

Cooke Fawcett Ltd

**Rose Cottage**

**CF-SCH-135-100**

Schedule of Works

30.04.2018

Revision G (Outrigger Layout)

Notes

- 1 Items in grey reflect items granted consent under application references 2017/3531/P + 2017/3681/L, 2017/7063/P + 2017/7062/L, 2018/0887/L
- 2 **Items in bold reflect items covered by this application (PP-06863719)**

Reference		For approval / requiring LBC	For information / deminimis
<b>D</b>	<b>Demolition and Strip Out</b>		
D-01a	<b>Ground floor rear outrigger chimney breast: Removal of area of masonry behind, below and above existing range to create a connection through the chimney breast between the proposed kitchen and the dining room</b>	<b>Approval</b>	
D-01b	<b>First floor rear outrigger chimney breast: Removal of existing bedroom (101) fireplace to create space for new storage, removal of existing fireplace in room (102)</b>	<b>Approval</b>	
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 ground floor level in rear addition (set aside boards for re-use elsewhere to replace non-original boards)	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	
D-20	Strip out of existing windows, reveal details and cill details in area where render is to be replaced, to enable details to be brought forward to retain relationship between windows and front face of render	Approval	

D-21	<b>Demolition of existing partition dividing existing ground floor bathroom and utility (sink) room to create larger kitchen. Retention of projecting nibs from walls and down stand in ceiling</b>	<b>Approval</b>	
D-22	<b>Remove existing front door</b>	<b>Approval</b>	
D-23	<b>Form opening for new door to WC</b>	<b>Approval</b>	
<b>P</b>	<b>Proposed works</b>		
	<b>Structural alterations</b>		
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-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	
<b>P-008</b>	<b>New opening to be formed in ground floor chimney incorporating masonry support (lintel) to form door way through chimney</b>	<b>Approval</b>	
	<b>Roofing</b>		
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	
	<b>Drainage</b>		
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
	<b>External Joinery</b>		
P-121	New fall protection 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	
<b>P-126</b>	<b>New front door to enclose front porch</b>	<b>Approval</b>	
	<b>External finishes</b>		
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
	<b>External landscaping</b>		
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	

	<b>New linings</b>		
P-151	New exterior insulation to flank wall of existing rear outrigger	Approval	
P-152	Areas of defective wall plasterwork to be replaced with like for like materials	Approval	
<b>P-155</b>	<b>New partitions to form proposed bathroom at 1st floor level (plasterboard on timber studwork)</b>	<b>Approval</b>	
	<b>Floors</b>		
P-161	New solid floor build up throughout ground floor of existing rear addition (RC slab, insulation, screed, finishes)	Approval	
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	Approval	
	<b>Internal joinery</b>		
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
<b>P-173</b>	<b>Built in joinery in entrance hall, new bathroom and rear bedroom</b>		<b>Information</b>
<b>P-174</b>	<b>New door to proposed downstairs WC</b>		<b>Information</b>
	<b>Services</b>		
P-181	New wiring throughout, to make use of existing cable routes		Information
P-182	New plumbing throughout		Information
<b>P-183</b>	<b>New drainage connections for proposed bathroom</b>		<b>Information</b>
P-184	New Boiler		Information
P-185	Existing manhole to be inspected and replaced if in poor condition or not fit for purpose		Information
	<b>Internal Fixtures and Finishes</b>		
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
P-193	New kitchen installation		Information
<b>P-194</b>	<b>New sanitary ware in bathroom and WC</b>		<b>Information</b>