

06/05/2021 General Scope of Works

1.00 General Notes (G)

G01	This schedule of works is to be read in conjunction with all 31/44 Architects drawings which make reference to the items listed below.
G02	Strip out works and items to be removed are highlighted in the demolition drawings and described in the notes below.
G03	Contractor to undertake opening up works to enable the structural engineer to ascertain the existing wall, floor, ceiling and roof build up. Detailed design proposals to accommodate any findings.
G04	Existing mechanical and electrical plant, services, and modern accretions and internal partitions to be removed as per demolition drawings.
G05	Structural repairs and strengthening to floor, walls and roof structures to be undertaken in accordance with Structural Engineer's design following strip out works.
G06	All existing external masonry to be inspected. Any areas requiring local repairs to be made good as required. Light nebulous cleaning to be undertaken where necessary. Where required the replacement of any deteriorated bricks with salvaged materials, and repointing of heavily weathered joints with historically appropriate lime mortar is to be locally undertaken. All materials to closely match original and to approved samples.
G07	All internal lining and wallpaper to plaster surfaces to be carefully removed and plaster made good as required prior to redecoration.
G08	All retained casement windows to be overhauled with new draft seals, rotted sills to be replaced with hardwood. Timber work to be repaired, made good and decorated. Existing ironmongery to be repaired and /or replaced where necessary. All locking mechanisms to meet current standards.
G09	All retained timber framed sash windows to be overhauled and rebalanced with new draft seals fitted to opening lights. Rotted sills to be replaced with hardwood. Timber work to be repaired, made good and decorated as required. Existing ironmongery to be repaired and / or replaced where necessary. All locking mechanisms to meet current standards.
G10	New services are generally to be concealed within existing voids.

2.00 Demolitions (DM)

DM01	General	New openings to be formed within existing internal walls to be in accordance with Structural Engineer's details. Adjacent surfaces and surrounds to be made good as required to match existing.
DM02	General	Existing non-original rear chimney to be carefully removed throughout the entire property. Temporary works as required to suit build sequence is responsibility of the contractor and reviewed by Structural Engineer. Surrounding surfaces to be made good as required to match existing surroundings.
DM03	General	All redundant mechanical and electrical services to be removed. All items to be carefully removed. Upgrading of services to be undertaken as required.

DM04	General	All non-original timber panelling to be carefully removed.
DM05	General	All non-original flooring to be carefully removed.
DM06	General	Rear internally boxed RWP & SVP to be carefully removed and relocated to run externally. Any replacement or additional rainwater goods and soil stacks to match existing.
DM07	Hallway	Non-original internal staircase to be carefully removed, including corresponding joinery. Adjacent surfaces to be repaired and made good as required.
DM08	LGF - W.C UGF - W.C. FF - En-Suite & Master Bathroom SF - All En-Suites	All non-original sanitaryware to be carefully removed along with timber panelling and / or tiles.
DM09	LGF - Kitchen LGF - Second Kitchen	Modern kitchen joinery and fittings to be carefully removed and adjacent surfaces made good.
DM10	LGF - Pantry UGF - Study / Library FF - Master Bedroom, Dressing Room & Bathroom SF - All Dressing Rooms	Modern fitted joinery to be carefully removed and adjacent surfaces made good.
DM11	LGF - W.C	Existing non-original window and masonry wall directly below to be carefully removed to form new structural opening. Enabling works to be undertaken beneath the entrance bridge including the removal of the concrete floor surface and preparation of the sub base for the erection of infill walls to enclose the area beneath the entrance bridge. All surrounds to be made good as required.
DM12	LGF - Pantry	Existing non-original window and masonry below to be carefully removed to form a new doorway opening. Door surround to be made good as required and masonry reveals to be provided along with new new sill.
DM13	LGF - Second Kitchen	Existing non-original external door to be carefully removed. Lower half of the opening to be rebuilt using reclaimed masonry to match the existing masonry. Pointing with historically appropriate lime mortar, all to closely match original materials and to approved samples.
DM14	LGF - Store / AV Room	Existing non-original service hatch to be carefully removed. New window to be installed. Profiles, materials and style to match existing adjacent window.
DM15	UGF - Dining Room	Existing non-original fireplace surround to be carefully removed. Existing flue to be retained and encased.
DM16	FF - Dressing Room	Existing non-original fireplace surround to be carefully removed, refurbished and reinstated. Location shown on the proposed layout drawings.
DM17	FF - Master Bathroom	Existing non-original fireplace to be carefully removed and adjacent surfaces made good as required.
DM18	SF - Hallway	Existing lantern roof lights to be carefully removed. Structural openings to be refurbished / modified to accommodate new conservation roof lights. Location and size shown on drawings. Existing roof coverings and up stands to be made good as required.
DM19	Internal doors	Generally all internal doors to be removed and new replacement doors provided. Doors to be removed highlighted on drawings.

