

SCHEDULE OF WORKS

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1 Chester Place
London
NW1 4NB



SCHEDULE OF WORKS

Prepared for: Mr. and Mrs. Davies

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Rev	Description	Date	Originator	Reviewed
-	For submission	11.2.2025	<i>Enjoke Vennart</i>	<i>D.Phillips</i>

PLANNING PROPOSALS - SCHEDULE OF WORKS

This proposal includes carrying out the essential maintenance repairs to the property as per the previously approved planning application 2019/2225/P and listed building consent 2019/2236/L granted in in May 2019.

(We have copied the above into this SOW and for ease of reading, the previously approved works are *in italic characters.*)

1. GENERALLY

- 1. The building is Grade I listed and sited within the Regent's Park Conservation Area. The freeholder is the Crown Estate.*
- 2. All proposed works will comply with the requirements of the current CDM Regulations for health and safety.*
- 3. All materials and workmanship will conform with the relevant requirements of the current Building Regulations, bye-laws, rules and regulations and the requirements of the Crown Estate.*
- 4. All materials will comply with the current editions of the relevant British Standard or Code of Practice. All workmanship is to be carried out in accordance with the relevant Code of Practice and good building practice.*
- 5. All works, finishes and making good are to be carried out in materials and in detailed execution to match the existing.*
- 6. All proposed scaffolding, hoardings, external lighting and the like will require approval by the Crown Estate Paving Commission, prior to erection.*
- 7. Construct scaffolding, staging boards, toe boards, safety harnesses, gantries, ladders, trestles, cradles and the like to the three elevations of the property. External scaffolding will be fully boarded to all elevations and will have a suitable vertical screen protection to prevent debris and the like falling into the street, onto the site or into adjacent properties.*
- 8. Construct sturdy protection to the garage adjoining the flank wall and subsequently clear away. The scaffolding is to be constructed in such a way that access to the garage is affordable at all times.*
- 9. Provide all necessary temporary warning and hazard signs, advice signs and remove when the works are completed.*

2. EXTERNAL WORKS

2.1 EXTERNAL WALL REPAIRS

- 1. To the flank wall and partly to the front and rear walls, supply and install "Helifix" helical stainless steel reinforcing bar ("Helibeam" system) comprising twelve 6mm diameter stainless steel "Helibar" reinforcing bars, each approximately 16m long overall, twice bent in the length and set in and including 10mm wide and 65mm deep groove cut into existing rendered brickwork, set in "Helibond" cementitious grout. Make good external cement render and leave with a smooth flush surface to either side of groove.*
- 2. To the flank wall supply and install "Helifix" helical stainless steel reinforcing bar ("Bow Tie HD" system) comprising three 12mm diameter stainless steel "Bow Tie" reinforcing bars, each 1000mm long overall, including drilling hole from outside through 400mm rendered brickwork external wall into existing timber ceiling structure and drilling same, installing plastic sleeve and casting end of "Bow Tie" bar in brickwork wall with "Helifix PolyPlus" resin. Make good hole externally with "Dulux Polycell multi-purpose exterior Polyfilla" finished flush and sanded down.*
- 3. Repair horizontal, vertical and diagonal cracks in external render to flank wall by cutting out cracks approximately 3mm wide, filling with "Dulux Polycell multi- purpose exterior Polyfilla" to create an even surface, sanding back flush and preparing for redecoration.*

4. *Reinstate grooves to match existing in render on flank elevation to simulate ashlar block wall where repair works have been carried out.*
5. *Hack off render externally to brickwork front wall in three locations not exceeding one square metre in area at all levels and clear away. Expose brickwork under. Carefully cut out six damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising twelve 6mm diameter stainless steel "Helibar" reinforcing bars each approximately 1m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork externally, set in "Helibond" cementitious grout. Make good brickwork. Apply two coats of cement and sand render on exposed existing brickwork walls and leave with a smooth surface.*
6. *Hack off render externally to brickwork rear wall in three locations not exceeding one square metre in area and clear away. Expose brickwork under. Carefully cut out six damaged bricks where badly cracked and stitch in new imperial sized second hand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising twelve 6mm diameter stainless steel "Helibar" reinforcing bars each approximately 1m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork externally, set in "Helibond" cementitious grout. Make good brickwork. Apply two coats of cement and sand render on exposed existing brickwork walls and leave with a smooth surface.*
7. *Carefully rake out joints of brickwork to rear wall where defective in small areas not exceeding one square metre to a minimum depth of between 10 and 15mm ensuring that no damage is caused to the face of the existing brickwork and repoint with a neat struck joint in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand.*
8. *Rake out sixteen horizontal joints in brickwork to rear wall in four locations for a length of 1000mm at all levels. Carefully cut out eight damaged bricks where badly cracked and stitch in new imperial sized second hand faced stocks to match existing, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install sixteen "Helibar" helical stainless steel reinforcing bars comprising 6mm diameter stainless steel "Helibar" reinforcing bar each approximately 1m long overall set in raked out joint cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Repoint with a neat struck joint in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand.*
9. *Prepare existing rendered surfaces to the gable end and partly to the front and rear elevations including washing down, removing all loose and flaking paint and sanding to form a flush surface, fill hairline cracks with "Dulux Polycell" multi-purpose exterior Polyfilla and apply two coats of "Dulux Weathershield All Weather Protection Smooth Masonry Paint" - colour "Dulux Regents Park Cream Gloss.*
10. *Replace and repair rainwater down pipes like for like where necessary.*

