108 ST PANCRAS WAY, LONDON, NW1

APPLICATION FOR LISTED BUILDING CONSENT

SPW_OSW_090810: OUTLINE SCHEDULE OF WORKS. Rev A 22.12.2009

This scope of works should be read in conjunction with all drawings and SPW_DA_090810: Design & Access Statement (including appendices)

Outline scope of works	spec ref	Drawing no.	Description		Comments
Demolition:					
- Structure	D01.1	PR_GA02 EX_GA02 EXFW_EL01 EXFW_S01 EXFW_GA02	Outhouse	Carefully dismantle brickwork walls and roof forming outhouse back to party wall and floor slab level. Retain and inspect to determine suitability for re-use. Clean and store re-usable bricks and slates. Cart away remainder and make good all disturbance to wall shared with adjoining owner and rear elevation.	
- Services	D02.1				
Refurbishment – Exterior:					
- Roof	R01.1	PR_GA05 EX_GA05 EXFW_GA05	Roof	Strip up and cart away felt battens and slates and boarding, de-nail joists and set aside any sound slates and boards and timbers for reuse and remove and cart away half round ridge tiles and debris.	
	R01.2			Strip out and cart away timber rafters, wallplates, set aside any sound timbers and dispose of debris from site.	
	R01.3			Strip off bitumen coated valley and front gutters, boarding and supports and cut up and dismantle/remove timber valley beam and cart away.	
	R01.4			Clear out roof voids to remove all traces of rubbish and debris and strip out and remove remaining timber rafters, joists and ceilings.	
	R01.5			Replace 117mm sq. timber beam beneath valley gutter from front to rear bedded minimum 150mm into walls on slate dpc, beam to be pressure treated and high strength grade timber to Structural Engineer's requirements and reinstate roof comprising 100mm x 50mm treated timber joists at 370mm centres notched around new timber beam and supported on new 75mm x 50mm timber wallplate strapped to existing walls at maximum 900mm centres with galvanised steel hangers overlaid with 170mm x 25mm treated timber boards incorporating 2 no. front and 1 no. 25mm wbp plywood valley gutter supported on treated timber matching angle pieces overlaid with breathable sarking felt, treated timber battens and salvaged/natural Welsh slates to match original, incorporating proprietary vents.	
	R01.6			Line new valley and front gutters with flexible membrane and Code 5 leadwork dressed minimum 300mm up roof boarding and 100mm up walls protected with Code 4 cover flashings complete with new lead-lined outgo to rear hopper head.	
	R01.7			Provide and fit new Code 4 flashings and soakers at all abutments dressed minimum 150mm over slates and 100mm up walls dressed minimum 20mm into brickwork pinned and pointed at 450mm centres in accordance with Lead Development Association requirements.	
	R02.1		Parapet walls / chimneys	Hack off render to parapet walls back to sound base.	
	R02.2			Rake out and repoint all loose and recessed weathered joints to brickwork to parapets minimum 15mm and chimneys and remove timber batten to chimney stack.	
	R02.3			Take up stone copings to parapets and replace with new York stone coping stones	

				bedded on waterproof sand and cement bed each incorporating stainless steel ties to front, flank and rear walls to match original.
	R02.4			Replace 1 no. shattered square section chimney pot with salvaged chimney pot to match existing (check ownership first).
	R02.5			Check flues and to those belonging to this property provide and fit clay cowls/vents to all flues belonging to this property.
	R02.6			Take down and rebuild bulging and defective section of brickwork to rear left hand parapet in salvaged second-hand London stocks to match existing (allow 2 sq.m.).
	R03.1		Roof /ceiling void	Provide and install a new ceiling comprising 90mm x 50mm pre-treated timber joists at 350mm centres supported off external walls and new beam and including 4 no. diagonal 100mm x 35mm timber ties running from centre of ceiling to four corners supported on vertical 75mm x 25mm timber hangers at approximately 2m centres to rafters to match existing configuration of ceiling.
	R03.2			***Note – allow for retaining 130 x 100mm wallplate currently supported off partition to centre and for matching wallplate bolted to left hand party wall, these timbers to be treated and retained where possible.***
	R03.3			Allow for forming new access hatch onto roof with approximate size 600mm x 700mm with treated 220mm x 25mm timber linings covered with 25mm x 150mm timber boards to form hatch secured to 100mm x 50mm battens in 3 no. equidistant centres overlaid with Code 5 lead and incorporating Code 4 cover flashings and soakers and 25mm x 100mm drip around upstand minimum 50mm high. Allow for trimming rafters around opening.
	R03.4			Cut out and stitch repair cracked brickwork to right hand party wall for approximately 30 no. courses and stitch bond with second-hand London bricks to match existing.
	R03.5			Insulate new roof void with 200mm Kooltherm K7 or similar eqivalent.
	R03.6			Allow for forming 2 no. new access hatches 570mm x 600mm over stairwell and bedroom in original positions with 90mm x 25mm linings and noggings to match existing joists finished with 25mm tongue and grooved boarded hatch and 50mm x 75mm.
	R03.6			Allow for providing and installing 2 no. light fittings and switches to roof void.
External Elevations:				
- Front elevation	EF01.1	EX_EL01 EXFW_01 PR_EL01	Wall	Cut out and reinstate cracked and damaged bricks across elevation generally (allow 10 no.) to match existing.
	EF01.2			Replace corroded cast iron vent pipe with new cast iron/aluminium down pipe to match existing to left hand side (note – cast ironwork to vent pipe only to be renewed following inspection to see whether or not it is broken/redundant to first floor level).
	EF02.1		Windows	Cut out cracked and defective render around window surrounds and reinstate with waterproof sand and cement render.
	EF02.2			Carefully remove existing second floor window, frame and linings, retain label and store for reference to details prior to disposal. Replace double hung sash window, box frame and linings to front wall with treated double hung single glazed timber sash window to match existing profile with new box frame and replace rotted and damaged timber linings to infill panel to match existing and provide and fit new thumb catch. Incorporate draught seals.
	EF02.3			Carefully remove existing first floor window and frame and linings, retain label and store for reference to details prior to disposal. Retain linings and panelling, label and store for

