

SCHEDULE OF WORK

Project	Repairs, alterations, and new garage building to: 3 Gravel Hill Cottages, Blagrove Lane, Caversham, Reading, RG4 7DY
Client	The Mapledurham Estate
Date	June 2022
Job no.	2212
Revision	
Issue	Listed Building Application



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SECTION 1 - GENERAL WORKS APPLICABLE THROUGHOUT, DEMOLITION & LANDSCAPING

No.	Room / Area		Description
1.1	DEMOLITION	1	Carefully remove existing structures as indicated on drawings or as required to achieve proposed layout. This should include all existing concrete hardstandings and paths around the building. Cap off and make safe any services disturbed by the works. Allow to completely remove any redundant services not to be reused.
		2	To the existing cottage allow to remove all sections, elements, walls, floors, coverings and cladding, and redundant services which are not required as part of the completed work. Allow to make good where any adjacent elements are to remain.
		3	Allow to reduce all levels as necessary to achieve the finished surface levels as shown on the Proposed Site Plan. Allow to remove all surplus excavated material from site.
1.2	DRAINAGE		
	GENERALLY	1	The underground foul and surface water drainage is to be as described in the Engineer's drawings and specification.
	RAINWATER GOODS	2	Allow to supply and install new site drainage, including ACO drains (if any), and French drains as shown on the Proposed Plans and connect to the site drainage system as specified by the Engineer.
		3	ACO drains to the landscaping where indicated, and in front of the garage building.
	SOAKAWAYS	4	Allow to undertake standard infiltration test in accordance with the BRE365 procedure and report results to the Engineer. Construct new soakaways and/or drainage fields to the Engineer's requirements.
	UNDER-GROUND PIPEWORK	5	Allow for underground drainage to Engineer's details, including the package treatment plant and outfall drainage field.
	INTERNAL FOUL DRAINAGE	6	See section relating to the cottage below.
1.3	WATER SUPPLIES	1	Allow to amend the existing water supply to provide an external tap to the rear of the cottage.
1.4	FOUNDATIONS	1	All foundation work will be to the Structural Engineer's design, and is to comply with current Building Control Approved Documents, and as determined by site conditions.
		2	Allow for new concrete plinths beneath the new oil tank and external boiler to the locations as illustrated on the proposed site plan. The plinths shall be 200mm thick PAV1 on hardcore base, or as designed by the Structural Engineer. They shall be sized to suit the tank and boiler chosen by the contractor as part of the CDP, with a

			200mm projection to each side.
1.5	EXTERNAL WORKS		
	GENERALLY	1	Allow to undertake all hard and soft landscaping work, including site drainage such as ACO drains, as illustrated on the Proposed Site Plan and the relevant Proposed Plans to each element,
		2	Allow to form new drive areas where shown on the Proposed Site plan with 2 layers of 150mm thick compacted hardcore as M&W paragraph B34.23 and in accordance with section B34.
		3	Allow for the construction of new patio to the garden as shown on the Proposed Site Plan with Indian Sandstone.
		4	Allow to form all paving with gentle cross falls (1:40) away from the building generally. Where any changes in level occur, these should be dealt with as gently as possible, avoiding sharp/steep changes in level.
		5	Ensure allowance is made to supply and install ACO drains and French drains as shown on the drawings.
1.6	HIGHWAYS WORKS	1	The site is accessed via a narrow country lane and is best accessed via Upper Warren Avenue, although it should be noted that there is a tight turn at the end as it becomes Blagrove Lane. Care must be taken to prevent nuisance to neighbours and to use banksmen when necessary with entrance and egress onto the highway.
		2	Ensure all areas are kept clean during the works, that the road is clean and free of hazards.