3.00 External Alterations (E)

E01	Terrace railings	Rear terrace railings to be refurbished and altered in order to be made safe and compliant with building regulations requirements. Carefully strip metal work, prepare frame and install additional vertical rails using a metal profile in-keeping with the existing style. Add a new top section and handrail to increase the overall height of the guarding. Site survey and inspection to be undertaken prior to works taking place. Should it not be possible to refurbish the guarding then replacement guarding will be provided to match existing style.
E02	Terrace stair	Reinstatement of a secondary external staircase connecting the garden and ground floor terrace. Guarding and railings to match the style of the existing. Location of staircase shown on layout plans.
E03	GF & SF External terrace floors	Rear terrace floor coverings to all areas located at the rear of the property to be refurbished. Removal of existing coverings as required. Undertake any repair works required to the surface and up-stand of the waterproofing layers. Installation of new terrace floor coverings. Remedial and repair work to the underside of the ground floor terrace area. Strip out soffit coverings, repair as required and reinstate soffit finishes to match existing.
E04	Rear facade	Relocation of RWP currently located internally to run externally connecting to the existing external RWP. Additional rain water goods to match existing.
E05	Front door and surround	Front external door to be carefully removed and replaced. Non original timber door surrounds that currently form a heavy boxing out to be removed. New door surround to be formed and surrounds made good. New external front door to be installed. All ironmongery to meet current standards. Door surround and covered canopy to be refurbished and made good as required. New door sill to be provided. Entrance 'bridge' to be refurbished and made good.
E06	Lightwell railings	All metal railings to the front light well areas to be refurbished. Railings to be stripped cleaned, prepared and recoated to match existing.
E07		Existing windows to be thoroughly overhauled and repaired with new chords and draught seals to separation beads. Where unable to be repaired, replacement will be installed. All failed glazing putty to be replaced. Redecorations to match existing or in a historically appropriate colour scheme. New ironmongery to be provided.
E08	Rear doors	Existing non-original/altered timber framed doors located at both the lower ground level and ground floor level overlooking the rear garden to be carefully removed and replaced throughout. New glazed doors to be provided as shown on the proposed drawings. All door surrounds and sub sills to be made good as required.
E09	Masonry works	All existing external masonry to be inspected. Any areas requiring local repairs to be made good as required. Light nebulous cleaning to be undertaken where necessary. Where required the replacement of any deteriorated bricks with salvaged materials, and repointing of heavily weathered joints with historically appropriate lime mortar is to be locally undertaken. All materials to closely match original and to approved samples.
E10	Copings and sills	Existing stone and brick copings to be repaired / replaced as required. Existing copings to be inspected for stability and condition. Repair and replacement work undertaken locally. Replacement copings to match existing. All repointing to be undertaken using a durable lime mortar.
E11	Decorating	External decorating to be undertaken as required.
E12	Electrical	Existing CCTV & external lighting to be refurbished or replaced as required.

4.00 Internal Works (General) (I)

I01	New kitchen	New fitted kitchen to be provided at ground floor level. New kitchen to include all services fittings, surrounds, tiling and associated builders works to install and finish.
I02	New utility / stores	New utility room along with storage and back of house service areas to be installed at lower ground floor level. New kitchen to include all services fittings, surrounds, tiling and associated builders works to install and finish.
I03	Stores	New fittings to be installed to form store rooms and plant room storage. Refer to proposed drawings for location
I04	Bathrooms	New fitted bathrooms with finishes and integrated fittings as highlighted on the proposed drawings
I05	Joinery	Generally new fitted joinery as highlighted on the proposed drawings
I06	Decorating	All finishes to be decorated, sealed, finished as required throughout.
I07	Floor finishes	New floor finishes to be provided throughout, including required underlay / preparation layer.

