

Wragg House, Wragg Marsh, Weston

Room Schedule Finishes (new work shown in red)

Ground Floor

Room No	Walls	Floor	Ceiling
G1 New Room	3 new bare block walls to be plastered with a British Gypsum Thistle coat 11mm and Finishing coat 3mm or similar approved. Existing brickwork where exposed to have cracks stitched with 6mm stainless steel Helibars in bed joints at 600mm vertical intervals. Then plastered a 3 coat lime plaster.	Concrete slab screeded to level with adjacent rooms and then provided with a 150mm high moulded Taurus skirting to walls sat on DPC backing material.	Modern ceiling joists, under-drawn with plasterboard and skim.
G2 Lobby	Part bare brick, part Gypsum plaster on cement render Existing plasterwork to walls to be removed and replaced with a 3 coat lime plaster.	Cement based screed	Exposed joists and plaster at present. To be plaster-boarded to underside and skimmed.
G3 WC	White painted gypsum plastered walls with white ceramic tiled splash-backs.	Cement based screed	White painted plastered ceiling with coving.
G4 Sitting room	Part bare brick part Gypsum plaster on cement render. Existing plasterwork to be removed and all walls replastered with 3 coat lime plaster.	Cement based screed	Exposed joists to be plaster-boarded to underside and skimmed.
G5. Stair Hall	Painted plastered walls	Cement based screed	Plastered painted white
G6. Sitting Room	Part bare brick part painted plastered walls. Existing plasterwork to be removed and all walls replastered with 3 coat lime plaster.	Cement based screed	Plastered ceiling with coving. Plain later cross beam.
G7. Lobby	Part bare brick, part plastered on cement render.	Cement based screed	Exposed joists, to be plaster-boarded and plastered.

	Existing plasterwork to be removed and all walls replastered with 3 coat lime plaster.		
G8. Future Kitchen?	Part bare brick part plastered on cement render. Existing plasterwork to be removed and all walls replastered with 3 coat lime plaster.	Cement based screed	Plain plastered ceiling and plain cross beam with exposed joists. .
G9. Lobby	Plain plastered walls	Cement based screed.	Plain plaster
G10. Utility Room	Part bare brick and part painted plaster. Existing plasterwork to be removed and all walls replastered with 3 coat lime plaster.	Cement based screed.	Original plaster ceiling with iron hooks.

First Floor

Room No	Walls	Floor	Ceiling
F1. New room	Part bare brick and part painted plaster. New walls concrete block. Stud partition to form en suite. To be lined with plasterboard and skim. Blockwork to be plastered to match existing.	Particleboard on new joists 300mm by 50mm on metal wall hangers on wall plate.	Ceiling joists 100mm by 50mm and rafters 150mm by 50mm, at 400c/s. All to be clad with vapour backed plasterboard and skimmed.
F2 Bedroom	Gypsum finish on cement render. Part painted.	Particleboard floor on new joists.	Flat plaster ceiling, with coved edges.
F3 Lobby	Plastered walls with plain arch through to F5. Moulded skirting 175mm high and 190mm high chamfered skirting to rear lobby. Long corridor has plaster arch at the end.	Part particleboard and part softwood boards 140mm wide.	Plastered ceiling
F4 Bathroom	Ceramic tiled.	Carpet mats	Plastered
F5 Lobby	Plastered walls, 190mm chamfered skirting.	230mm wide boards.	Plastered

F6 Bedroom	Plastered walls	Particle board	Sloping, plastered
F7	Lath and plaster stud partition to corridor. Other walls plastered masonry. Taurus moulded skirtings to two walls. Remains of chimney lining timbers.	Wide timber boards.	Flat ceiling, lath and plaster.
F8 Recess	Gypsum skim over earlier lime plaster, 175mm high skirting.	220mm wide timber boards	Lime plaster sloping ceiling.
F9	Gypsum skim over haired lime plaster.	260mm wide timber boards over 75mm by 200mm joists.	Flat ceiling, lath and plaster.