				reuse. Reinstate sash window and frame with 2 no. treated double hung timber framed sash windows to match original windows. Incorporate draught seals. Replace missing shutters – 25mm panelled timber to match original.	
	EF02.4			Cut out cracks through stone window sills and make good defective stonework with an epoxy based reconstituted stone resin.	
	EF03.1		Shop front	Allow for completely overhauling the shop front to the front elevation including replacing the rotted and damaged fascia boards and soffit above the main fascia with new 18mm plywood fixed to 100mm x 50mm treated timber grounds and protected with Code 5 covering and Code 4 lead flashings and drips dressed into the brickwork minimum 20mm to form a new curved fascia detail and allow for cutting out and reinstating all rotted and damaged plywood facings to the fascias and curved panels and take down and remove temporary blockboard boxing.	
	EF03.2			Take out glazing and temporary timber panels and replace with 6mm laminated glass panels (lower section translucent, upper section transparent), replace timber glazing beads. Incorporate opening vent. Refix displaced metal brackets to front window, remove temporary boarding and panels and leave windows in sound and clean condition.	
	EF03.3			Cut out and reinstate rotted and defective plywood base to shop front with 18mm wbp plywood on 100mm x 50mm treated timber grounds. Remove boxing internally to expose original details for inspection.	
	EF04.1		Door	Cut out and reinstate rotted and damaged frames to entrance door and replace missing bulkhead light fitting above door.	
	EF04.2			Take off plywood entrance doors. Retain and inspect to determine suitability for re-use or replace with 2 no. new 500mm x 2130mm high solid four-panelled timber doors fitted with 2 no. deadbolts, 1 no. mortice latch/lock and brass lever handle furniture and letter plate.	
	EF04.3			Replace broken fanlight with new lettering and glass above main entrance to match original.	
			~~Railings~~	~~New railings – see section FL01.8~~	Rev A 22.12.09
- Side elevation	ES01.1	EX_EL02 EXFW_02 PR_EL02	Wall	Rake out and repoint all cracked and recessed mortar joints to brickwork to match existing (allow 10 sq.m.).	
	ES01.2			Cut out and reinstate cracks through mortar joints for full height to centre of elevation, carry out injected resin repair and repoint minimum 15mm deep to match existing.	
	ES01.3			Carefully remove render to right hand section of wall .	
	ES01.4			Take down and rebuild displaced brick arch to right hand first floor window.	
	ES01.5			Clean down brickwork at low level to remove paint staining/graffiti.	
	ES02.1		Windows	Overhaul second floor LHS window, replace broken and missing sash cords, replace defective timber glazing beads, re-putty glazing, adjust and ease thumb catches, replace broken parting beads and leave window in sound and proper working order. Incorporate draught seals. Cut out and reinstate cracked and damaged stone sill to left hand second floor window.	
	ES02.2			Overhaul second floor RHS window (to landing), replace defective timber glazing beads, replace missing parting and sash beads, boxes and wheels/sash cords, replace missing thumb catch furniture and leave sash in sound and proper working order. Incorporate draught seals.	
	ES02.3			Carefully removed existing window and frame and linings, retain label and store for reference to details prior to disposal. Retain linings and panelling. Reinstate sash window and frame with 2 no. treated double hung timber framed sash windows to match original	

				windows. Incorporate draught seals. Replace missing shutters – 25mm panelled timber to match original.	
	ES02.4			Overhaul defective timber blinds to sash window, replace broken and defective sash cords, replace defective timber glazing beads, incorporate draught seals, replace missing and damaged parting beads to sash window and leave window and blinds in sound and proper working order.	
	ES02.5			Cut out and reinstate cracked and loose render to window surrounds to match existing.	
	ES03.1		Shop front	Cut out and reinstate all rotted and defective plywood fascias and curved detailing to shop front and replace rotted fascia and soffit above shop front with 18mm wbp plywood covered with Code 5 lead and Code 4 lead flashings dressed into brickwork as described in section EF03.1 and refix/repin displaced sections of framework.	
	ES03.2			Take out glazing and temporary timber panels and replace with 6mm laminated glass panels (lower section translucent, upper section transparent), replace timber glazing beads. Incorporate opening vent. Refix displaced metal brackets to front window, remove temporary boarding and panels and leave windows in sound and clean condition.	
	ES03.3			Cut out and reinstate rotted and defective plywood base to shop front with 20mm wbp plywood on 100mm x 50mm treated timber grounds.	
			Doors	Corner - see EF03.1, EF03.2, EF03.3	
	ES04.1			Side entrance. Overhaul front entrance door, cut out and reinstate badly damaged opening stile with new stile scarfed in to match existing and replace missing lock / latch furniture, remove temporary boarding and re-cramp loose sections of frame and leave door in sound and proper working order. Provide new external lighting. For internal works see GS04.1	
	ES05.1		Plinth	Take up and re-lay displaced stone step adjoining plinth to entrance bedded on one course of engineering brickwork.	
			~~Railings~~	~~New railings - see section SL02.1~~	Rev A 22.12.09
			Walls	New garden walls. See section G02.1	
			Extension	New extension. Refer to drawings.	
- Rear elevation	ER01.1	EX_EL01 EXFW_01 PR_EL01	Wall	Clean down brickwork to rear elevation to main building to remove all traces of ivy and vegetation.	
	ER01.2			Reinstate 2 no. holed and damaged sections of brickwork to rear elevation where services passing through to outhouse to match existing.	
	ER01.3			Carefully remove render to left hand section of wall.	
	ER01.4			Brick up opening to left hand side of basement lightwell in sound London stock bricks toothed and bonded to match existing.	
	ER01.5			Cut out and reinstate damaged and missing sections of brickwork adjoining ground floor entrance (allow ½ sq.m.) to match existing.	
	ER01.6			Remove disused asbestos flue at high level and brick up opening at first floor and reinstate missing render (note – asbestos to be removed by licensed contractor).	
	ER01.7			Cut out all recessed, weathered and cracked mortar joints and repoint with neat struck mortar joint to match existing (allow 5 sq.m.).	
	ER02.1		Windows	Carefully remove existing second floor window, frame and linings, label, retain and store	