5.00 Lower Ground Floor - Kitchen (Snug)

5.01	Modern kitchen joinery and fittings to be carefully removed and adjacent surfaces made good.
5.02	Non-original flooring to be carefully removed and replaced.
5.03	Non-original chimney including surrounds and flue to be carefully removed.
5.04	Existing boxing out of the party wall to be removed as per drawing PL 1002. Wall surfaces to be made good.
5.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
5.06	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
5.07	Existing mechanical and electrical services to be carefully removed and replaced where required.
5.08	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
5.09	Existing windows to be thoroughly overhauled and repaired with new chords and draught seals to separation beads. Where unable to be repaired, replacement will be installed. All failed glazing putty to be replaced. Re-decorations to match existing or in a historically appropriate colour scheme. New ironmongery to be provided.

6.00 Lower Ground Floor - Family Room (Living Room)

6.01	Non-original flooring to be carefully removed and replaced.
6.02	Existing timber framed doors overlooking the rear garden to be carefully removed and replaced throughout. New glazed doors to be provided as shown on the proposed drawings. All door surrounds and sub sills to be made good as required.
6.03	Internal door, and decorative joinery, leading to the hallway to be carefully removed. Opening to be made wider and adjacent wall surface made good as required. New internal doors to be installed to include new ironmongery.
6.04	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
6.05	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
6.06	Existing mechanical and electrical services to be carefully removed and replaced where required.
6.07	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
6.08	Existing non-original fireplace surround to be carefully removed and replaced.

7.00 Lower Ground Floor - Living Room (Dining Room)

7.01	Existing non-original rear chimney and flue to be carefully removed. Adjacent surfaces to be made good as required.
7.02	Non-original flooring to be carefully removed and replaced.
7.03	Existing timber framed doors overlooking the rear garden to be carefully removed and replaced throughout. New glazed doors to be provided as shown on the proposed drawings. All door surrounds and sub sills to be made good as required.
7.04	Internal door, and decorative joinery, leading to the hallway to be carefully removed. Opening to be made wider and adjacent wall surface made good as required. New internal doors to be installed to include new ironmongery.
7.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
7.06	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
7.07	Existing mechanical and electrical services to be carefully removed and replaced where required.
7.08	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.

7.09	New structural opening to be formed in the wall as highlighted on the demolition drawings. Opening surrounds to be made good as required ready to receive plaster finish and door architraves and surrounds.
8.00	Lower Ground Floor - W.C., Pantry, Plant Room & Store/AV Room (Second Kitchen / Utility, Lobby, Plant & W.C.)
8.01	All non-original sanitaryware to be carefully removed.
8.02	Non-original flooring to be carefully removed and replaced.
8.03	Internal door and decorative joinery to be carefully removed as per drawing PL 1002.
8.04	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
8.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
8.06	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
8.07	All non-original joinery to be carefully removed. Adjacent surfaces and surrounds to be made good as required.
8.08	Existing radiators to be carefully removed. Service pipes to be capped.
8.09	Existing mechanical and electrical services to be carefully removed and replaced where required.
8.10	Existing non-original window and masonry below to be carefully removed to form a new doorway opening. Door surround to be made good as required and masonry reveals to be provided along with new new sill.
8.11	Existing non-original window and masonry wall directly below to be carefully removed to form new structural opening. Enabling works to be undertaken beneath the entrance bridge for the removal of the concrete floor surface and preparation of the sub base for the erection of infill walls to enclose the area beneath the entrance bridge. All surrounds to be made good as required. New external door to be installed to match existing style.
8.12	Existing non-original service hatch to be carefully removed. Adjacent surfaces to be made good as required. New window to be installed to match style and appearance of adjacent windows.
8.13	Existing timber framed sash windows to be thoroughly overhauled and repaired with new chords and draught seals to separation beads. Where unable to be repaired, replacement will be installed. All failed glazing putty to be replaced. Re-decorations to match existing or in a historically appropriate colour scheme. New ironmongery to be provided.
8.14	Removal of existing partition walls as highlighted on drawing PL 1002.
8.15	New infill masonry walls to be constructed beneath the entrance door bridge as highlighted on drawing PL 2002.
8.16	New studwork walls with plasterboard partition walls to receive skim finish to be installed. New internal doors, skirtings and architraves to form lobby, W.C., secondary kitchen & plant area as highlighted on drawing PL 2002.