2.2 REAR COURTYARD AND REAR EXTENSION

1. *Rear extension; replace existing timber trellis and replacement of asphalt roof with associated lead work to match existing.*
2. *Board over of street door on courtyard side, refurbish and redecorate surrounding woodwork. Door to be kept shut and in place.*
3. *Carefully remove existing window to rear courtyard at Ground Floor and Lower Ground Floor levels. Carefully remove brickwork below windows and replace with French doors in style to match the existing windows. Make good external and internal surfaces of the reveals to match the existing.*

2.3 MAIN ROOF

1. Replace lead gutters like for like where necessary using Code 4 lead to LSA guidelines. Lead repairs like for like to roof hatches.
2. Carefully install wood fiber insulation between and under rafters to improve thermal performance of house.
3. Repair slate roof, like for like and install breather membrane Permavent Eco below slates to protect building.

3. FLOOR LEVELLING – REFER ALSO TO STRUCTUREHAUS DRAWINGS

All doors and architraves, affected by the floor levelling, should be carefully removed, hand sanded, refurbished and adjusted where necessary before being reinstalled in situ or have replaced where appropriate.

3.1 THIRD FLOOR LANDING AND BEDROOMS

The floor has suffered movement and is not level. Works will allow for localised levelling to the floor as per the Structural Engineer's report and the Architect's detail drawings. Remove carefully the existing non-original tongue and groove floorboards. Reinforce joists where necessary with localized levelling as per the Architect's details and Structural Engineer's report. Once the work is complete, reinstate or replace the existing floorboards. Fit carpet to the floor and include a suitable underlay. Re-instate or replace skirting as appropriate.

3.2 THIRD FLOOR BATHROOM

The floor suffered movement and is not level. Works will allow for localised levelling to the floor as per the Structural Engineer's report and the Architect's detail drawings. Carefully remove the existing non-original tongue and groove floorboards. Carefully reinforce the joists where necessary with localised levelling as per the Architects details and Structural Engineer report. Once the work is completed, reinstate or replace the existing floorboards and overlay with plywood. Install heat mats and tile floor with tile skirting.

3.3 SECOND FLOOR BEDROOM AND DRESSING ROOM

The floor has suffered movement and is not level. Works will allow for localised levelling to the floor as per the Structural Engineer's report and the Architect's detail drawings. Remove the existing carpet and modern engineered timber floor. Remove carefully the existing non-original tongue and groove floorboards. Reinforce joists where necessary with localized levelling as per the Architect's details and Structural Engineer's report. Once the work is complete, reinstate or replace the existing floorboards. Fit carpet to the floor and include a suitable underlay. Re-instate or replace skirting as appropriate.

3.4 SECOND FLOOR BATHROOM

The floor has suffered movement and is not level. Works will allow for localised levelling to the floor as per the Structural Engineer's report and the Architect's detail drawings. Carefully remove the existing non-original tongue and groove floorboards. Carefully reinforce the joists where necessary with localised levelling as per the Architects details and Structural Engineer report. Once the work is completed, reinstate or replace the existing floorboards and overlay with plywood. Install heat mats and tile floor with tile skirting.

3.5 SECOND FLOOR LANDING

The floor has suffered movement and is not level. Works will allow for localised levelling to the floor as per the Structural Engineer's report and the Architect's detail drawings. Remove carefully the existing non-original tongue and groove floorboards. Reinforce joists where necessary with localized levelling as per the Architect's details and Structural Engineer's report. Once the work is complete, reinstate or replace the existing floorboards. Fit carpet to the floor and include a suitable underlay. Re-instate or replace skirting as appropriate.

3.6 FIRST FLOOR LOUNGE, LIBRARY AND LANDING

Works will allow for localised levelling to the floor as per the Structural Engineer's report and the Architect's detail drawings. Remove carefully the existing oak floorboards, number and store safely. Reinforce joists where necessary with localized levelling as per the Architect's details and Structural Engineer's report.

Once the work is complete, reinstate existing floorboards. Fit carpet to the floor and include a suitable underlay. Re-instate or replace skirting as appropriate.

3.7 GROUND FLOOR KITCHEN, DINING AND HALL

Works will allow for localised levelling to the floor as per the Structural Engineer's report and the Architect's detail drawings. Carefully remove existing ceramic tiles and subfloor. Remove the existing non-original tongue and groove floorboards. Carefully reinforce the joists where necessary with localised levelling as per the Architects details and Structural Engineer report. Once the work is completed, reinstate or replace the existing floorboards and overlay with plywood. Install heat mats and tile floor. Re-instate or replace skirting as appropriate.

3.8 LOWER GROUND FLOOR GUEST BEDROOM, GYM AND HALL

Take up carpet. Level concrete floor with levelling screed where necessary. Recarpet or install timber style vinyl floor with suitable underlay. Reinstall or replace skirting to match the existing.

4. INTERNAL WORKS – THIRD FLOOR

4.1 THIRD FLOOR LANDING

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up floorboards. Floor levelling works as described under 3.1 above. Relay new carpet with suitable underlay and reinstate or replace skirting to match the existing.*
3. *Take down, reconstruct and slightly extend duct casing.*
4. *Hack off plaster internally to brickwork flank wall and adjoining timber stud wall for a length of about 500mm to each direction. Drill timber vertical stud and brickwork at 600mm centres and supply and install M10 resin anchor bolt. Run with cement. Install stainless steel expanded metal lathing at junction between brick wall and timber stud wall. Refit wood lath to timber stud partition. Subsequently replaster the brickwork and stud walls with Tarmac Tilcon "Limelite" renovating plaster.*
5. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
6. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as*

required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.

