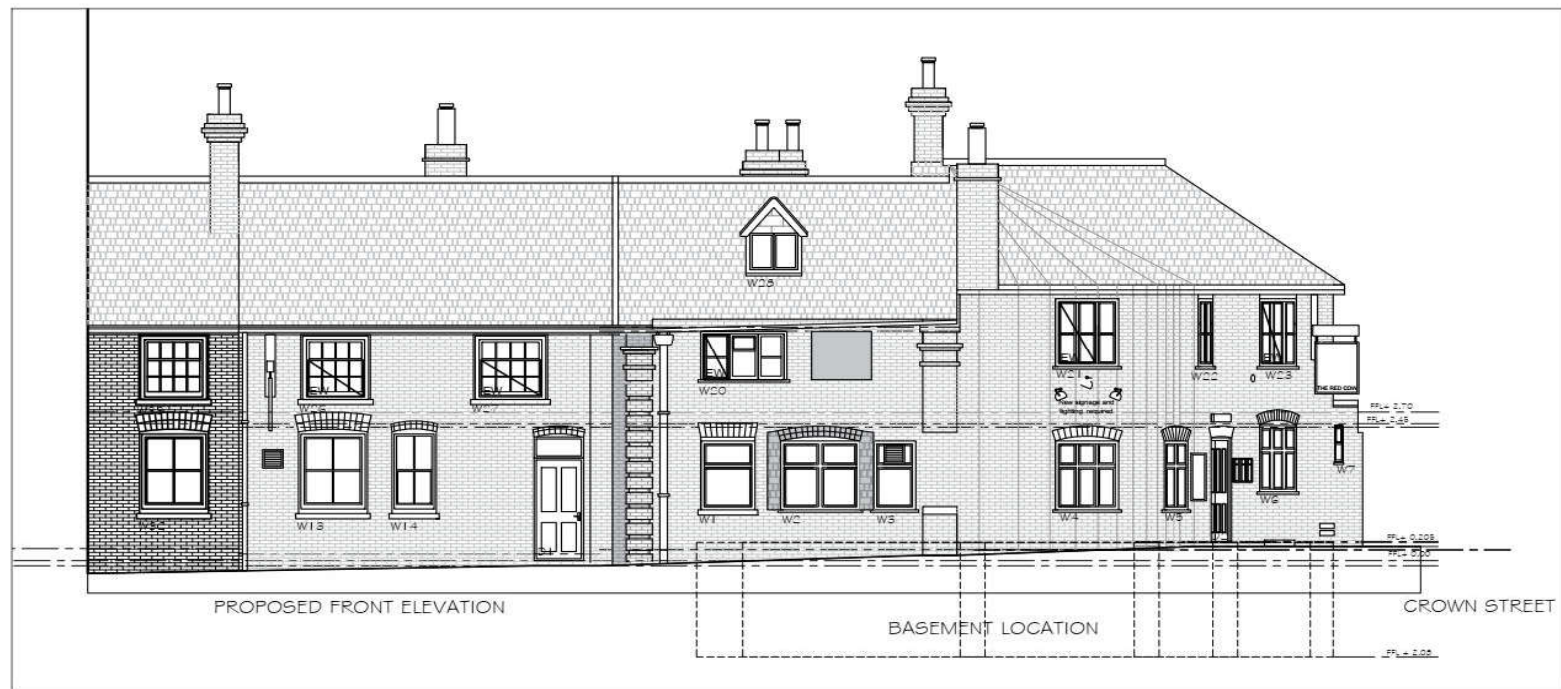


The Red Cow
50 Crown Street, Reading.

Schedule of Works for the Grade II Listed Building



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Schedule of Works for the Grade II Listed Building

Doc Ref: PCSR - SW 001

20.08.2018

First Floor

	Location	Element	Summary of works	Design Justification	Method Statement	Photos
1.0	Flat 1	Walls				
1.0.1			Repairs to existing plaster.	General repair to maintain integrity of existing building fabric and ensure continuity of use.	Carefully remove existing wall paper finish to all walls above and below existing picture rail which are not to be thermally upgraded. Wherever practical existing original historic plaster is to be retained and repaired as necessary. Where plaster is debonded /damaged to such an extent that retention is impractical: such plaster is to be carefully removed to minimise the risk of damage to adjacent sound plaster. Areas to be made good are described in section F.20 Specification WD-001.	PH 1
1.0.2			Upgrading of external walls.	The upgrading of the external fabric of the building to improve the energy efficiency.	Retain existing plaster and skirting boards where practically possible and in good condition. If plaster is debonded in large areas then these should be made good before the application of insulating material as detailed in section 1.1. See section F.41 Specification WD-001 for details of upgrade.	

