

listed.

Part 1 of 2

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Schedule of Works
1-15 Queen Victoria Street & 147-148 Friar Street

Contents

- 1.0 Introduction
 - 1.1 Scope of the report
 - 1.2 General Assumptions
 - 1.3 Exclusions
- 2.0 Basement
 - 2.1 Plans - Basement
 - 2.2 Schedule of Works - Basement
 - 2.3 Photographic Record - Basement
- 3.0 Ground Floor
 - 3.1 Plans - Ground Floor
 - 3.2 Schedule of Works - Ground Floor
 - 3.3 Photographic Record - Ground Floor
- 4.0 First Floor
 - 4.1 Plans - First Floor
 - 4.2 Schedule of Works - First Floor
 - 4.3 Photographic Record - First Floor
- 5.0 Second Floor
 - 5.1 Plans - Second Floor
 - 5.2 Schedule of Works - Second Floor
 - 5.3 Photographic Record - Second Floor
- 6.0 Third Floor
 - 6.1 Plans - Third Floor
 - 6.2 Schedule of Works - Third Floor
 - 6.3 Photographic Record - Third Floor
- 7.0 Outbuildings
 - 7.1 Plans - Outbuildings
 - 7.2 Photographic Record - Outbuildings

1.0 Introduction

1.1 - SCOPE OF THE REPORT

This report has been produced to accompany the application for the renovation and extension to 1-15 Queen Victoria Street and 147-148 Friar Street in Reading. The report will schedule the works to the listed buildings and to provide outline information of the methodology to be employed. It informs the planning and listed building consent application to the local planning authority. It should be read alongside the proposed drawings in this document and the Photographic Schedule that is appended.

1.2 - GENERAL ASSUMPTIONS

The following items are considered relevant to all areas of the building and can be considered to be the general approach throughout.

Protection

The works described will be undertaken while the building is not in use. The building is to be kept secure and any scaffolding must ensure that access is limited to authorised personnel only. The proposals require limited openings to be made in the existing external fabric to install services. Protection is to be put in place to avoid ingress of water or inclement weather during those works.

Historic features, such as cornices, are to be protected from harm during the works by using temporary sheeting around the feature. Protection is to be provided to stairs and door reveals to limit damage from knocks.

Any materials that are to be removed and reinstated are to be recorded and stored on site in a dry well ventilated location. Appropriated protection is to be installed on floors and walls after works have been carried out to avoid damage.

Fire Safety

Working fire alarm to be in operation throughout the building at all times. Contractor to notify Contract Administrator and Employer if the fire alarm needs to be disconnected for any reason. Contractor to put in place alternative system in this scenario.

No hot works can be carried out on site.

No smoking is permitted on site.

No flammable materials are to be used in the protection, and all sheeting and wrapping must be fire rated.

New Partitions

All new partitions will be constructed to be scribed around existing skirtings and cornices with no fixings or cutting of the existing feature. Any new cornices and skirtings will be matched to the existing and pieced together to ensure the integrity of the existing feature.

Replacement Skirtings and Architraves

Where possible, all existing skirtings and architraves will be retained and protected throughout the works. Where skirtings or architraves are beyond repair or need to be patched in, a template will be taken from the area adjacent (within the same room) and replacement pieces made to fit. Where inappropriate and/or modern details are present these will be replaced with appropriate features to suit the character, age and status of the building.

Existing Windows

All existing windows on the front elevations (1st to 3rd floors) will be repaired where possible. Only windows completely beyond repair will be replaced. All rotten timber will be cut out and repaired with new timber infill. All broken window panes will be replaced and new putty/beading as required. All sash running gear will be overhauled to ensure smooth operation.

Secondary Glazing

All existing retained windows (1st to 3rd floors) with single glazing will receive secondary glazing internally to improve the energy performance of the building and improve noise transmission from the street. Existing windows are to be measured on site by secondary glazing manufacturer. Specification of the secondary glazing to acoustic consultants details.

Fixings into existing fabric will be limited to only what is necessary for structural security. Existing damaged window sills are to be repaired in matching timber. Missing timber sills are to be replaced with new hardwood painted sills to match details.

New Shopfronts

A new shopfront design has been proposed as part of the works. This schedule assumes all existing shopfronts will be replaced with the proposed design.

New Services

Where feasible, all new services will be concealed from view in new secondary ceiling voids. The voids will be formed to ensure the retention and integrity of any existing features that might be apparent in that area.

Local Services to Kitchens/Bathrooms

All new pipework to bathrooms and kitchens will be concealed where possible. New bathrooms will be design with a vanity behind the sink and WC which will conceal supply and waste pipework. These will then enter vertical risers. See Design and Access Statement for further details.

New Ventilation to Aparthotel Rooms

All new aparthotel rooms will be served with new ventilation and cooling at high level. A new bulkhead will be formed with vents to conceal all ductwork and protect existing features. See Design and Access Statement for further details.

1.3 - EXCLUSIONS

The report will not cover proposed works relating to final finishes (tiling, wallpaper, flooring etc.), individual services to final appliances (water/waste to sinks etc.) and small power. These details will be agreed with officers via detailed design and submission secured by condition prior to works commencing.

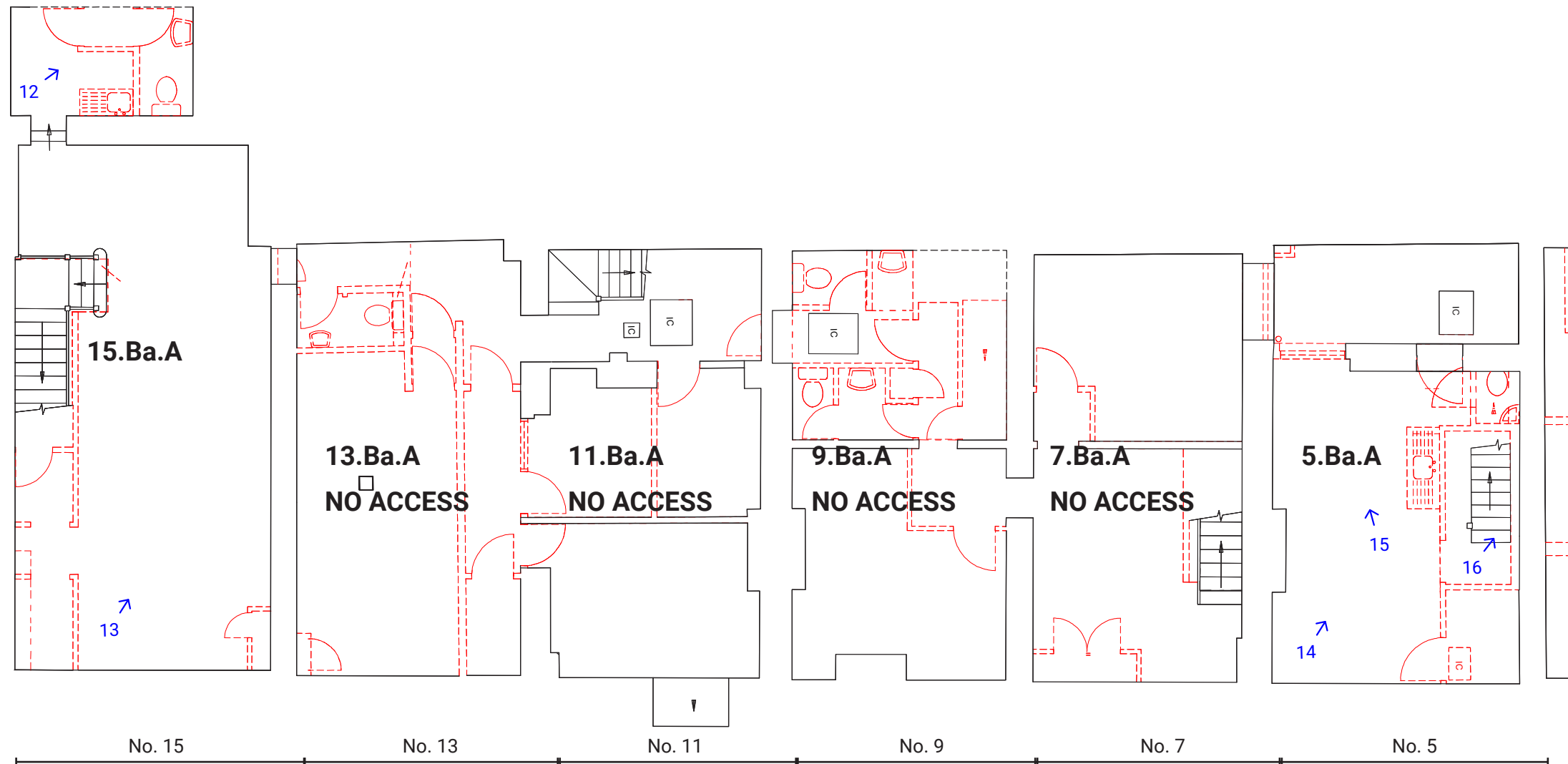
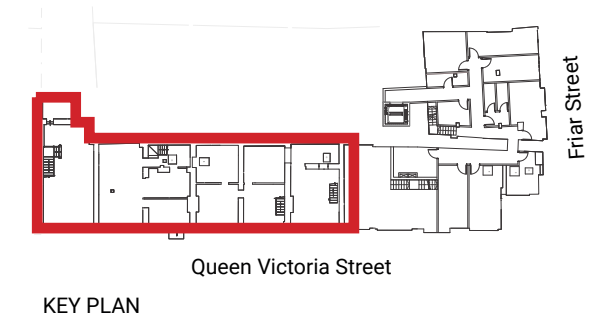
The report has been produced based on the building fabric that can be viewed in its current state.

The report covers all areas accessible at the time of the survey being carried out. Any areas that were inaccessible have been identified in the report. Due to the current national lockdown and restrictions relating to the COVID-19 pandemic, many businesses and retailers are closed. It has therefore not been possible to arrange safe access to these areas. This report makes clear which areas have not been accessed and has made assumptions based on the information available at the time.

2.1 Plans - Basement



Basement Plan
Scale 1:100 @ A3



Basement Plan
Scale 1:100 @ A3

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Schedule of Works

2.2 Schedule of Works - Basement

147.Ba.A Assumed Works *	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Construct new partitions to form new rooms.
	Ceiling	New infill to existing stair removed.
	Features	Architrave and skirtings retained and repaired where applicable.
		Remove existing stair.
	Services	Existing surface mounted services stripped out.
147.Ba.B Assumed Works *	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Construct new partitions to form new rooms.
	Ceiling	New opening for stair to ground floor.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
1.Ba.A	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Construct new partitions to form new rooms.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New main plant for the building including electrical switch room, water booster set and sprinkler tank.
3.Ba.A	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Construct new partitions to form new rooms.
	Ceiling	New opening for stair to ground floor.
		New infill to demolished stair.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New main plant for the building including electrical switch room, water booster set and sprinkler tank.
5.Ba.A	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Existing window in rear wall altered to form door opening.
		Existing lightwell tanked and new floor over.
	Ceiling	No Works.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
7.Ba.A Assumed Works *	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.

9.Ba.A Assumed Works *	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing WC and sanitaryware removed.
	Services	Existing surface mounted services stripped out.
11.Ba.A Assumed Works *	Floor	Remove existing floor coverings.
	Walls	Remove existing partitions.
		Existing window in rear wall altered to form door opening.
		Existing lightwell tanked and new floor over.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
13.Ba.A Assumed Works *	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing partitions.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
15.Ba.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing partitions.
	Ceiling	No works.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.

* Due to the current national lockdown and restrictions relating to the COVID-19 pandemic, many businesses and retailers are closed. It has therefore not been possible to arrange safe access to these areas.

