

Welch Almshouses Appendices

Appendix 1: List of contractors and suppliers

Tree works: Osborne Tree Services Ltd

Door restoration: Alberny Restorations Ltd

Kitchen replacement: Doug Atkins Property Improvements; Howdens

Bathroom replacement: Atkins and Sons Property Renovations Ltd; Victorian Plumbing

Secondary glazing: Glasswood Ltd

Heating system: Aira Home UK

Underfloor heating: Project Built Ltd

Wood burner: Robert Neave Ltd

Flooring: SJH Carpets and Flooring (Wincanton)

Decorating: Andy Mullet

Electrical works: Daniel Butler Electrical Ltd

Roof works: Rowsell Roofing

Appendix 2: Outline specification

An outline specification was written up for each major item for pricing and clarification.

Kitchen

Outline specification: To replace all existing units and flooring as all show signs of wear and tear, misuse and age. New kitchen to be simple and basic in light colours with simple handles and a metal sink. Additional storage required and a breakfast bar included if possible. All units to be standard size and the fridge to include a freezer compartment. Flooring and decoration to be light and functional.

Bathroom

Outline specification: All existing sanitaryware to be replaced as badly discoloured and aged. A shower is to be provided in place of the bath as this will require lower water temperature, less storage and require less water in use. With a reduced water storage requirement, the hot water cylinder will no longer be required and can therefore be removed and the cupboard reduced in size to provide both improved storage and functional bathroom floor area. Flooring is currently bare boards and should be upgraded to prevent water ingress to the kitchen below. Floor finish and decoration to be light and functional.

Heating (Central)

Outline Specification: Existing heating system consists of an open coal fire in the sitting room with back boiler and radiators in the kitchen and bedroom. Consideration is to be given to various heating systems, including Electrical storage, Oil fired central heating (as fitted in number 2) and Air Source Heat Pump. Selection to include design, supply and installation.

Heating (Wood burner)

Outline specification: Existing open fireplace and back boiler to be removed in order to prevent the burning of coal and the inefficient burning of logs. Outdated and damaged glazed tiled mantlepiece and hearth to be removed and builders opening to be revealed and made good. The provision of chimney liner and efficient wood burner to be considered as a secondary heating source.