

WORKS TO EXISTING ROOF - MAIN HOUSE

Existing slate roofs to be inspected and all slates and ridge tiles to be stripped off and useable slates/ridge tiles to be set aside and stored on site for reuse, any defective slates/ridge tiles to be discarded. The surviving original slates to be consolidated and relayed on the front roof slope, with any new slates necessary applied to the rear. New slates should be natural stone that match the existing ones in their geological type (Welsh), colour, size and edge dressing. Existing rafter depth assumed to be in the order of 150mm, Contractor to confirm once strip out works have commenced. Check existing timbers for any rot or infestation, refer to Timber Specialist as necessary for any treatment or replacement works needed. Damaged timbers to be spliced where necessary. Lay slates to gauge as existing on 50x25mm treated softwood battens on breather membrane. Re fix and bed and repoint any defective ridge tiles as required. Any Timber verge/barge and fascia boards to be inspected and remedial works agreed. Existing roof has no means of ventilation, proposed to add 3no. Nature Vents conservation vents to be installed to base and top of roof maintaining a 50mm clear ventilation void between membrane and back of roof tiles. Existing cold roof void to have existing bitumen membrane removed and replaced with Tyvek breather membrane or similar approved. Extent of any mechanical fixing of tiles and ridges to be agreed after site inspection. Refer to Proposed Roof Detail. 100mm Kingspan K108 PIR board to be installed between existing rafters, 62.5mm Kingspan Insulated Plasterboard fitted to underside of existing rafters. All replacement leadwork to be in accordance with the Lead Sheet Associations standard details.

For historic or listed buildings the recommended code of lead to be used for the various type of applications to be as follows, Parapet, box and tapered valley gutters

- code 6 minimum
- Chimney flashings, back gutters, front apron and side flashings - code 5 minimum Hip and ridge flashings
- code 6 minimum Pitched valley gutters

weatherings to cornices, parapet walls and projections apron and cover flashings
soakers

- code 6 minimum - code 6 minimum - code 5 minimum - code 3 minimum

Where the gutters discharge to the existing downpipe positions provide lead outlet pipes sealed into existing pipes in accordance with the Lead Sheet Association recommended details

INTERNAL WORKS - MAIN HOUSE

Existing Plasterboard Ceiling To Be Replaced In Lower Ground Front Room

Water damage along the front wall of the house and bowing in the central portion of the existing plasterboard ceiling in the lower ground front room required this plasterboard ceiling to be removed and replaced with a new suspended plasterboard ceiling which will have a 3mm skim coat with a painted emulsion finish. No existing cornices present on this level of the house.

Utility Strip Out Lower Ground Floor

Non original modern utility storage units and stainless steel sink to be stripped out of Lower Ground Floor Utility room. Flooring to be removed to expose original timber floors which will require sanding, cleaning and re stained. Existing lighting fixture to be removed.

Bathroom Strip Out Lower Ground Floor

All non original fittings, fixtures and finishes to be stripped out of existing lower ground floor bathroom.

Kitchen

Existing low level kitchen units to be stripped out and replaced. Proposed new joinery to finish below cornices. Refer to kitchen joinery drawings. Existing ceiling cornices, floors, skirting to be retained.

Landing WC

Existing wc fittings, fixtures and finishes to be stripped out. Bathroom to receive new tiled floors and replacement sanitaryware.

Master Bedroom

Existing non original wardrobes to be carefully removed in Master bedroom. Original fireplace to be re installed. Specialist chimney sweep required to survey existing chimney flues and comment on remedial works.

New Internal Partition Between Master Ensuite & Dressing Room

Refer To 22019_G200_E_02_001_MaserBedroomJoinery_RevB for new partition construction. Existing cornice and ceiling to be preserved. New stud partition to finish up to existing cornice with open void over.

Reinstatement Of Attic Ceiling

The existing attic ceilings have been partially removed due to water ingress damage. These were constructed using plasterboard which was fixed directly to the ceiling structure. It is proposed to replace these ceilings new plasterboard ceiling and finished with a 3mm plaster skim coat.

Lighting - Removal Of Downlights

Modern recess downlights were added to the building at some point in its recent history. In the primary room and main bedroom it is proposed to remove these fittings and make good cut outs.

Timber Floors

All existing timber floors are to be retained and made good. Where boards are beyond repair, suitable replacement salvaged boards to be used. Replacement board species and widths to match existing.

Internal Plaster

Existing damages, flaking & crumbling plaster to be stripped back to laths or brick substrate, remaining debris to be swept clear. Where substrate is brickwork, the brickwork should be coated with Limegreen Sealer (NOT PVA), 20mm Limegreen Ultra lime render then applied and left to dry for period as recommended by manufacturer. A final 4-5mm skim coat of Limegreen Solo then applied and left to dry for period as recommended by manufacturer.