2.3 Photographic Record - Basement

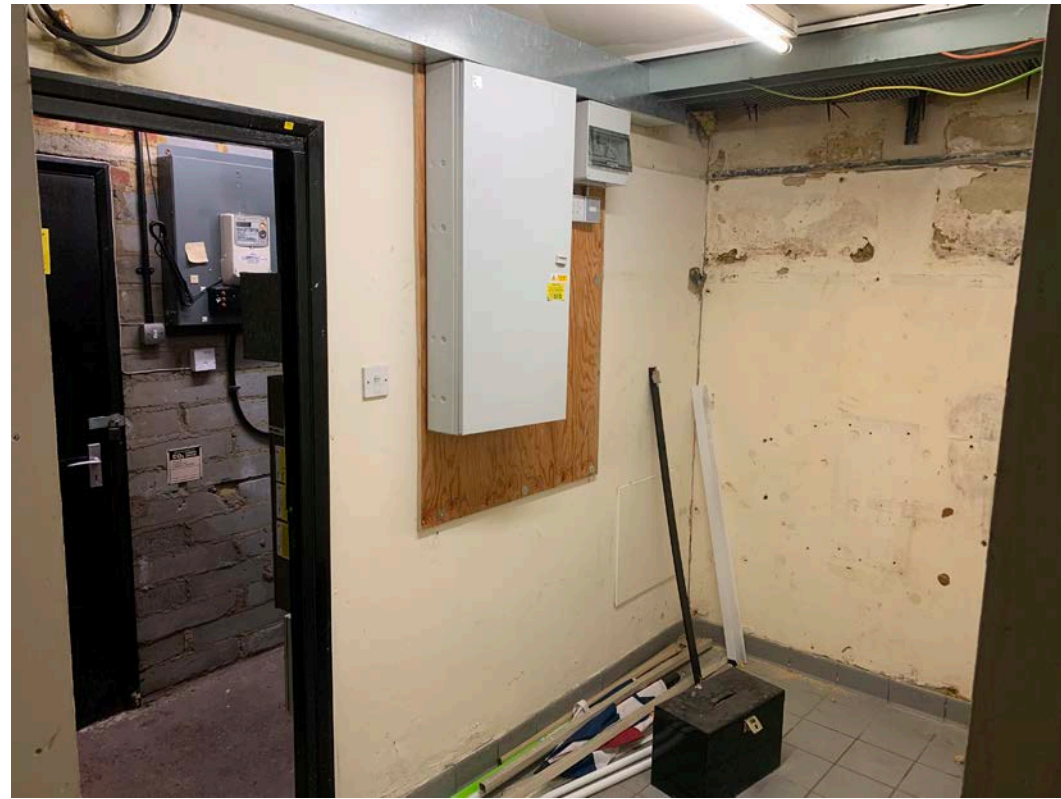


Photo 1



Photo 2



Photo 3



Photo 4

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Photo 5

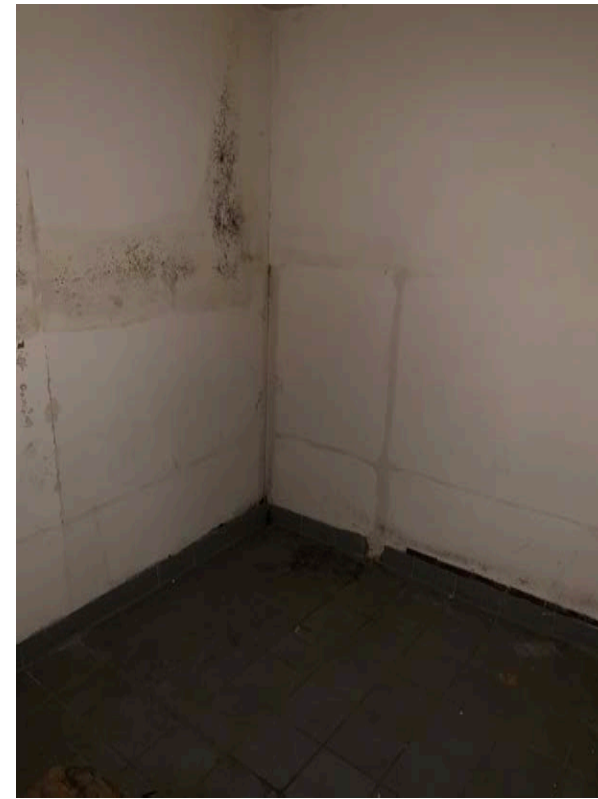


Photo 6

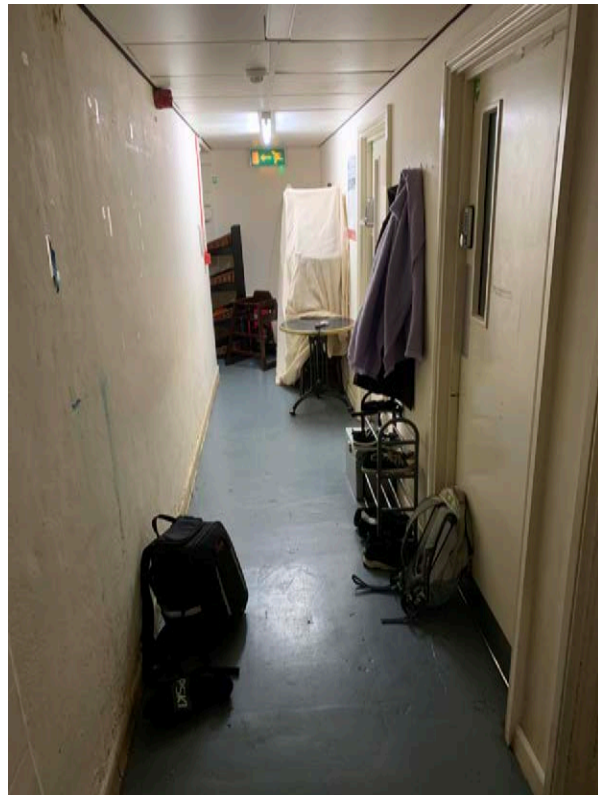


Photo 7

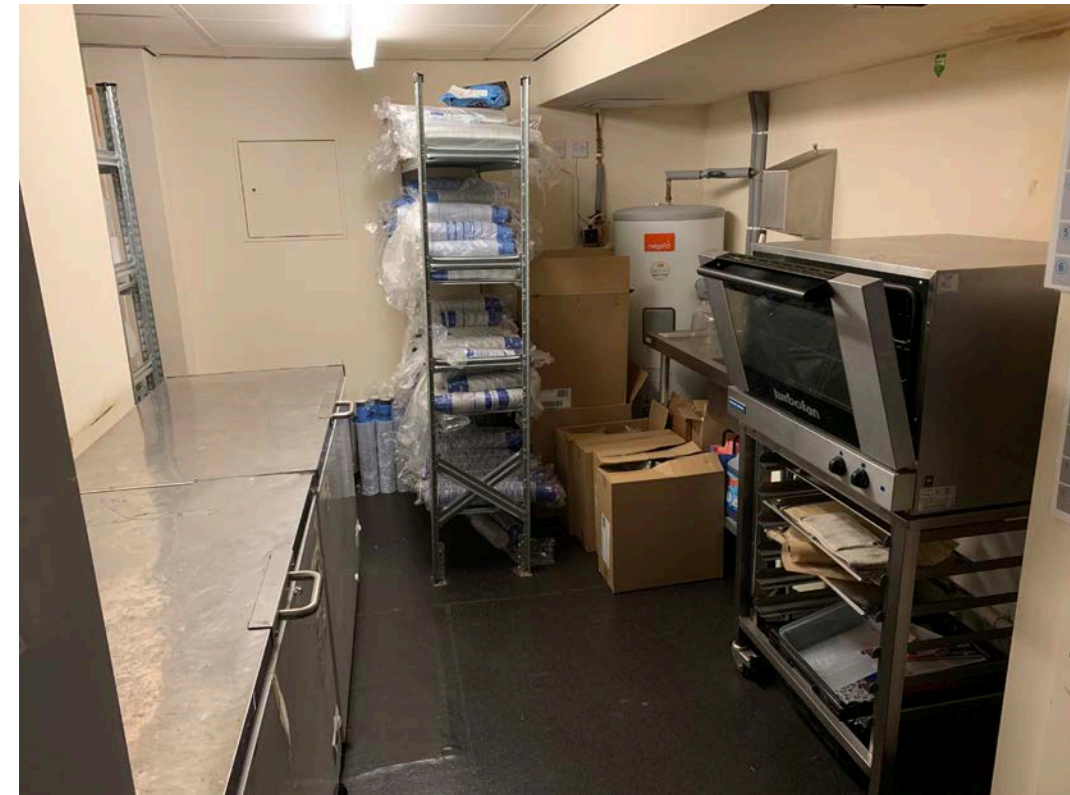


Photo 8

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Photo 9

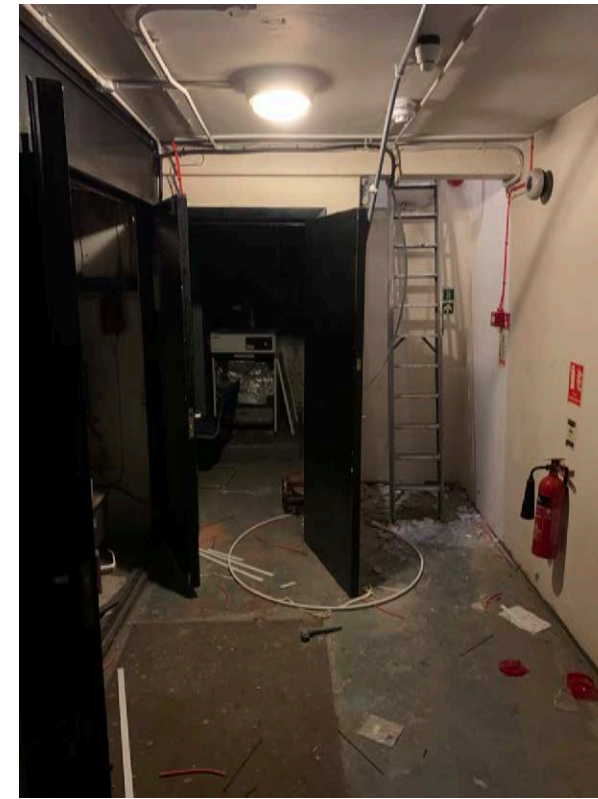


Photo 10



Photo 11

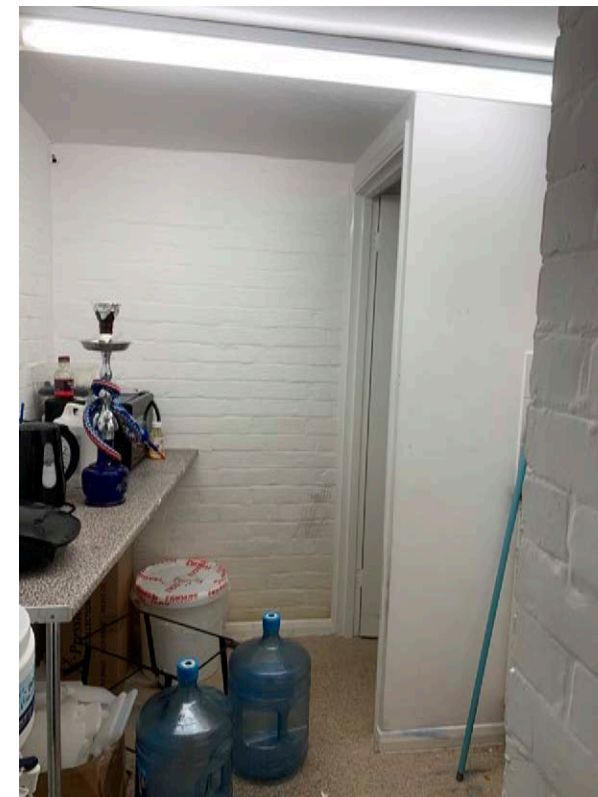


Photo 12



Photo 13



Photo 14



Photo 15

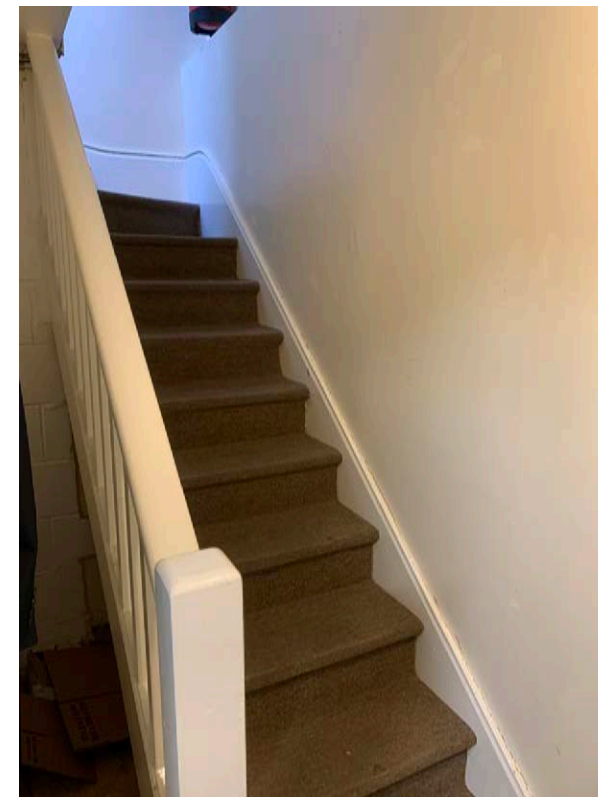
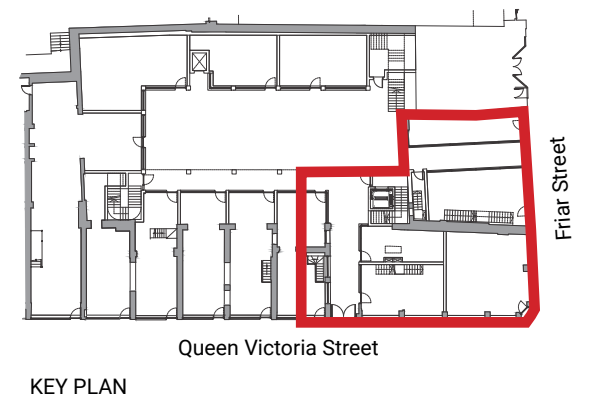
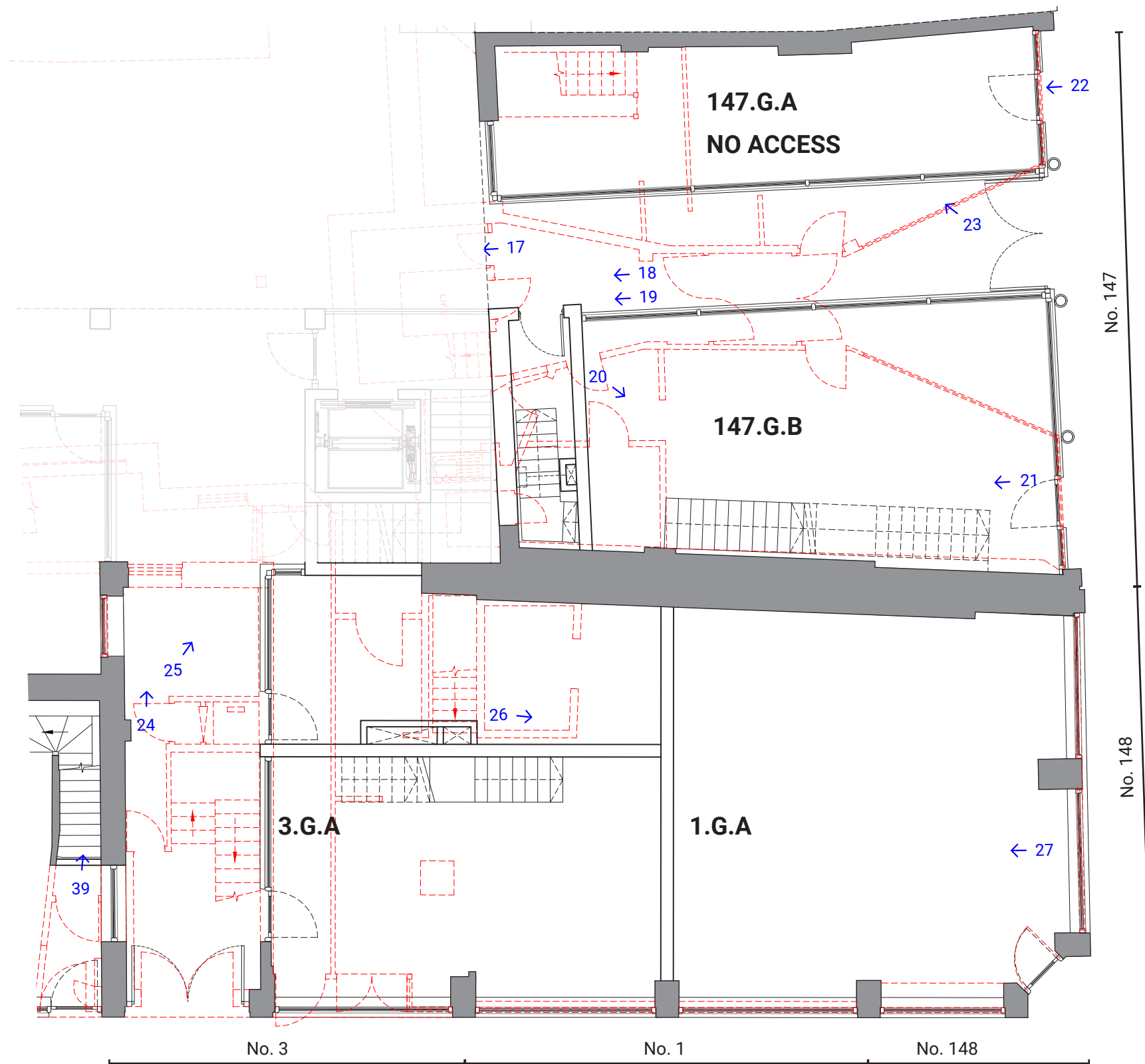


