

Project 29 Great James Street

Code QA202

Date 23rd June 2022

	Change since last revision
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Revision	Issue Date	Issued for
A	01/10/21	Planning, initial briefing
B	26/10/21	Design team update
C	03/11/21	Planning
D	23/06/22	Planning Update

A	Demolitions
A1	Non-original structures in rear garden discarded
A2	All existing mechanical, electrical and plumbing services to be stripped out.
A3	All non-original fixtures, fittings, furniture, sanitaryware, appliances, lighting, joinery to be stripped out
A4	All non-original floor finishes and floorboards to be removed and discarded.
A5	Where found, original floorboards to be carefully lifted, numbered and set aside for re-use.
A6	Boundary wall with no. 28 demolished, subject to Party Wall Awards
A7	New door openings formed in closet wing. New masonry to match existing and be fully toothed in.
A8	Street lightwell railing locally removed to allow for new gate.
A9	Remove plaster on rear external elevation; subject to investigation of brick condition beneath.
A10	Remove bowing ceilings on third floor over rooms 301-303 and 305 to allow for levelling of roof joists.
A11	Excavate vaults B12 and B13.

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B	Structure
B1	Level floor joists where required strcturally; either through doubling up or installing wedges
B2	Strengthen timber bressumer beams where required
B3	New lintels and brick arches formed for new doors in closet wing
B4	New superstructure for proposed extension built over existing slab
B5	Extend ground floor slab in garden, with vaulted soffit, to make lightwell smaller.
B6	Remove protruding non-original structure around stair, install new concealed structure.
B7	Local strengthening works (helifix) to masonry where needed
B8	Underpin vaults B12 and B13 and form new slabs.

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C	Subfloors
C1	Main house upper levels: Fill between all joists with acoustic insulation
C2	Main house upper levels, tiled bathrooms: fit plywood, tile backer and electric underfloor heating mats ready for tiled finishes
C3	Main house basement: Lay wet UFH and new floor finishes over existing slab
C4	New construction at rear: screed and wet UFH over concrete slab
C5	Install cavity drainage membrane and new screed in lowered vaults

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D	Roof
D1	Loose or cracked tiles to be replaced with tile to match existing.
D2	Tiling and bottom hip tiles around gutter to be removed to expose full layboards. Bumps in asphalt to be repaired and exposed areas to be covered. All tiles attached to asphalt will break upon removal and will be replaced like for like.
D3	Where defective, lead flashings to be stripped out and replaced with new lead flashings.
D4	Local pointing and haunching repairs to chimney stacks as necessary.
D5	Roof insulation and vapour barrier replaced at rafter level.
D6	New soil vents and extractor exhausts to be installed, terminating in in-line slate vents.
D7	Rear addition roof: tiles on pedestals at first floor with roof light and planters.
D8	Install new openable rooflight over stair for roof access

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E	Stair
E1	Remove carpet
E2	Repair local damage
E3	Level stair and strengthen treads. Works to be done from below as panelled soffits already lost.
E4	Re-finish with clear hardwax oil
E5	New folded metal stair in rear extension to 1st floor terrace

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F	External Walls
F1	On main house, brick repairs / local repointing only where necessary
F2	Works to brickwork on rear facade to be confirmed once / if render is removed.
F3	New construction at rear finished externally in fair faced brick.

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G	External Windows and Doors
G1	Main house sash windows: Sash boxes retained and sashes replaced with new per drawings. Glazing bars to match original design and layout. Typically 6 over 6.
G2	New main house sash windows: Timber per drawings. To replicate original style and detail.
G3	New main house door onto terrace: Timber, glazed in similar style to sash windows per drawings.
G4	Extension: Metal framed, modern, double or triple glazed. Powder-coated finish.
G5	Vibration sensors fitted to all windows and doors
G6	New timber security door in basement lightwell, per door schedule.
G7	Front door refurbished. Fanlight above replaced with new, decorative fanlight.
G8	In basement lightwell, new metal framed pivot doors installed in existing brick arched openings.
G9	Rooflight installed over stair

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H	Internal walls and partitions
H1	Existing panelling to be stripped of paint with poultice paint removal system, locally repaired in matching materials and redecorated
H2	New partitions timber framed with plasterboard finishes
H3	Amendments to panelling on first floor to allow for formation of new double door opening
H4	Non-original boxings made to house radiators below windows to be removed, except in second floor master bedroom. Panelling returned to original detail.
H5	Boxings formed in section floor master bedroom to conceal soil pipe. Original panelling retained and boxings clad with new panelling to match existing details.

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I	Internal Doors
I2	New internal doors througout, timber with panels to match early Georgian details.
I3	New timber pivot fire door door between closet wing and extension

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J	Wall finishes
J1	Panelling generally to be painted.
J2	If condition allows, panelling clear waxed rather than painted in master bedroom and dining room.
J3	Plasterboard walls skimmed and painted
J4	Bathroom walls tiled where not panelled
J5	In lowered vaults, cavity drainage membrane installed and lined with plasterboard

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K	Floor finishes
K1	Salvaged pine floorboards throughout main house upper levels per plans.
K2	Smaller bathrooms and ensuites finished with tile or stone.
K3	Carpet runner and rods on stair
K4	Engineered timber flooring in basement.
K5	All skirtings to be carefully removed, refurbished and re-installed after floors are levelled. Where new skirtings are required, they are to be made to match existing profiles.

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L	Ceiling finishes
L1	Ceilings to be locally repaired, plastered and redecorated.
L2	Ceilings in basement locally repaired where required in matching materials to allow for installation of new services to risers.
L3	All cornices to be refurbished and redecorated. Where new cornices are required, they are to be made to match existing profiles.
L4	Cornices in first floor living room retained, with new cornice fitted over.
L5	New lath and plaster ceilings on the third floor following levelling of the roof joists.
L6	New plasterboard ceilings in ground floor extension

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M	Fixtures and fittings
M1	All joinery to be fabricated to be removable without requiring damage to existing mouldings, panelling etc. Design modern with flush doors.
M2	New sanitaryware throughout.

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N	Plumbing
N1	New plumbing system throughout, linked to new plantroom in basement. Supply for radiators, UFH and boosted cold water systems.
N2	New plumbing riser to be created in closet wing. Existing riser in front of house to be re-used also.
N3	Sprinkler misting system installed throughout whole house and new build.
N4	Sump and cavity drain connections made to below ground drainage

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O	Mechanical
O1	New cast iron style radiators installed. New boiler and plant.
O2	Electric underfloor heating installed in the bathrooms.
O3	Low emission wood burning inserts in drawing room and dining room fireplaces. Biofuel burners in other rooms.
O4	Extraction fans from all bathrooms
O5	Wet UFH installed on second floor to allow window boxes to remain

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P	Electrical
P1	New electrical services installed throughout.
P2	Floor boxes to be installed in certain locations where floor joists spacing allows.
P3	Wired smoke alarm and detectors fitted throughout.
P4	Security alarm and detectors installed. Alarm fitted to front facade in existing position.

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Q	External Works
Q1	External lightwell and courtyard finished with large format paving
Q2	New timber trellis erected on both boundary walls
Q3	Glass balustrades installed around edges on first and ground floor terraces
Q4	Boundary walls redecorated

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R	External Services
R1	All rainwater and soil pipes replaced with cast-iron style where external. Street facing RWP and hopper retained and locally repaired where required.
R2	Lightning tape (copper) fitted to rear facade
R3	External intercom and alarm fit to front facade
R4	External lighitng, gas supply and power supplies in rear courtyard.