

The Renovation and remodeling
of
Chapel House, The Chequer, Bronington, Whitchurch SY13 2JQ
for
Mr & Mrs Grootveld

Schedule of finishes – Revision A

This Schedule is to be read in conjunction with the following documents:

2205- Design and Access Statement
2205-MA(00)0001
2205-MA(00)0002
2205-MA(00)0003
2205-MA(00)0004
2205-MA(00)0005
2205-MA(00)0006

2205-MA(10)0001
2205-MA(20)0001
2205-MA(21)0001
2205-MA(22)0001
2205-MA(24)0001
2205-Building regulations Notes

INTRODUCTION

Proposals had been made to continue the permitted restoration of Chapel House, a Grade II listed former combined Methodist Chapel and minister's house near Bronington, Flint. Planning permission change of use had been previously granted in 1997 for conversion to a single dwelling and these proposals included a small rear extension

In March 2023, proposals were approved to construct a two story extension with revised internal alterations - P/2023/0142

This schedule relates to the NMA of the above application (ref PP-1336546) which amends the scheme to one of internal alterations without extending the property. The other amendments is a set of French doors to the rear which will match the details of those relating to conditions 6 & 8 of the LBC

SCHEDULE OF FINISHES

Wall finishes:

Room	description	
Entrance hall/dining	Existing internal face of external walls stripped back to bare brick, lime levelling coat applied if necessary. 50mm Isolair wood fibre insulation with lime plaster over. Breathable paint finish (Earthborn claypaint or similar) to provide a breathable wall build-up with a uvalue of approx. 0.53	
	Existing brick fireplace and surround to be maintained as is	
Kitchen	Plasterboard and skim to stud wall, painted finish. Colour TBC (clay white or similar)	
	Existing internal face of external walls stripped back to bare brick, lime levelling coat applied if necessary. Isolair wood fibre insulation with lime plaster over. Breathable paint finish (Earthborn claypaint or similar) to provide a breathable wall build-up with a uvalue of approx. 0.53	
Bedroom 3	Plasterboard and skim to stud walls, painted finish. Colour TBC (clay white or similar)	
	Existing internal face of external walls stripped back to bare brick, lime levelling coat applied if necessary. Isolair wood fibre insulation with lime plaster over. Breathable paint finish (Earthborn claypaint or similar) to provide a breathable wall build-up with a uvalue of approx. 0.53	
Living area	Plasterboard and skim to stud walls, painted finish. Colour TBC (clay white or similar)	
	Existing internal face of external walls stripped back to bare brick, lime levelling coat applied if necessary. Isolair wood fibre insulation with lime plaster over. Breathable paint finish (Earthborn claypaint or similar) to provide a breathable wall build-up with a uvalue of approx. 0.53	

Room	Description	
Utility	Plasterboard and skim to stud walls, painted finish. Colour TBC (clay white or similar)	
	Existing internal face of external walls stripped back to bare brick, lime levelling coat applied if necessary. Isolair wood fibre insulation with lime plaster over. Breathable paint finish (Earthborn claypaint or similar) to provide a breathable wall build-up with a uvalue of approx. 0.53	
Stairwell	Plasterboard and skim to stud walls, painted finish. Colour TBC (clay white or similar)	
Landing	Plasterboard and skim to stud walls painted finish. Colour TBC (clay white or similar)	
	Existing internal face of external walls stripped back to bare brick, lime levelling coat applied if necessary. Isolair wood fibre insulation with lime plaster over. Breathable paint finish (Earthborn claypaint or similar) to provide a breathable wall build-up with a uvalue of approx. 0.53	
	Existing masonry cross wall to be stripped back and lime plastered with breathable paint as per external walls	
Study	Plasterboard and skim to stud walls, painted finish. Colour TBC (clay white or similar)	
	Existing masonry cross wall to be stripped back and lime plastered with breathable paint as per external walls	
Main Bedroom	Plasterboard and skim to stud walls. painted finish. Colour TBC (clay white or similar)	
	Existing internal face of external walls stripped back to bare brick, lime levelling coat applied if necessary. Isolair wood fibre insulation with lime plaster over. Breathable paint finish (Earthborn claypaint or similar) to provide a breathable wall build-up with a uvalue of approx. 0.53	
Ensuite	Tiling to shower cubicle - travertine or similar TBC	
	Plasterboard and skim to stud walls. Painted finish Colour TBC (clay white or similar)	
	Existing internal face of external walls stripped back to bare brick, lime levelling coat applied if necessary. Isolair wood fibre insulation with lime plaster over. Breathable paint finish (Earthborn claypaint or similar) to provide a breathable wall build-up with a uvalue of approx. 0.53	

Room	Description	
Bedroom 2	Plasterboard and skim to stud walls, painted finish colour TBC (clay white or similar)	
	Existing masonry cross wall to be stripped back and lime plastered with breathable paint as per external walls	
	Existing internal face of external walls stripped back to bare brick, lime levelling coat applied if necessary. Isolair wood fibre insulation with lime plaster over. Breathable paint finish (Earthborn claypaint or similar) to provide a breathable wall build-up with a uvalue of approx. 0.53	
Bathroom	Existing internal face of external walls stripped back to bare brick, lime levelling coat applied if necessary. Isolair wood fibre insulation with lime plaster over. Breathable paint finish (Earthborn claypaint or similar) to provide a breathable wall build-up with a uvalue of approx. 0.53	
	Tiled splashback above basin and around bath – travertine or similar	

