

PROJECT NAME

St Andrews House

PROJECT NO / FILE REF

SAH-AUK-ZZ-ZZ-SH-A-00008

REPORT NAME

UNIT 1 : SCHEDULE OF WORKS

REPORT DATE

08 July 2021

CREATOR

David Smith

UNIT 1 : SCHEDULE OF WORKS

REV P01 : 08/07/2021 (FIRST ISSUE)

REV P02 : 15/07/2021 (ISSUED FOR PLANNING)

To be read in conjunction with :

SAH-AUK-ZZ-00-DR-A-07410-P01 - APARTMENT 1 - PROPOSED GA PLAN
SAH-AUK-ZZ-00-DR-A-07412-P01 - APARTMENT 1 - PROPOSED ENLARGED PLAN
SAH-AUK-ZZ-00-DR-A-07413-P01 - APARTMENT 1 - PROPOSED ENTRANCE DOOR PLAN & ELEVATION
SAH-AUK-ZZ-00-DR-A-07420-P01 - APARTMENT 1 - EXISTING GA PLAN
SAH-AUK-ZZ-00-DR-A-07422-P01 - APARTMENT 1 - EXISTING ENLARGED PLAN
SAH-AUK-ZZ-00-DR-A-07423-P01 - APARTMENT 1 - EXISTING ENTRANCE DOOR PLAN & ELEVATION
SAH-AUK-ZZ-ZZ-DR-A-07400-P01 - APARTMENT 1 - LOCATION PLAN
SAH-AUK-ZZ-ZZ-DR-A-07401-P01 - APARTMENT 1 - SITE PLAN
SAH-AUK-ZZ-ZZ-DR-A-07411-P01 - APARTMENT 1 - PROPOSED GA ELEVATION
SAH-AUK-ZZ-ZZ-DR-A-07421-P01 - APARTMENT 1 - EXISTING GA ELEVATION

As well as :

SAH-AUK-ZZ-ZZ-RP-A-07005_P01 : DESIGN & ACCESS STATEMENT

This schedule summarises the proposed works to the following areas :

GROUND FLOOR

- APARTMENT 1 (To be included, final works subject to Planning Consent)

GROUND FLOOR	
1.	APARTMENT 1 : FULL STRIP OUT
1.1. Demolition Works	
1.1.1 Entrance Door	Carefully break-out and remove and set aside the existing entrance door and frame identified for widening. Door frame to be removed from the inside – no external brickwork is to be damaged or removed in the operation. Door and Frame to be retained for template purposes.
	Carefully remove and set aside the timber threshold, to be retained for template purposes.
	The existing arched brick lintel is to be propped carefully in place, ensuring full support and no damage to individual brickwork.
	Existing brickwork to be neatly saw-cut to the nearest visible ½ brick module based on the required new Structural opening size. Existing brick reveal to be finished neat and square, fairfaced, to match the original. All joints to be raked out and repointed to match the existing.
	Existing Boot-scraper to be carefully removed and set aside for repair and refurbishment.
1.1.2 Interleading Door	Remove the existing identified internal interleading door and frame.
	Existing Lintel to be temporarily propped
	Existing brickwork and linings to be neatly saw-cut to the required new s/opening width. Upon inspection and confirmation of the existing lintel's suitability, existing overhead lintel to be removed (if required) and new pre-cast lintel installed.
1.1.3 Strip-out	All electrical, data, sanitary and plumbing fittings to be removed and all connections temporarily blanked and made safe.
	Remove and make safe all existing lighting connection wiring Existing wiring to be tied back and retained.
	All Existing identified modern doors, partitions, ceiling linings, fitted units and surface finishes, carpets to be stripped out. Floor build-up to be stripped back to original boards, or base layer ply substrate.
	Retained space to be fully cleaned and vacuumed and missing floorboard gaps filled to leave a clean an even new substrate
	All identified openings and apertures to the external walls and floor void to be fully sealed for airtightness and vermin control.

1.2 New Works	
1.2.1 Modified Entrance Door Opening	Remove adjacent brickwork and retain; in-place, extend the brick archway, using matching shaped brick units, to align with the new vertical S/Opening dimensions. In-fill the adjacent brick with retained bricks. Repoint in Lime mortar to match the existing. Existing brick arch joints to be raked out and new and existing arch brick to be re-pointed in Lime to match the existing.
	Once cured, carefully remove the propping, and clean up the S/Opening soffit and reveal.
	Existing Boot-scraper to be repaired: scraper bar to be replaced by specialist fabricator. Unit to be re-finished in glass black as original; to be reinstalled at the new ext. floor level.
1.2.2 New Front Door	Based on a template of the existing, fabricate and install a new HW timber door and frame to match the existing and adjacent units. Door and frame to be painted and finished in Heritage Grey to match the existing adjacent doors.
	Rebuild any damaged or demolished internal brickwork to complete the full S/Opening, for internal re-decoration.
1.2.3 New Internal Layout	New partitions to be built to new layout and specification, including all pattressing, bracing and builder's work for new and existing power, data, supplied and drainage. New partitions to be decorated as specified.
1.2.3 Raised Floor	Set down new 50mm battens atop existing floor-boards; new 50mm rockwool insulation into the voids. Lay new play deck, 2x12mm ply, staggered.
2.4 Shower floor to fall	Floor-to-fall to be formed of new build-up of ply, WP tanking membrane and 'multi-board' (fibre-glass coated tapered foam board, by ArmoX or equal), ready to receive new tiled finish
2.5 Fitout	Install new internal doors, fittings, cabinetry & joinery, surface fittings and finishes as specified. Fit all new appropriate sanitary, grab-rails, call systems, controls and equipment.