Photo 16

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Schedule of Works

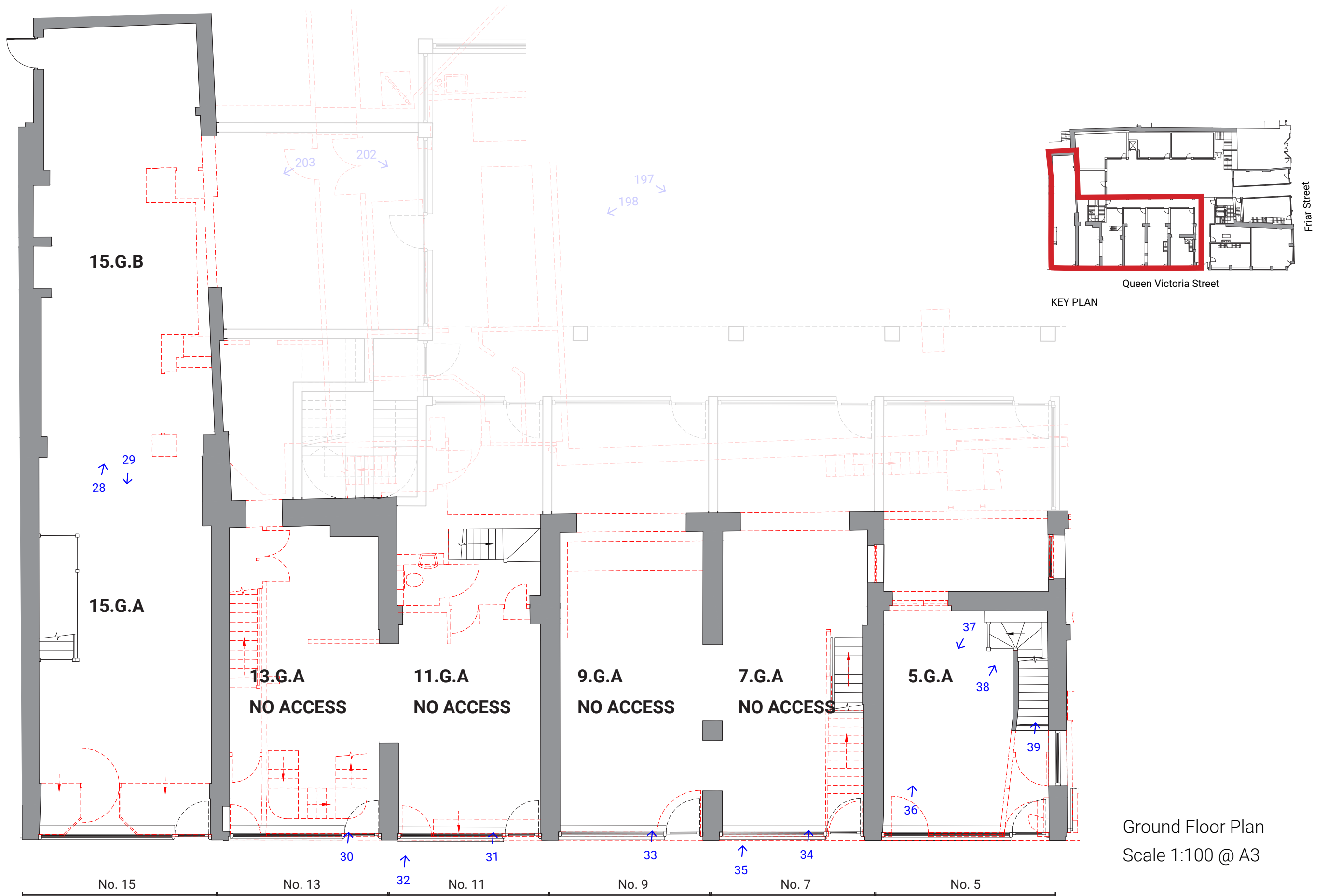
3.1 Plans - Ground Floor



Ground Floor Plan
Scale 1:100 @ A3

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Schedule of Works



Ground Floor Plan
Scale 1:100 @ A3

3.2 Schedule of Works - Ground Floor

147.G.A	Floor	Remove existing floor coverings.
		New floor infill where stair removed. Construction to match floor adjacent.
	Walls	Demolish existing shopfront and walls forming central access doorway. Remove existing doors.
		Form opening in rear wall and remove doors.
		Form new shopfront glazing as per drawings including tiled upstand.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however assumed existing cornice retained and repaired where damaged. Further investigations to confirm
		New external insulated soffit to existing soffit that will become external.
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
		Existing staircase demolished.
All shop fittings stripped out.		
Services	Existing surface mounted services stripped out.	
147.G.B	Floor	Remove existing floor coverings.
		Form new opening in floor for new stair to the basement.
	Walls	Demolish existing shopfront and walls forming central access doorway. Remove existing doors.
		Demolish stair tower to rear.
		Form opening in rear wall and remove doors.
		Form new shopfront glazing as per drawings including tiled upstand.
		Construct new rear walls where stair tower removed.
		Construct new stair walls to basement.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
New external insulated soffit to existing soffit that will become external.		
Features	Cornice, architrave and skirtings retained and repaired where applicable.	
	Existing staircase and lift demolished from existing stair tower.	
	All shop fittings stripped out.	
Services	Existing surface mounted services stripped out.	

1.G.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Demolish existing shopfront.
		Demolish all shop fittings
		Construct new walls to form retail unit.
		Form new shopfront glazing as per drawings including tiled upstand.
	Ceiling	Existing suspended plasterboard ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm..
3.G.A	Features	No evidence of existing features to be retained.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings.
3.G.A		New floor infill where stair removed. Construction to match floor adjacent.
		New floor infill where ladder access to basement in no.3 removed. Construction to match floor adjacent.
		New opening in floor for new stair to basement.
	Walls	Demolsh existing rear wall to no.3.
		Demolish all existing parititons including stairwell walls.
		Demolish existing shopfronts and main entrance doorways.
		Construct new walls to form retail units.
		Form new shopfront glazing as per drawings including tiled upstand.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm..
3.G.A		New external insulated soffit to existing soffit that will become external.
	Features	Existing staircase to basement removed.
		Existing staircase to upper floors removed.
		Existing entrance doors removed.
		All shop fittings stripped out.
3.G.A	Services	Existing surface mounted services stripped out.

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5.G.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Existing window in rear wall to be altered to form a door opening. Existing window frame and architrave removed.
		Demolish internal partitions.
		Form enclosure around the existing stair to 1st floor.
		Form new window opening in existing party wall.
		Demolish existing shopfronts and main entrance doorways.
		Form new shopfront glazing as per drawings including tiled upstand.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm..
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
7.G.A Assumed Works *		Stair to basement retained.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings.
	Walls	New opening in rear wall to provide access to extension.
		Remove walls that form stair to upper floors.
		Block up existing window in party wall to no. 5.
		Block up existing openings in party wall to no. 9.
		Demolish existing shopfront and entrance.
	Ceiling	Existing suspended grid ceiling removed.
9.G.A Assumed Works *		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase to upper floors removed and ceiling repaired.
		Stair to basement retained.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings.
	Walls	New opening in rear wall to provide access to extension.
		Demolish existing shopfront and entrance.
	Ceiling	Existing suspended grid ceiling removed.
11.G.A Assumed Works *		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
		Existing staircase to basement retained.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	New opening in rear wall to provide access to extension.
		Demolish existing shopfront and entrance.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
13.G.A Assumed Works *	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircases to upper floors removed.
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings.
	Walls	New opening in rear wall to provide access to extension.
		Demolish existing shopfront and entrance.
		Demolish internal partitions.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
15.G.A	Features	Architrave, dado and skirtings retained and repaired where applicable.
		Existing staircase to basement retained
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings.
	Walls	New opening in rear wall to provide access to extension.
		Demolish existing shopfront and entrance.
		Demolish internal partitions.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.

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15.G.B	Floor	Remove existing floor coverings.
	Walls	New opening in rear wall to provide access to extension.
		Demolish existing shopfront and entrance.
		Demolish internal partitions.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
		Existing staircase to basement retained
		All shop fittings stripped out.
	Services	Existing surface mounted services stripped out.

