

PETO PLACE – SCHEDULE OF WORKS

Document Ref: **2308/701**

Date: 30th August 2023

<i>Item</i>	<i>Description</i>	<i>Notes</i>
1.00	<u>GENERAL NOTES</u>	
1.01	For existing & proposed plans and an overview of works proposed, please refer to the following drawings: <i>100 & 101 (Existing Floor Plans); 120, 122, 123, 124, 125 (Proposed Second Floor Plans); 130, 132, 133, 134, 135 (Proposed Third Floor Plans)</i>	
2.00	<u>DEMOLITION & STRIP OUT</u>	
2.01	Unless otherwise stated, all references to remove, strip etc. are deemed to include clearing away from site in an approved manner	
2.02	Prior to commencement: a) Contractor to organise asbestos survey, and any subsequent removal and disposal (if necessary) to be undertaken by fully certified specialists. b) All services are to be isolated and made safe at the relevant meter/source. c) All water services to be drained down.	
2.03	Remove all carpeting /floor finishes throughout including underlays and substrate to floor finishes so as to reveal base floor plane	Only modern timber and screed to be removed, any historical floor to be untouched
2.04	Remove all existing radiators throughout	Require replacement for new

2.05	Remove non-original cornice to kitchen, living room, study; partial removal in bedrooms 1, 2 & 3 and to third floor stair lobby. NB. Cornice to entrance hall and main stair to remain. Cornice to Bedrooms 1, 2 & 3 to be re-installed to match existing but to suit new partition layout.	Non-original feature
2.06	To bathrooms & WC - remove all sanitaryware (WC pans, cisterns, wash hand basins, bathtubs); all brassware inc. heated towel rails; all joinery/vanity counters/all casings; and the removal of all wall tiles/stone	Removal back to building fabric; no historic fabric to be removed
2.07	Remove existing boiler, hot water cylinder, alarm panel, and electrical distribution board (to be replaced for new as necessary)	Require replacement for new
2.08	<u>Kitchen:</u> a) Demolish non-original partition and door between kitchen and living room b) Remove all appliances, kitchen cabinetry and wall finishes (back to building fabric)	Modern dry-lined construction; no historic fabric to be removed
2.09	<u>Living room:</u> a) Remove non-original built-in cabinetry to either side of chimney breast	Removal back to original building fabric; no historic fabric to be removed
2.10	<u>Stairs:</u> a) Remove non-original handrail	To be replaced for new to traditional design
2.11	<u>Third Floor Stair Landing:</u> a) Remove non-original glazed door on stair landing b) Demolish non-original partition to bathroom	Non-original feature; Modern dry-lined construction
2.12	<u>Bedrooms 1, 2 & 3:</u> a) Remove non-original built-in wardrobes b) Remove non-original cornices	Modern construction; no historic fabric to be removed
2.13	<u>Bedroom Lobby, Ensuite & Utility Cup'd:</u> a) Demolish all non-original partitions back to original building fabric	Modern dry-lined construction; no historic fabric to be removed
3.00	<u>INTERIOR FIT OUT</u>	
	General Notes:	

3.01	Whilst not explicitly itemised here, as a general note it is to be understood that all areas are to receive full re-decoration following completion of internal overhaul works.	
3.02	All areas are to receive new floor finishes as outlined on proposed floor finishes drawings.	Existing floor finishes to be removed and new floor finishes installed over existing subfloor
3.03	Existing skirtings to be maintained and made good; any new skirtings to spliced in (i.e. to match existing profile)	
	Hall:	
3.04	Existing entrance door to be retained and decorated in line with building wide specification	
3.05	Existing cornice to be retained and re-decorated	Refer to drawn information for type and extent
	WC:	
3.06	New WC to be connected to existing drainage point	
3.07	New hand basin, plumbing to connect into existing system	
3.08	Existing door to be retained and overhauled/redecorated	
3.09	New cornice to be installed	Refer to drawn information for type and extent
	Study:	
3.10	New cornice to be installed	Refer to drawn information for type and extent
	Kitchen:	
3.11	New kitchen cabinetry to be installed to specialist design	Joinery items secured back to wall for safety. Minimal screw and wall plug fixings used, all fixings to be through mortar joints only.
3.12	New cornice to be installed	Refer to drawn information for type and extent
	Living Room:	
3.13	New cornice to be installed	Refer to drawn information for type and extent

	Stairs:	
3.14	New traditional, HW handrail to separate details	
	Landing:	
3.15	New stud wall partition created to form modified Ensuite 2.	MF and plasterboard construction, to be secured to floor with minimal screw and wall plug fixings
3.16	New cup'd joinery to landing	Timber construction fixed back to new studwall, Joinery built within aperture formed within new partition
3.17	New cornice to be installed	Refer to drawn information for type and extent
3.18	Existing loft hatch to be maintained	
	Bed 2:	
3.19	New wardrobe joinery (to be installed in position of existing)	Timber construction, replacement joinery in position of existing
3.20	Cornice to be re-installed to match existing but to suit new partition layout	Refer to drawn information for type and extent
	Ensuite 2:	
3.21	New WC, bath & wash-hand basin, joinery and finishes	Sanitaryware to be connected to existing drainage points; Where fixings into the building fabric are required these will be kept to a minimum and through mortar joints where visible.
	Ensuite 1/Lobby/Bed 1 & 3:	
3.22	New stud wall partition created to form modified Ensuite 1, boiler cup'd and bedrooms 1 & 3.	MF and plasterboard construction, to be secured to floor with minimal screw and wall plug fixings
	Lobby 1:	
3.23	New cup'd joinery to Lobby	Timber construction fixed back to new studwall, Joinery built within aperture formed within new partition, ventilation for boiler to be via existing ventilation shaft to loft void/roof

3.24	New cornice to be installed	Refer to drawn information for type and extent
	Ensuite 1:	
3.25	New WC, shower & wash-hand basin, joinery and finishes	Sanitaryware to be connected to existing drainage points; Where fixings into the building fabric are required these will be kept to a minimum and through mortar joints where visible.
	Bed 1:	
3.26	Cornice to be re-installed to match existing but to suit new partition layout	Refer to drawn information for type and extent
	Bed 3:	
3.27	Cornice to be re-installed to match existing but to suit new partition layout	Refer to drawn information for type and extent
3.28	Loft hatch re-positioned	Minor amendment to current position, ceiling timbers are of modern construction, no loss of historical building fabric
4.00	<u>MECHANICAL:</u>	
4.01	New/upgraded mechanical air ventilation systems to be provided to kitchen; WC; 2no. bathrooms and boiler cup'd. All systems to be connected to existing ventilation shafts/provision.	No new penetrations to building fabric to made, any additional fixings required to be kept to minimum and into mortar joints
4.02	All rooms are to receive new radiators to positions as shown on drawings. Radiators to be sized with contractor to ensure suitable heat output for relevant areas.	Any additional fixings required to be kept to minimum and into mortar joints
4.03	Electric underfloor heating to be installed to 2no. bathrooms, entrance hall and kitchen. NB. Low profile electric system which can be laid above the existing floorboards.	No loss of historic building fabric
5.00	<u>LIGHTING:</u>	
5.01	Refer to separate lighting layouts for proposed new lighting scheme	Existing lighting positions to be maintained where possible, any additional fixings required to be kept to minimum.