

# Statement of work

## Exterior

looking for first floor extension to mirror footprint of the ground floor.

Note that the ground floor was done in two phases.

We're looking for a pitched roof to mirror Wendy and Jeff next door.

For drainage between the two houses I've spoken to Jeff and he's happy to accommodate whatever is needed.

## Inside ground floor

We're looking to open up the back of the house completely. removing the wall between the kitchen and dining room and the arch in the dining room.

Underfloor heating in kitchen/diner area (not needed in utility area)

## Utility area

Move combi boiler to the utility area on it's back wall. it should be possible to route ventilation through the toilet to the outside. Need manifold for the underfloor heating.

Area needs fittings for washing machine and tumble dryer. stacked

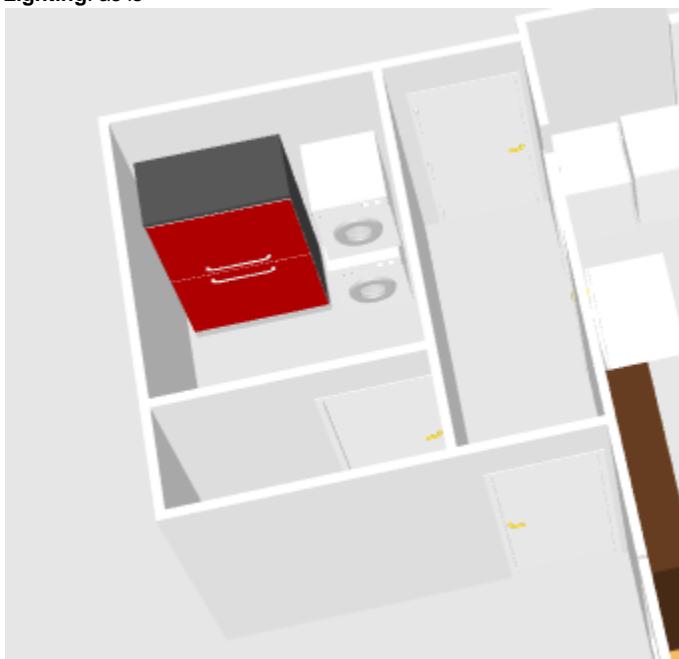
A larder style storage cupboard next to them