Floor Finishes:

Room	description	
Entrance hall/dining	Black engineered oak floor - sample to be provided if required	
Kitchen	Black engineered oak floor - sample to be provided if required	
Bedroom 3	Black engineered oak floor - sample to be provided if required	
Living area	Black engineered oak floor - sample to be provided if required	
Utility	Black engineered oak floor - sample to be provided if required	
Stairs	Black stained/painted hardwood treads – see stair details (condition 7)	
Landing	Black engineered oak floor - sample to be provided if required	
Master Bedroom	Black engineered oak floor	
Ensuite	Encaustic tiles, Bert & May or similar	
Study	Black engineered oak floor - sample to be provided if required	
Bathroom	Encaustic tiles, Bert & May or similar	
Bedroom 2	Original floorboards to be sanded filled and restored	

Ceiling finishes:

Room	description	
Entrance hall/dining	Plasterboard and skim, painted finish colour TBC (clay white or similar)	
Kitchen	Plasterboard and skim, painted finish colour TBC (clay white or similar)	
Bedroom 3	Plasterboard and skim, painted finish colour TBC (clay white or similar)	
Living area	Plasterboard and skim, painted finish colour TBC (clay white or similar)	
Utility	Plasterboard and skim, painted finish colour TBC (clay white or similar)	
Stairwell	Plasterboard and skim, painted finish colour TBC (clay white or similar)	
Landing	Isolair wood fibre insulation below rafters and between timbers – leaving them exposed. Plastered using lime plaster Earthborn breathable paint (colour TBC – clay white or similar)	
Master Bedroom	Isolair wood fibre insulation below rafters and between timbers – leaving them exposed. Plastered using lime plaster Earthborn breathable paint (colour TBC – clay white or similar)	
Ensuite	Isolair wood fibre insulation below rafters and between timbers – leaving them exposed. Plastered using lime plaster Earthborn breathable paint (colour TBC – clay white or similar)	
Study	Isolair wood fibre insulation below rafters and between timbers – leaving them exposed. Plastered using lime plaster Earthborn breathable paint (colour TBC – clay white or similar)	
Bathroom	Isolair wood fibre insulation below rafters and between timbers – leaving them exposed. Plastered using lime plaster Earthborn breathable paint (colour TBC – clay white or similar)	
Bedroom 2	Isolair wood fibre insulation below rafters and between timbers – leaving them exposed. Plastered	

	using lime plaster Earthborn breathable paint (colour TBC – clay white or similar)	

Joinery:

Room	description	
Entrance hall/dining	White 220mm Georgian style skirting and corresponding architrave, original door repainted, oak/slate window boards (TBC)	
Kitchen	Kitchen units & worktops TBC White 220mm Georgian style skirting and corresponding architrave	
Bedroom 3	White 220mm Georgian style skirting and corresponding architrave, oak/slate window boards (TBC) original door repainted	
Living area	White 220mm Georgian style skirting and corresponding architrave, oak/slate window boards (TBC)	
Utility	White 220mm Georgian style skirting and corresponding architrave, glazed double doors	
Stairwell	White painted stair stringers, ebony handrail and treads to stairs, white painted risers – see Fig 3&4 for design intent & subsequent stair design drawings for further details	
Landing	White 220mm Georgian style skirting and corresponding architrave, handrail and spindles to match staircase	
Master Bedroom	White 220mm Georgian style skirting and corresponding architrave, oak/slate window board	
Ensuite	Pocket door - White 220mm Georgian style skirting and corresponding architrave. Oak/slate window board	

Study	White 220mm Georgian style skirting and corresponding architrave	
Bathroom	Pocket door, Oak/slate window board	

Ironmongery:

Room	description	
General note: window ironmongery to be found on window details and schedule – black traditional type *Lighting fixtures to be confirmed by client at later date in coordination with electrical subcontractor*		
Entrance hall/dining	Black steel/iron handle to front door, matt black metal socket outlets and switches*	
Kitchen	matt black metal socket outlets and switches* Black brass door handle to side door (TBC)	
Bedroom 3	matt black metal sockets and switches , black brass door handle to door (TBC)	
WC/shower room	black brass door handle to door (TBC)	
Living area	matt black metal sockets and switches	
Utility	matt black metal sockets and switches, black brass door handles to door (TBC)	
Stairwell	Black metal/timber spindles to stairs – see Fig 3&4 for design intent and subsequent stair details for further information	
Landing	matt black metal sockets and switches	

Master Bedroom	matt black metal sockets and switches black brass handle to door	
Ensuite		



Fig 1. Georgian style skirting board – white painted MDF



Fig 1. Georgian Architrave – white painted MDF



Fig 3 staircase design intent



Fig 4. Staircase design intent



Staircase Manufacturer's drawings



Poitiers Spindle – wrought iron





All extractor fans are to be connected via proprietary sleeve connections to cast iron air brick of a similar style to the extant vents on the front of the property (see image). In the case of the first floor ensuite shower room the extract is to connect to the existing vent on the front of the property

Further notes:

Ducting from downstairs shower room is to run through adjacent bedroom under ceiling and be boxed in and finished with same plaster/paint as walls and ceiling

All wires and pipes internally to be concealed within partition walls/insulation lined walls. Any exposed pipework to be copper and soldered joints

Flue terminal to boiler on side wall to be black powder coated metal

Existing front door is to be retained and refurbished