Joinery

All new joinery to finish below cornice line and not interfere with existing building fabric

Internal Doors

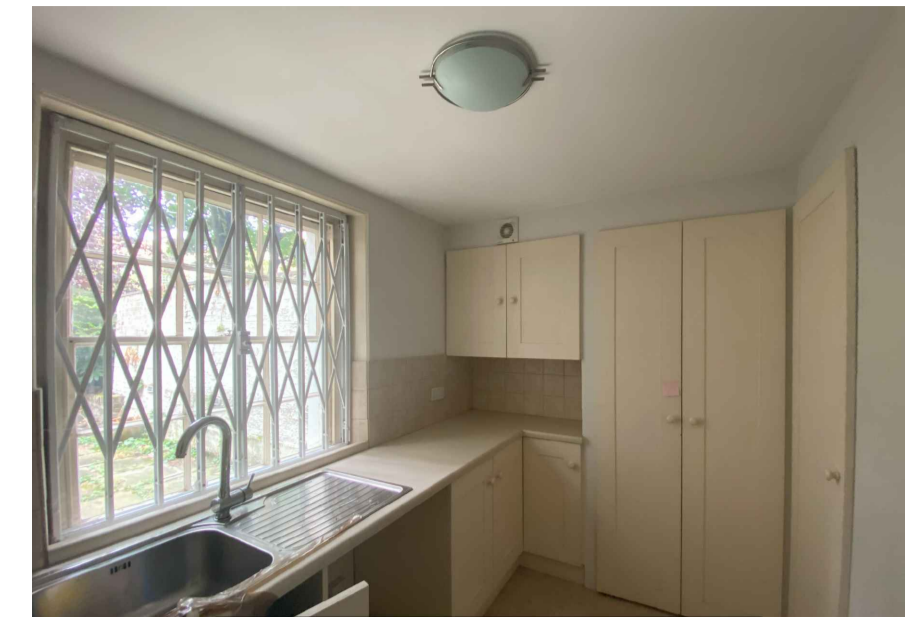
All existing internal doors to be retained. Doors to be sanded and re painted onsite by hand.

Cornice

All existing cornices to be retained. Areas where cornices have been affected by multiple layers of paint, then these should be treated by steaming the affected areas and removing the paint. Chemical solutions should be avoided. Where necessary the use of 'Peel Away' remover may be required. The cornices should be then cleaned thoroughly, all paint debris and flakes removed before the re application of any paint.



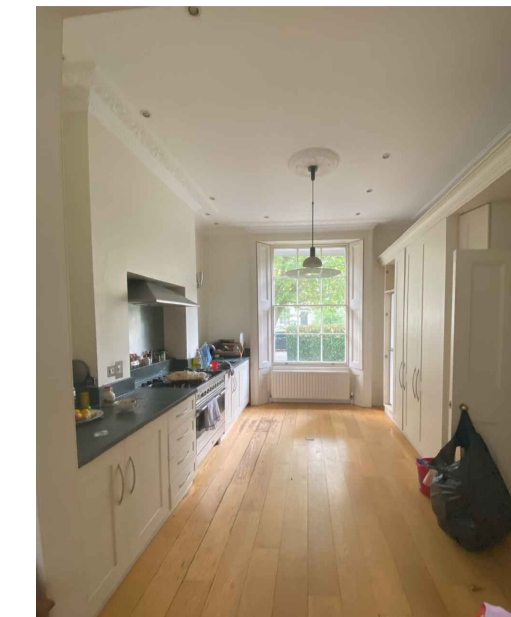
1 Lower Ground Front Room - Ceiling To Be Replaced
image SCALE 1: na