1.0.3			Repairs and renovation of existing skirtings .	General repair to maintain integrity of existing building fabric and ensure continuity of use.	All timber skirtings to be removed and repaired if possible, a good example to be retained and used as a template for replacements. All new replacement skirtings are to be uniform with a suitable decorative profile in keeping with those retained. All bare wood to be primed and then painted with 2 coats satin wood paint.	
1.0.4			Alteration /removal of picture rails, architraves, doors linings and any timber mouldings.	Specific and limited alteration /removal of existing timber mouldings and linings as part of the development; refer to floor plans for location.	Where necessary any mouldings are to be carefully removed to minimize damage or disturbance to adjacent finishes.	
1.0.5			Formation of new openings in existing walls.	Alterations undertaken as part of the development and reallocation of use; refer to floor plans for location and justification.	Form two new door openings in the external wall, carefully scribe round existing plaster hand remove material to minimize damage or disturbance to adjacent finishes. Retaining external facing bricks for reuse.	
1.1	Flat 1	Floor				
1.1.1			Removal of existing finishes.	Removal of existing finishes generally to enable new works to take place.	Where existing finishes have already been removed, check for gripper rods, tacks and nails minimizing damage to existing fabric and disposed of off site.	
1.1.2			Removal of existing floor boards.	Removal of existing floor boards generally to enable new structural works to take place as part of the development and reallocation of use.	Carefully take up existing floor boards and if of a Historic nature to be offered to architectural salvage yard for reuse. In addition all existing redundant services are to be removed from within floor void with minimal disturbance to existing fabric.	
1.1.3			Installation of new floor.	Generally to enable new structural works to take place as part of the development and reallocation of use.	Existing floor structure to be retained and supplemented with new, to structural engineer details and specification. For the construction of the new floor refer to section E.20 Specification WD-001 and drawing WD-602 .	
1.3	Flat 1	Ceiling				

1.3.1			Repairs to and renovation of existing lathe and plaster ceiling.	General repair to maintain integrity of existing ceiling and ensure continuity of use.	Carefully remove existing textured wall paper finish to ceiling. Wherever practical existing original historic lathe and plaster is to be retained and repaired as necessary. Where plaster is debonded /damaged to such an extent that retention is impractical: such plaster is to be carefully removed to minimise the risk of damage to adjacent sound plaster. Where existing areas have completely failed and are behind reasonable repair, a new gypsum plaster board one is to be erected and mechanically fixed to existing joists and finished with a skim coat. Joists are to be checked for signs of rot or infestation while exposed and repair as necessary following consultation with Listed Building Officer. Repairs as described in section K.10 Specification WD-001.	
1.4	Flat 1	Doors				
1.4.1			Removal of existing door and frame and replacement with new.	Upgrading of existing to comply with Building Regulations and accommodation of new floor.	Carefully remove existing door set and dispose off site. Form new opening in location required and insert new purpose made door set to be upgraded to half hour fire and smoke seals and concealed closers. New architraves and linings to be installed as necessary. Any new or replacement architrave / linings are to be uniform with a suitable decorative profile in keeping with those retained. Doors to be primed and painted with 2 coats satin wood paint and fitted with appropriate ironmongery.	
1.4.2			Installation of new door.	New installation as part of development and reallocation of use.	New door sets to be measured manufactured and installed into new openings formed. New architraves and linings to be installed as necessary. Any new or replacement architrave / linings are to be uniform with a suitable decorative profile in keeping with those retained.	
1.5	Flat 1	Windows				