SECTION 2 – EXISTING COTTAGE

No.	Room / Area		Description
2.1	TIMBER TREATMENT	1	Allow for preservative treating all existing timbers throughout the house where these are exposed by the work by a suitably qualified sub-contractor or approved firm and should comply with current BS requirements and codes of practice.
2.2	DRAINAGE		
	RAINWATER GOODS	1	Allow to carefully remove, clean, and retain the existing cast iron rainwater goods, and redecorate for re-fitting. Where any damaged cast iron elements require replacement, or where plastic rainwater goods are present allow to supply and install all new Apex Heritage cast iron rainwater goods, as per the link below, so as to complete the installation as shown on the drawings. Allow for all necessary fittings, brackets and fixings. https://polygutter.co.uk/apex-heritage-cast-iron-gutters-downpipes/?gclid=EALalQobChMl6OWq0IPf-AIV8IFQBh22qwYgEAAAYASAAEglha_D_BwE
		2	Allow to supply and install Aco drains to the thresholds with both existing doors on the South-East elevation.
	INTERNAL FOUL DRAINAGE	3	The Above ground drainage system is to be as indicatively shown by schematics on the floor plans.
		4	Allow to connect to the existing external soil pipe.
		5	Encase all above ground foul drainage pipes in the bathroom where they run along the rear of the sanitaryware ready for tiling.
2.3	HEATING & HOT WATER	1	Allow to design, supply, and install all new heating and domestic hot and cold water supplies, services and fittings.
		2	Allow to supply and install new plastic bunded oil tank and supply pipework to boiler. Oil tank to be installed on new base and is to have a capacity of not less than 1,250litres. The oil line to be of a type of pipe recommended by OFTEC and sleeved where it passes through the building. Allow for fire safety shut-off valve outside point of entry.
		3	Allow to supply and install new external boiler of a size sufficient for the dwelling, including external casing, flue etc. Ensure flue coloured black and rises to a suitable height above the window to the Bathroom.
		4	No cutting or notching of timbers to be carried out without prior agreement and all pipe work is to be boxed in or lost within the fabric of the building.

		5	Install new pressurised hot water cylinder within the Plant cupboard within the Bathroom.
		6	Install a new external tap to the North-Western wall of the Bathroom. All external taps are to be positioned over gullies and are to be of the bib-cock type. Include for insulated housings to prevent freezing in winter.
		7	Heating is to be a wet radiator system. Agree all radiator positions once sizing has been calculated, and prior to installation. Also agree all pipework runs.
		8	Generally allow for boxing all exposed pipework drops with 12.5mm plasterboard and skim, on 50mm x 50mm softwood framing. Where horizontal runs are to be included, allow to form a boxed skirting to conceal these. Brass cupped and screwed MDF access covers at junction points and at 450mm above ground floor level.
2.4	ELECTRICS	1	Allow to design, supply, and install all new small power, lighting, telecoms, data, controls, services and fittings. The general requirements are indicatively shown on the Proposed Plans.
		2	Allow to tidy up the existing incoming supply and meters, and form new cupboard around these to the minimum dimensions practicable, as described below.
		3	New internal lights fitted to the property to be light fittings that will only accept lamps of greater luminous efficacy than 40 lumens per circuit-watt.
		4	Allow for electric underfloor heating to the bathroom. The heating is to go as close as possible to the WC.
2.5	FOUNDATIONS	1	All foundation work will be to the Structural Engineer's design, and is to comply with current Building Control Approved Documents, and as determined by site conditions.
		2	In addition to the foundations required for new walls, the Contractor is to allow to form new foundations beneath existing walls as required by the Structural Engineer (if any). Allow for all necessary propping to retain the existing historic structure in-situ.
2.6	EXISTING EXTERNAL WALLS	1	<u>General Requirements</u> The current walls are showing signs of damp and also of the usual movement which would be anticipated in a traditional timber framed building. These issues are most likely manifesting due to the inappropriate use of cementitious materials and unbreathable paint. The general approach is to carefully remove inappropriate materials and repair and re-finish in breathable materials which are less rigid and better able to respond to the characteristics of the timber frame.