				for reference to details prior to disposal. Replace double hung sash window at second floor, box frame and linings to front wall with treated double hung single glazed timber sash window to match existing profile with new box frame. Incorporate draught seals.	
	ER02.2			Carefully remove existing first floor window, frame and linings, label, retain and store for reference to details prior to disposal. Replace rotted and defective double hung sash window at first floor, box frame and linings to front wall with treated double hung single glazed timber sash window to match existing profile. Incorporate draught seals.	
	ER02.3			Replace double doors at ground floor with double hung sash window at second floor, box frame and linings to front wall with treated double hung single glazed timber sash window to match existing profile with new box frame. Incorporate draught seals.	
	ER02.4			Widen existing basement door opening and incorporate existing window to form new full height opening. Structure to be sized by structural engineer – see section GEN07.1. Provide new proprietary sliding / folding aluminium glazed screen with insulating glass units.	
	ER03.1		Door	Replace rotted hardwood sill and frame to ground floor entrance to match existing. Replace rear door with half-glazed two-panelled timber door fitted with five lever mortice latch and lock furniture to match original.	
	ER04.1		Services	Remove all redundant pipe work.	
	ER04.2			Rainwater from main roof to drain onto flat roof of new rear bathroom extensions via black plastic PVC rainwater goods. Outlet from new flat roof to connect to internal rwp within new extension and to re-configured below-ground drainage.	
	ER05.1		Outhouse	Make good all disturbance to wall shared with adjoining owner and rear elevation where Outhouse removed.	
			Extension	New extension. Refer to drawings.	
- Front Vaults & Lightwell area	FL01.1	PR_EL01 PR_GA01 PR_GA02	Paving	Take up and set aside stone flags. Remove wrought iron railing/grille over sailing front vault/lightwell, *make good and re-instate existing grille over lightwell.*	Rev A 22.12.09
	FL01.2			Remove rotted timber bearer along front wall supporting flags and replace with new stainless steel 100mm x 100mm heavy duty bracket bolted to brickwork in accordance with Structural Engineer's detail approximately 3m long.	
	FL01.3			Replace 1 no. badly delaminated and damaged stone slab with a new York stone approximately 1.5m x 1.5m sq. x 75mm thick and allow for taking up and re-bedding top course of brickwork to facilitate the same.	
	FL01.4			Re-bed 2 no. remaining salvaged slabs on new angle and brickwork.	
	FL01.5			New steps. Construct new external steps to suit new internal floor level, incorporating slot drain at entrance threshold.	
	FL02.1		Walls	Rake out and repoint recessed and weathered mortar pointing to brickwork in sundry areas minimum depth 20mm (allow 20 sq.m.) and replace cracked concrete lintel to vault entrance.	
	FL02.2			Clear out pavement voids and vault of drainage materials, builders materials and debris.	
	FL02.3			Take out timber lintel above entrance door where badly rotted and reinstate with pre-cast concrete lintel (exact size to be agreed with Engineer).	
	~~FL03.1~~		~~Railings~~	~~New perimeter railings to match railings to adjoining property.~~	Rev A 22.12.09
	FL04.1		Door	See B05.1	
	FL04.2		Window	See B04.1	