3.3 Photographic Record - Ground Floor

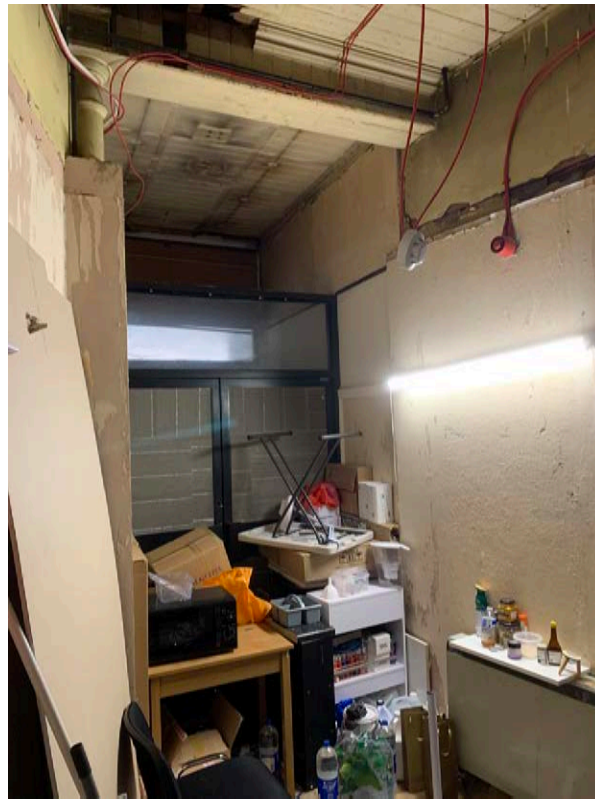


Photo 17

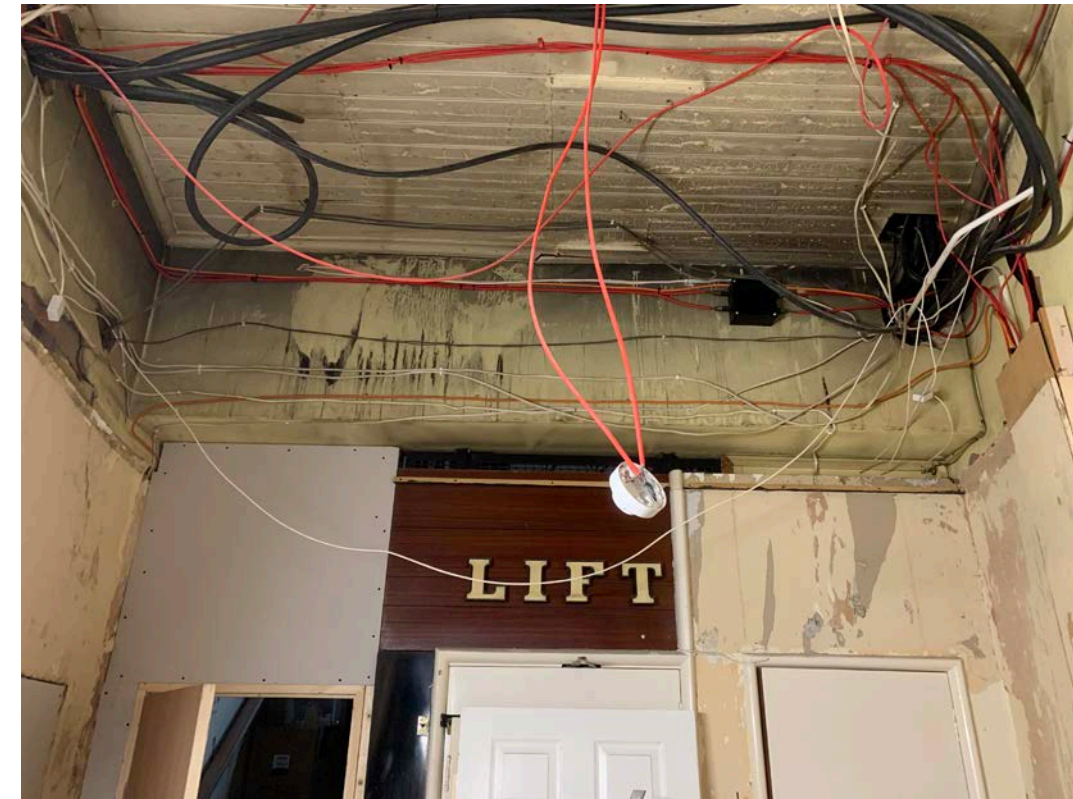


Photo 18

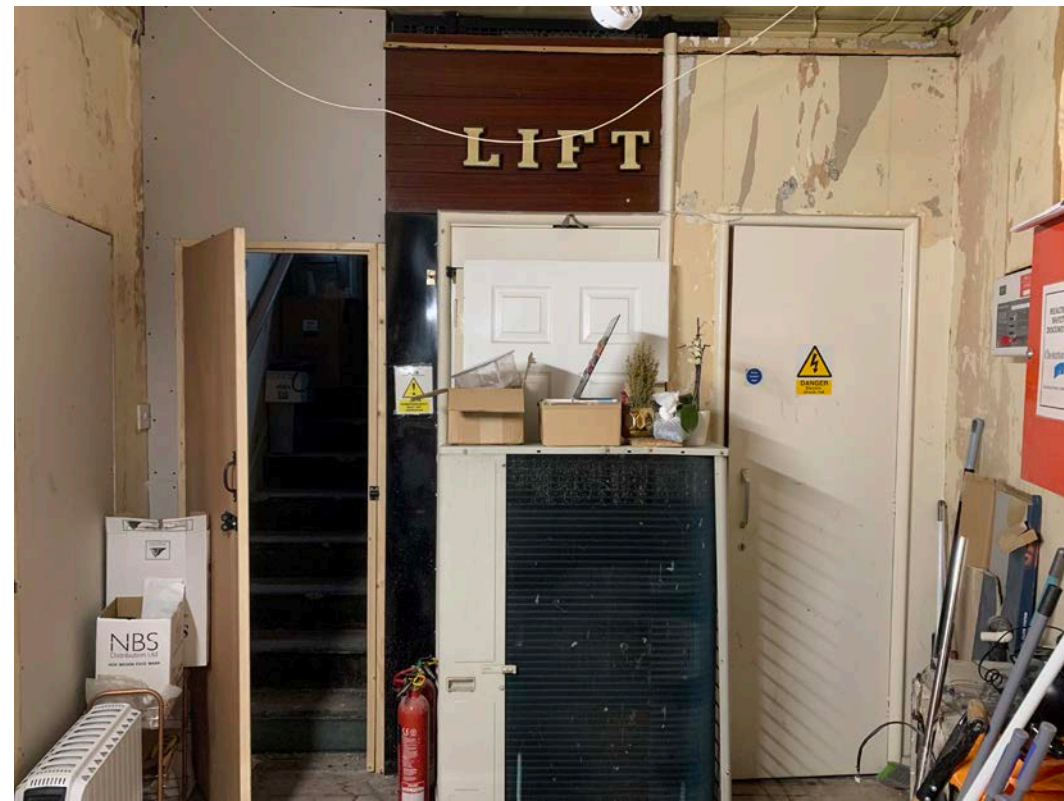


Photo 19



Photo 20

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Photo 21

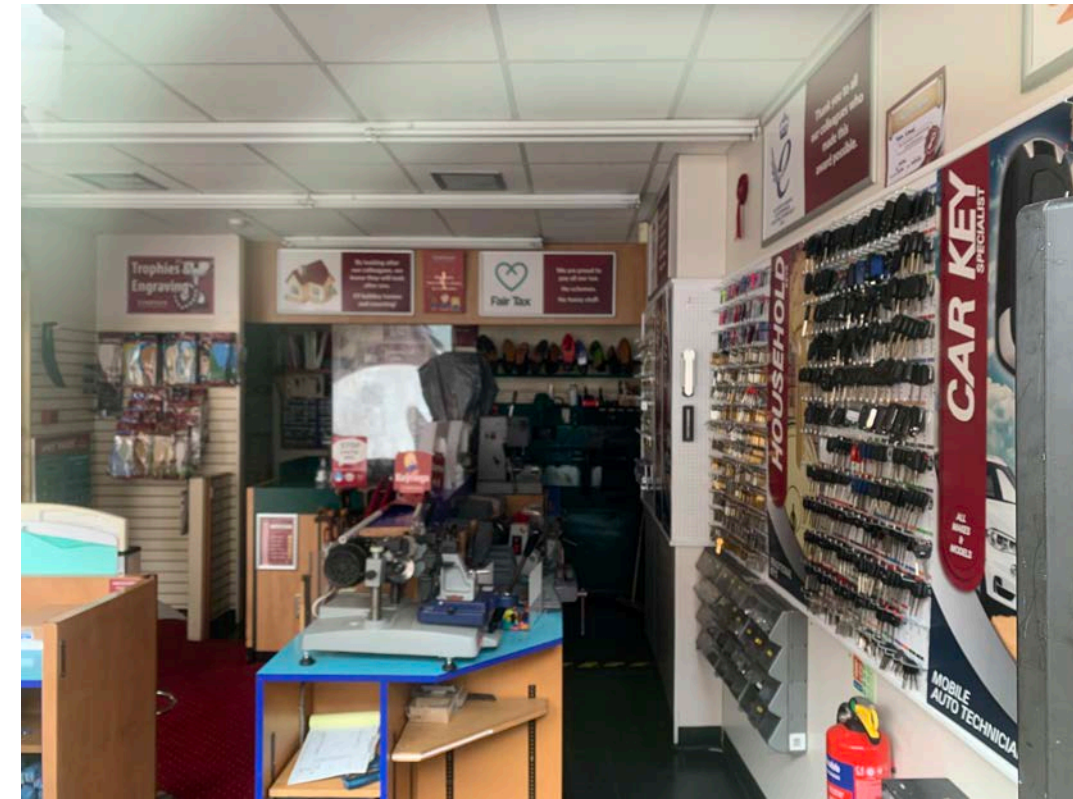


Photo 22

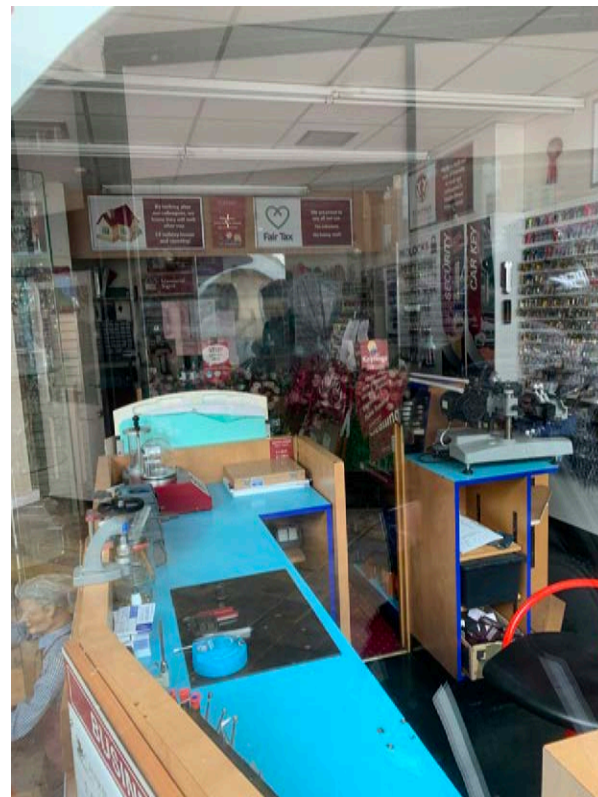


Photo 23

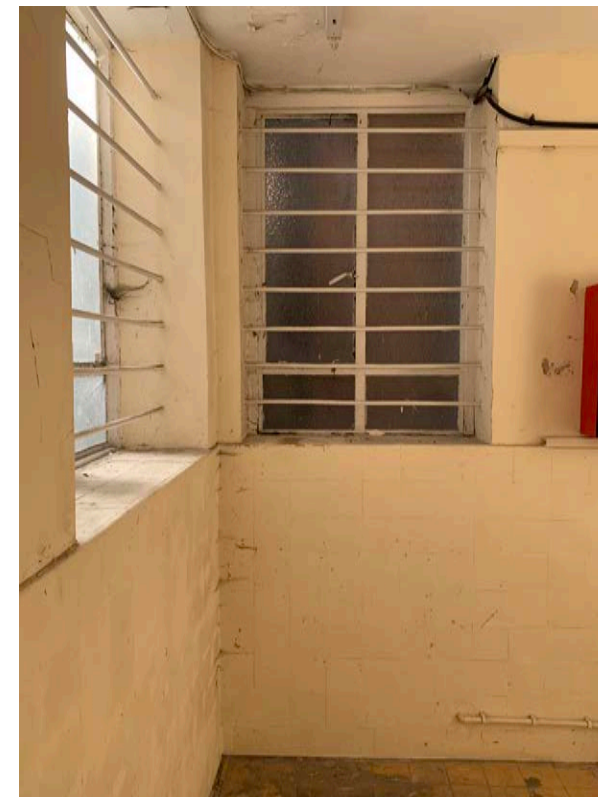


Photo 24

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Schedule of Works

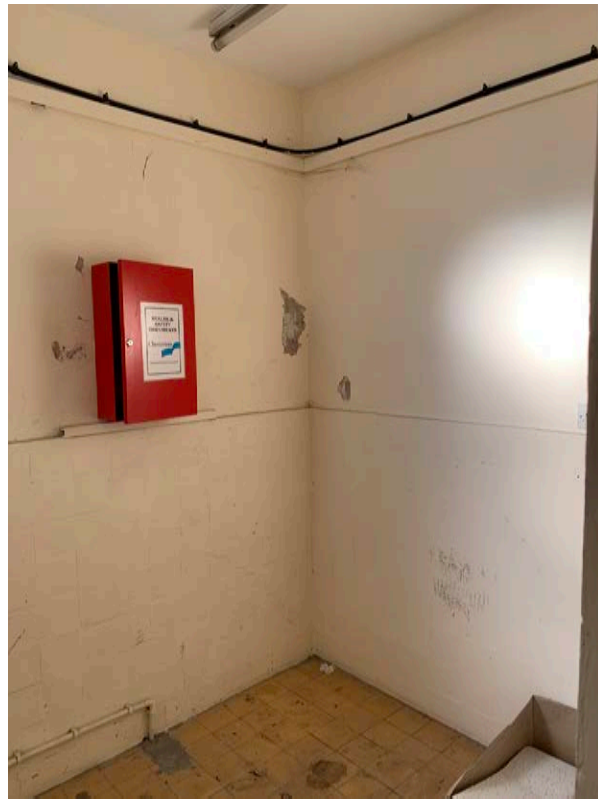


Photo 25

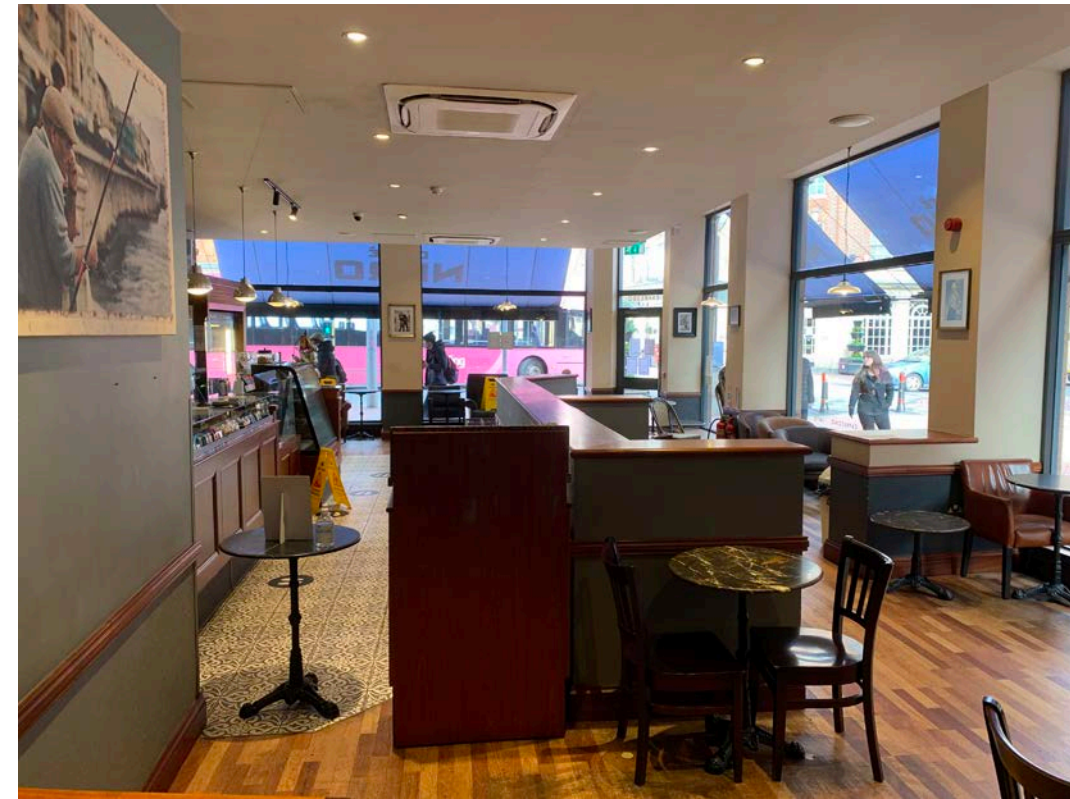


Photo 26

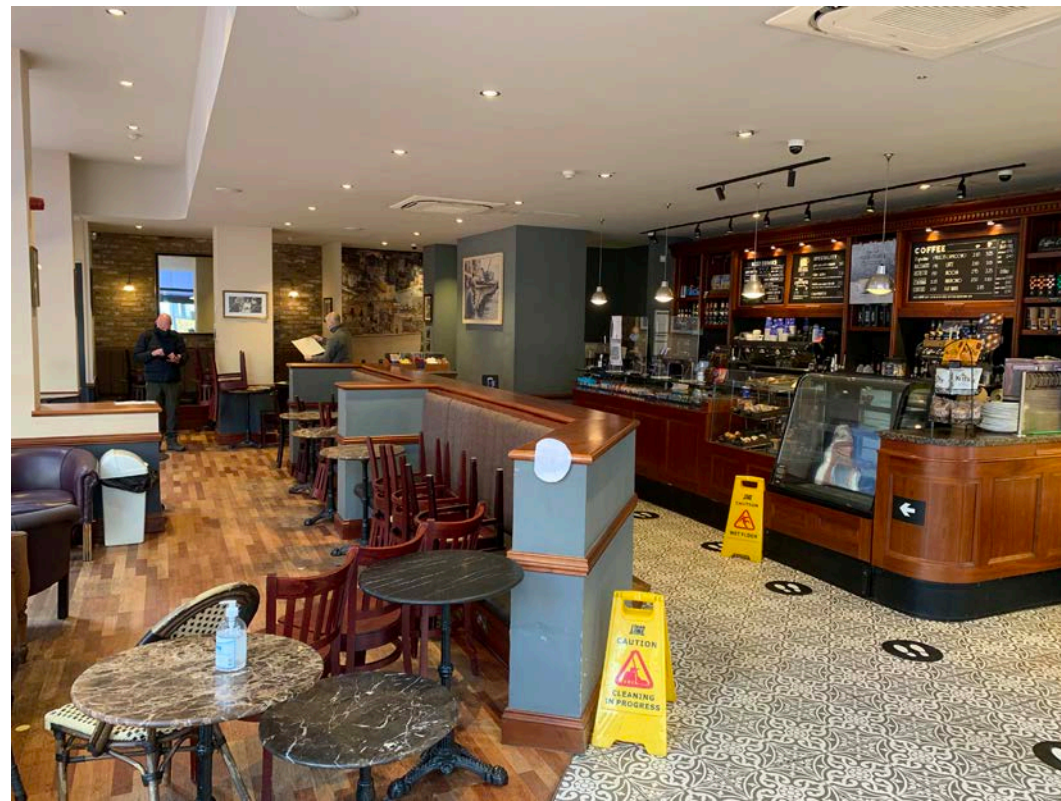


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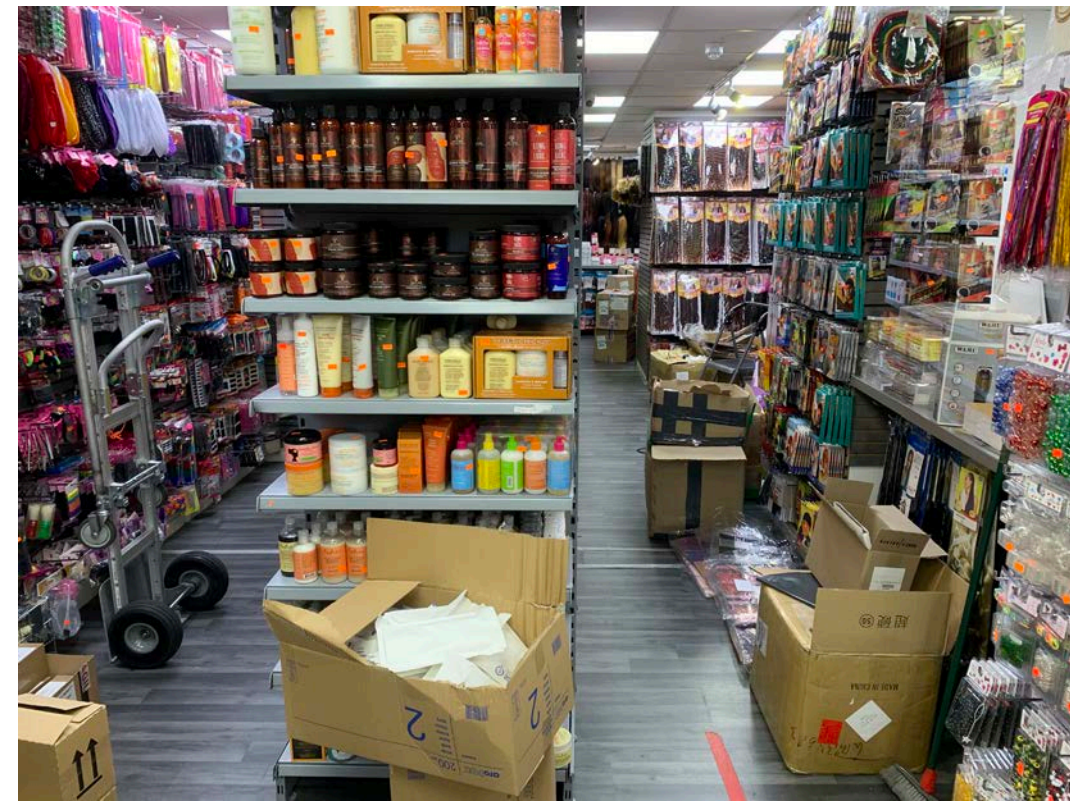