		2	To the perimeter of the walls externally allow to construct the new apron and French drain detail as illustrated on the detail provided.
		3	To all external walls where redundant services or vents are present and not required by the proposals, allow to carefully remove any fittings and infill with material to match that adjacent.
		4	To all external walls allow to carefully remove the internal plaster finish and prepare to receive new lime and cork plaster finish ready for decoration.
		5	Where new brickwork is to replace or repair existing, the replacement shall match the existing as closely as possible, with existing bricks re-used if possible.
		6	Allow to re-point all existing walls to be retained and replace any spalled brickwork. Where spalled bricks are to be removed, allow to carefully cut out poor bricks without damage to surrounding bricks. Removed bricks may be turned and reused if the rear faces are suitable for facework, or replacement matching secondhand bricks may be used.
		7	Where modifications to the existing structure are proposed, always use matching material and mortar to prevent long term movement.
		8	<u>Rendered masonry panels</u> Allow to carefully remove the cementitious render from the external panels. This should be generally be undertaken with hand tools only, being careful to minimise disturbance to the underlying substrate, although a small cutting wheel may be used to cut to the depth of the render only and divide it into small diamond shaped pieces which should be easier to remove.
		9	Following removal of the render, allow to make good the underlying substrate by the removal of any friable materials and the addition of lime mortar or materials to match the existing to infill any voids and bring back to a level surface ready for new render.
		10	Re-finish in new lime/cork render and prepare for lime wash.
		11	<u>Painted masonry panels</u> The removal of the masonry paint is to be explored, and this should be undertaken by a specialist sub-contractor. The contractor should provide details of their chosen specialist and method prior to undertaking the works.
		12	A test panel should be undertaken prior to works commencing generally, and the results discussed with the CA prior to proceeding.

		13	Assuming satisfactory results and the removal of the modern paint coatings, the underlying masonry shall be repaired and repointed in readiness to receive a lime wash finish as described elsewhere.
		14	<u>Exposed timber frame</u> Allow to carefully remove any friable and/or loose sections of timber or mortar in the joints, and make good with either oak sections or lime mortar depending upon gap size. Ensure as little existing fabric is removed as possible. Prepare for decoration upon completion.
		15	<u>Painted masonry walls (where not within timber frame)</u> This should be treated as for the painted masonry panels as described above. The position of the general test panel should be located on a section of masonry wall, rather than a panel.
		16	Where cracking has occurred locally to the brickwork, for example around the single storey extension, this should be made good before redecoration, including for helibar repairs to limit further movement.
		17	To the South-Eastern elevation of the single-storey lean-to allow to improve and insulate the wall internally as described below: Allow to remove all existing internal finishes, including plaster, back to masonry. Regularise thickness of the wall to 215mm thickness across whole elevation using lightweight concrete blockwork, then apply lime render parge coat to whole wall using nominal 10mm REABILITA CAL RB (Reboco). Apply nominal 6mm coat of ISOVIT E-CORK (AdhereVit) NHL based adhesive mortar to fix 80mm thick expanded cork insulating wall board across entire inner surface, and secure with proprietary insulated masonry fixings as provided by Ty Mawr. Finish internally with lime plaster incorporating render mesh if required. Prepare for decoration. Allow to replace and window boards or other joinery to account for the increased wall thickness.
		18	<u>Rendered cheeks to dormers</u> Carefully remove the existing cement render to the cheeks of the dormers and investigate substrate. Report nature and condition of substrate to the CA prior to continuing in case of need for repair or alteration.
		19	Allow to replace the render with new lime/cork render, and also renew all leadwork to ensure the soakers and flashings as recommended by the Lead Development Association are present. Prepare for re-decoration in lime wash.
		20	<u>Rendered panels to gables</u> Allow to investigate the build-up of the rendered panels to the gables, which appear to be packed-out away from the underlying wall.