7. *Redecorate all exposed previously painted woodwork and plasterwork. Repolish handrail.*
8. Replace and partially relocate all existing electrical sockets, switches, light fittings and associated cabling with new to suit current standards.
9. Replace fitted cupboard like for like.

4.2 THIRD FLOOR FRONT BEDROOM 3

(Refer also to StructureHaus drawings)

1. *Bedroom 4 is the small Third Floor Bedroom located to the right-hand side of the House when viewed from Chester Place.*
2. *Provide protection to retained items and subsequently clear away.*
3. *To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up floorboards. Floor levelling works as described under 3.1 above. Relay new carpet with suitable underlay and reinstate or replace skirting to match the existing.*
4. *Supply and install "Helifix" helical stainless steel reinforcing bar ("Bow Tie HD" system) in four locations comprising 12mm diameter stainless steel "Bow Tie" reinforcing bar 1000mm long overall, including drilling hole from outside through 500mm rendered brickwork external wall into existing timber floor joists and drilling same, installing plastic sleeve and casting end of "Bow Tie" bar in brickwork wall with "Helifix PolyPlus" resin. Make good hole externally with cement/lime pointing finished flush and sanded down.*
5. *Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
6. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
7. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
8. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
9. *Redecorate all exposed previously painted woodwork and plasterwork.*
10. Replace and partially relocate all existing electrical sockets, switches, light fittings and associated cabling with new to suit current standards.
11. Replace and partially relocate existing modern radiator with new panel radiator to meet current standards.
12. Install inbuilt joinery, as per StructureHaus drawings.
13. Install secondary glazing. Refer to StructureHaus drawings.

4.3 THIRD FLOOR FRONT BEDROOM 2

(Refer also to StructureHaus drawings)

1. *Bedroom 3 is the larger of the two bedrooms on the Third Floor located to the left hand side of the house when viewed from Chester Place.*
2. *Provide protection to retained items and subsequently clear away.*
3. *To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up floorboards. Floor levelling works as described under 3.1 above. Relay new carpet with suitable underlay and reinstate or replace skirting to match the existing.*
4. *Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making*

- good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
- 5. Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new.*
 - 6. Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
 - 7. Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
 - 8. Redecorate all exposed previously painted woodwork and plasterwork.*
 - 9. Replace and partially relocate all existing electrical sockets, switches, light fittings and cabling with new to suit current standards.*
 - 10. Replace and partially relocate existing modern radiator with new panel radiator to meet current standards.*
 - 11. Install inbuilt wardrobe as per StructureHaus drawings.*
 - 12. Install secondary glazing. Refer to StructureHaus drawings.*

4.4 THIRD FLOOR REAR BEDROOM 1

(Refer also to Structurehaus drawings)

- 1. Provide protection to retained items and subsequently clear away.*
- 2. To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up floorboards. Floor levelling works as described under 3.1 above. Relay new carpet with suitable underlay and reinstate or replace skirting to match the existing.*
- 3. Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
- 4. Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
- 5. Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
- 6. Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
- 7. Redecorate all exposed previously painted woodwork and plasterwork.*
- 8. Replace and partially relocate all existing electrical sockets, switches, and light fittings with new to suit current standards.*
- 9. Replace and partially relocate existing modern radiator with new panel radiator to meet current standards.*
- 10. Remove cornices to allow additional bathroom area. Install cornices to match the existing on new walls.*
- 11. Install inbuilt wardrobes as per Structurehaus drawings.*
- 12. Install secondary glazing. Refer to Structurehaus drawings.*

4.5 THIRD FLOOR BATHROOM AND SHOWER ROOM

(Refer also to StructureHaus drawings)

- 1. Provide protection to retained items and subsequently clear away.*

2. *To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up floorboards. Floor levelling works as described under 3.2 above following altered layout.*
3. Carefully remove partition walls and door as shown on Structurehaus Demolition drawings.
4. *Carefully strip back ceramic wall tiling. Make good plaster where necessary. Disconnect, take out and remove two wash hand basins, bath, low level wc suite with china cistern and towel radiator including all appliances, taps, showers and fittings prior to the works being carried out in this area. Cart from site.*
5. *Supply and install "Helifix" helical stainless steel reinforcing bar ("Bow Tie HD" system) comprising three 12mm diameter stainless steel "Bow Tie" reinforcing bars each 1000mm long overall, including drilling hole from outside through 500mm rendered brickwork external wall into existing timber floor joists and drilling same, installing plastic sleeve and casting end of "Bow Tie" bar in brickwork wall with "Helifix PolyPlus" resin. Make good hole externally with cement/lime pointing finished flush and sanded down.*
6. *Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
7. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
8. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
9. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
10. *Redecorate all exposed previously painted woodwork and plasterwork.*
11. Modify partition layouts to create additional shower room.
12. Install new timber stud walls, comprising 75x50mm timber stud with 15mm soundbloc or 15mm plywood and tilebacker board with 50mm mineral wool insulation between studs. Skim coat of finishing plaster to be applied on plasterboard, ready for decoration. Apply 10mm wall tiles with adhesive and appropriate tanking to tiled areas.
13. Take down, reconstruct and slightly extend two vertical duct casings. Replace and relocate pipework to suit altered bathroom layouts.
14. Apply new tiling to walls and floor. Provide suitable substrate to floor tiling and for electric underfloor heating.
15. Install new sanitary items with associated pipework. Refer to Structurehaus drawings.
16. Replace and partially relocate all existing electrical sockets, switches, and light fittings and extract vent with new to suit current standards and altered bathroom layouts.
17. Install new mechanical vent to shower room with extract and yellow stock air brick in rear elevation.
18. Replace and partially relocate existing modern radiators with new towel radiators to meet current standards. Install electric underfloor heating.
19. Install new doors and architraves to match the existing. Paint woodwork.
20. Install cornices to match the existing. Refer to StructureHaus drawings.
21. Install secondary glazing. Refer to StructureHaus drawings.