Photo 28

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Photo 29

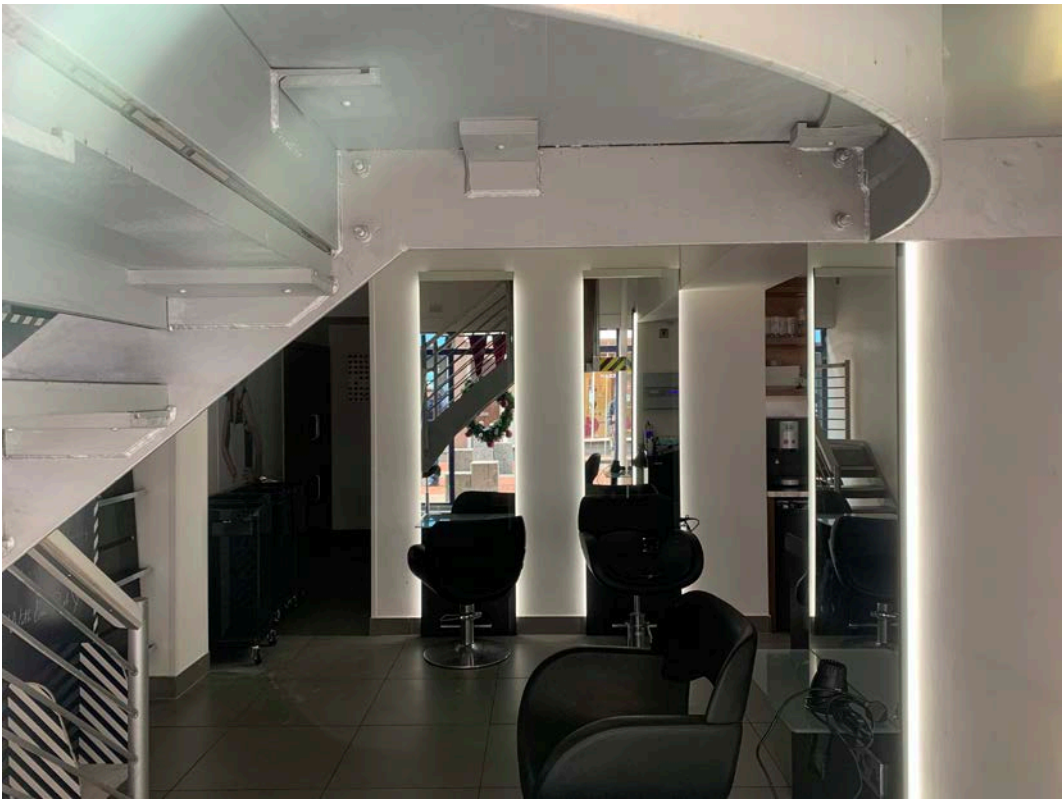


Photo 30

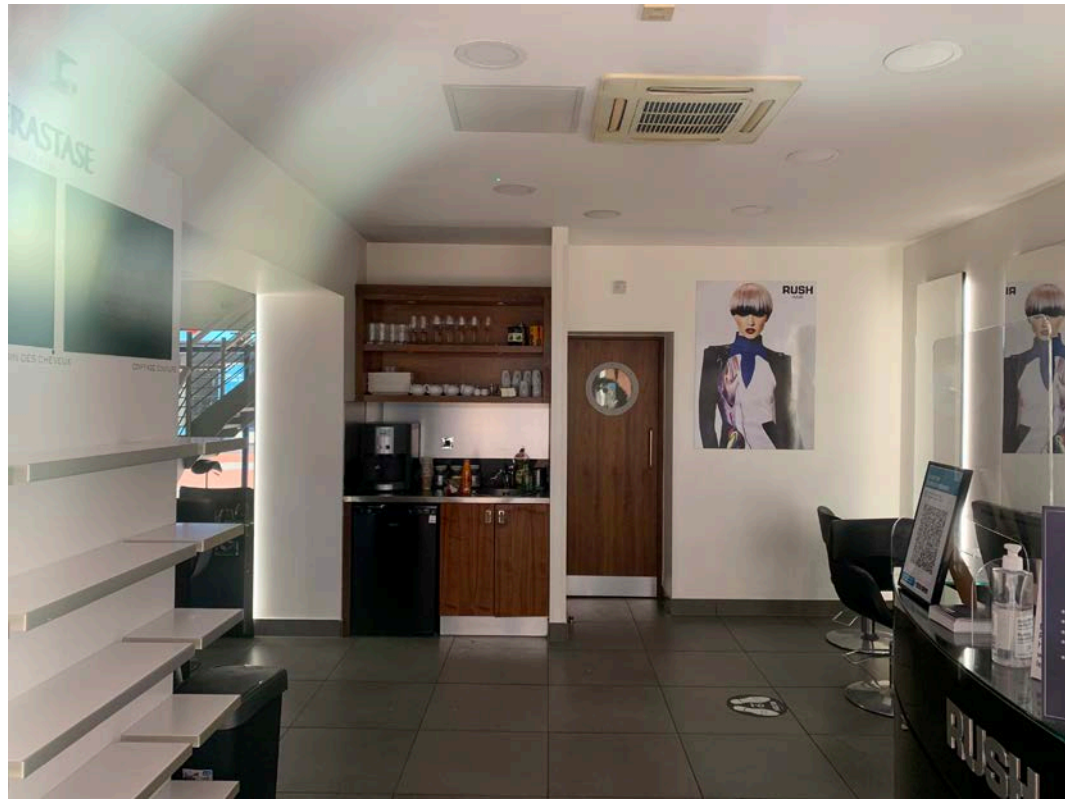


Photo 31



Photo 32

frost.



Photo 33

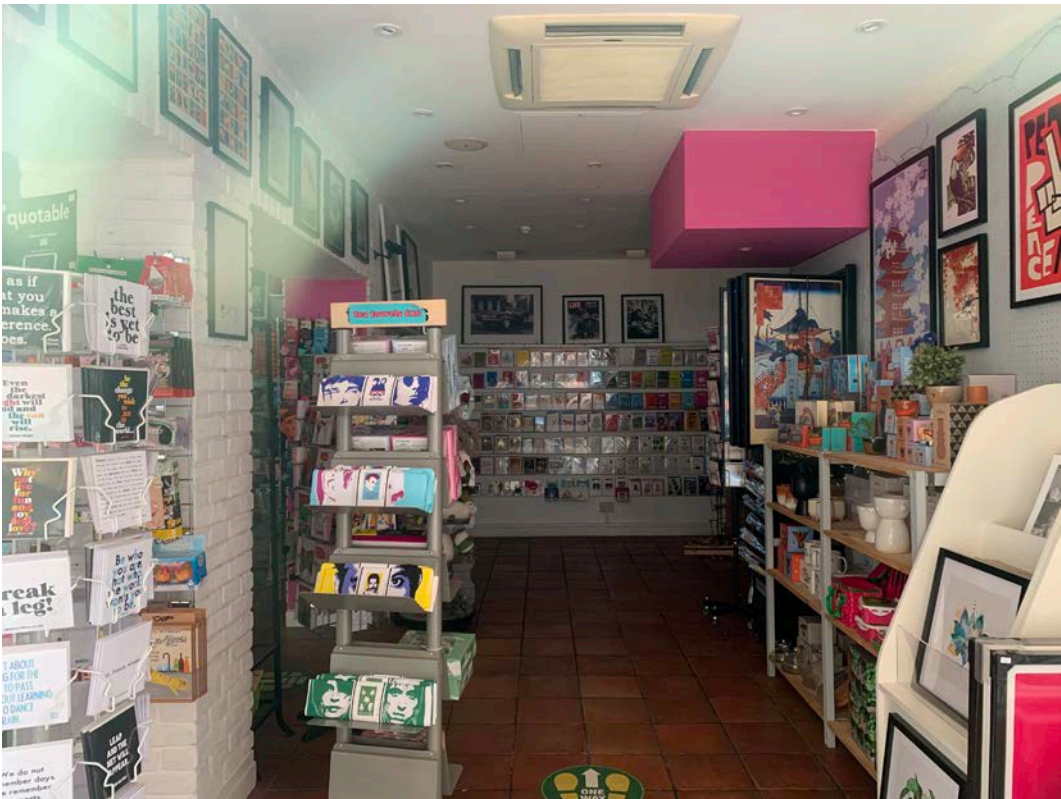


Photo 34



Photo 35



Photo 36

frost.



Photo 37

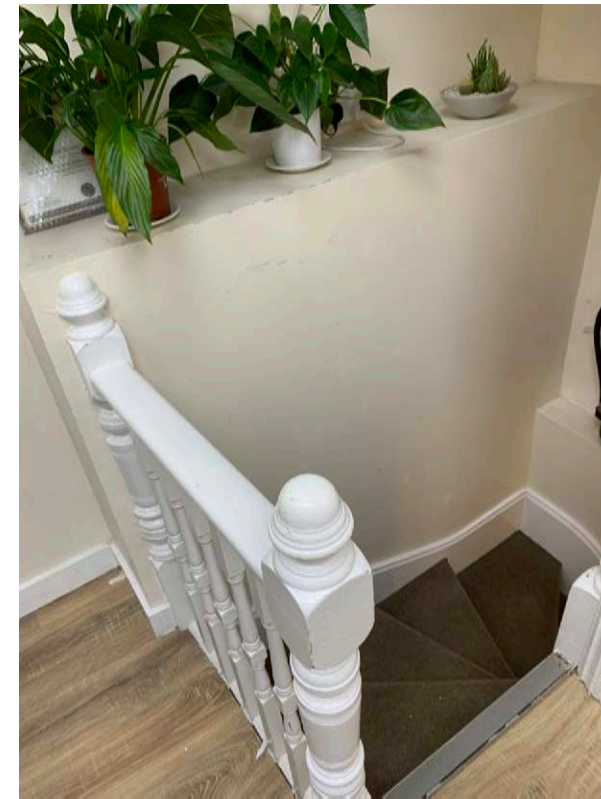


Photo 38

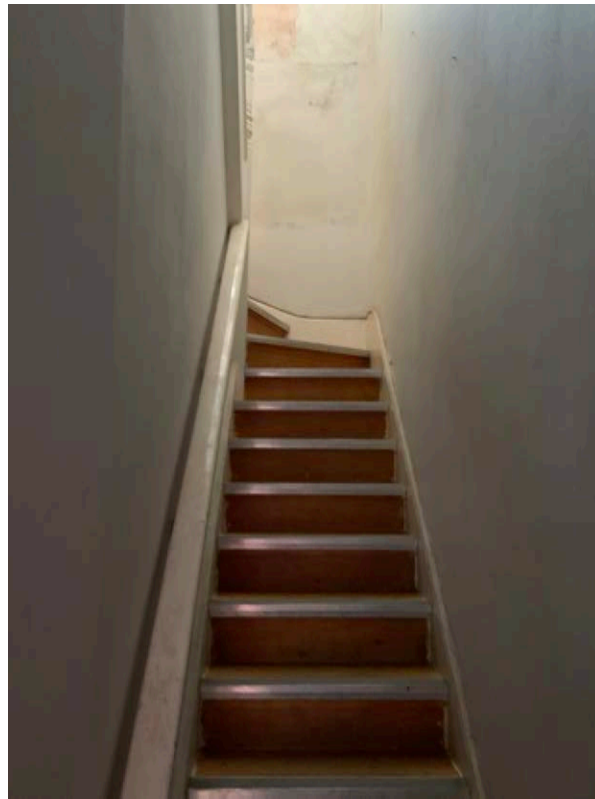
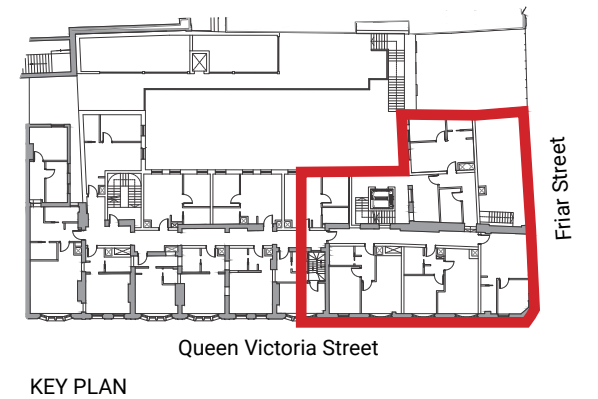


Photo 39

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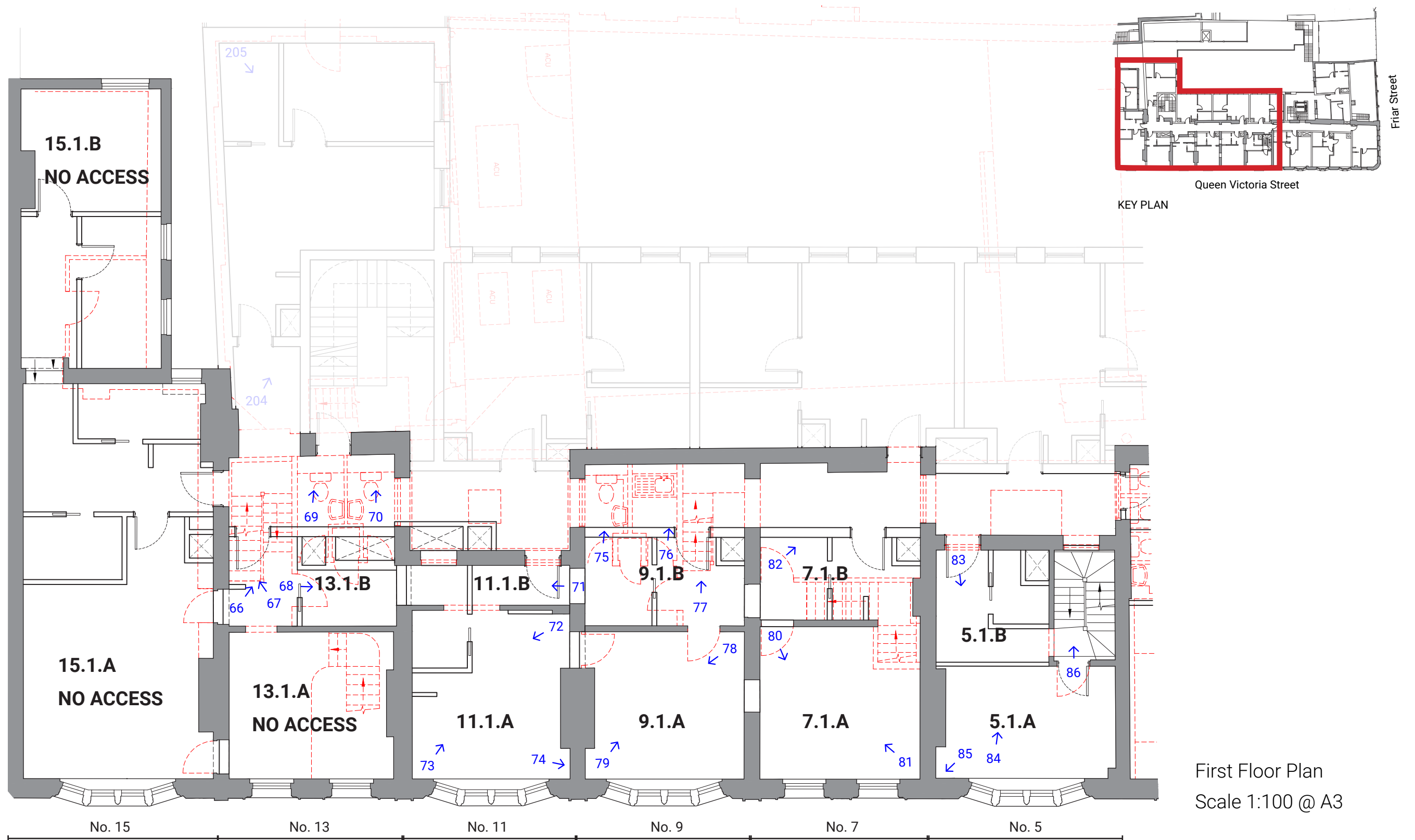
4.1 Plans - First Floor



First Floor Plan
Scale 1:100 @ A3

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Schedule of Works



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Schedule of Works

4.2 Schedule of Works - First Floor

147.1.A	Floor	Retain existing floorboards.
	Walls	Demolish existing stair tower. External wall rebuilt in construction to match existing. New window openings formed and existing french door removed.
		Construct new partitions to form new bathroom. New skirting and architrave to match existing.
		Existing curved walls retained. Plaster repaired where required.
		Encasement to existing columns removed to expose cast iron columns.
		Remove timber framed glazed door and screen.
		Block up existing door opening in existing wall.
	Ceiling	Existing plasterboard ceiling and battens removed to reveal timber clad ceiling above.
	Features	Existing skirtings previously removed. New skirting in style to match samples elsewhere.
		Evidence of existing beading to top of curved wall. Beading retained and new to match replaced to remainder of wall.
147.1.B		Existing stair and lift removed from stair tower.
	Services	Existing surface mounted services stripped out.
		New services to fitted en-suite and kitchenette.
	Floor	Retain existing floorboards.
	Walls	Demolish existing stair tower. External wall rebuilt in construction to match existing. New window openings formed and existing french door removed.
		Construct new partitions to form new reception and apartment wall. New skirting and architrave to match existing.
		Existing curved walls retained. Plaster repaired where required.
		Encasement to existing columns removed to expose cast iron columns.
		Remove timber framed glazed door and screen.
		Form opening in existing internal wall
147.1.C		Existing opening in existing rear wall retained to form corridor.
	Ceiling	Existing plasterboard ceiling and battens removed to reveal timber clad ceiling above.
	Features	Existing skirtings previously removed. New skirting in style to match samples elsewhere.
		Evidence of existing beading to top of curved wall. Beading retained and new to match replaced to remainder of wall.
		Existing stair and lift removed from stair tower.
	Services	Existing surface mounted services stripped out.
		New services to fitted en-suite and kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Demolish all existing parititons.
		Construct new wall to form apartment.
147.1.D		Construct new partitions to form bedroom, en-suite and riser.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
	Services	Existing surface mounted services stripped out.
		New services to fitted en-suite and kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Demolish all existing parititons.
		Construct new walls to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
148.1.A		Form new opening in party wall with no.147 to form new corridor.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite and kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Demolish all existing parititons.
		Construct new walls to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
1.1.A		Form new service riser.
	Walls	Demolish all existing parititons.
		Construct new walls to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
		Form new opening in party wall with no.147 to form new corridor.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite and kitchenette.