		21	For the purposes of pricing, allow for the careful removal of the cementitious render and its replacement with lime/cork render as described in section B20.02 and redecoration in lime wash as described elsewhere. The exact nature of works will be agreed on site once the nature of the build-up is understood.
2.7	EXISTING INTERNAL WALLS,	1	Allow to carefully remove the existing thin partition on the first floor as indicated on the proposed plans and make good the floor, walls, and ceiling surrounding, where these are to remain.
		2	Allow to remove the existing internal walls to the ground floor as illustrated on the proposed plans. Allow to make good the surrounding floors, walls, and ceilings where these are to be retained.
		3	Allow to carefully remove the existing plaster finish to all internal walls and prepare the substrate to receive a new lime plaster finish. Prior to undertaking this work the Contractor and CA are to discuss the existing internal walls and agree where this work needs to take place.
		4	In all instances prepare the internal walls for redecoration.
2.8	NEW INTERNAL WALLS	1	Where indicated on the General Arrangement Plans and as described in the relevant sections of the Materials and Workmanship part of this specification allow to install new full height studwork walls off 100x50mm sole plate, studs at 400mm c/c and head plate. Install noggins at no more than 1.2m c/c.
		2	Where indicated on the General Arrangement Plans allow to construct new 3.6N concrete blockwork walls from new foundations as illustrated and described by the Structural Engineer. Fix to adjacent existing construction with proprietary wall start system.
		3	Where the Structural Engineer sets out specific detail or requirements for load-bearing studwork or masonry walls, these are to be incorporated as a matter of precedence within the general requirements for studwork or masonry walls as shown and described.
		4	To all internal studwork allow to install 12.5mm plasterboard as appropriate for the area concerned, and 2-3mm plaster skim as to each side. Install sound deadening quilt within studs.
		5	To all walls within the Bathroom, where this is to be tiled, allow for a layer of Hardiebacker 500 (12mm) board for tiling in place of the plasterboard.
		6	Allow to apply fire protective coating to all steel supporting the first floor where not otherwise protected. This is to include any flitch

		7	plates or significant fixings, which are then to be decoratively coated above as described elsewhere. Within the Bathroom allow for additional 50x50mm treated softwood framed boxing to provide service voids for pipework, shower valves etc.
2.9	GROUND FLOORS	1 2 3 4 5	Allow to break out and remove the existing floors to the Kitchen and throughout the existing single-storey extension and excavate to reduced levels to accommodate the new floor build up. Within the Kitchen, note the requirement to keep a strip of the existing floor along the edge of the external wall, beneath the kitchen units and around the stair, so as to retain the foot of the wall. During stripping out of existing floors and reduced dig, ensure care is taken to support the existing walls to the structure, which are to remain. Allow to construct new ground floors as illustrated on the drawings and described below. Ground floor construction to the new floors generally is to consist of: Floor finish as applicable, on 100mm Ty Mawr limecrete screed over geotextile, 120mm minimum thickness of compacted Glapor foamed glass gravel, geotextile, and clean subsoil. The geotextile layers are to be taped as manufacturers guidelines. Allow for 20mm thick upturned cork board edge insulation to all new ground floors, except at door positions.
2.10	FIRST FLOOR & FIRST FLOOR CEILING JOISTS.	1 2 3	Allow to construct all first floor and ceiling structures as designed by the Structural Engineer, this is to include the new post, spreader, and beams to replace the wall which is to be removed between the Kitchen and Dining Room. Please note these new beams should be stop-chamfered in the manner of the existing beams. To the existing first floor, which is excessively live in parts due to the extremely slender nature of the existing joists, allow to replace those joists indicated by the Engineer with new 75x75mm oak joists. The first floor in Bedroom 2 has a significant deflection and the contractor is to allow to level this. This is to be achieved by removing the upper layer of thin over-boarding, taking care not to damage the underlying historic floorboards, then fixing softwood firings at 400mm centres to level the floor as far as practicable and then apply a new floor of 22mm Caberdek P5. This over-boarding is to be screw fixed to minimise any damage to the historic boards.