8.17	New sanitary ware to be installed as per drawing PL 2002. New sanitaryware to connect to existing services.
8.18	New doorway opening to be formed as highlighted on the demolition drawings. All opening surrounds to be made good as required.
9.00	
Lower Ground Floor - Second Kitchen & Store Room (Housekeepers Bedroom, En-Suite, Boot Store, Plant & W.C.)	
9.01	Non-original flooring to be carefully removed and replaced.
9.02	All non-original sanitaryware to be carefully removed.
9.03	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
9.04	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
9.05	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
9.06	All non-original joinery to be carefully removed. Adjacent surfaces made good as required.
9.07	Modern kitchen joinery and fittings to be carefully removed and adjacent surfaces made good as required.
9.08	Existing radiators to be carefully removed. Service pipes to be capped.
9.09	Existing mechanical and electrical services to be carefully removed and replaced where required.
9.10	Existing timber framed doors overlooking the rear garden to be carefully removed and replaced throughout. New glazed doors to be provided as shown on the proposed drawings. All door surrounds and sub sills to be made good as required.
9.11	Existing non-original external door to be carefully removed. Lower half of the opening to be rebuilt using reclaimed masonry to match the existing masonry. Pointing with historically appropriate lime mortar, all to closely match original materials and to approved samples. New window to be installed to match style and appearance of adjacent windows.
9.12	Existing timber framed sash windows to be thoroughly overhauled and repaired with new chords and draught seals to separation beads. Where unable to be repaired, replacement will be installed. All failed glazing putty to be replaced. Redecorations to match existing or in a historically appropriate colour scheme. New ironmongery to be provided.
9.14	Removal of existing partition walls as highlighted on drawing PL 1002.
9.15	New studwork and painted plasterboard partition walls with doors, skirtings and architraves to form housekeepers bedroom, en-suite & boot store as highlighted on drawing PL 2002.
9.16	New sanitaryware to be installed as per drawing PL 2002. New sanitaryware to connect to existing services.

9.17	New doorway opening to be formed as highlighted on the demolition drawings. All opening surrounds to be made good as required.
10.00 Lower Ground Floor - Hallway (Hallway)	
10.01	Non-original flooring to be carefully removed and replaced.
10.02	Internal doors and decorative joinery to be carefully removed. Doorway openings are to be increased in width as highlighted on the demolition drawings. Adjacent walls and surrounds to be made good. New internal doors to be fitted with new ironmongery.
10.03	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
10.04	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
10.05	Existing mechanical and electrical services to be carefully removed and replaced where required.
10.06	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
10.07	Non-original internal staircase to be carefully removed, including corresponding joinery for handrails and balustrade. Adjacent surfaces to be repaired and made good.
10.08	New doorway opening to be formed as highlighted on the demolition drawings. All opening surrounds to be made good as required.
10.09	New staircase to be installed.
11.00 Upper Ground Floor - Drawing Room (Living Room & Dining Room)	
11.01	Non-original flooring to be carefully removed and replaced.
11.02	Existing non-original/altered timber framed doors overlooking the rear garden to be carefully removed and replaced throughout. New glazed doors to be provided as shown on the proposed drawings. All door surrounds and sub sills to be made good as required.
11.03	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be repaired and refurbished or replaced as required.
11.04	Careful removal of non-original boxing out beneath existing windows to allow for the reinstatement of original recessed paneling to be installed below window sill.
11.05	Internal doors and decorative joinery to be carefully removed. Doorway openings are to be increased in width as highlighted on the demolition drawings. Adjacent walls and surrounds to be made good. New internal doors to be fitted with new ironmongery.

11.06	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
11.07	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
11.08	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
11.09	Existing mechanical and electrical services to be carefully removed and replaced where required.
11.10	Existing non-original rear chimney to be carefully removed as highlighted on the demolition drawings. Surrounding surfaces, reveals and building fabric to be made good as required.
11.11	New opening to be formed as highlighted on the demolition drawings. Surrounding building fabric to be made good as required.
11.12	Existing boxing out to be carefully removed as highlighted on the demolition drawings. Surrounding building fabric to be made good as required.
12.00	
Upper Ground Floor - Dining Room (Kitchen)	
12.01	Non-original flooring to be carefully removed and replaced.
12.02	Existing non-original/altered timber framed doors overlooking the rear garden to be carefully removed and replaced throughout. New glazed doors to be provided as shown on the proposed drawings. All door surrounds and sub sills to be made good as required.
12.03	Internal door and decorative joinery to be carefully removed. Opening to be relocated and wall surfaced made good. Existing door and decorative joinery to be replaced. Where possible repairs are to be undertaken. Where it is not possible to repair replacement joinery is to be provided.
12.04	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
12.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
12.06	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
12.07	Existing mechanical and electrical services to be carefully removed and replaced where required.
12.08	Existing non-original fireplace surround to be carefully removed. Existing flue to be retained and encased.