147.1.A	Floor	Retain existing floorboards.
	Walls	Construct new wall to form retail unit. New skirting and architrave to match existing.
		Encasement to existing columns removed to expose cast iron columns.
	Ceiling	Existing plasterboard ceiling and battens removed to reveal timber clad ceiling above.
	Features	Existing skirtings previously removed. New skirting in style to match samples elsewhere.
	Services	Existing surface mounted services stripped out.
	Floor	Retain existing floorboards.
		Form opening in floor for staircase to retial unit below.
	Walls	Construct new wall to form retail unit. New skirting and architrave to match existing.
		Encasement to existing columns removed to expose cast iron columns.
147.1.D	Ceiling	Existing plasterboard ceiling and battens removed to reveal timber clad ceiling above.
	Features	Existing skirtings previously removed. New skirting in style to match samples elsewhere.
	Services	Existing surface mounted services stripped out.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Demolish all existing parititons.
		Construct new wall to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
148.1.A	Services	Existing surface mounted services stripped out.
		New services to fitted en-suite and kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Demolish all existing parititons.
		Construct new walls to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
		Form new opening in party wall with no.147 to form new corridor.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
1.1.A	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite and kitchenette.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Demolish all existing parititons.
		Construct new walls to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
		Form new opening in party wall with no.147 to form new corridor.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.

3.1.A	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Demolish all existing parititons.
		Construct new walls to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
		Block up existing window in rear wall. Infill to be recessed to retain shape and position of window opening.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
	Services	Existing surface mounted services stripped out.
3.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		New floor infill where stair removed. Construction to match floor adjacent.
	Walls	Demolish all existing parititons.
		Construct new walls to form apartment.
		Construct new partitions to form bedroom, en-suite and riser.
		Block up existing window in rear wall. Infill to be recessed to retain shape and position of window opening.
	Ceiling	Existing suspended grid ceiling removed.
		No evidence of existing cornices above ceiling, however if in place existing cornice retained and repaired where damaged. Further investigations will confirm.
	Features	Existing plastic trunking removed. New skirting required throughout.
		Existing staircase removed.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite and kitchenette.
5.1.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Construct new partitions to form new rooms. New skirting and architrave to match existing.
		Existing walls retained. Plaster repaired where required.
	Ceiling	Existing suspended grid ceiling removed. Photos show evidence of existing cornice above ceiling.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.

5.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
	Walls	Construct new partitions to form new rooms. New skirting and architrave to match existing. Existing walls retained. Plaster repaired where required.
		New door opening to be formed to existing internal stair wall.
		Existing window to be altered to form a door opening. Existing window frame and architrave removed. New door frame with obscured fan light above. New architrave to match.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Cornice, architrave and skirtings retained and repaired where applicable.
		Existing staircase retained and repaired. Plastic stair nosings removed and broken step/stringer repaired.
		Enclose stair flight to ground floor with new floor.
7.1.A	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.
	Floor	Remove existing floor coverings. Retain existing floorboards.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Block up door opening in internal partition and remove office style door. Remove architrave.
		Remove wall that forms stair opening.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase removed and floor repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette.

7.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Existing window to be altered to form a door opening. Existing window frame and architrave removed. New door frame with obscured fan light above. New architrave to match.
		Remove walls that form stair opening.
		Construct new wall to form corridor.
		Construct new partitions to form ensuite and riser.
		Form new opening in the existing party wall to form corridor. Form new opening in the existing rear wall to form new doorway to apartments adjacent.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
9.1.A	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase removed and floor repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Block up door opening in internal partition and remove office style door. Remove architrave.
		Remove existing door in party wall adjacent to chimney breast and block up opening. Remove architrave.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette.

9.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		Form new service riser.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Existing window to be altered to form a door opening. Existing window frame and architrave removed. New door frame with obscured fan light above. New architrave to match.
		Remove walls that form stair and wc's.
		Construct new wall to form corridor.
		Construct new partitions to form ensuite and riser.
		Form new opening in the existing party wall to form corridor.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase removed and floor/ceiling repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted en-suite.
		Existing WC's and sanitaryware removed.
11.1.A	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Contruct new partition to form en-suite.
	Ceiling	Existing suspended grid ceiling removed. Photos show evidence of existing cornice above ceiling.
		Assumed existing cornice retained and repaired where damaged.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.
11.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Existing window in rear wall to be altered to form a door opening. Existing window frame and architrave removed. New door frame with obscured fan light above. New architrave to match.
		Existing window to be blocked up in rear wall. Window to be removed. Infill to be recessed to retain shape and location of window.
		Form new opening in existing internal partition to form new door opening.
		Form new opening in the existing party wall to form corridor.
		Block up opening in existing party wall.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.

13.1.A Assumed Works *	Floor	Remove existing floor coverings. Retain existing floorboards.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Form opening in existing internal wall.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
		Existing staircase removed.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.
13.1.B	Floor	Remove existing floor coverings. Retain existing floorboards.
		New floor infill where stair removed. Construction to match adjacent.
	Walls	Existing window to be altered to form corridor. Existing window frame and architrave removed.
		Remove walls that form stair and wc's.
		Construct new wall to form corridor.
		Construct new partitions to form ensuite and riser.
		Remove existing door in party wall and block up opening. Remove architrave.
		Form 2no. new openings in rear wall to provide access to new stair and corridor.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave, dado and skirtings retained and repaired where applicable.
		Existing staircase removed and floor/ceiling repaired.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.

15.1.A Assumed Works *	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
		Construct partitions to form riser and en-suites.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.
	Floor	Remove existing floor coverings. Retain existing floorboards.
	Walls	Remove existing door in party wall and block up opening. Remove architrave.
15.1.B Assumed Works *		Construct partitions to form riser and en-suites.
	Ceiling	Existing suspended grid ceiling removed.
		Assumed existing cornice retained and repaired where damaged. Further investigations to confirm.
	Features	Architrave and skirtings retained and repaired where applicable.
	Services	Existing surface mounted services stripped out.
		New services to new fitted kitchenette and en-suite.

* Due to the current national lockdown and restrictions relating to the COVID-19 pandemic, many businesses and retailers are closed. It has therefore not been possible to arrange safe access to these areas.

4.3 Photographic Record - First Floor



Photo 40



Photo 41

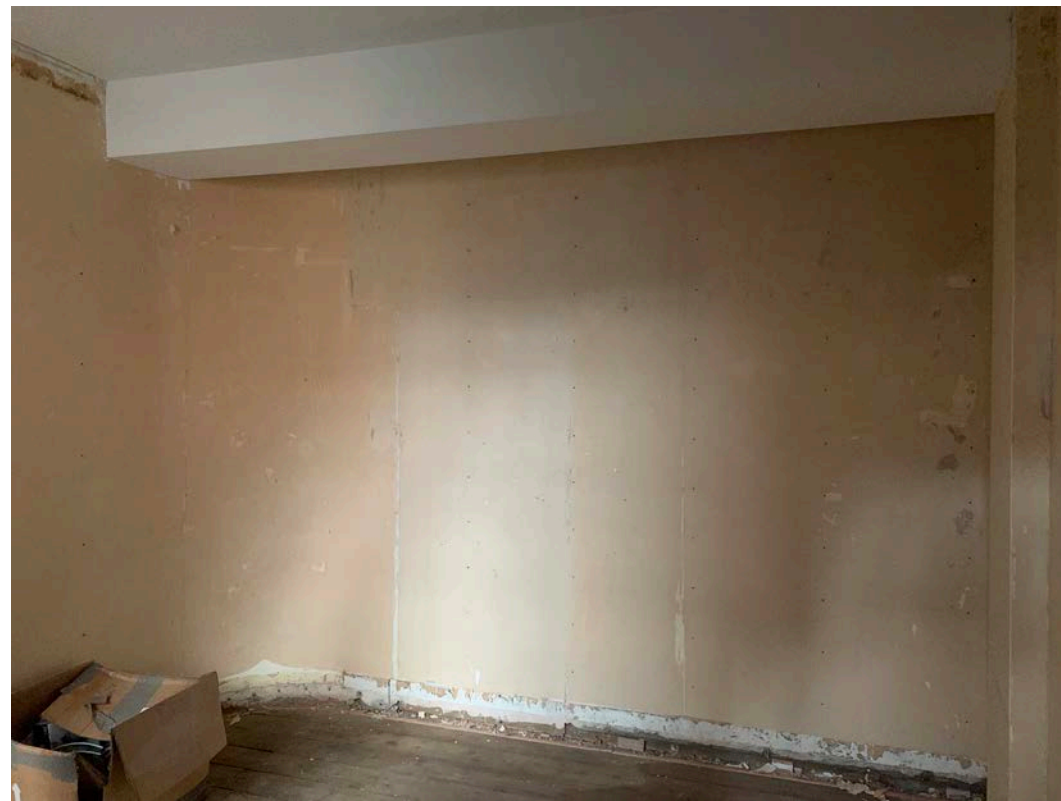


Photo 42



Photo 43

frost.

Schedule of Works



Photo 44



Photo 45

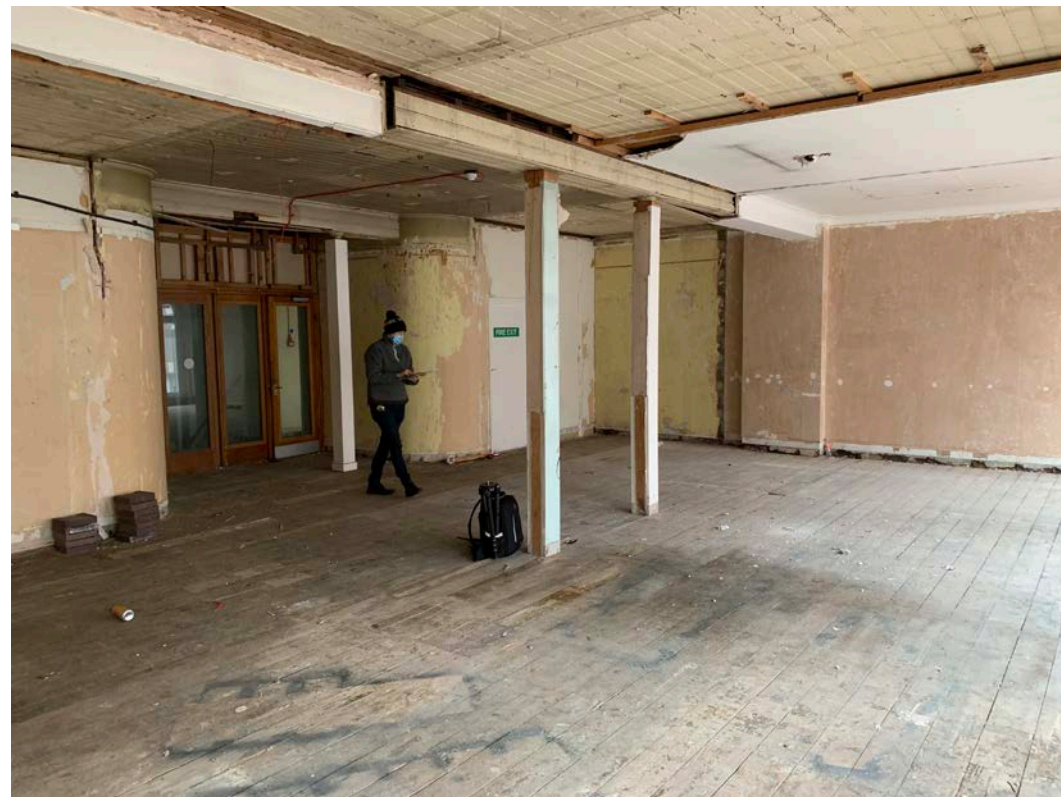


Photo 46



Photo 47

frost.