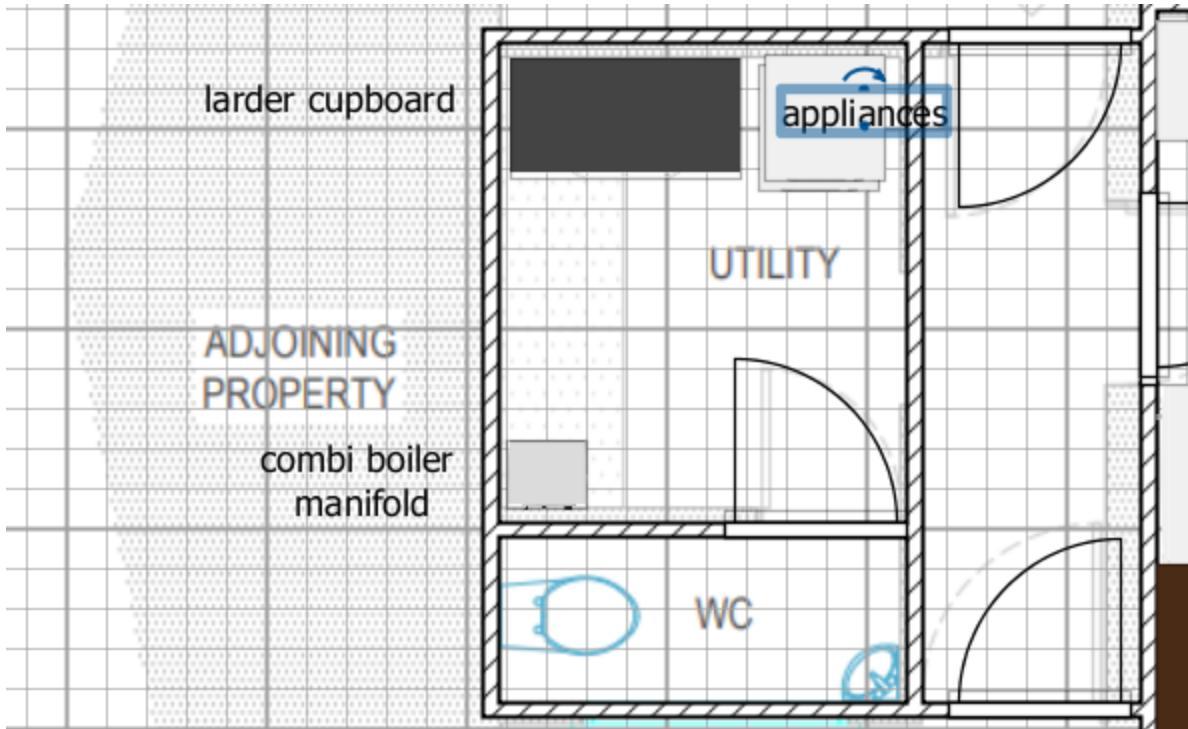
**Walls:** as is

**Ceiling:** as is

**Floor:** replace tiles - note may need more extensive work depending on what we find underneath.

**Lighting:** as is





### Kitchen Dinner

U shaped kitchen at the back, dinning/living area near the patio doors

Wet underfloor heating

Kitchen units and worktop to be supplied separately. Will follow the layout shown but precise details TBD

Note location of water main, need move to under sink

Sink will be facing the patio door so effectively in the middle of the room.

Drainage expected to be through toilet waste that runs from back wall diagonally under the floor to the back which will run broadly under the sink.

Multiple plug sockets needed... to be supplied by us

TV feed to run to near TV location (currently lands in dinning room cupboard)

RJ45/network point needed near TV location (currently socket already in right location so may be reusable.) Network hub is in cupboard under stairs.