12.09	Existing boxing out to be carefully removed as highlighted on the demolition drawings. Surrounds to be made good as required.
13.00 Upper Ground Floor - Study / Library (Office)	
13.01	Non-original flooring to be carefully removed and replaced.
13.02	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be repaired and refurbished or replaced as required.
13.03	Careful removal of non-original boxing out beneath existing windows to allow for the reinstatement of original recessed paneling to be installed below window sill.
13.04	Internal doors and decorative joinery to be carefully removed. Doorway openings are to be increased in width as highlighted on the demolition drawings. Adjacent walls and surrounds to be made good. New internal doors to be fitted with new ironmongery.
13.05	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
13.06	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
13.07	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
13.08	Existing mechanical and electrical services to be carefully removed and replaced where required.
13.09	All non-original joinery to be carefully removed and adjacent surfaces made good.
13.10	Existing non-original fireplace surround to be carefully removed and replaced.
14.00 Upper Ground Floor - Vestibule (Vestibule)	
14.01	Non-original flooring to be carefully removed and replaced.
14.02	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be repaired and refurbished or replaced as required.
14.03	Careful removal of non-original boxing out beneath existing windows to allow for the reinstatement of original recessed paneling to be installed below window sill.
14.04	Existing non-original external door to be carefully removed. Doorway opening to be increased in width as highlighted on the demolition drawings. Adjacent walls and surrounds to be made good. New external door to be fitted with new ironmongery, style to match existing.

14.05	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
14.06	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
14.07	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
14.08	Existing mechanical and electrical services to be carefully removed and replaced where required.
14.09	Existing non-original fireplace surround to be carefully removed and replaced.
15.00	
Upper Ground Floor - W.C. (Cloakroom)	
15.01	All non-original sanitaryware to be carefully removed.
15.02	Non-original flooring to be carefully removed and replaced.
15.03	All non-original joinery to be carefully removed and adjacent surfaces made good.
15.04	Internal door and decorative joinery to be repaired and / or replaced where required.
15.05	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
15.06	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
15.07	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
15.08	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be repaired and refurbished or replaced as required.
15.09	Existing mechanical and electrical services to be carefully removed and replaced where required.
15.10	New sanitaryware to be installed as highlighted on drawing PL 2002. New sanitaryware to connect to existing services.
16.00	
Upper Ground Floor - Hallway (Hallway)	
16.01	Non-original flooring to be carefully removed and replaced.

16.02	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
16.03	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
16.04	Existing mechanical and electrical services to be carefully removed and replaced where required.
16.05	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
16.06	Non-original internal staircase to be carefully removed, including corresponding joinery. Adjacent surfaces to be made good as required.
16.07	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be rapider and refurbished or replaced as required.
16.08	All non-original joinery to be carefully removed and adjacent surfaces made good.
16.09	New staircase to be installed.
16.10	New internal studwork walls to be formed. Walls to be formed using plasterboard backing board with skim finish and decorated. All new internal doors, skirtings and architraves to be installed with paint finish as highlighted on drawing PL 2004.

17.00**First Floor - Master Bedroom (Master Bedroom & Snug)**

17.01	Non-original flooring to be carefully removed and replaced.
17.02	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be rapider and refurbished or replaced as required.
17.03	Careful removal of non-original boxing out beneath existing windows to allow for the reinstatement of original recessed paneling to be installed below window sill.
17.04	Internal doors and decorative joinery to be carefully removed. Doorway openings are to be increased in width as highlighted on the demolition drawings. Adjacent walls and surrounds to be made good. New internal doors to be fitted with new ironmongery.
17.05	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
17.06	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
17.07	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.