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52

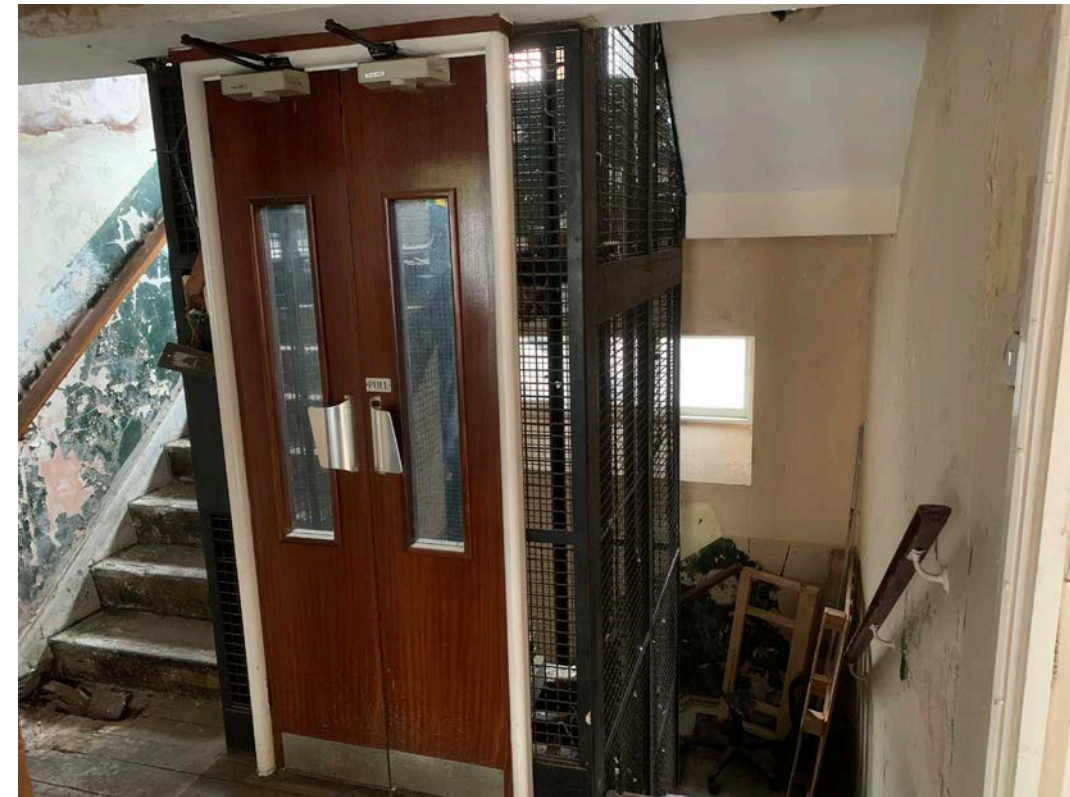


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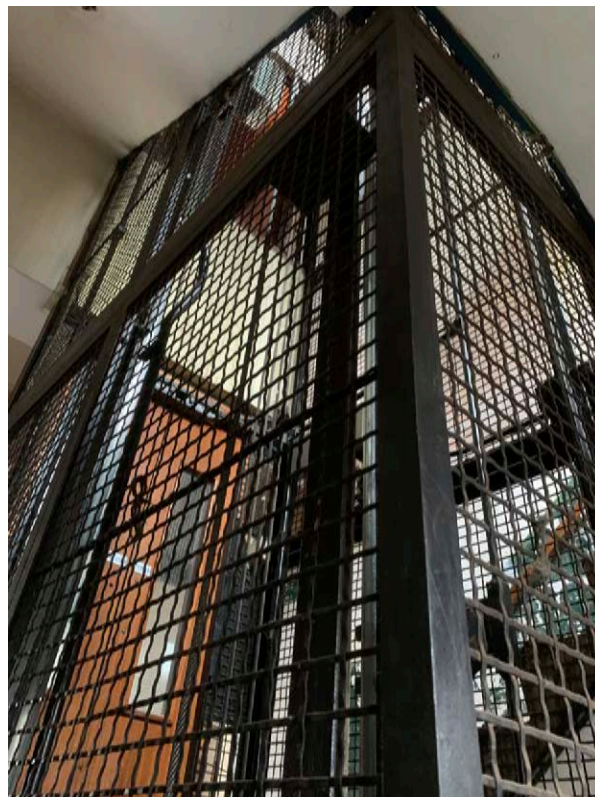


Photo 54



Photo 55

frost.



Photo 56



Photo 57



Photo 58



Photo 59

frost.



Photo 60

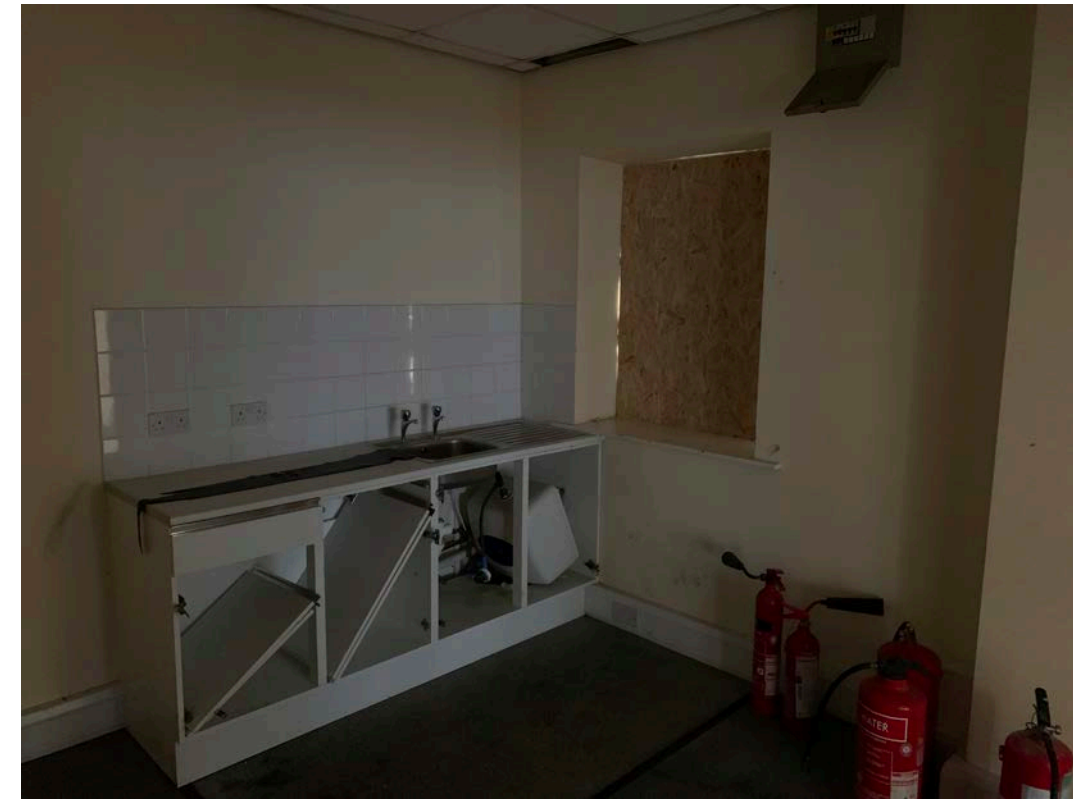


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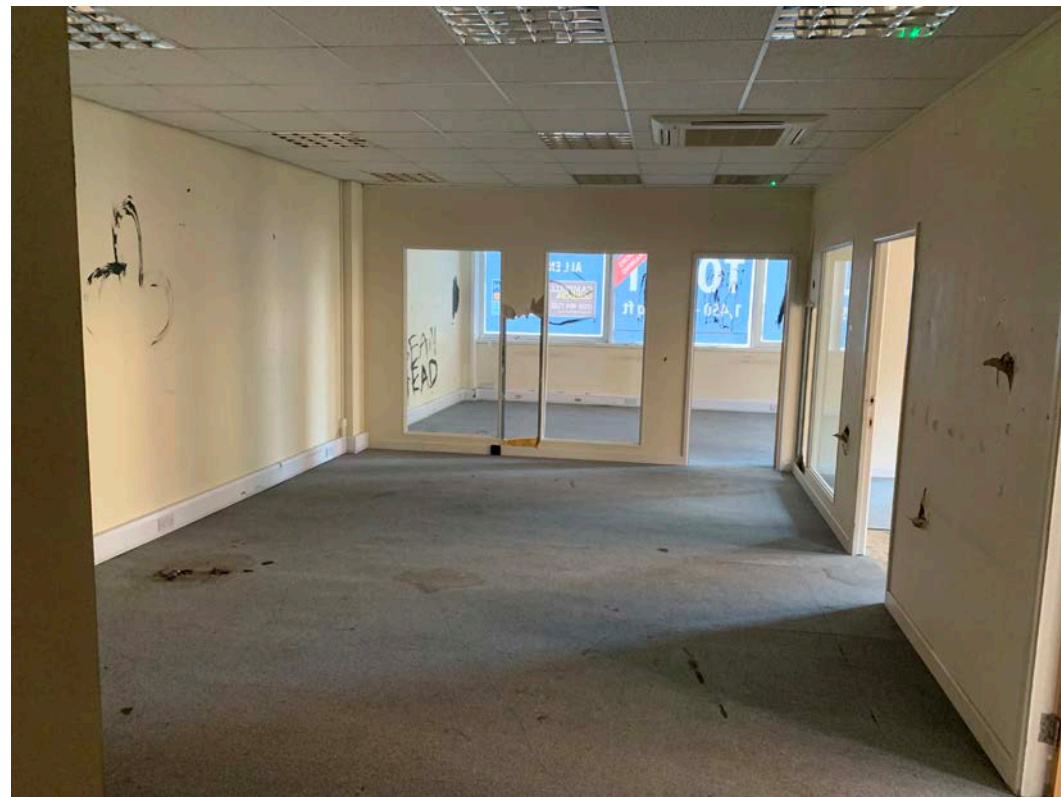


Photo 62



Photo 63

frost.

Schedule of Works



Photo 64



Photo 65



Photo 66

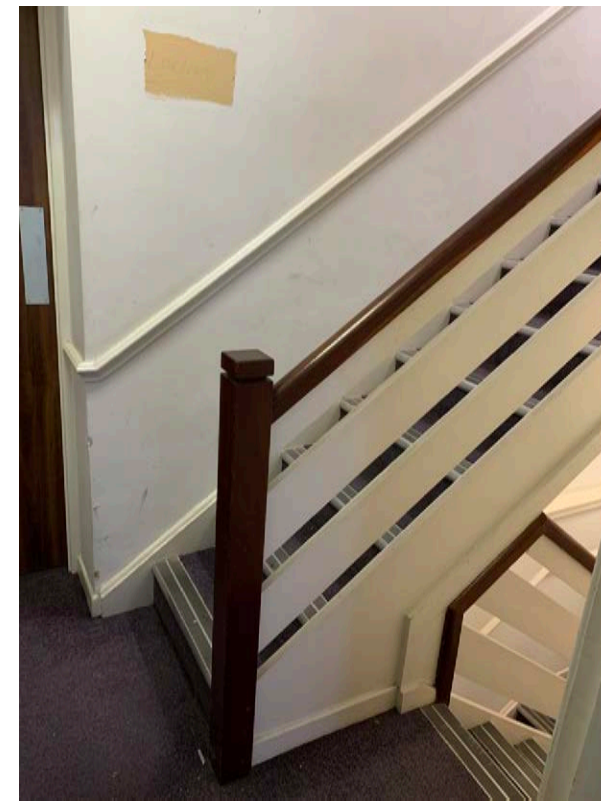


Photo 67

frost.



Photo 68

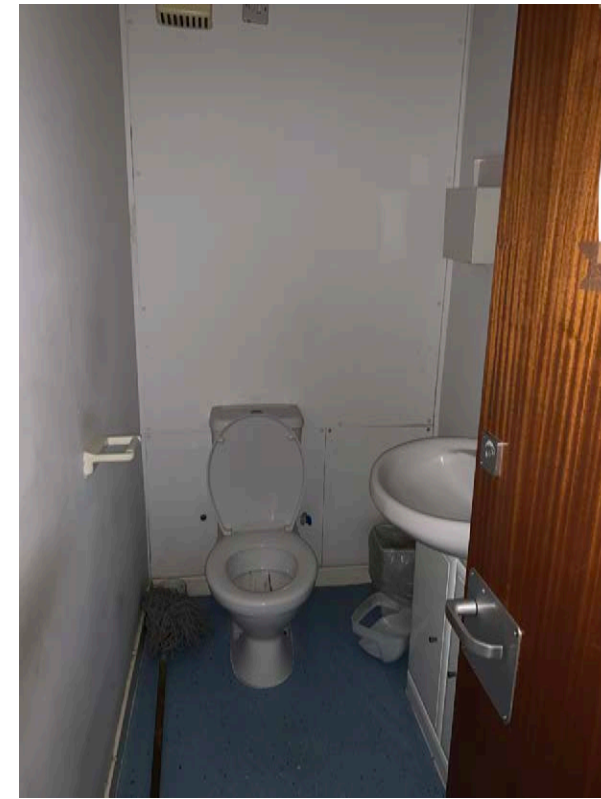


Photo 69



Photo 70

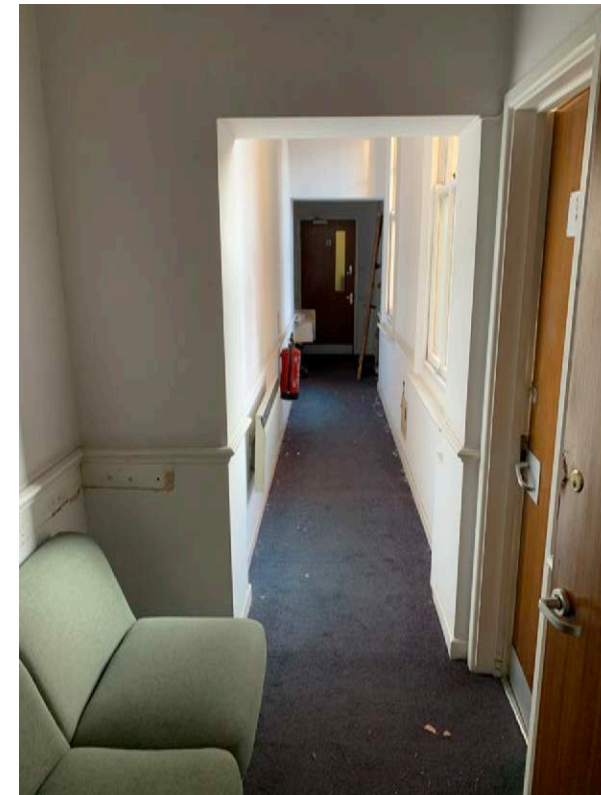


Photo 71

frost.



Photo 72



Photo 73



Photo 74

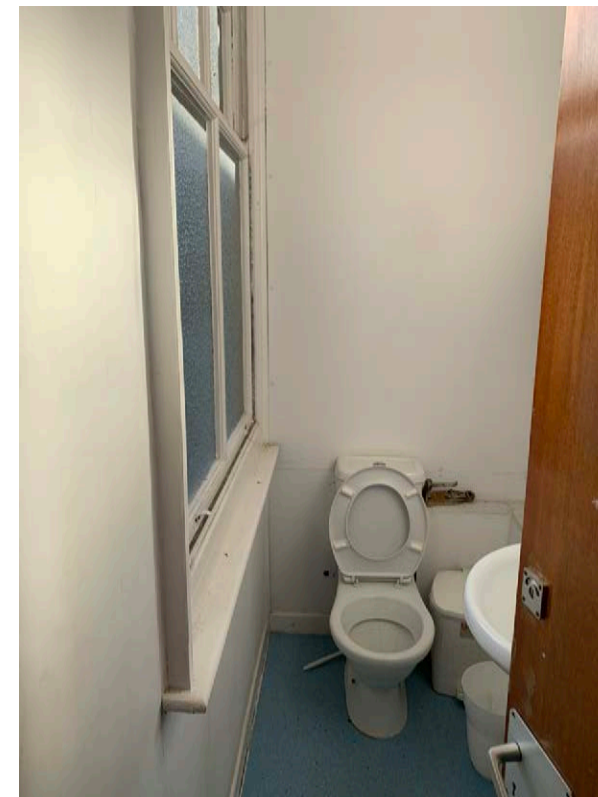


Photo 75

frost.