1.5.1			Repairs and alterations to existing windows.	General repair, modification to maintain integrity of existing building fabric, comply with Building Regulations and ensure continuity of use.	Existing sash window to be adapted so as to comply with the requirements for providing clear opening to enable means of escape. Carefully remove any damaged, defective or redundant ironmongery and replace with appropriate matching. Glass to be checked and if cracked, broken or missing replaced like for like within the same window. All new glass to be pinned and fixed with glazing putty.	
1.5.2			New secondary glazing units.	New secondary glazing units are required as part of general redevelopment and reallocation of use.	New secondary glazing units are to be fitted to existing window opening. Specialist contractor to be appointed to manufacture and install secondary glazed units. Profile and design to be mindful of existing windows and to comply with the requirements for providing clear opening to enable means of escape.	
1.6	Flat 1	Fixture and Fittings				
1.6.1			Removal of existing fixtures.	Removal of existing fixtures and fittings as part of general redevelopment and reallocation of use.	Remove wall shelves and dispose off site. Remove all exposed copper pipework, radiators and associated fixings and make good.	
1.6.2			Retention of existing fixtures.	E H policies 126d. The work proposed is to respect previous forms of place. General redevelopment and reallocation of use.	Existing fire place is to be retained and capped off within the chimney breast. Metal surround is to be cleaned and refurbished with one application of rust protector before the application of grate polish.	
1.7	Flat 1	Provision of Services				
1.7.1			Removal of existing fittings.	Removal of existing redundant pipes, cables, ducts and fittings as part of general refurbishment and reallocation of use.	Ensure safe isolation of electrical supply before removal all redundant electrical sockets, switches and light fittings and make good finish to match surroundings if visible with minimal damage to existing structure and fabric of the building .	

1.7.2		Installation of plumbing services	Installation of plumbing services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
1.7.3		Installation of electrical services	Installation of electrical services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
1.7.4		Installation of drainage services.	Installation of drainage services as part of general redevelopment and reallocation of use.	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
1.7.5		Installation of ventilation services.	Installation of ventilation services as part of general redevelopment and reallocation of use.	New MVHR services are to be located within the roof space. No historic timber structures are to be chased or cut to facilitate new services.	
1.8					
1.8.1	Flat 1 Bedroom	Walls			

1.8.2		Repairs to existing plaster.	General repair to maintain integrity of existing building fabric and ensure continuity of use.	Carefully remove existing wall paper finish to all walls above and below existing picture rail which are not to be thermally upgraded. Wherever practical existing original historic plaster is to be retained and repaired as necessary. Where plaster is debonded /damaged to such an extent that retention is impractical: such plaster is to be carefully removed to minimise the risk of damage to adjacent sound plaster. Areas to be made good are described in section F.20 Specification WD-001.	PH
1.8.3		Upgrading of external walls.	The upgrading of the external fabric of the building to improve the energy efficiency.	Retain existing plaster and skirting boards where practically possible and in good condition. If plaster is debonded in large areas then these should be made good before the application of insulating material as detailed in section 1.1. See section F.41 Specification WD-001 for details of upgrade.	
1.8.4		Repairs and renovation of existing skirtings .	General repair to maintain integrity of existing building fabric and ensure <u>continuity of use</u> .	All timber skirtings to be removed and repaired if possible, a good example to be retained and used as a template for replacements. All new replacement skirtings are to be uniform with a suitable decorative profile in keeping with those retained. All bare wood to be primed and then painted with 2 coats satin wood paint.	
1.8.5		Alteration /removal of picture rails, architraves, doors linings and any timber mouldings.	Specific and limited alteration /removal of existing timber mouldings and linings as part of the development; refer to floor plans for location.	Where necessary any mouldings are to be carefully removed to minimize damage or disturbance to adjacent finishes.	
1.8.6		Formation of new openings in existing walls.	Alterations undertaken as part of the development and reallocation of use; refer to floor plans for location and justification.	Form two new door openings in the external wall, carefully scribe round existing plaster hand remove material to minimize damage or disturbance to adjacent finishes. Retaining external facing bricks for reuse.	

1.8.7		Installation of new stud wall.	Upgrading of existing to comply with Building Regulations and accommodation of new floor as part of the development and reallocation of use.	Existing lathe and plaster wall to corridor to be carefully removed and replaced with new stud wall. For the construction of the new wall refer to section F.35 Specification WD-001 and drawing WD-602 . New party wall to be constructed retaining existing Historic structural lathe and plaster wall. For the construction of the new wall refer to section F.36 Specification WD-001 and drawing WD-602	
1.9	Flat 1 Bedroom	Floor			
1.9.1		Removal of existing finishes.	Removal of existing finishes generally to enable new works to take place.	Any existing finishes are to be carefully removed including gripper rods, tacks and nails minimizing damage to existing fabric and disposed of off site.	
1.9.2		Removal of existing floor boards.	Removal of existing floor boards generally to enable new structural works to take place as part of the development and reallocation of use.	Carefully take up existing floor boards and if of a Historic nature to be offered to architectural salvage yard for reuse. In addition all existing redundant services are to be removed from within floor void with minimal disturbance to existing fabric.	
1.9.3		Installation of new floor.	Upgrading of existing to comply with Building Regulations and accommodation of new floor as part of the development and reallocation of use.	Existing floor structure to be retained and supplemented with new, to structural engineer details and specification. For the construction of the new floor refer to section E.20 Specification WD-001 and drawing WD-602 .	
1.10	Flat 1 Bedroom	Ceiling			