17.08	Existing mechanical and electrical services to be carefully removed and replaced where necessary.
17.09	All non-original joinery to be carefully removed and adjacent surfaces made good.
17.10	Existing non-original chimney to be carefully removed. Opening surrounds to be made good with localised repairs as required. Surfaces to be finished with surrounds and decoration.
17.11	Existing boxing out to be carefully removed as highlighted on the demolition drawings. Surrounding building fabric to be made good as required.
17.12	New internal studwork walls to be formed. Walls to be formed using plasterboard backing board with skim finish and decorated. All new internal doors, skirtings and architraves to be installed with paint finish as highlighted on drawing PL 2004.
17.13	New internal opening to be formed as highlighted on the demolition drawings. Opening surround to be made good as required.
18.00	
First Floor - Dressing Room 01 (Master En-Suite)	
18.01	Non-original flooring to be carefully removed and replaced.
18.02	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be repaired and refurbished or replaced as required.
18.03	Internal doors and decorative joinery to be carefully removed. Opening to be relocated as highlighted on the demolition drawings. Adjacent walls and surrounds to be made good. New internal doors to be fitted with new ironmongery.
18.04	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
18.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
18.06	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
18.07	Existing mechanical and electrical services to be carefully removed and replaced where required.
18.08	All non-original joinery to be carefully removed and adjacent surfaces made good.
18.09	Existing non-original fireplace and surround to be carefully removed. Fireplace to be repositioned as highlighted on drawing PL 2004. New surround to be installed.
18.10	Existing boxing out to be carefully removed as highlighted on the demolition drawings. Surrounding building fabric to be made good as required.
18.11	New internal studwork walls to be formed. Walls to be formed using plasterboard backing board with skim finish and decorated. All new internal doors, skirtings and architraves to be installed with paint finish as highlighted on drawing PL 2004.
18.12	New sanitaryware to be installed as highlighted on drawing PL 2004.

18.13	New internal opening to be formed as highlighted on the demolition drawings. Opening surround to be made good as required.
19.00	
First Floor - Master Bathroom (Master Dressing Room)	
19.01	All non-original sanitaryware to be carefully removed.
19.02	Non-original flooring to be carefully removed and replaced.
19.03	All non-original joinery to be carefully removed and adjacent surfaces made good.
19.04	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
19.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
19.06	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
19.07	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be rapider and refurbished or replaced as required.
19.08	Careful removal of non-original boxing out beneath existing windows to allow for the reinstatement of original recessed paneling to be installed below window sill.
19.09	Existing boxing out of the party wall to be removed as per demolition drawings. Wall surfaces to be made good.
19.10	Existing radiators to be carefully removed. Service pipes to be capped.
19.11	Existing non-original fireplace to be carefully removed and adjacent surfaces made good as required.
19.12	Existing mechanical and electrical services to be carefully removed and replaced where required.
20.00	
First Floor - Bedroom 01 (Study / Bedroom 01)	
20.01	Non-original flooring to be carefully removed and replaced.
20.02	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be rapider and refurbished or replaced as required.
20.03	Internal door and decorative joinery to be repaired and / or replaced where required.
20.04	Service door and decorative joinery to be carefully removed. Wall surfaces to be made good as required. New door to be installed including new ironmongery.

20.05	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
20.06	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
20.07	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
20.08	Existing mechanical and electrical services to be carefully removed and replaced where required.

21.00 First Floor - En-Suite 01 (En-Suite 01)

21.01	All non-original sanitaryware to be carefully removed.
21.02	Non-original flooring to be carefully removed and replaced.
21.03	Non-original door and decorative joinery to be carefully removed and replaced.
21.04	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
21.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
21.06	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
21.07	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be repaired and refurbished or replaced as required.
21.08	Removal of existing wall as highlighted on demolition drawings.
21.09	Existing radiators to be carefully removed and replaced.
21.10	Existing mechanical and electrical services to be carefully removed and replaced where required.
21.11	Careful removal of internal wall as highlighted on the demolition drawings. Surrounds to be made good as required.
21.12	New sanitaryware to be installed as highlighted on proposed drawings.

22.00 First Floor - Hallway (Hallway)

22.01	Non-original flooring to be carefully removed and replaced.
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22.02	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
22.03	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
22.04	Existing mechanical and electrical services to be carefully removed and replaced where required.
22.05	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
22.06	Non-original internal staircase to be carefully removed, including corresponding joinery. Adjacent surfaces to be made good as required.
22.07	Existing non-original window to be removed. Area of masonry above to be carefully removed to form new structural opening. Masonry reveals to new opening made good with localised pointing. New window with sill to be installed. Style to match existing windows. Extent of work highlighted on demolition drawings.
22.08	New staircase to be installed.
23. 00 Second Floor - Study	
23.01	Non-original flooring to be carefully removed and replaced.
23.02	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be repaired and refurbished or replaced as required.
23.03	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
23.04	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
23.05	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to redecoration.
23.06	Existing mechanical and electrical services to be carefully removed and replaced where required.
23.07	Careful removal of internal wall as highlighted on the demolition drawings. Opening surrounds to be made good as required.
24. 00 Second Floor - Bedroom 02 (Bedroom 02)	
24.01	Non-original flooring to be carefully removed and replaced.