Photo 76

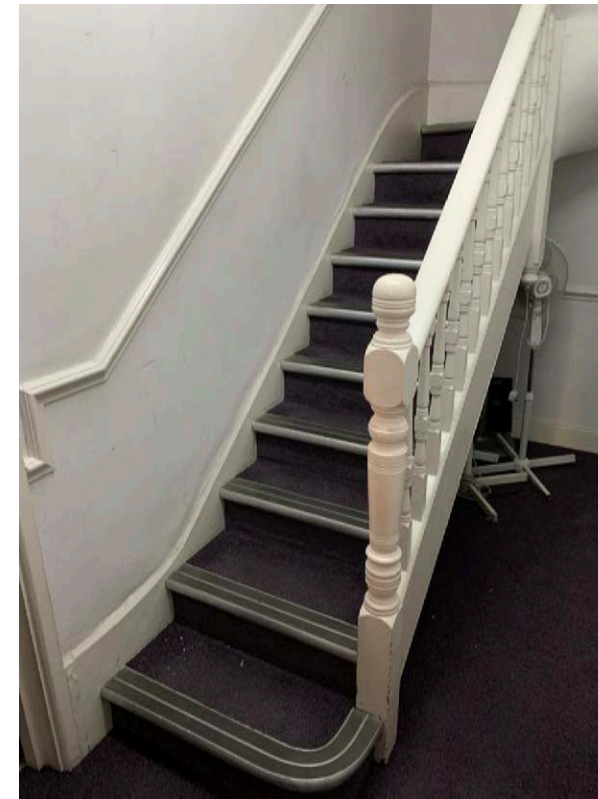


Photo 77



Photo 78

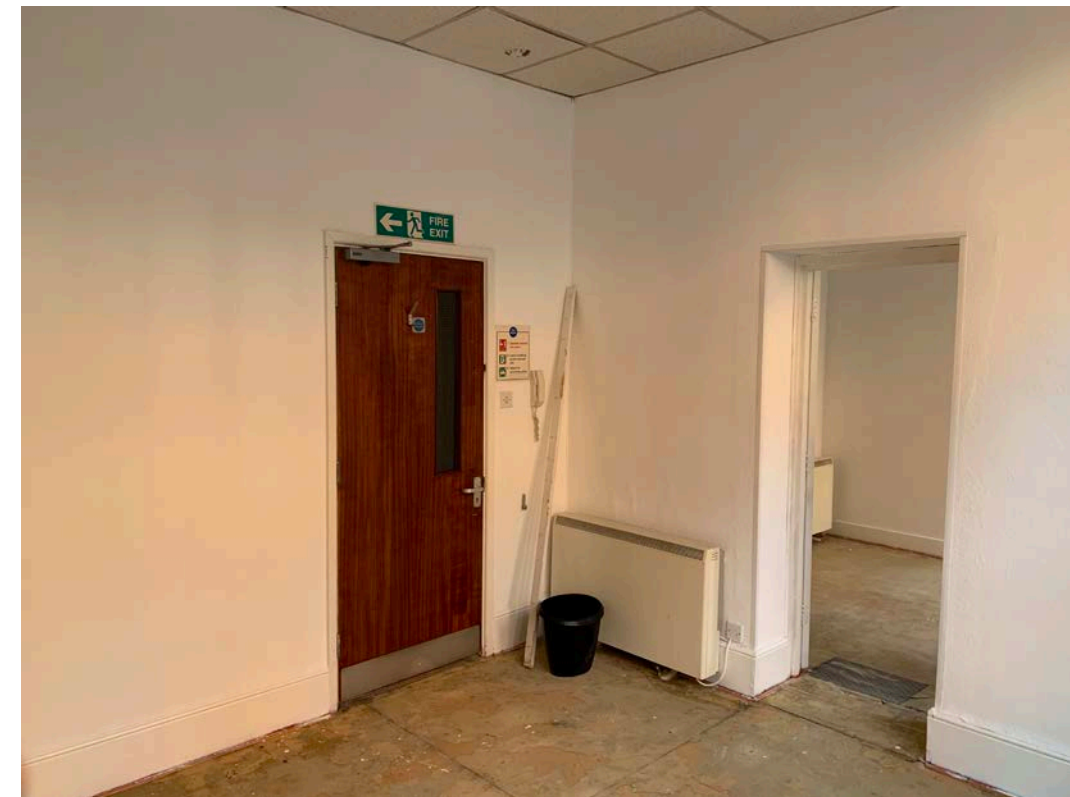


Photo 79

frost.



Photo 80



Photo 81

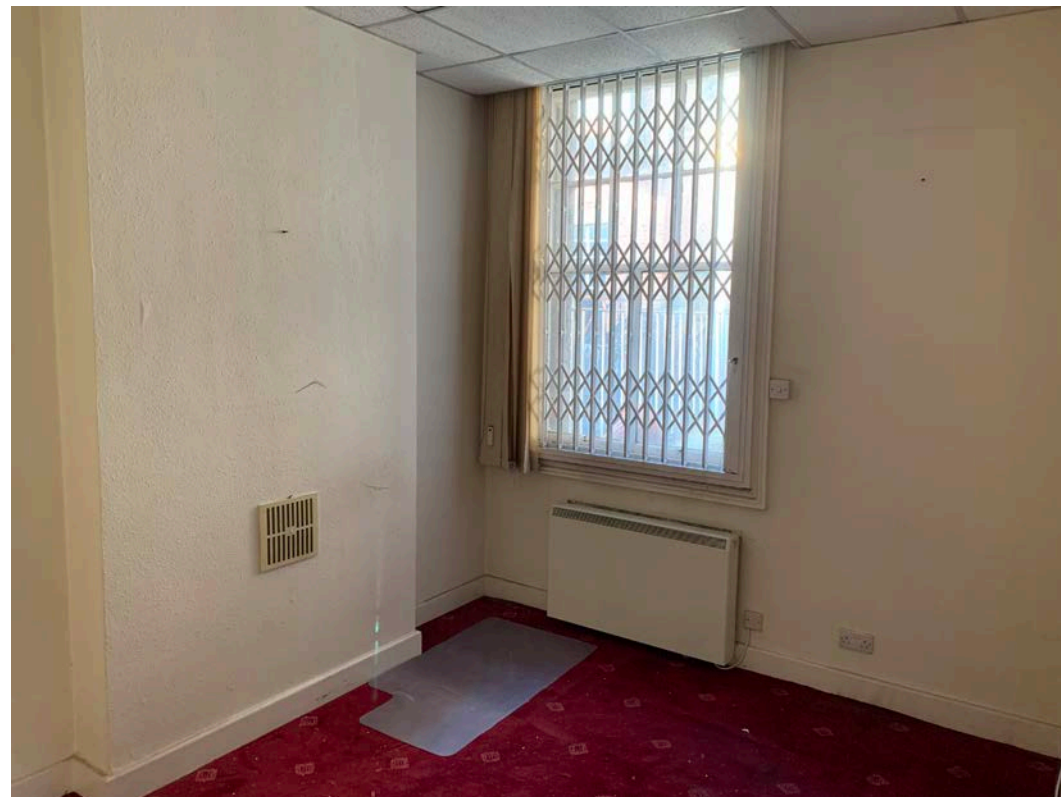


Photo 82

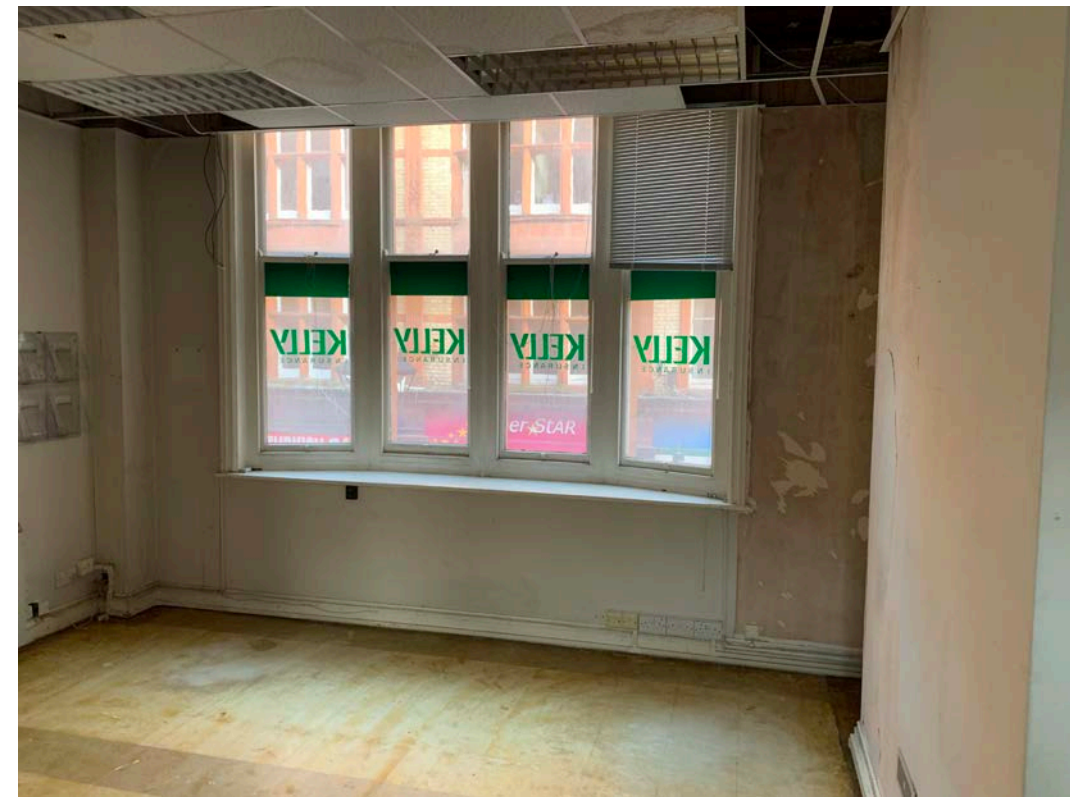


Photo 83



Photo 84



Photo 85

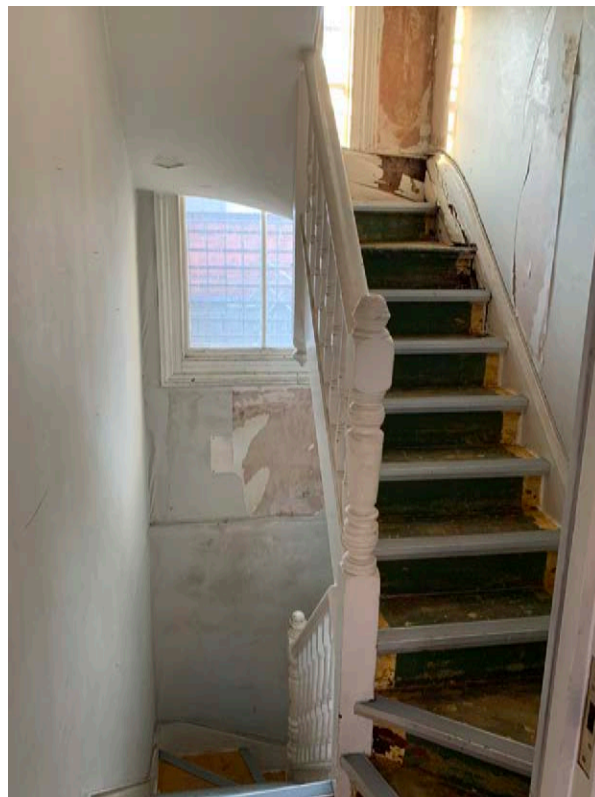
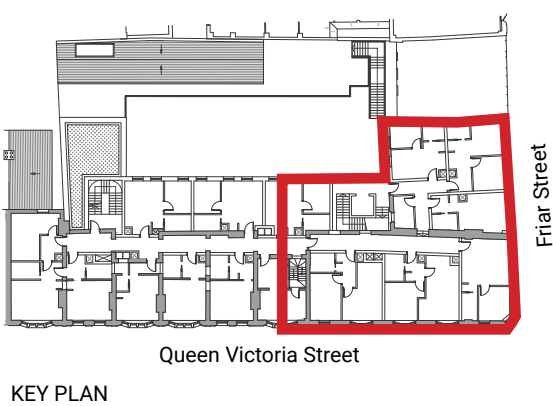


Photo 86

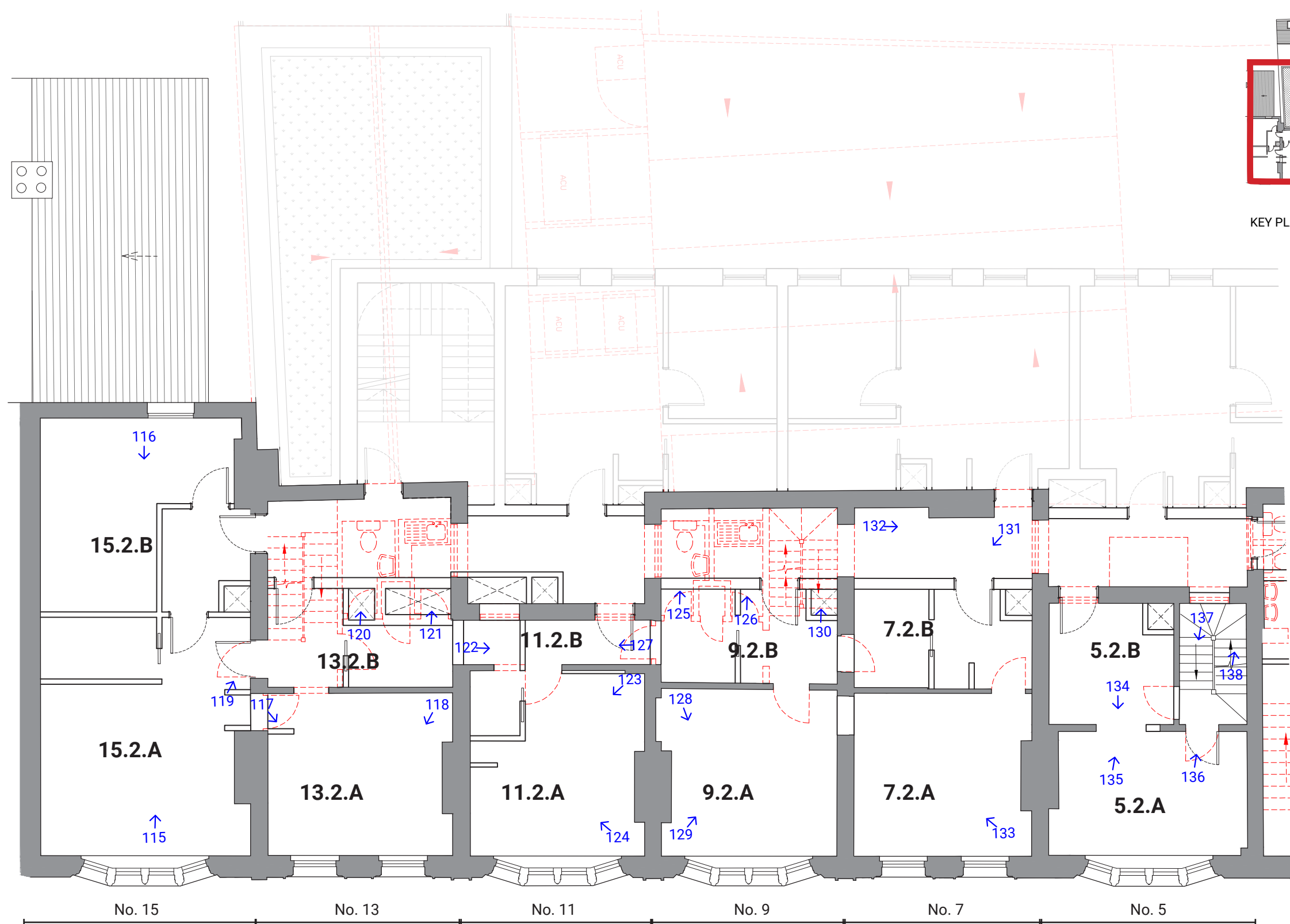
frost.

Schedule of Works

5.1 Plans - Second Floor



Second Floor Plan
Scale 1:100 @ A3



Second Floor Plan
Scale 1:100 @ A3