5. INTERNAL WORKS – SECOND FLOOR

5.1 SECOND FLOOR LANDING

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*

2. *To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up floorboards. Floor levelling works as described under 3.5 above. Relay new carpet with suitable underlay and reinstate or replace skirting to match the existing.*
3. *Take down and reconstruct and slightly extend vertical duct casing.*
4. *Overhaul timber understairs cupboard and pair doors forming spandrel panel with internal shelving. Seal cracks in joints.*
5. *Overhaul timber understairs single hinged door with surrounding painted timber framework and internal shelving. Seal cracks in joints.*
6. *Overhaul timber staircase extending between Second and Third Floors together with painted timber strings and balustrade with polished handrail. Seal all cracks and joints in woodwork and plaster.*
7. *Hack off plaster internally to brickwork flank wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising seven 6mm diameter stainless steel "Helibar" reinforcing bars each approximately 4m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.*
8. *Hack off plaster internally to brickwork flank wall and adjoining timber stud wall for a length of about 500mm to each direction. Drill timber vertical stud and brickwork at 600mm centres and supply and install M10 resin anchor bolt. Run with cement. Install stainless steel expanded metal lathing at junction between brick wall and timber stud wall. Refit wood lath to timber stud partition. Subsequently replaster the brickwork and stud walls with Tarmac Tilcon "Limelite" renovating plaster. ? which stud wall does this refer to*
9. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
10. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
11. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
12. *Repair or replace like for like cornice.*
13. *Redecorate all exposed previously painted woodwork and plasterwork. Re-polish timber handrail.*
14. *Replace and partially relocate existing modern radiator with new panel radiator to meet current standards.*
15. *Replace and partially relocate all existing electrical sockets, switches, and light fittings to suit current standards.*
16. *Install secondary glazing. Refer to StructureHaus drawings.*

5.2 SECOND FLOOR FRONT BEDROOM 1

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up floorboards and subsequently reinstate. Floor levelling works as described under 3.3 above. Relay new carpet with suitable underlay and reinstate or replace skirting to match the existing.*
3. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*

4. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
5. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
6. *Redecorate all exposed previously painted woodwork and plasterwork.*
7. *Replace existing inbuilt modern wardrobes. Refer to StructureHaus drawings.*
8. *Replace and partially relocate existing modern radiator with new panel radiator to meet current standards.*
9. *Replace and partially relocate all existing electrical sockets, switches, and light fittings to suit current standards.*
10. *Install secondary glazing. Refer to StructureHaus drawings.*

5.3 SECOND FLOOR REAR DRESSING ROOM

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up small areas of floorboards. Floor levelling works as described under 3.2 above. Relay new carpet with suitable underlay and reinstate or replace skirting to match the existing.*
3. *Take down and extend and reinstate two vertical duct casings.*
4. *Hack off plaster internally to brickwork rear wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising four 6mm diameter stainless steel "Helibar" reinforcing bars each approximately 4m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.*
5. *Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
6. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
7. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
8. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
9. *Redecorate all exposed previously painted woodwork and plasterwork.*
10. *Install new inbuilt wardrobes. Refer to StructureHaus drawings. Door to be kept in place in closed position.*
11. *Replace and partially relocate existing modern radiators with new panel radiator to meet current standards.*
12. *Replace and partially relocate all existing electrical sockets, switches, and light fittings to suit current standards.*
13. *Install secondary glazing. Refer to StructureHaus drawings.*

5.4 SECOND FLOOR EN SUITE BATHROOM

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up floorboards. Floor levelling works as described under 3.4 above.*
3. *Disconnect and take out wash hand basin with pedestal, bath with stone surround, shower tray and door screen, low level wc suite with china cistern and towel radiator including all appliances, taps, showers and fittings prior to the works being carried out in this area. Cart from site.*
4. *Carefully strip back ceramic wall tiling and modern partitions. Refer to StructureHaus demolition drawings.*
5. *Take down painted timber vertical duct, reconstruct and slightly extend.*
6. *Hack off plaster internally to brickwork flank wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising seven 6mm diameter stainless steel "Helibar" reinforcing bars each approximately 3m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.*
7. *Hack off plaster internally to brickwork flank wall and adjoining timber stud wall for a length of about 500mm to each direction. Drill timber vertical stud and brickwork at 600mm centres and supply and install M10 resin anchor bolt. Run with cement. Install stainless steel expanded metal lathing at junction between brick wall and timber stud wall. Refit wood lath to timber stud partition. Subsequently replaster the brickwork and stud walls with Tarmac Tilcon "Limelite" renovating plaster.*
8. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
9. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
10. *Redecorate all exposed previously painted woodwork and plasterwork.*
11. *Install new studwork to walls to accommodate pipework and sanitary fittings, comprising 75 x 50mm timber studs, 15mm plywood and tilebacker board and appropriate tanking to tiled areas. Skim coat to finishing plaster or be applied pm plasterboard, ready for redecorating.*
12. *Apply tiling to walls and floor. Provide suitable sub-floor to floor tiling with electric underfloor heating.*
13. *Install new sanitary items with associated pipework and mechanical extract vent. Refer to StructureHaus drawings.*
14. *Install new cornices to match the existing.*
15. *Replace and partially relocate existing modern radiator with new panel and towel radiator to meet current standards.*
16. *Replace and partially relocate all existing electrical sockets, switches, and light fittings and extract vent to suit current standards.*
17. *Install secondary glazing. Refer to StructureHaus drawings.*