	FL05.1		Services	Replace broken gas meter cupboard and clean off corrosion to gas meter mains.	
	FL05.2			Replace incoming lead water mains with new alkathene pipework (allow p.c. sum £1,000 for utility charges).	
	FL05.3			Replace defective electrical installation with new external quality bulkhead light fitting and external/internal light switch (allow p.c. sum £75 – supply only light).	
- Side Vaults and Lightwell area	SL01.1	PR_EL02 PR_GA01 PR_GA02		Allow for providing temporary support i.e. steel shuttering to ground on outside face of retaining wall for approximately 4 linear metres to a minimum depth of 3 metres and thereon take down and rebuild collapsed/broken section of wall approximately 2m x 4m in solid 225mm engineering brickwork (note – this may require approval of local Highways Agency).	
	SL01.2			Additional reinforcement/bracing to this section of wall to details to be agreed with Structural Engineer).	
	SL01.3			Clear out basement lightwell of rubble and debris.	
	SL01.4			Take up and set aside York stone slabs over lightwell to facilitate repairs to timber beams.	
	SL01.5			Remove rotted timber cross beams and sole plate along length of lightwell and replace with new stainless steel 100mm x 100mm angle bolted to wall at regular centres and incorporating new stainless steel matching angle supports at 600mm centres bedded into wall and retaining wall to support slabs and carefully re-bed York stone slabs. **Note: the exact extent of the works to the slabs and support will have to be agreed with the Structural Engineer. See section GEN07.1**	
	~~SL02.1~~		~~Railings~~	~~New perimeter railings as FL03.1. Railings to incorporate gate, location, size as drawings.~~	Rev A 22.12.09
	SL03.1		Services	Remove remnants of gas installation and brackets and make good any disturbance.	
	SL04.1		Door	Reinstate missing door to under-pavement vault comprising four-panelled solid timber door with new door stops where missing provided with mortice latch and lock furniture and brass door knob to match existing.	
	SL04.2			Form new opening and door to connect with front vault area to Structural Engineers details, see section GEN07.1.	
Garden:					
	G01.1	PR_GA01 PR_GA02	Lightwell	Form new lightwell at basement level to rear elevation to main building – remove existing steps & walls, excavate and construct new retaining wall and steps to form new access from ground to basement level. New paving on compacted hardcore (details to be agreed with Structural Engineer).	
	G02.1		Wall	Take down brickwork forming garden wall to adjoining pavement for full width of garden. *Existing brickwork to be salvaged and re-used as far as possible* and rebuild in ~~new~~ *stock* brickwork approximately 2m high (average). Allow for excavating and forming new foundation approximately 600mm x 900mm filled with solid concrete 1:2:4 grade and allow for forming new openings and gates.	
	G03.1		Garden	Break up and remove brick setts, concrete paving and concrete hardstanding adjoining entrance gate. Clear remaining garden areas of rubble and debris and allow for re-laying minimum 200mm top soil.	

Refurbishment – Interior:					
Second floor:					
- Front room	SF01.1	PR_GA04 EX_GA04	Ceiling	Replace ceiling with 12.5mm foil-backed plasterboard and skim and incorporating recessed downlights. Inspect and treat timbers – see section GEN06.1.	
	SF01.2			Allow for forming new access hatch 600mm x 600mm over bedroom in original position with 90mm x 25mm linings and noggings to match existing joists finished with 25mm tongue and grooved boarded hatch and 50mm x 75mm.	
	SF02.1		Floor	Strip up floor boarding, allow for setting aside sound and uncupped boards. Inspect and treat timbers – see section GEN06.1. Re-cover with salvaged/new boards to match. Incorporate lateral restraint to structural engineer's details – see section GEN07.1.	
	SF02.2			Remove defective concrete hearth to opening and check support.	
	SF03.1		Walls	Replace missing skirtings with 160mm x 25mm timber skirtings to match existing.	
	SF03.2			Remove lath and plaster to all walls. Reinstate finishes to party and external walls with ~~waterproof sand and cement and specialist coat of plaster~~ *lath and plaster* to match existing. Inspect and treat timbers – see section GEN06.1.	Rev A 22.12.09
	SF03.3			Reconfigure partition to re-form opening between front and rear rooms with 50mm x 100mm treated timber studs at maximum 600mm centres lined both sides with *lath and plaster* ~~12.5mm plasterboard and skim~~. Exact details to be agreed with structural engineer. New architraves to opening surround (to match adjacent door), and timber lining to reveal.	Rev A 22.12.09
	SF03.4			Block up opening to hearth with *lath and plaster* ~~12.5mm plasterboard and skim~~ on 75mm x 100mm timber framing and noggings and 600mm centres.	Rev A 22.12.09
	SF03.5			Remove plaster above window, allow for bearing to timber valley beam to be checked and reinstate plaster and bowed timber lining to top of window on completion of works.	
	SF03.6			Remove redundant incomplete partition.	
	SF03.7			Strip out remnants of waste and water pipework and timber battens/fluorescent light to front wall and make good any disturbance.	
			Windows	See EF02.2 (front elevation second floor)	
				See ES02.1 (side elevation second floor LHS window)	
	SF04.1		Services	Allow for providing new electrical installation with 1 no. light, minimum 2 no. power sockets with new wiring chased into walls and 1 no. light switch and remove existing electrical installation.	
	SF04.2			Provide and install concealed ventilation to flue at skirting level.	
- Rear Room	SR01.1		Ceiling	Provide and install new ceiling to rear room comprising 12.5mm *foil-backed* plasterboard and skim, incorporating recessed downlights. Inspect and treat timbers – see section GEN06.1.	
	SR02.1		Floor	Remove floor boarding, set aside sound boards, allow for replacing 2 no. rotted joists Inspect and treat timbers – see section GEN06.1. Re-cover with salvaged/new boards to match.	
	SR02.2			Remove defective concrete hearth to opening and check support.	

