

Cooke Fawcett Ltd

Rose Cottage

CF-SCH-135-100

Schedule of Works

30.06.2017

Revision D

Reference		For approval / requiring LBC	For information / deminimis
D	Demolition and Strip Out		
D-01	Removal of existing rear chimney breast at ground and first floor level (visible stack above roof level to be retained)	Approval	
D-02	Removal of existing external waste storage enclosure	Approval	
D-03	New opening in ceiling above landing to create new loft access hatch	Approval	
D-04	Enlarged opening for existing loft access	Approval	
D-05	Raising of existing paving (existing paving to be set aside or re-use)		Information
D-06	Removal of existing timber frame kitchen window	Approval	
D-07	Raising of existing floor boards in rear addition at first floor (to be set aside for re-use)	Approval	
D-08	Strip out existing kitchen		Information
D-09	Strip out existing bathroom and WC		Information
D-10	Remove existing non original soft furnishings (Carpet etc)		Information
D-11	Remove areas non-original wall linings (hard board and paper)	Approval	
D-12	Remove areas of defective and debonded plaster wall linings	Approval	
D-13	Strip out all areas of lining and internal joinery impacted by damp and insect attack		Information
D-14	Remove existing security bars on rear door to main reception room	Approval	
D-15	Remove existing external rear door to main reception room	Approval	
D-16	Remove existing cementitious render to rear addition (ahead of replacement with lime based render)	Approval	
D-17	Remove existing floor buildup at first floor level in rear addition (set aside boards for re-use)	Approval	
D-18	Remove existing PVC guttering and downpipes to enable replacement with cast iron	Approval	
D-19	Remove timber panelling beneath window W2	Approval	
P	Proposed works		
	Structural alterations		
P-001	New 150mm reinforced concrete slab to form substrate for new floor throughout rear addition	Approval	
P-002	New slab to incorporating hit and miss tongue projections to support flank walls	Approval	
P-003	New light weight steel frame to support chimney at roof level and provide bracing to rear addition	Approval	
P-004	New footings to underpin balcony structure	Approval	
P-005	Modifications to existing balcony to strengthen structure and improve fall protection	Approval	
P-006	New plywood substrate added to existing 1st floor in rear addition (existing floor boards then reinstated on top)	Approval	

P-007	Replacement of any damaged timber bond beams with masonry (TBC subject to opening up)	Approval	
	Roofing		
P-101	Replacement of areas of cement flashings with lead flashings	Approval	
P-102	Additional mineral wool insulation throughout roof voids		Information
P-103	New access hatch to provide access to loft above stair	Approval	
P-104	New enlarged access hatch to improve existing loft access above 1st floor corridor	Approval	
	Drainage		
P-111	Replacement of existing PVC guttering and downpipes with cast iron guttering and down pipes	Approval	
P-112	Installation of new below grade drainage runs to connect downpipes to mains drainage		Information
P-113	Installation of new surface water drainage (connection to mains at rear, connection to soakaway at front)		Information
P-114	Relining / replacement of damaged underground pipework (extent TBC)		Information
	External Joinery		
P-121	New glass lining to be fitted to balcony balustrade	Approval	
P-122	New glazed timber frame french doors to be fitted within an original door opening to replace an existing window	Approval	
P-123	Windows and doors to be refurbished throughout, existing fenestration to remain	Approval	
P-124	Brick infill to fill to wall beneath window W2, render finish to match surrounding wall finishes	Approval	
P-125	New glazed timber frame door to main reception room	Approval	
	External finishes		
P-131	New lime render to be applied to exterior walls of rear addition	Approval	
P-132	New paint finishes to all external joinery (gloss paint for all external joinery, breathable paint for masonry and render)		Information
	External landscaping		
P-141	New buildups including drainage layers and damp proof membranes to prevent problems with dampness at building facades		Information
P-142	Lowering of external finished floor level at west (front) elevation to create step up to internal floor level	Approval	
	New linings		
P-151	Insulated lining to flank wall of existing rear addition	Approval	
P-152	Areas of defective wall plasterwork to be replaced with like for like materials	Approval	
P-153	Existing lathe and plaster ceilings to be overboarded to protect and stabilise existing fabric	Approval	
P-154	New nibs and downstands to conceal proposed steel structure but retain record of location of chimney	Approval	
P-155	New partitions to form proposed bathroom at 1st floor level (plasterboard on timber studwork)	Approval	
	Floors		
P-161	New solid floor build up throughout ground floor of existing rear addition (RC slab, insulation, screed, finishes)		
P-162	Levelling of uneven floors with new furring pieces added to existing joists	Approval	
P-163	Existing floor boards relaid		Information
P-164	New telescopic vents to provide ventilation to sub floor		
	Internal joinery		
P-171	Loose stair treads and risers to be fixed		Information

P-172	Sliding timber shutters to main elevation of reception room to be restored		Information
P-173	Built in joinery in entrance hall, new bathroom and rear bedroom		Information
	Services		
P-181	New wiring throughout, to make use of existing cable routes		Information
P-182	New plumbing throughout		Information
P-183	New drainage connections for proposed bathroom		Information
P-184	New Boiler		Information
P-185	Existing manhole to be inspected and replaced if in poor condition or not fit for purpose		Information
	Internal Fixtures and Finishes		
P-191	New floor finishes throughout (stone and timber at ground floor, carpet and timber at 1st floor, tile in bathroom and WC)		Information
P-192	New paint finishes to all walls, ceilings and joinery (products to be breathable and sympathetic to built fabric)		Information