		4	The floor finish is to be carpet throughout.
		5	To the underside of the first floor the ceiling finish is recessed between the joists. This will be affected by the replacement of the failing floor joists, and may itself be failing in other areas. Where disturbed or in poor condition, allow to form a new recessed ceiling consisting of either chestnut laths or 12.5mm plasterboard as appropriate, and lime plaster skim ready for decoration.
		6	Include for intumescent fire-retardant coating to all first-floor steelwork, ready for decorative finishes. Note this particularly relates to the steel spreader plate to the top of the new oak post in the Kitchen/Dining Room.
		7	Within the lean-to extension allow to form a new level ceiling of moisture resistant plasterboard and skim ready for decoration. Allow to form loft access hatch 500x500mm in size and supply and fit proprietary fully insulated access hatch with lock.
2.11	ROOFS	1	Allow to carefully remove the plaster finish to the skillings and replace with new lime/cork insulating plaster.
		2	Within the loft spaces to both the main body of the cottage and the single-storey lean-to allow to supply and install 300mm mineral wool insulation in 3x 100mm layers, laid perpendicular to each other. Ensure all ventilation paths remain clear.
		3	Allow to replace any loose or missing tiles or slates to ensure the roofs are complete.
2.12	FLASHINGS	1	Allow to renew all existing lead soakers, flashings, and cover flashings, as well as providing new leadwork where this is not present, is not in accordance with the recommendations of the Lead Development Association, and/or may currently be weathered by a cement flashing (which should be carefully removed) so that the correct leadwork is provided at all junctions of roofs with walls or chimneys, and lead slates/flashings to all roof penetrations.
		2	Apply patination oil to all lead work in accordance with manufacturer's instructions as directed by The Lead Development Association.
2.13	JOINERY		
	GENERALLY	1	Allow to install throughout all areas new 150mm high softwood skirting in plain board profile to match the existing and 75mm wide architraves, prepared for decoration. Note that whilst the contractor should allow to replace all skirtings and architraves, those existing in reasonable condition shall be retained following agreement with the CA. Note that where the floor heights change, or where levelling of floors is to occur, the existing skirting will need to be removed and the wall made good.

		2	Allow for all doors and windows described on the drawings a being replaced or repaired.
		3	In addition to the above, take note of the requirements for new structural purlins, beams and posts as structural elements specified and detailed by the Structural Engineer, all of which, where visible upon completion are to be finished to a decorative standard free from scoring, marks, stains or defects, ready to receive a decorative coating as specified elsewhere. Allow for stop-chamfers to all new timber beams where visible.
		4	To all structural internal beams, posts and/or purlins described by the structural engineer, where these will have joining plates or bolts set within them allow for all fixings, including bolt heads and nuts to be recessed into the timber and covered with matching pellets.
		5	Where exposed steel strapping, plates, bolts or collar type fittings are detailed as fixings by the Structural Engineer allow for these to be neatly produced as finished items, including any welding, which is to be continuous and neatly ground to a suitable finish for decoration. Allow to paint.
2.14	STAIRS & GUARDINGS	1	Ensure the existing staircase, which is to be retained, is in a sound and secure condition, free from loose treads, risers, etc. Check all blocking and reinforce if necessary to prevent movement or separation, and minimise creaking.
		2	Allow to supply and install a new handrail to one side only of the stair. The handrail is to be set at 950mm above the level of the run of the stair when measured at the nosing.
2.15	DOORS & WINDOWS	1	Allow for the supply and installation of all windows and external doors, or components thereof as described on the Window and Door Schedules on the proposed plans and elevations. Note that these are generally to be bespoke joinery. Allow for all necessary trims and cover strips.
		2	Irrespective of the description of each, allow for all doors and windows which are to be retained in part or in whole to be repaired in materials and section sizes to match the existing so that upon completion they are free from rot, and in a good, fully operable, condition. This is to include cills, outer frames, timber lintels, etc.
		3	Note that all existing ironmongery should be retained, whether on windows or doors to be retained, or from those which are to be replaced, as the existing shall be reused where possible.
		6	Allow to fix shut the replacement door D1, and insulate behind with mineral wool within studwork frame, and line internally with