	SR03.1	Walls	Remove remaining plaster and battens and dry linings to all walls. Reinstate finishes to solid party wall and rear elevations with *lath and plaster* ~~waterproof sand and cement render and skim~~. Inspect and treat timber stud wall (section GEN06.1) prior to *lath and plaster* ~~new plasterboard and skim finish~~.	Rev A 22.12.09
	SR03.2		Block up opening to hearth with *lath and plaster* ~~12.5mm plasterboard and skim~~ on 75mm x 100mm timber framing and noggings and 600mm centres.	Rev A 22.12.09
	SR03.3		Replace missing skirtings as described above on timber grounds where necessary to partitions and rear walls and prepare for decoration.	
	SR03.4		Rebuild loose and missing sections of brickwork above timber lintel to window and allow for checking timber lintel for rot/damage.	
	SR03.5		Rebuild loose / crumbling brickwork to RHS of window.	
		Window	See section ER02.1 (rear elevation second floor)	
	SR04.1	Services	Provide and install new electrical installation comprising 2 no. twin power sockets, light switch and remove remnants of old electrical installation.	
	SR04.2		Provide and install concealed ventilation to flue at skirting level.	
- Stairwell	SS01.1	Ceiling	Inspect and treat timbers – see section GEN06.1. Reinstate ceiling to previously removed soffit with 12.5mm *foil-backed* plasterboard and skim, incorporating recessed downlights.	Rev A 22.12.09
	SS01.2		Allow for forming new access hatch 600mm x 600mm over stairwell in original position with 90mm x 25mm linings and noggings to match existing joists finished with 25mm tongue and grooved boarded hatch and 50mm x 75mm.	
	SS02.1	Floor	Take up and replace sundry broken and damaged floorboards and replace with new treated timber boarding as described above, allow for taking up/ refixing remaining boards to facilitate check on joists (see section GEN06.1). Incorporate lateral restraint to structural engineer's details (see section GEN07.1).	
	SS03.1	Walls	Strip off lining paper to walls, remove defective lath and plaster from all walls. Reinstate with *lath and plaster* ~~waterproof sand and cement render for full height to flank and rear elevations finished with specialist plaster and prepare for decoration~~. Inspect and treat timber stud wall (section GEN06.1) prior to new plasterboard and skim finish.	Rev A 22.12.09
	~~SS03.2~~		~~Form new opening into new rear bathroom extension, incorporating structural engineers details – see section GEN07.1. Provide new frame and door.~~	Rev A 22.12.09
	SS03.3		Cut out and stitch repair cracked brickwork behind panel to window with second-hand stock bricks to match existing and reinstate missing panel beneath window (allow 1 linear metre).	
		Windows	See section ES02.2 (side elevation RHS second floor).	
	SS04.1	Doors	Replace missing furniture to front and side rooms with brass door knobs and mortice latch/lock furniture to match original, ease and adjust doors and leave in sound and proper working order.	
	SS05.1	Services	Provide and install new electrical installation comprising 1 no. twin power socket and two-way light switch as described above.	
~~- New bathroom extension~~			~~Refer to drawings.~~	Rev A 22.12.09

First floor:					
- Front Room	FF01.1	PR_GA03 EX_GA03	Ceiling	Take down defective lath and plaster ceiling and *replace with lath and plaster* reinstate with 12.5mm plasterboard and skim and allow for retaining cornices where possible. Inspect and treat timbers – see section GEN06.1.	Rev A 22.12.09
	FF02.1		Floor	Strip up vinyl tiles to floor, take up floorboards, check and treat timber joists (see section GEN06.1.) and refix boards.	
	FF02.2			Allow for providing and installing 3 no. stainless steel straps across the joists from left to right taken up the right hand flank wall to provide lateral restraint (exact fixing and details to be provided by Structural Engineer – see section GEN07.1).	
	FF03.1		Walls	Remove defective plaster and lath to all walls. Reinstate ~~finishes to solid walls~~ with *lath and plaster* ~~waterproof sand and cement render and specialist skim coat.~~ Inspect and treat timber stud wall (section GEN06.1) prior to *application of new finishes* ~~new plasterboard and skim finish~~.	Rev A 22.12.09
	FF03.2			Replace missing sections of skirting around original cupboards to either side of chimney breast comprising moulded 280mm x 25mm (approximately) timber skirting to match existing (allow 2 linear metres).	
	FF03.3			Cut out 100mm x 100mm pockets at 450mm centres to front and flank walls and provide and install once bent 1200mm stainless steel straps resin bonded to brickwork and to party wall and front wall and make good. Exact detail to be provided by Structural Engineer – see section GEN07.1.	
			Windows	See section EF02.3 (front elevation first floor) and ES02.3 (side elevation LHS).	
	FF04.1		Door	Replace missing panelled timber door between front and rear rooms with good quality softwood panelled door to match original profile complete with new brass door knobs and mortice latch/lock furniture and replace missing furniture to existing door to match original.	
	FF05.1		Fireplace	Reinstate missing Victorian style mantel shelf and surround to fireplace to match original (allow p.c. sum £500 – supply only).	
	FF05.2			Clean down cast iron grate and surround to remove all traces of corrosion and treat with heat resistant paint.	
	FF06.1		Services	Strip out and replace electrical fittings comprising 3 no. twin power sockets, 1 no. pendant rose and light switch.	
- Rear room	FR01.1		Ceiling	Remove remnants of lath and plaster ceiling and replace with *lath and plaster* ~~12.5mm plasterboard and skim~~ incorporating recessed downlights and allow for salvaging cornice. Inspect and treat timbers – see section GEN06.1.	Rev A 22.12.09
	FR01.2			Replace missing and water damaged sections of cornice with fibrous plaster cornice to match existing.	
	FR02.1		Floor	Strip up vinyl finishes to floor, take up and cart away floorboards, check and treat timber joists (see section GEN06.1) allow for replacing at least 3 no. 100mm x 50mm (approximately) timber joists from front to rear to match existing taken back to internal partition and reinstate boards with new treated timber boards to match existing.	
	FR03.1		Walls	Remove defective plaster and lath to all walls. Reinstate ~~finishes to solid walls~~ with *lath and plaster* ~~waterproof sand and cement render and specialist skim coat~~. Inspect and treat timber stud wall (section GEN06.1) prior to *application of new finishes* ~~new plasterboard and skim finish.~~	Rev A 22.12.09
	FR03.2			Strip out remnants of copper and waste/lead pipework and services and make good	

