	15.8	N/A	Modern plasterboard and plaster ceilings and skellings - 19.2	Modern plasterboard and plaster ceilings and skellings	N/A	19.2	N/A	N/A	Existing joinery will need to be carefully removed and either refurbished and refixed, or replaced with a matching profile.
Bathroom	Modern plasterboard and plaster over studwork	Modern plasterboard and plaster over studwork	Modern plasterboard and plaster over studwork	Modern plasterboard and plaster over studwork	Modern plasterboard and plaster - 3.5m2	Modern plasterboard and plaster - 4m2	Modern plasterboard and plaster - 8.2m2	Tile backer board for podols shower pan (10m x 2m) - 12m2	N/A	N/A	13.7	12	Modern plasterboard and plaster ceilings and skellings - 12.5	Modern plasterboard and plaster ceilings and podols	N/A	12.5	N/A	N/A	Existing joinery will need to be carefully removed and either refurbished and refixed, or replaced with a matching profile. Existing sanitaryware will need to be removed to enable plastering works, and either refitted or replaced.
Totals								89	40.5	29.5	12			91.8	31.7				

General notes:

The elements noted for removal have been damaged by water ingress from the failure of the roof above.

This schedule does not represent an exhaustive list of refurbishment works that may be required, and that will become apparent after further investigation upon commencement of works on site.

The masonry substrates and concealed timber studs, joists etc covered by plaster or floor finishes will require examination after the strip out works are complete to understand their condition. Only then will it be possible to determine whether some components have been affected by the water ingress, and if they require treatment, repair or replacement.

Definitive lime plaster specifications are tbc.

Mechanical and electrical fittings are to be temporarily removed and isolated to enable plastering works to be undertaken, and will either be reinstated or replaced in their existing locations.