

# 25 QUEEN STREET

---

Wednesday, 1 March 2023

Prepared For Mel & Graeme Stewart

27 Points Listed



---

### ISSUE 1

Replace dormer to match 27



---

### ISSUE 2

Redesign bin area. Remove shrubs - add low level screen.



---

### ISSUE 3

Replace secondary glazing

Use the storm system - see notes

Refurbish windows - 01 needs new Cill grafted on



---

### ISSUE 4

Take artex covered bricks away. Reinststate fire place (see first floor for design concept)



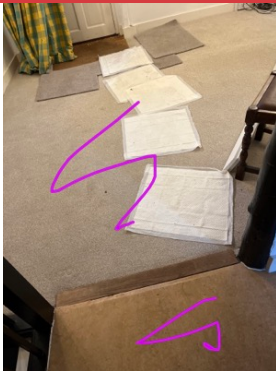
---

### ISSUE 5

What false woodwork can be removed

Take out beads from ceiling and replace ceiling with a bit of acoustic insulation above

Ceiling and beams painted white



### ISSUE 6

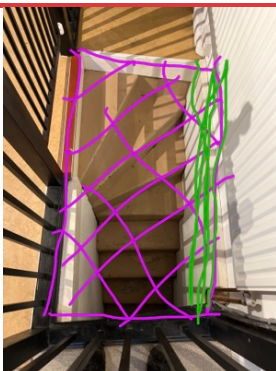
Add wood flooring - front to rear

Engineered flooring - eg ted Todd



### ISSUE 7

Remove basement balustrade



### ISSUE 8

Add floor hatch to basement stair

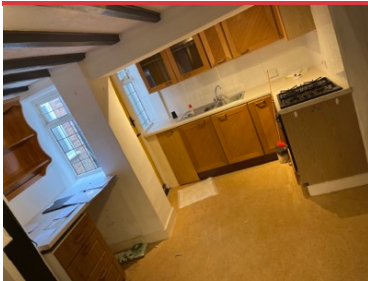
Green bit is removable plank

The rest is a bifold door



### ISSUE 9

Remove stained plywood from stair - add black metal vertical balustrade



### ISSUE 10

Replace kitchen

Note hob flue to go into wc above and out wall



### ISSUE 11

Strut looks a bit Disney

Can we replace with regularised green oak section?



### ISSUE 12

Remove cupboard and wardrobe from attic

Fit new wardrobe and low level drawers



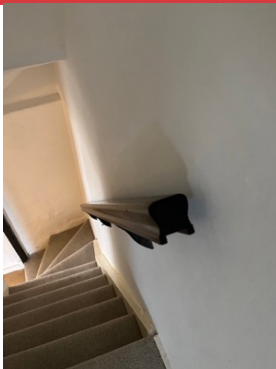
### **ISSUE 13**

Remove bifold door from base of attic stair



### **ISSUE 14**

Reinstate hinged door to top of attic stair



### **ISSUE 15**

Replace handrails with pig ear profile



### **ISSUE 16**

Add carbon monoxide dectectors

Add mains interlinked smoke and heat alarm



### **ISSUE 17**

Refurb bathroom  
Wc and sink remain  
New shower and screen  
New towel rail



### **ISSUE 18**

Add skirtings to attic floor - plain thin profile as per first floor



### **ISSUE 19**

First floor fire place - used for design concept for ground floor  
Slate hearths being added to both



### **ISSUE 20**

Replace rear windows - can we have slimline double glazed?  
Obviously timber



### **ISSUE 21**

Remove flashband from roof replace with lead

Technically this is 27 queen street but most visible from here (25 queen street)



### **ISSUE 22**

Rewire



### **ISSUE 23**

Note - existing railings still visible behind bush



### **ISSUE 24**

Repoint garden wall (actually 27s)

Paint walls off white



### **ISSUE 25**

Rationalise drains by alcove



### **ISSUE 26**

Washing machine plumbing pump - connect into existing system



### **POINT 27**

Front elevation of 25 needs repointing large areas

Gutters need replacing on both

Brett martin or alusac?