				disturbance to finishes.	
	FR03.3			Block up opening to hearth with *lath and plaster* ~~12.5mm plasterboard and skim~~ on 75mm x 100mm timber framing and noggings and 600mm centres.	Rev A 22.12.09
	FR03.4			Carefully remove existing cupboard to LHS fireplace, *and make good disturbance to finishes*.	Rev A 22.12.09
	FR03.5			Replace missing and damaged sections of skirting to left hand side wall and party wall with 320mm x 20mm (approximately) moulded timber skirting to match existing (allow for replacing 4 linear metres).	
			Windows	See section ER02.2 (rear elevation first floor)	
	FR04.1		Door	Reinstate missing timber architraves to entrance door to stairwell, overhaul door, remove remnants of rim latch and provide and install new mortice latch and lock furniture with brass door knobs to match original.	
	FR05.1		Services	Strip out remnants of electrical installation and allow for providing 2 no. twin 13 amp power sockets and new light switch.	
	FR05.2			Provide and install concealed ventilation to flue at skirting level.	
- Stairwell	FS01.1		Ceiling	Remove lath and plaster ceiling to staircase to facilitate treatment of timberwork (see section GEN06.1.) and reinstate with *lath and plaster* ~~12.5mm plasterboard and skim~~, incorporating recessed downlights.	Rev A 22.12.09
	FS02.1		Floors	Take up floorboards to facilitate treatment of joists (see section GEN06.1) and refix to match existing and remove remnants of vinyl finishes. Take up floorboards across landing and adjoining rear room to allow installation of 3 no. stainless steel straps across joists (exact details to be agreed with Structural Engineer).	
	FS03.1		Walls	Investigate retention and repair of plaster and lath to stairwell partition wall with specialist company. Remove plaster and lath to all other walls (and partition wall where retention not possible). Reinstate finishes ~~to solid walls~~ with *lath and plaster* ~~waterproof sand and cement render and specialist skim coat~~. Inspect and treat timber stud wall (section GEN06.1) prior to *application of new finishes* ~~new plasterboard and skim finish.~~	Rev A 22.12.09
	FS03.2			Form new opening into new rear bathroom extension, incorporating structural engineers details – see section GEN07.1. Provide new frame and door.	
	FS03.3			Replace missing/damaged section of skirting to front partition wall & stair.	
			Windows	See section ES02.4	
	FS04.1		Services	Allow for renewing electrical installation with 1 no. twin power socket, 1 no. two-way twin gang switch and light.	
- New bathroom extension				Refer to drawings.	
Ground floor:					
- Front room	GF01.1	PR_GA02 EX_GA02	Ceiling	Take down and cart away ceilings to expose joists to facilitate timber treatment work (see section GEN06.1) and reinstate with *lath and plaster* ~~12.5mm plasterboard and skim~~, incorporating recessed downlights. Allow for salvaging cornice.	Rev A 22.12.09
	GF01.2			Strip out remnants of electrical installation to ceiling and walls and make good disturbance to finishes.	
	GF02.1		Floor	Strip up carpet and laminate finishes to floor, lift floorboards to facilitate treatment of floor	

			joists (see section GEN06.1) and refix boarding (allow for replacing approximately 10% of boards).		
	GF03.1	Walls	Remove plaster and lath to all walls. Reinstate ~~finishes to solid walls~~ with *lath and plaster* ~~waterproof sand and cement render and specialist skim coat~~. Inspect and treat timber stud wall (section GEN06.1) prior to *application of new finishes* ~~new plasterboard and skim finish.~~ Expose timber beam/lintel to flank and side walls for inspection by Structural Engineer and reinstate finishes/linings.		Rev A 22.12.09
		Windows & Shopfront	See sections EF03.1, EF03.2, EF03.3; ES03.1, ES03.2, ES03.3.		
		Doors	See section EF04.1, EF04.2, EF04.3.		
	GF04.1	Services	Strip out electrical installation and replace with minimum 2 no. 13 amp power sockets and 1 no. light switch.		
	GF04.2		Provide and install concealed ventilation to flue at skirting level.		
- Rear Room	GR01.1	Ceiling	Take down ceiling to facilitate inspection of joists and treatment of timber (see section GEN06.1) and reinstate with *lath and plaster* ~~12.5mm plasterboard and skim~~ incorporating recessed downlights. Allow for salvaging cornice.		Rev A 22.12.09
	GR01.2		Allow for replacing 2 no. ceiling joists where previously supported with acroprop to match existing (details to be agreed).		
	GR01.3		Take off metal trim/brackets to rear fanlight and replace fanlight with 6mm laminated glass on new moulded timber beads to match original.		
	GR02.1	Floor	Strip up carpet to floor and cart away, lift floorboards to allow treatment/checking of timber joists (see section GEN06.1) and reinstate floorboards (allow 10% reinstatement).		
	GR03.1	Walls	Remove plaster and lath to all walls. Reinstate ~~finishes to solid walls~~ with *lath and plaster* ~~waterproof sand and cement render and specialist skim coat~~. Inspect and treat timber stud wall (section GEN06.1) prior to *application of new finishes* ~~new plasterboard and skim finish~~.		Rev A 22.12.09
	GR03.2		Remove shelves and temporary fixtures and fittings and remove temporary gas pipe for full height of building fixed to rear wall.		
	GR03.3		Make good damaged brickwork to party wall to right hand side of chimney breast.		
	GR03.4		Remove safe from chimney breast and block up opening.		
	GR03.5		New skirtings to match profile of existing skirting		
	GR03.6		New independent framing either side of chimney breast. New full width lining across face of chimney breast above and below kitchen cupboard units. In conservation terms proposed as a reversible insertion.		
	GR03.7		New architraves to match architraves to adjacent door		
		Windows	See section ER02.3 (rear elevation ground floor).		
	GR04.1	Door	Re-hang salvaged door lying to side of opening of stairwell re-utilising existing panelled door and hinges but with new brass door knob and mortice latch/lock furniture and make good damage to door frame.		
	GR05.1	Fireplace	Check panel to hearth for asbestos content and carefully remove assuming to contain asbestos and dispose to licensed site and block up opening to hearth with *lath and plaster* ~~12.5mm plasterboard and skim~~ on 75mm x 100mm timber framing and noggings and 600mm centres		Rev A 22.12.09