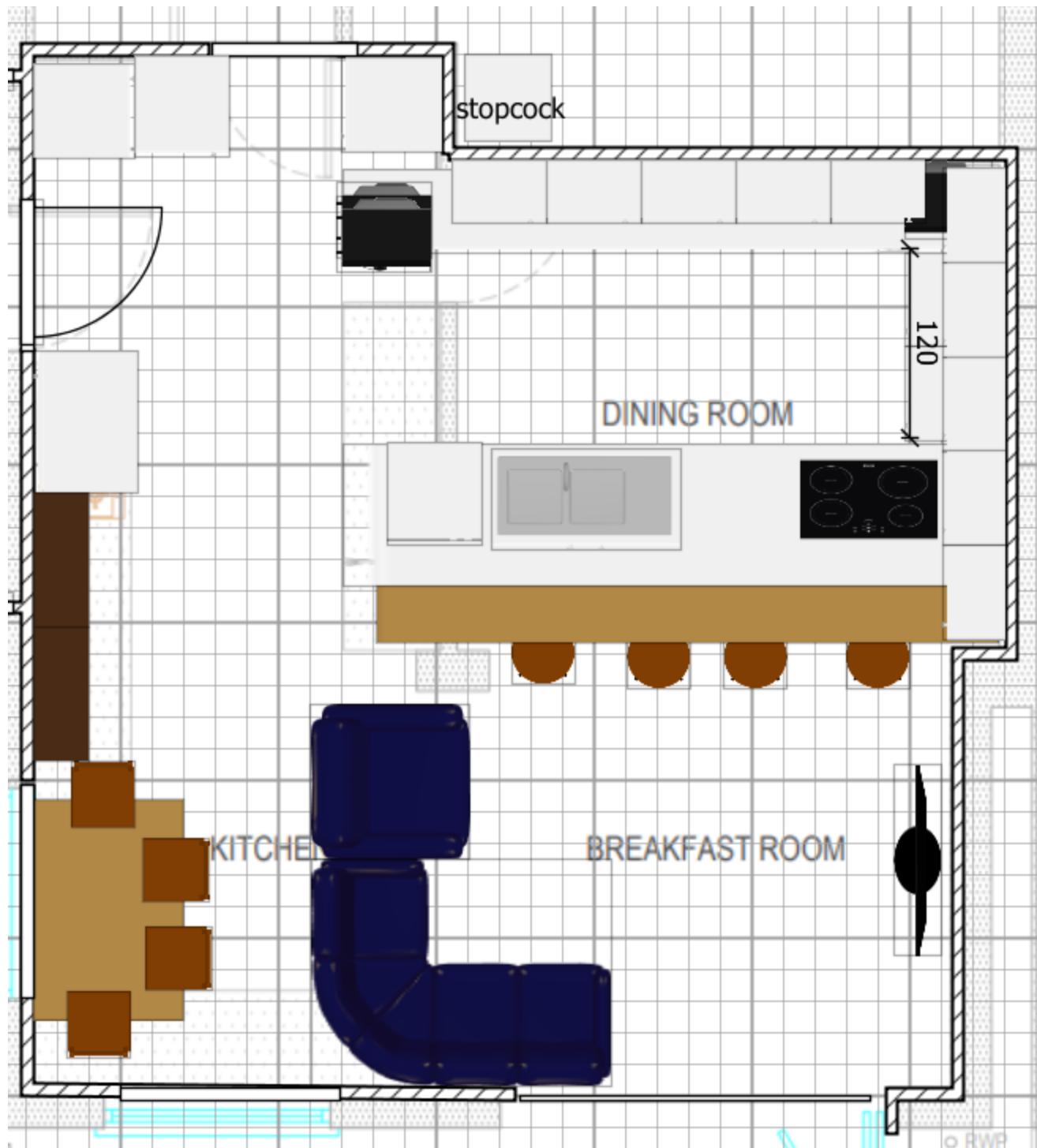
### Walls:

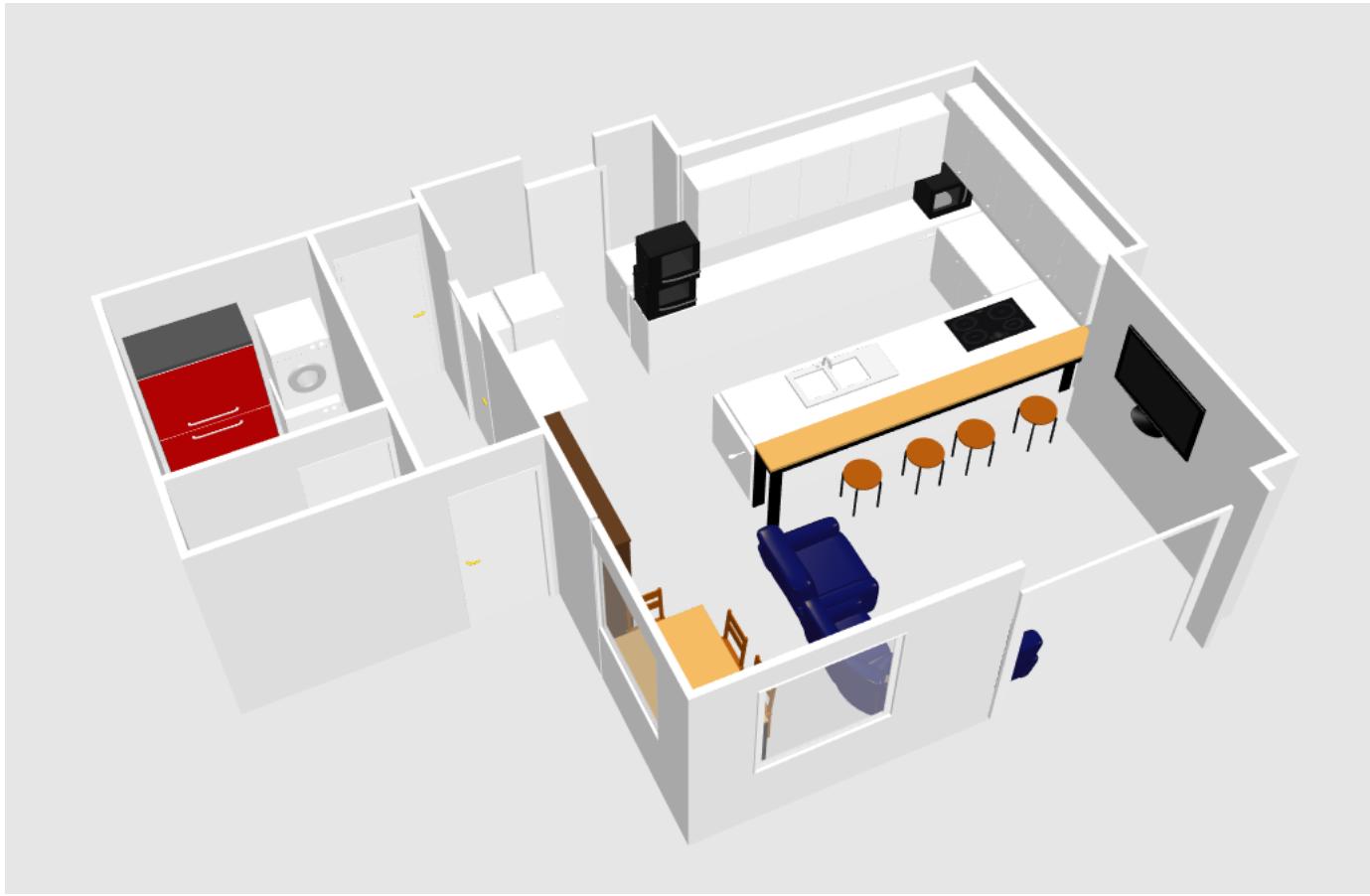
- Kitchen area, tiled between worktops and wall cupboards, primed/white in other areas
- living area primed/white

**Ceiling:** painted white

**Floor:** Tiled (porcelain)

**Lighting:** LED spots in two zones, one for the kitchen area and one over dining/living area, units to be supplied by us





## Upstairs

Key point is to remove the chimney area. it's already gone from the roof but there is a stub in the attic. Removing the chimney in the first floor frees up the space for the new bathroom and shower room.

We need all the plumbing and electrics doing, the kitchen shower room and bathroom installed.

4 new doors needed, to be supplied by us.

skirting + architraves to be supplied by builder

## Bedrooms

Each one needs

RJ45/network socket.

2 sets of 2 electric points to be supplied by us.

Radiator under window with vertical TVR (I use TADO and have spares) to be supplied by us.

1 double glazed window

**Walls:** primed/white

**Ceiling:** painted white

**lighting:** 1 pendant light fitting.

**Flooring:** Carpets will also be needed but we'll arrange separately

## Bathroom:

Suite to be supplied by us, will be a shower/bath with screen plus toilet and hand basin.

medicine cupboard over sink- supplied by us.

bathroom power point near sink

Storage TBD

Towel radiator with TVR to be supplied by us

**Walls:** tiled (similar to current bathroom), tiles to be supplied by us

**Ceiling:** painted white

**lighting:** LED bathroom light comparable to current. TBD - possible to have automatic night light?

**Flooring:** lino, will be done separately

Ventilation: decent extractor fan needed (one in existing bathroom doesn't prevent mold)

Shower room:

Similar to bathroom but with just a shower unit.

TBD can we fit a small hand basin and bathroom power point?

Hallway

Note in the recess between the side window and the bedroom we intend to put floor to ceiling cupboards.

**Walls:** primed/white

**Ceiling:** painted white

**lighting:** single pendant light (as is)

**Flooring:** will be carpet which we'll do separately