24.02	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be rapider and refurbished or replaced as required.
24.03	Existing timber framed doors overlooking the rear garden to be to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be rapider and refurbished or replaced as required.
24.04	Internal doors and decorative joinery to be carefully removed. Doorway openings are to be increased in width as highlighted on the demolition drawings. Adjacent walls and surrounds to be made good. New internal doors to be fitted with new ironmongery.
24.05	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
24.06	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
24.07	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
24.08	Existing mechanical and electrical services to be carefully removed and replaced where required.
24.09	All non-original joinery to be carefully removed and adjacent surfaces made good.
24.10	New internal studwork walls to be formed. Walls to be formed using plasterboard backing board with skim finish and decorated. All new internal doors, skirtings and architraves to be installed with paint finish as required to form new new bedrooms and bathroom as highlighted on drawing PL 2005.
25.00	Second Floor - Dressing Room 02 (Bedroom 03)
25.01	Non-original flooring to be carefully removed and replaced.
25.02	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
25.03	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
25.04	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
25.05	Existing mechanical and electrical services to be carefully removed and replaced where required.
25.06	All non-original joinery to be carefully removed and adjacent surfaces made good.

25.07	Existing non-original chimney to be carefully removed. Opening surrounds to be made good with localised repairs as required. Surfaces to be finished with surrounds and decoration.
25.08	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be rapider and refurbished or replaced as required.
25.09	New internal studwork walls to be formed. Walls to be formed using plasterboard backing board with skim finish and decorated. All new internal doors, skirtings and architraves to be installed with paint finish as highlighted on drawing PL 2005.
26.00 Second Floor - En-Suite 02 (En-Suite 02)	
26.01	All non-original sanitaryware to be carefully removed.
26.02	Non-original flooring to be carefully removed and replaced.
26.03	Internal door and decorative joinery to be carefully removed.
26.04	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
26.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
26.06	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
26.07	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be rapider and refurbished or replaced as required.
26.08	Existing radiators to be carefully removed and replaced.
26.09	Existing mechanical and electrical services to be carefully removed and replaced where required.
26.10	Careful removal of internal wall as highlighted on the demolition drawings. Surrounds to be made good as required.
26.11	New sanitaryware to be installed as highlighted on drawing PL 2005. New sanitaryware to connect to existing services.
27.00 Second Floor - Dressing Room 03 (En-Suite 03)	
27.01	Non-original flooring to be carefully removed and replaced.
27.02	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.

27.03	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
27.04	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
27.05	Existing mechanical and electrical services to be carefully removed and replaced where required.
27.06	All non-original joinery to be carefully removed and adjacent surfaces made good.
27.07	Careful removal of internal wall as highlighted on the demolition drawings. Surrounds to be made good as required.
27.08	Existing boxing out of the party wall to be removed as per demolition drawings. Wall surfaces to be made good.
27.09	New internal studwork walls to be formed. Walls to be formed using plasterboard backing board with skim finish and decorated. All new internal doors, skirtings and architraves to be installed with paint finish as highlighted on drawing PL 2005.
27.10	New sanitaryware to be installed as highlighted on drawing PL 2005.
28.00	
Second Floor - En-Suite 03	
28.01	All non-original sanitaryware to be carefully removed.
28.02	Non-original flooring to be carefully removed and replaced.
28.03	Internal door and decorative joinery to be carefully removed.
28.04	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
28.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
28.06	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
28.07	All retained timber framed sash windows to be overhauled and rebalanced with new draft seals fitted. Rotted sills to be replaced with hardwood and new ironmongery installed where unable to be repaired.
28.08	Existing radiators to be carefully removed and replaced.
28.09	Existing mechanical and electrical services to be carefully removed and replaced where required.
28.10	Careful removal of internal wall as highlighted on the demolition drawings. Surrounds to be made good as required.
28.11	Existing boxing out to be carefully removed as highlighted on the demolition drawings. Surrounding building fabric to be made good as required.

29.00**Second Floor - Bedroom 03 (Bedroom 04)**

29.01	Non-original flooring to be carefully removed and replaced.
29.02	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be rapider and refurbished or replaced as required.
29.03	Internal doors and decorative joinery to be carefully removed. Doorway openings are to be increased in width as highlighted on the demolition drawings. Adjacent walls and surrounds to be made good. New internal doors to be fitted with new ironmongery.
29.04	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
29.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
29.06	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
29.07	Existing mechanical and electrical services to be carefully removed and replaced where required.
29.08	All non-original joinery to be carefully removed and adjacent surfaces made good.