				Provide and install concealed ventilation to flue at skirting level.	
	GR06.1		Services	Remove temporary electrical distribution unit and cable/wiring and switches and replace with new electrical installation comprising new lights, 1 no. switch and 3 no. 13 amp power sockets.	
- Stairwell	GS01.1		Ceiling	Remove lath and plaster to underside of staircase and soffits. Inspect and treat timber (section GEN06.1) prior to *application of new lath and plaster finishes* ~~new plasterboard and skim finish~~ incorporating recessed downlights.	Rev A 22.12.09
	GS02.1		Floor	Lift floorboards to facilitate treatment of floor joists (see section GEN06.1) and refix boarding (allow for replacing approximately 10% of boards).	
	GS03.1		Walls	Remove lath and plaster to all walls. Reinstate *lath and plaster* finishes ~~to solid walls with waterproof sand and cement render and specialist skim coat~~. Inspect and treat timber stud wall (section GEN06.1) prior to new plasterboard and skim finish.	Rev A 22.12.09
	GS03.2			Reinstate skirting to match existing.	
	GS03.3			Remove redundant pipework.	
			Doors	Side elevation. See section ES04.1	
				Rear elevation. See section ER03.1	
	GS04.1			Replace missing architraves to top and sides of entrance door.	
	GS04.2			Replace missing architraves around internal entrance door to match existing.	
	GS05.1		Stair	Replace missing handrail and balusters to rear stairwell to match existing.	
	GS06.1		Services	Strip out and remove electrical installations and replace with new lights, 2 no. two-way switches, 1 no. 13 amp socket and 1 no. new consumer unit with minimum 8 no. circuit breakers connected to new electrical installation.	
New rear extension				Refer to drawings. Incorporates bin store, cloaks and WC.	
Basement:					
- Front and rear room	B01.1	PR_GA01 EX_GA01	Ceiling	Strip down remnants of front ceiling and rear plasterboard ceiling to allow damp proofing contractor to check timber joists and treatment (see section GEN06.1) replace 1 no. badly worm damaged joist to middle of front room to match existing and reinstate ceilings with 2 no. layers of 12.5mm plasterboard laid broken jointed and skim.	
	B02.1		Floor	Hack off and remove remnants of rubble to rear floor. Break up existing slab. Underpin basement walls and excavate floor to required depth for new floor build up: 75mm well compacted hardcore, 25mm blinding, 100mm insulation, Visqueen 1000 dpc (or similar) and 100mm concrete slab, finished with 75mm screed and stone tile finish (exact details to be agreed with Structural Engineer). See section GEN07.1 & 090810_SK05 New floor to be integrated with waterproofing measures – see section GEN 05.1	
	B03.1		Walls	Remove plaster to all external and internal walls and reinstate with waterproof sand and cement render and skim - see section GEN 05.1.	
	B03.2			Form new opening between front and rear rooms. Structure to be sized by structural engineer (see section GEN07.1). New double doors.	
	B03.3			Provide and install new skirtings to all walls comprising 150mm once moulded Ogee pattern skirtings.	

	B03.4		Remove remnants of rubble and woodblocks from front hearth and take down and cart away disused shelves. Carefully remove timber surround, fireplace, and cupboard. Allow for checking support to hearth/mantelpiece.
	B03.5		Block up opening to hearth with 12.5mm plasterboard and skim on 75mm x 100mm timber framing and noggings and 600mm centres. Concealed ventilation at skirting level.
	B03.6		Remove remnants of electrical installation from walls and ceiling and cap off.
	B03.7		Replace rotted/damaged beam over front openings to match original.
	B03.8		Partitions removed.
	B04.1	Windows	Front: Carefully remove existing window (retain, label, and store for reference to details) and re-form window opening with lower cill section. Provide new sash window to match details of existing.
	B04.2		Rear. See ER02.4
	B05.1	Doors	Front door. Replace rotted door frame with 100mm x 75mm once rebated frame built into new brick quoins. Reinstate dilapidated door comprising two-panelled half glazed solid timber door fitted with new brass door knob, five-lever lock and mortice latch furniture hung on 3 no. brass butts to match original as near as possible. Internal doors – see BS04.1
	B06.1	Services	Provide and install new electrical installation comprising 2 no. bulkhead light fittings together with 1 no. switch and 1 no. 13 amp twin power socket to each room.
	B06.2		Provide and install new water mains pipework run between joists to feed main building.
- Stairwell	BS01.1	Ceilings	Hack off remnants of plasterboard and lath and plaster to ceilings to allow treatment of joists (see section GEN06.1) and staircase and reinstate with 12.5mm plasterboard and skim.
	BS02.1	Floor	Hack off and remove remnants of rubble to rear floor. Break up existing slab. Underpin basement walls and excavate floor to required depth for new floor build up: 75mm well compacted hardcore, 25mm blinding, 100mm insulation, Visqueen 1000 dpc (or similar) and 100mm concrete slab, finished with 75mm screed and stone tile finish (exact details to be agreed with Structural Engineer). See section GEN07.1 & 090810_SK05 New floor to be integrated with waterproofing measures – see section GEN 05.1.
	BS03.1	Walls	Remove all plaster to external walls and stairwell and internal walls and reinstate missing and hacked off plaster with waterproof sand and cement render and skim – see section GEN 05.1.
	BS03.2		Carefully remove panelling to interior face of external wall, retain, label, and inspect panelling to determine suitability for re-use. Re-instate panelling after waterproofing applied using salvaged panels and new panels to match existing.
	BS03.3		Reinstate skirting to match existing.
	BS04.1	Doors	Replace 2 no. missing internal doors to front and rear rooms comprising four-panelled solid timber doors with new brass door knobs and mortice latch/lock furniture each hung on 2 no. butt hinges to match original. Carefully remove frames; retain, label & inspect suitability for re-use – reinstate using salvaged components.
	BS04.2		Allow for cutting out and reinstating rotted and damaged section of timber door frame to