6. INTERNAL WORKS – FIRST FLOOR

6.1 FIRST FLOOR LANDING

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*

2. *To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up floorboards, number in the correct order and store safely. Floor levelling works as described under 3.6 above. Relay new carpet with suitable underlay and reinstate or replace skirting to match the existing.*
3. *Take down and reconstruct and slightly extend vertical duct casing.*
4. *Carefully dismantle structurally defective timber framed dogleg staircase running between First and Second Floor complete with aprons, strings, treads and risers. balustrade and handrail and set aside for re-use. Overhaul staircase and balustrade and subsequently reinstate after structural repair works have been carried out. Supply and install six 50 x 50mm treated sawn softwood blocks, each glued and screwed to underside of staircase tread and drilling timber block and adjacent brickwork wall for and including M10 resin anchor bolt and run with cement. Reinstall plastered soffit comprising wood lath with lime plaster finish.*
5. *Hack off plaster internally to brickwork flank wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising fifteen 6mm diameter stainless steel "Helibar" reinforcing bars each approximately 5m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.*
6. *Hack off plaster internally to brickwork flank wall and adjoining timber stud wall for a length of about 500mm to each direction. Drill timber vertical stud and brickwork at 600mm centres and supply and install M10 resin anchor bolt. Run with cement. Install stainless steel expanded metal lathing at junction between brick wall and timber stud wall. Refit wood lath to timber stud partition. Subsequently replaster the brickwork and stud walls with Tarmac Tilcon "Limelite" renovating plaster.*
7. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
8. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
9. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
10. *Redecorate all exposed previously painted woodwork and plasterwork. Re-polish timber handrail.*
11. *Replace and partially relocate existing modern radiator with new panel to meet current standards.*
12. *Replace and partially relocate all existing electrical sockets, switches, and light fittings and extract vent to suit current standards.*
13. *Install new secondary glazing. Refer to StructureHaus drawings.*

6.2 FIRST FLOOR FRONT LOUNGE

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up floorboards. Number and store safely. Floor levelling works as described under 3.6 above. Relay new carpet with suitable underlay and reinstate or replace skirting to match the existing.*
3. *Take down and reconstruct and slightly extend two vertical duct casings.*
4. *Hack off plaster internally at high level to brickwork front wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using*

- natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising four 6mm diameter stainless steel "Helibar" reinforcing bars each approximately 3m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.*
5. *Hack off plaster internally to brickwork flank wall and adjoining brickwork front wall for a length of about 500mm to each direction. Supply and install "Helibar" helical stainless steel reinforcing bar at 300mm centres comprising eleven 6mm diameter stainless steel "Helibar" reinforcing bar approximately 1m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Subsequently replaster the brickwork walls with Tarmac Tilcon "Limelite" renovating plaster.*
 6. *Hack off plaster internally to brickwork flank wall and adjoining timber stud wall for a length of about 500mm to each direction. Where feasible set wood lath to timber stud partition aside for re-use. Drill timber vertical stud and brickwork at 600mm centres and supply and install M10 resin anchor bolt. Run with cement. Install stainless steel expanded metal lathing at junction between brick wall and timber stud wall. Refit wood lath to timber stud partition. Subsequently replaster the brickwork and stud walls with Tarmac Tilcon "Limelite" renovating plaster.*
 7. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
 8. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
 9. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface. Are we not repairing /replacing in all paces*
 10. *Redecorate all exposed previously painted woodwork and plasterwork.*
 11. *Install new inbuilt joinery. Refer to StructureHaus drawings.*
 12. *Renew gas fire and flue to existing fireplace.*
 13. *Replace and partially relocate existing modern radiators with new panel radiators to meet current standards.*
 14. *Replace and partially relocate all existing electrical sockets, switches, and light fittings to suit current standards.*
 15. *Install timber encasement to radiators, paint.*
 16. *Install secondary glazing. Refer to StructureHaus drawings.*

6.3 FIRST FLOOR LIBRARY

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, remove carpet, take off skirting and take up floorboards. Number and store safely. Floor levelling works as described under 3.6 above. Relay new carpet with suitable underlay and reinstate or replace skirting to match the existing.*
3. *Take down and reconstruct and slightly extend two vertical duct casings.*
4. *Hack off plaster internally at high level to brickwork rear wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising three 6mm diameter stainless steel "Helibar" reinforcing bars each approximately 4m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond"*

- cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.*
5. *Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
 6. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
 7. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
 8. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
 9. *Redecorate all exposed previously painted woodwork and plasterwork.*
 10. *Install new inbuilt joinery as per StructureHaus drawings.*
 11. *Renew gas fire and flue to existing fireplace.*
 12. *Replace and partially relocate existing modern radiators with new panel radiator to meet current standards.*
 13. *Replace and partially relocate all existing electrical sockets, switches, light fittings and associated cabling to suit current standards.*
 14. *Install secondary glazing. Refer to StructureHaus drawings.*

7. INTERNAL WORKS – GROUND FLOOR

7.1 GROUND FLOOR ENTRANCE HALL

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, take off skirting and dado rails and subsequently reinstate.*
3. *Take up ceramic floor tiling together with sub-board and clear away. Take up timber floorboards under. Floor levelling works as described under 3.7 above. Relay new ceramic floor tiling with suitable sub-floor and reinstate or replace skirting to match the existing.*
4. *Take down, reconstruct and slightly extend duct casing.*
5. *Carefully dismantle structurally defective timber framed dogleg staircase running between Ground and First Floors complete with aprons, strings, treads and risers. balustrade and handrail and set aside for re-use. Overhaul staircase and balustrade and subsequently reinstate after structural repair works have been carried out. Supply and install 50 x 50mm treated sawn softwood blocks, each glued and screwed to underside of staircase tread and drilling timber block and adjacent brickwork wall for and including M10 resin anchor bolt and run with cement. Reinstall plastered soffit comprising wood lath with lime plaster finish.*
6. *Hack off plaster internally to brickwork gable wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising sixteen 6mm diameter stainless steel "Helibar" reinforcing bars. each approximately 5m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface to receive paint finish (specified separately).*
7. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel*

- expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
8. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
 9. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
 10. *Overhaul timber panelled front entrance door and frame including piecing in woodwork or re-hanging and fitting to frame so that there are no gaps between the frame and the door. Ease, oil and adjust ironmongery.*
 11. *Redecorate all exposed previously painted woodwork and plasterwork. Re-polish timber handrail.*
 12. *Dismantle boxing and reinstate.*
 13. *Replace and partially relocate existing modern radiators with new panel radiators to meet current standards.*
 14. *Install timber encasement to radiators, paint.*
 15. *Replace and partially relocate all existing electrical sockets, switches, light fittings and associated cabling to suit current standards.*

7.2 GROUND FLOOR FRONT DINING ROOM

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, take up plastic playmat, take off skirting and take up ceramic floor tiling together with sub-board and clear away. Take up timber floorboards under. Floor levelling works as described under 3.7 above. Relay new ceramic floor tiling on suitable subfloor and reinstate or replace skirting to match the existing.*
3. *Take down and reconstruct and slightly extend two vertical duct casings.*
4. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster. Take down and reinstate boxing.*
5. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
6. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
7. *Redecorate all exposed previously painted woodwork and plasterwork*
8. *Replace and partially relocate all existing electrical sockets, switches, light fittings and associated cabling with new to suit current standards.*
9. *Replace and partially relocate existing modern radiators with new panel radiators to meet current standards.*
10. *Install joinery either side the fireplace in the niches. Refer to StructureHaus drawings.*
11. *Install secondary glazing. Refer to StructureHaus drawings.*

7.3 GROUND FLOOR REAR KITCHEN

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, take off skirting and up ceramic floor tiling together with sub-board and clear away. Take up timber floorboards under. Floor levelling works as described under 3.7 above. Relay new ceramic floor tiling on suitable sub-floor and reinstate or replace skirting to match the existing.*

3. *Dismantle kitchen units including synthetic stone worktop and appliances and remove from site. Install new kitchen units comprising altered layout and enlarged island. Refer to StructureHaus drawings.*
4. *Take down, reconstruct and slightly extend vertical duct casing.*
5. *Remove boiler and relocate associated pipework to suit new location of boiler in lower ground floor utility room.*
6. *Relocate pipework to suit new kitchen layout and boiler location. Reapply tiling after completion of repair works.*
7. *Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
7. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new.*
8. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
9. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
10. *Redecorate all exposed previously painted woodwork and plasterwork*
11. *Replace and partially relocate all existing electrical sockets, switches, light fittings and associated cabling with new to suit current standards and altered kitchen layout.*
12. *Replace and partially relocate existing modern radiator with new panel radiator to meet current standards.*

7.4 GROUND FLOOR REAR CORRIDOR (Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, take up tiles take off skirting and take up small areas of floorboards. Remove tiles and skirting from site.*
3. *Take up ceramic floor tiling together with sub-board and clear away. Expose timber floorboards. Carefully dismantle timber stairs and floor build up. Reconstruct floor build up to accommodate bin storage and make consequent improvement to ceiling height at lower ground floor bathroom. Reinstate stairs. Refer to Structurehaus drawings.*
4. *Relay new ceramic floor tiling on suitable subfloor and reinstate or replace skirting to match the existing.*
5. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
6. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
7. *Redecorate all exposed previously painted woodwork and plasterwork Re-polish timber handrails.*
8. *Replace and partially relocate all existing electrical sockets, switches, light fittings and associated cabling with new to suit current standards.*
9. *Replace and partially relocate existing modern radiators with new panel radiators to meet current standards.*
10. *Install bin storage and wardrobe. Refer to StructureHaus drawings.*
11. *Install secondary glazing. Refer to StructureHaus drawings.*

7.5 GROUND FLOOR CLOAKROOM

(Refer also to StructureHaus drawings)