			timbervent board level with internal face of existing wall. Allow to dress DPC under and up lower 150mm of construction to guard against moisture ingress. Continue general wall finishes to inside.
2.16	CHIMNEY, FLUES ETC		
	FIREPLACE	1	Allow to sweep and undertake camera surveys of both chimneys. Report results to the CA.
		2	Allow to remove the existing modern fireplace to the living room and expose the original opening. Once exposed agree the extent of opening up with the CA in order to form a recess suitable for a new woodburner as described below. Allow to construct the fireplace and install a new flue for the woodburning stove. The general arrangement of the woodburner is shown on the floor plans. Allow for new slate hearth within the full extent of the new opening to comply with Building Regulations, with minimum dimensions beyond the new woodburner to extend 300mm to front of appliance, 150mm to each side, and 150mm to the rear – in order to cover the space between the rear of the appliance and the wall.
		3	Allow for the supply and installation of a new mantleshelf.
		4	All work to install woodburners and flues is to be undertaken only by HETAS accredited specialists, and all in accordance with HETAS requirements and recommendations. Include for provision of all inspection hatches, and carbon monoxide alarm, which is to be mains fed, with battery back-up.
2.17	FINISHES		
	GENERAL	1	All paints and preparation materials to be obtained from an approved source as specified and applied strictly in accordance with the manufacturer's recommendations.
		2	To all external timber allow to decorate with stain.
2.18	WALL TILING	1	Allow for tiling as described below. Include for ancillary products such as plastic corner beading of a colour to suit tiling.
		2	Where any tiling is within a wet area, allow for a waterproof flexible sealant joint to all internal corners and at junctions with fittings.
		3	The extent of wall tiling is to be as follows: Kitchen and Utility Rooms Tile above work surfaces to the underside of any wall units. Where work surface extends beyond wall units allow for tiling to continue as underside height generally. If no wall units are included then tiling shall extend to 300mm above work surfaces. Allow to tile behind any freestanding appliances set within unit runs down to

			top of skirting. Include for tiling into any window reveals and cills where these fall within an area of wall tiling. Bathroom Allow for full height tiling around the external walls of the Bathroom (to back of WC, basin, and around bath), and to the wall above the end of the bath onto the new internal studwork wall, including into niches, window cills and reveals, and over tops formed by any boxings. The exact extent of tiling is to be agreed prior to commencement of this work.
2.19	FLOOR COVERINGS	1	Allow for tiling as described below. Floor finishes are not always shown on the drawings. These are to be as follows: Bathroom (including cupboard) – Tiles Hall – Tiles Kitchen – Tiles (assume extent to be taken to Dining Room side of peninsula units) All other areas to be carpeted.
		2	Tiled floors are to be to the full extent of the room to be tiled, including under units, sanitaryware etc.
		3	Include for transition strips between all changes of floor covering at the point of door thresholds so as to be beneath the door when the leaf is closed. The finish of the transition strips shall be to match the ironmongery, and they shall be of the specific type required between the finishes in each location.
2.20	FITTINGS	1	Allow to supply and install all fittings described within the specification, including:
		2	Sanitaryware Allow to supply and install all sanitaryware as generally shown on the General Arrangement Plans.
		3	Enclosed Wood-burning Stove Allow to supply and install, including commissioning, 1 no. solid fuel room heater to the fireplace. Include for any bespoke plates or connectors to flue, and all flue components as described above, together with hearth.
		4	Kitchen and Utility Room Units Allow for the supply and installation for the Kitchen and Utility Room units as indicatively shown on the drawings.
2.21	EXTERNAL WORKS		
	GENERALLY	1	Allow to form the drainage details around the edge of the building as per the details.
		2	Allow for all external works including patios and paving as

			described elsewhere under the general section above.
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