2 Lower Ground Utility - Joinery To Be Stripped
image SCALE 1: na



3 Lower Ground Bathroom
image SCALE 1: na



4 Kitchen - Left Kitchen Run To Be Stripped
image SCALE 1: na



5 Landing WC - Finishes & Fittings To Be Stripped
image SCALE 1: na



6 Master Bedroom - Joinery To Be Stripped
image SCALE 1: na



7 Master Bedroom Ensuite - Furniture, Fixtures, Finishes To Be Stripped
image SCALE 1: na



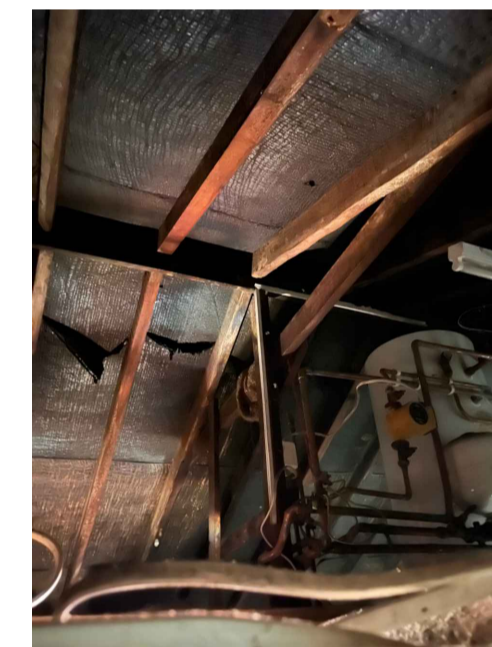
8 Third Floor Bathroom - Fittings, Finishes, Fixtures To Be Stripped
image SCALE 1: na



9 Third Floor Rear Bedroom - Damage To Ceiling
image SCALE 1: na



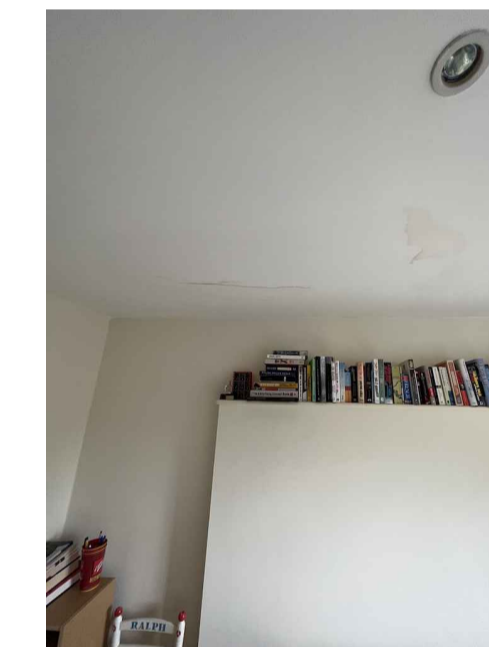
10 Third Floor Front Bedroom - Downlights To Be Removed
image SCALE 1: na



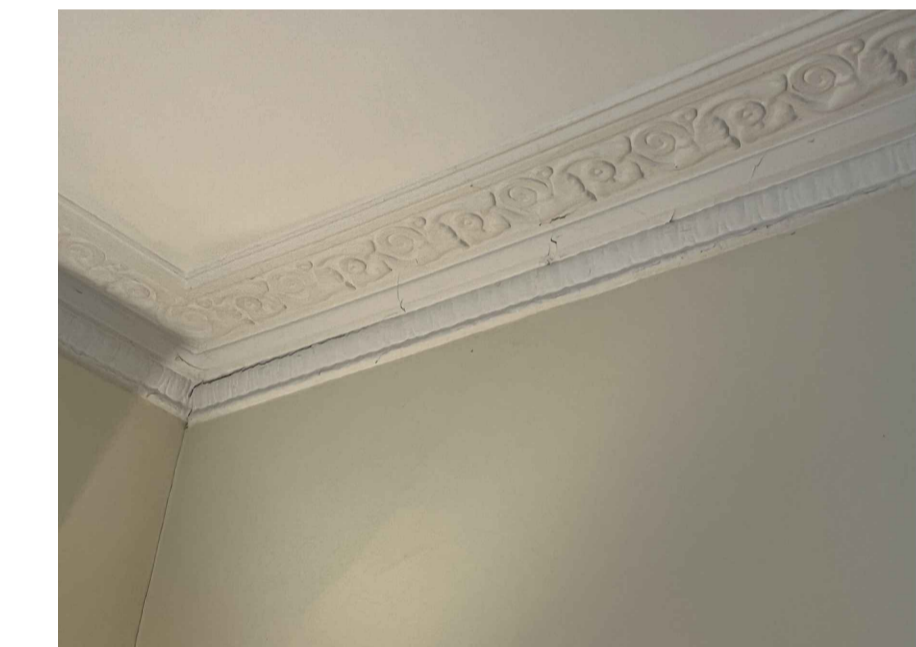
1 Damaged Bitumen Membrane To Roof
image SCALE 1: na



2 Damaged Plasterboard Ceiling In Loft
image SCALE 1: na



3 Water Damage To Ceiling In Loft
image SCALE 1: na



4 Existing Damages Cornicing
image SCALE 1: na

NOTES
DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
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Revisions	Drawn	Checked	Date
- Issued For Information	RP	UF	13.06.23
A Issued For LBC	RP	UF	29.06.23
B Issued For LBC	RP	UF	29.08.23

KIM PARTRIDGE INTERIORS

Project : 28 Albert Street

Drawing No. 22019_Schedule Of Works

Drawn By:UF

Scale: na

Drawing Title: Schedule Of Works

Client: -

Date: May 22