



Unit 04 - Key Plan
1:50

Thoroughly rub down timber
moulding detail to perimeter of flat
and sloping sections of ceiling and
ceiling rose prior to redecorated.

New 430mm diameter ceiling rose.

Replaster flat ceiling with Limelite
plaster on new timber laths.

Arched recess to either side of fireplace

Remove gas fire surround and hearth
and make good disturbed plaster
finishes and skirting, add ventilation
grille to chimney. Provide power for
feature electric fire provided by
tenant.

Make safe all redundant gas
pipework.

Elevation A
U4-03-A

Thoroughly rub down timber
moulding detail to perimeter of flat
and sloping sections of ceiling and
ceiling rose prior to redecorated.

Install positive pressure ventilation fan to assist with
condensation issues. Fan unit located within the roof
space. Circular ceiling diffuser fixed to lounge ceiling,
position to be confirmed, approx diffuser size 250mm.

Replaster flat ceiling with Limelite
plaster on new timber laths.

Arched recess to
either side of
fireplace

Remove existing paint
finishes on stonework to
the bay window and
redecorate with breathable
Keim mineral paint.

Supply and fit new window
board with curved nosing.

1no. new radiator. New
radiator size TBC.

Low level double socket.
Refer to note 2. New
socket positions TBA on
site.

New radiator.

Elevation B
U4-03-B

Thoroughly rub down timber
moulding detail to perimeter of flat
and sloping sections of ceiling and
ceiling rose prior to redecorated.

New 430mm diameter ceiling rose.

Replaster flat ceiling with Limelite
plaster on new timber laths.

Light switch. Refer to note 2. New
light switch position TBA on site.

Retain existing 5 panelled front door,
replace ironmongery and redecorate.
Allow for joinery repairs in replacing
ironmongery.

1no. new radiator. New radiator size
TBC.

Elevation C
U4-03-C

Thoroughly rub down timber
moulding detail to perimeter of flat
and sloping sections of ceiling and
ceiling rose prior to redecorated.

Install positive pressure ventilation fan to assist with
condensation issues. Fan unit located within the roof
space. Circular ceiling diffuser fixed to lounge ceiling,
position to be confirmed, approx diffuser size 250mm.

Replaster flat ceiling with Limelite
plaster on new timber laths.

Arched recess to either
side of fireplace.

New internal 5 panelled door into Bedroom to
have 30 minutes fire resistance, 1.5 pairs
hinges, latches and brass handles.

New internal 5 panelled door
into Kitchen to have 30 minutes
fire resistance, 1.5 pairs hinges,
latches and brass handles.

Light switch.
Refer to note 2. New light switch
position TBA on
site.

Light switch. Refer to note 2. New
light switch position TBA on site.

Low level double socket.
Refer to note 2. New
socket positions TBA on
site.

U4-ID-00-01-01

U4-ID-00-02-01

U4-EX-00-03-01

- Notes:
- Contractor to carry out area of trial ceiling removal (200mm sq) to confirm ceiling material.
 - All electrical fittings and wiring to be renewed to current IEE regulations, including consumer unit. Make good any disturbed plaster finishes with Limelite breathable plaster. Gas supply to Lounge and Kitchen and gas fire to be tested and certified.
 - Lounge to be redecorated. Prior to decoration work remove all surface mould to wall and ceiling finishes. Remove existing wallpaper to walls and ceiling and repair any damaged plaster with Limelite as necessary. Hang new lining paper on existing plastered walls which are then to receive painted finishes.
 - Existing skirtings, architraves, frames and door linings to remain.
 - Resident to provide: window blinds/ curtains and carpets.
 - Remove of existing floor finishes and dispose of from site.
 - Supply and fix new rockwool roof insulation to the Kitchen and Lounge.
 - Existing carpet to be removed. Replace broken floorboards in matching sizes to the existing. Repair floorboards where required.

Unit 3 - Proposed Internal Room Elevations - Lounge

1:20

Notes:
1. This drawing is to be read in conjunction with existing
layout drawing no. 01001, and proposed layout drawing
no. 02020.

2. Assumed fittings, fixtures and joinery behind obstructed
data.

P03	Aug 2024	LB	'Do Not Scale' Omitted
P02	Aug 2024	LB	Submitted
P01	July 2024	LB	For Approval

Rev	Date	Intls	Details
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Corporation

Project Title Inghams Almshouse
Client Edward Mayes Trust
Location New Mills

Drawing ref Unit 4 - Proposed Internal Room Elevation - Lounge

Date	13/08/2024 14:06:09	Scale	As indicated
Checker	LB	Size	A1
Job No:	9848	Status	S3
Project	Origin	Volume	Level
Type	Role	Number	Rev
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