			rear entrance to match existing (allow 1 linear metre). New door to Vaults area – see SL04.1. New double door between front and rear rooms – see B03.2.
	BS05.1	Stair	Carefully dismantle half-landing and lower section of staircase where collapsed, retain, label, and inspect to determine suitability for re-use of components (treads/risers and balusters). Re-configure new section of staircase to suit new basement floor level. Reinstate staircase and replug/refix to wall, replace missing and broken square balusters and top section of balustrade and handrail to match existing and leave staircase in sound and proper working order.
	BS06.1	Services	Remove remnants of gas installation and brackets and make good any disturbance.
New rear extension			Refer to drawings.

General:			
	GEN01.1	Scaffold	Allow for providing and installing a fully boarded scaffold to front, flank and rear elevations and extended above roof level and protected with a corrugated steel temporary roof structure to facilitate replacement/renewal of roof and copings (note – scaffolding is to be netted on two sides over pavement and alarmed at first floor level).

		Scaffold to be designed to provide all necessary temporary support to the building during construction works. Calculations to be submitted to Structural Engineer for review and comment.
GEN02.1	Clean/paint finishes	Clean down all external and internal wood and metalwork to remove all traces of flaking paint and rust, treat any new or bare areas of metal/woodwork with suitable primer and decorate with 1 no. undercoat and 2 no. gloss coats of good quality oil paint. Thoroughly clean down all new and previously painted plaster to walls and ceilings and existing plaster to remove all traces of flaking paint, make good cracks and imperfections with suitable filler and redecorate all ceilings and wall surfaces with minimum 3 no. coats of good quality emulsion. Thoroughly clean down all previously stained/varnished woodwork to remove all traces of dirt and old varnish and prepare for and apply 3 no. coats of good quality stain/varnish to match existing.
	Provisional Sums	Allow for carrying out a full injected damp proof course treatment to all external walls at ground/basement level (allow provisional sum £2,000). Allow for carrying out a full timber preservation treatment to all structural timbers, floors, ceilings and roofs to be covered by a minimum 25-year warranty (allow provisional sum £2,000). Allow provisional sum £2,000 for providing and installing a new hot and cold water system. Allow provisional sum £4,000 for providing a new central heating system utilising gas-fired Combi boiler. Allow provisional sum £3,000 for providing and installing a new bathroom (exact details to be agreed). Allow provisional sum £5,000 for providing and installing new kitchen (exact details to be agreed).
GEN03.1	Services	New hot and cold water system. New central heating system. Allow provisionally for gas-fired Combi boiler to be located in ground floor WC, exact location to be agreed with specialist installer. Number, size, and location of radiators to be agreed with specialist installer. New electrical system throughout. Strip out existing installation. Entryphone system Telephone and data cabling TV aerial and cabling
GEN04.1	Drainage	Combined system assumed. New rwps and svps to new manhole, connecting with existing below-ground drainage. Further site investigations and CCTV survey of existing drains required.
GEN05.1	Water proofing	A full injected damp proof course treatment to all external walls at ground/basement level and application of waterproof render system. To be integrated with new floor and underpinning. Refer to Cedarcare report (Appendix 2 of design and access statement).
GEN06.1	Treatment of	Timber joists and load bearing stud partitions.

		timbers	Ceilings and load-bearing walls to be opened up and floorboards to be lifted to facilitate inspection of timbers with regard to damp, rot and to allow for preservative treatment, and inspection by a structural engineer (see GEN07.1 below and Appendix 2 to Design & Access statement). Where further remedial works are required for structural reasons floor joists may require to be spliced with new joists (eg rotten joist ends at wall junction). There may also be instances where the condition of load-bearing timbers warrants that they be replaced.entirely. This can only be determined once the fabric has been opened up.
	GEN07.1	Structural considerations	All proposals are to de developed in conjunction with structural engineers details. Assumed scope (to be read in conjunction with structural engineers report – Appendix 3). - Underpinning. To be carried out in incremental sections in a strictly controlled sequence so as to maintain structural stability. Full method statement to be prepared by the appointed contractor. - Formation of new openings. - Re-building of chimney stacks, parapets, and gable end wall. Extent of re-building of brickwork to be established following further opening up and site inspection. Assumed to be rebuilt like-for-like to match existing brickwork. - Roof: replacement of existing rafters, ceiling joists and valley gutter is assumed to be broadly in line with existing arrangement, though member sizes may need to be adjusted and gutter detail may be amended to better serve as box gutter. - For joists see also GEN06.1. - lateral restraint to gable end wall. Straps, restraining ties assumed to be concealed within floor depth. - Concealed structural elements – openings above shop front , internal lintels above windows. - Support to York Stone slabs. - Retaining wall to basement below Wilmot place pavement. - Restraint: front façade tied to party wall. - Samples and site investigations.