1. Provide protection to retained items and subsequently clear away.
2. Disconnect, take out and remove wash hand basin with pedestal, low level wc suite with china cistern and towel radiator including all appliances, taps and fittings prior to the works being carried out in this area. Cart from site.
3. To facilitate helical bar works to flank wall, take off skirting, take up ceramic floor tiling together with sub-board and clear away. Expose timber floorboards under.
4. Carefully remove door and partition wall as per StructureHaus drawings.
5. Reconstruct floor build up to accommodate bin storage and make consequent improvement to ceiling height at lower ground floor bathroom. Make adjustments to accommodate bin storage at 7.4 above.
6. Take down painted timber vertical duct and reinstate.
7. Hack off plaster internally to brickwork gable wall and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising fifteen 6mm diameter stainless steel "Helibar" reinforcing bars, each approximately 2500mm long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface to receive tiled finish (specified separately).
8. Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.
9. Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.
10. Redecorate all exposed previously painted woodwork and plasterwork.
11. Construct new 75x50mm timber stud walls to accommodate new bathroom layout with wardrobe space, 50mm mineral wool infill and 15mm plasterboard lining and skim or tilebacker board. Refer to StructureHaus drawings.
12. Install new sanitary items with associated pipework. Refer to StructureHaus drawings.
13. Install new tiling with electric underfloor heating.
14. Replace and relocate all existing electrical sockets, switches, light fittings and associated cabling with new to suit current standards.
15. Replace existing modern radiator with new towel radiator to meet current standards.
16. Install new tiled skirting.
17. Install wardrobe joinery and bin storage. Refer to StructureHaus drawings.
18. Install new doors as per StructureHaus drawings.
19. Install secondary glazing. Refer to StructureHaus drawings.

8. INTERNAL WORKS – BASEMENT

8.1 BASEMENT HALL AND REAR LOBBY

(Refer also to StructureHaus drawings)

1. Provide protection to retained items and subsequently clear away.
2. To facilitate helical bar works to flank wall, remove carpet, take off skirting.
3. Take down and reconstruct and slightly extend vertical duct casing.
4. Hack off plaster internally to brickwork walls and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless

- steel reinforcing bar comprising twenty-six 6mm diameter stainless steel “Helibar” reinforcing bars, each approximately 1500mm long overall, set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in “Helibond” cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.*
5. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.*
 6. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.*
 7. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
 8. *Redecorate all exposed previously painted woodwork and plasterwork.*
 9. *Paint existing handrail to match the upper floors, re-fix loose vertical rails and post. Polish and apply clear sealer to handrail.*
 10. *Replace and partially relocate all existing electrical sockets, switches, light fittings and associated cabling with new to suit current standards.*
 11. *Replace and partially relocate existing modern radiator with new panel radiator to meet current standards.*
 12. *Replace existing carpet, underlay and re-instate or replace skirting boards to match the existing. Refer to StructureHaus drawings.*

8.2. BASEMENT PLANT UNDER STAIRS

(Refer also to StructureHaus drawings)

1. *Repair brickwork and plaster repairs as described at 8.1above.*
2. *Replace plant and associated pipework to meet current standards.*
3. *Repair and paint floor with epoxy screed paint.*

8.3. BASEMENT FRONT UTILITY ROOM

(Refer also to Structurehaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *Dismantle utility room units including plastic worktop and appliances and cart from site.*
3. *To facilitate helical bar works to flank wall, Take up ceramic floor tiling and skirting and clear away. Make good screed under. Replace tiling with new.*
4. *Take down, reconstruct and slightly extend vertical duct casing.*
5. *Repair crack in plaster and brickwork sub-strata approximately 3mm wide to wall by hacking off plaster, injecting epoxy resin grout to crack in brickwork, raking out joints of brickwork, installing stainless steel expanded metal lathing 100mm wide across the crack and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.*
6. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon “Limelite” renovating plaster including leaving a flush surface between new and existing plaster.*
7. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
8. *Redecorate all exposed previously painted woodwork and plasterwork.*
9. *Replace and partially relocate all existing electrical sockets, switches, light fittings and cabling with new to suit current standards.*
10. *Replace existing utility joinery, appliances and associated pipework with new.*
11. *Replace mechanical extract vent with new.*
12. *Install new boiler with associated pipework to replace existing at ground floor if not located in vaults.*

13. Provide new pipe runs to allow connection to relocated plant in vaults.

8.4 BASEMENT FRONT GUEST BEDROOM

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, remove carpet and take off skirting.*
3. *Take down and reconstruct and slightly extend two vertical duct casings.*
4. *Hack off plaster internally to brickwork walls and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising four 6mm diameter stainless steel "Helibar" reinforcing bars, each approximately 1500m long overall set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.*
5. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
6. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
7. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
8. *Redecorate all exposed previously painted woodwork and plasterwork.*
9. *Replace and partially relocate all existing electrical sockets, switches, light fittings and associated cabling with new to suit current standards.*
10. *Replace and partially relocate existing modern radiators with associated pipework with new panel radiators to suit modern standards.*
11. *New inbuilt joinery as per StructureHaus drawings.*
12. *Replace existing carpet to include suitable underlay.*
13. *Re-instate or replace skirting boards with new to match the existing.*
14. *Install secondary glazing. Refer to StructureHaus drawings.*

