

Schedule of works for 26 Earlham Street

Ground floor and Basement

To remove existing shop front door windows and frames and try to retain soffit boards, fascia and reuse as much of the timber frame as possible including front door.

Fit new front door to access residential area and the door is to match existing door if this is possible.

Fit new shop front window as shown in the proposed elevations. The window is to be timber framed and similar to the appearance of the original. The glass infill to be double glazed or according to the conservation officer's requirements.

Removal of the steel spiral stair case:

The staircase will be removed taking careful consideration of all floors and timber flooring whilst removing. Props should be used where necessary to support the floors when taking out the stairs. The void left by the steel staircase will be constructed back using timber floor joists that match existing including floor boards.

Soil and vent pipe:

New soil and vent pipe be fitted and to run up into all the W/c facilities from basement to 3rd floor level. This will be boxed in to reduced sound. The pipe will lead back into existing manhole in the basement. A small void will need to be made in all floors and ceilings where the pipe runs through.

New Staircase

A new stair case opening is to be made to the rear of the ground floor restaurant for access to the basement kitchen and w/c areas. Also new staircase to replace the existing metal stairs will be added to connect the ground to the first floor level giving access to the residential parts. The staircase will need to be confirmed by the conservationist as this may be timber built. Balustrades and spindles are to match that of the existing staircase within the property.

New timber staircase to have 220mm going with 196mm rise (approx). Winders, where applicable, to have a minimum width of 75mm at newel post. Handrail to be fitted one side of staircase at 900mm above pitch line. Balusters to be set at a maximum of 100mm centres. A Minimum headroom of 2-000m to be maintained for new and existing staircases. Underside of new staircase to be lined with 12.5mm gyproc fire line board with scrim and set finish to give ½ hr fire protection.

General works

Internal Stud Partitions

To be 100 x 50mm softwood studs at 450mm centres horizontally and 900mm centres vertically faced both sides with 12.5mm gyproc plaster board with scrim and set finish
100x50mm head and sole plates to be built into partition. Voids to be filled with 100mm Rockwool sound insulation quilt.

Party Walls / Escape routes

To be 100 x 50mm softwood studs at 450mm centres horizontally and 900mm centres vertically faced both sides with 2 layers 12.5mm gyproc plaster board with scrim and set finish. This is to be done either side to achieve a wall thickness of 250mm and have a 1 hour fire rating.
100mm x 50mm head and sole plates to be built into partition. Voids to be filled with 100mm Rockwool sound insulation quilt.

New / Existing Ceilings & Floors

To face all ceiling with 2 x 12.5mm gyproc plaster board with scrim and set finish to give 1hr fire rating. Ceiling and floor joists to match size of existing where fitting new. New floors boards to be fitted are to match existing. Voids to be filled with 100mm Rockwool sound insulation quilt. A floating floor will then be added on top comprising of Deckfon 45 soundproofing insulation chipboard (22mm) and finished with floor covering necessary.

Doors

All front doors to flats to be 1hr fire rated and match the existing style of doors where possible.
All internal doors to bedrooms and living rooms to be 30 minute rated fire doors.
All doors to sanitary rooms i.e. bathrooms, shower rooms and W/c to be non fire rated.
Kitchen doors to be 1hr fire rated

Plumbing

All heating, Hot water and plumbing works to be carried out by 'CORGI' registered contractor and are to be certified on completion as required by the local authority.

Drainage

All above ground drainage to comply with BS5527.
100mm W.C. waste, 38mm bath/ shower waste and 32mm basin waste, all with 75mm deep seal traps to be taken into extended S.V.P.
Rodding eyes to be provided at end of runs and at all changes of direction

Electrics

All electrics to be carried out in accordance with part 'P' of the building regulations and installed and certified by N.I.C.E.I.C. registered contractor.

Mechanical Ventilation

To be provided to bathroom /shower room /W.C. to provide extraction rates as follows;
Bathrooms/ shower rooms 15 litres per second.
W.C'S. 6 litres per second.
Fans to be coupled to light switch with 15minute over run.