30.00**Second Floor - Bedroom 04 (Bedroom 05)**

30.01	Non-original flooring to be carefully removed and replaced.
30.02	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be rapider and refurbished or replaced as required.
30.03	Service door and decorative joinery to be carefully removed. Wall surfaces made good as required. New doors to be installed with new ironmongery.
30.04	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
30.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
30.06	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to redecoration.
30.07	Existing mechanical and electrical services to be carefully removed and replaced where required.

30.08	Careful removal of internal wall as highlighted on the demolition drawings. Surrounds to be made good as required.
30.09	Internal door and decorative joinery to be repaired and / or replaced where required.
31.00 Second Floor - En-Suite 04 (En-Suite 04)	
31.01	All non-original sanitaryware to be carefully removed.
31.02	Non-original flooring to be carefully removed and replaced.
31.03	Internal door and decorative joinery to be carefully removed and replaced.
31.04	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
31.05	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
31.06	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.
31.07	All retained timber casement sash windows to be overhauled and refurbished. New draft seals to be provided, any rotten or damaged sills to be replaced. Timber window frames to be refurbished and decorated as required. Ironmongery to be repaired and refurbished or replaced as required.
31.08	Existing radiators to be carefully removed and replaced.
31.09	Existing mechanical and electrical services to be carefully removed and replaced where required.
31.10	New sanitaryware to be installed as highlighted on drawing PL 2005. New sanitaryware to connect to existing services.
32.00 Second Floor - Hallway (Hallway)	
32.01	Non-original flooring to be carefully removed and replaced.
32.02	Existing plasterboard ceiling to be removed to allow for any remedial and repair works to floors above, the adaption of any services and electrical fittings and fixtures. New plasterboard ceilings to be installed with skim coat ready to receive paint finishes.
32.03	Non-original decorative joinery (skirting, coving, dado rail...) to be carefully removed. Decorative joinery (architraves etc) to be made good around new openings. Decorative joinery to be spliced or repaired to match existing where required. Skirtings to be carefully removed and replaced following the installation of new flooring.
32.04	Existing mechanical and electrical services to be carefully removed and replaced where required.
32.05	All internal lining, wallpaper & non-original timber panelling to be carefully removed. All walls to be repaired and made good. Walls to be plastered with skim coat finish prior to re-decoration.

32.06	Non-original internal staircase to be carefully removed, including corresponding joinery. Adjacent surfaces to be made good as required.
32.07	Existing non-original window to be removed. Area of masonry above to be carefully removed to form new structural opening. Masonry reveals to new opening made good with localised pointing. New window with sill to be installed. Style to match existing windows. Extent of work highlighted on demolition drawings.
32.08	New staircase to be installed.
33.00 Roof	
33.01	Generally roof works will include the general repair, replacement and making good of all elements of the roof, including coverings, flashings, upstands etc. Localised repairs will be carried out where necessary.
33.02	Removal of existing roof light lanterns. Existing openings to be reconfigured in order to receive new roof lights. Preparation works to upstands and roof covering to be repaired / made good as required. Two new conservation glazed roof lights as highlighted on the proposed drawings to be installed.
33.03	Existing non-original chimney to be carefully removed. Surfaces to be made good, roof structure to be repaired and infill timbers and roof coverings installed with tile finish.
33.04	Any damaged or degraded lead flashings to be locally repaired and made good as required.
33.05	Where required, roof tiles to be locally repaired and made good as required. Any replacement tiles to be 'like for like' replacements. Roof coverings to be repaired, replaced where required.
33.06	Timber roof structure to be repaired and strengthened as required.
33.07	Gutters, outlets and hoppers including downpipes to be replaced with 'like for like' as required.
33.08	Fan boxes to be replaced to all fire places and flues to be checked cleaned and made good as required. Chimney pots to be repaired if required.
34.00 Staircase	
34.01	Existing non-original timber staircase with steel supports for landings and stringers to be carefully removed.
34.02	Existing non-original handrail and corresponding joinery (skirting, coving, dado rail...) to be carefully removed.
34.03	Adjacent walls surrounding the staircase to be levelled repaired and made good as required.
34.04	New staircase to be installed. Refer to proposed drawings for layout and location etc.