8.5. BASEMENT GYM

(Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, remove carpet and take off skirting.*
3. *Take down and reconstruct and slightly extend two vertical duct casings.*
4. *Hack off plaster internally to brickwork walls and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising four 6mm diameter stainless steel "Helibar" reinforcing bars, each approximately 1500m long overall, set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.*
5. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
6. *Repair minor internal plaster cracking by hacking off plaster to timber stud walls and ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as*

- required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
7. *Repair internal plaster cracking to cornice by carefully cutting out crack as necessary, sealing with flexible filler, sanding down to leave a flush surface.*
 8. *Redecorate all exposed previously painted woodwork and plasterwork.*
 9. Carefully remove existing inbuilt joinery and replace with new low-level cupboards and shelving above.
 10. Replace and partially relocate all existing electrical sockets, switches, light fittings and cabling with new to suit current standards.
 11. Replace and partially relocate existing modern radiators with associated pipework with new panel radiator to suit modern standards.
 12. Carefully remove existing window to rear courtyard, carefully break out brickwork beneath window and replace with French doors in style to match the existing windows.
 13. Make good screed floor, install new timber style vinyl floor planks and reinstate or replace skirting boards with new to match the existing.

8.6. BASEMENT SHOWER-ROOM (Refer also to StructureHaus drawings)

1. *Provide protection to retained items and subsequently clear away.*
2. *To facilitate helical bar works to flank wall, remove carpet and take off skirting.*
3. *Disconnect, take out and remove wash hand basin with pedestal, low level wc suite with china cistern, shower tray, door and fittings and towel radiator including all appliances, taps, showers and fittings prior to the works being carried out in this area. Cart from site.*
4. *Carefully strip back ceramic modern wall and floor tiling and plasterboard lining to accommodate the repair works. Replace with new plasterboard wall lining and new tiles. Review tanking and repair or replace as necessary. Make good subfloor. Install new floor tiles with electric underfloor heating.*
4. *Hack off plaster internally to brickwork and clear away. Expose brickwork under. Carefully cut out damaged bricks where badly cracked and stitch in new imperial sized secondhand stocks, bedded and jointed in lime/sand mortar (1:3) using natural hydraulic lime mortar (3.5) and well-graded sharp sand. Supply and install "Helibar" helical stainless steel reinforcing bar comprising twenty-one 6mm diameter stainless steel "Helibar" reinforcing bars, each approximately 1000mm long overall, set in and including 10mm wide and 45mm deep groove cut into existing brickwork internally, set in "Helibond" cementitious grout. Make good brickwork. Render, float and set in lime/sand plaster on existing brickwork walls and leave with a smooth surface.*
5. *Repair minor internal plaster cracking by carefully cutting out plaster as necessary to brickwork walls where cracks occur, raking out joints of brickwork, installing stainless steel expanded metal lathing and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
6. *Repair minor internal plaster cracking by hacking off plaster to timber ceilings where cracks occur, repairing wood lath, installing stainless steel expanded metal lathing as required and making good plaster with Tarmac Tilcon "Limelite" renovating plaster including leaving a flush surface between new and existing plaster.*
7. *Redecorate all exposed previously painted woodwork and plasterwork.*
8. Create pocket door to replace existing paneled door with new paneled sliding door to match the existing.
9. Block existing window opening and form niche as shown on StructureHaus drawings.
10. Alter ceiling to allow for modification at 7.5 above.
11. Replace and partially relocate all existing electrical sockets, switches, and light fittings and extract vent with new to suit current standards.
12. Replace and partially relocate existing modern radiator and associated pipework with new towel radiator to suit modern standards.
13. Install new inbuilt bathroom joinery.
14. Install new sanitary ware and associated pipework.

8.7. BASEMENT REAR LIGHTWELL (Refer also to StructureHaus drawings)

1. Remove existing door to rear lightwell and replace with paneled door to match the existing. Replace lintel.
2. Remove rotten timber stairs. Form terrace at ground floor level to create a new study below. Install insulation and waterproofing to floor, walls, and roof with roof lights.
3. Install floor screed and timber style vinyl floor planks on electric underfloor heating.
4. Install internal plasterboard lining, skim and paint.
5. Install new inbuilt joinery.
6. Alter drainage to include gully relocation and pipe cut offs.
7. Replace electric meter to meet current standards.
8. Fit out new study for electrics to include switches, sockets, low energy light fittings, cabling and electric underfloor heating.
9. Install new panel radiator and associated pipework.

8.8. VAULTS AND LIGHTWELL (Refer also to StructureHaus drawings)

1. Remove existing cabling and lights.
2. Remove any loose plaster
3. Carefully cut rebate along walls into floor to provide drain channel recess.
4. Carefully provide access for delta dual sump V3 or similar.
5. Install drain channels and delta dual sump V3 or similar.
6. Apply Koster Polysil TG500 or equivalent to walls, ceiling and floor.
7. Fix Delta MS 500 Membrane or equivalent to walls and ceiling.
8. Fix MS 20 Membrane or equivalent to floor and screed over.
9. Fix 25mm x 50mm treated timber battens to walls and ceiling, install moisture resistant plasterboard and skim, decorate with MR paint. Install Access panels and flushing points.
10. Connect system to existing drainage, install all of the above in strict accordance with manufacturer's instructions and installation guidelines.
11. Allow for pipe runs in and along walls.
12. Install plant and associated pipe work to meet current standards.
13. Refurbish existing timber doors to vaults, frame and associated mouldings and install new ironmongery & associated door furniture to match the existing.
14. Redecoration of external walls.



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