1.10.1		Repairs to and renovation of existing lathe and plaster ceiling.	General repair to maintain integrity of existing ceiling and ensure continuity of use.	Carefully remove existing textured wall paper finish to ceiling. Wherever practical existing original historic lathe and plaster is to be retained and repaired as necessary. Where plaster is debonded /damaged to such an extent that retention is impractical: such plaster is to be carefully removed to minimise the risk of damage to adjacent sound plaster. Where existing areas have completely failed and are behind reasonable repair, a new gypsum plaster board one is to be erected and mechanically fixed to existing joists and finished with a skim coat. Joists are to be checked for signs of rot or infestation while exposed and repair as necessary following consultation with Listed Building Officer. Repairs as described in section K.10 Specification WD-001.	
1.11	Flat 1 Bedroom	Doors			
1.11.1		Installation of new door.	New installation as part of development and reallocation of use.	New door sets to be measured manufactured and installed into new openings formed. New architraves and linings to be installed as necessary. . Any new or replacement architrave / linings are to be uniform with a suitable decorative profile in keeping with those retained. Doors to be primed and painted with 2 coats satin wood paint and fitted with appropriate ironmongery.	
1.12	Flat 1 Bedroom	Windows			
1.12.1		Repairs and alterations to existing windows.	General repair, modification to maintain integrity of existing building fabric, comply with Building Regulations and ensure continuity of use.	Existing sash window to be adapted so as to comply with the requirements for providing clear opening to enable means of escape. Carefully remove any damaged, defective or redundant ironmongery and replace with appropriate matching. Glass to be checked and if cracked, broken or missing replaced like for like within the same window. All new glass to be pinned and fixed with glazing putty.	

1.12.2		New secondary glazing units.	New secondary glazing units are required as part of general redevelopment and reallocation of use.	New secondary glazing units are to be fitted to existing window opening. Specialist contractor to be appointed to manufacture and install secondary glazed units. Profile and design to be mindful of existing windows and to comply with the requirements for providing clear opening to enable means of escape.	
1.12.3		New secondary glazing units.	New secondary glazing units are required as part of general redevelopment and reallocation of use.	New secondary glazing units are to be fitted to existing window opening. Specialist contractor to be appointed to manufacture and install secondary glazed units. Profile and design to be mindful of existing windows and to comply with the requirements for providing clear opening to enable means of escape.	
1.13	Flat 1 Bedroom	Fixture and Fittings			
1.13.1		Removal of existing fixtures.	Removal of existing fixtures and fittings as part of general redevelopment and reallocation of use.	Remove all exposed copper pipework, radiators and associated fixings and make good if exposed to view.	
1.13.2		Retention of existing fixtures.	E H policies 126d. The work proposed is to respect previous forms of place. General redevelopment and reallocation of use.	Existing ceiling hatch to be retained for maintenance access and fitted with a lock.	
1.14	Flat 1 Bedroom	Provision of Services			
1.14.1		Removal of existing fittings.	Removal of existing redundant pipes, cables, ducts and fittings as part of general refurbishment and reallocation of use.	Ensure safe isolation of electrical supply before removal all redundant electrical sockets, switches and light fittings and make good finish to match surroundings if visible with minimal damage to existing structure and fabric of the building .	

1.14.2		Installation of plumbing services	Installation of plumbing services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
1.14.3		Installation of electrical services	Installation of electrical services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
1.14.4		Installation of drainage services.	Installation of drainage services as part of general redevelopment and reallocation of use.	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
1.14.5		Installation of ventilation services.	Installation of ventilation services as part of general redevelopment and reallocation of use.	New MVHR services are to be located within the roof space. No historic timber structures are to be chased or cut to facilitate new services.	
2.0					
	Flat 2	Walls			
2.1.1		Upgrading of external walls.	The upgrading of the external fabric of the building to improve the energy efficiency.	Retain existing plaster and skirting boards where practically possible and in good condition. If plaster is debonded in large areas then these should be made good before the application of insulating material as detailed in section 1.1. See section F.41 Specification WD-001 for details of upgrade.	

2.1.2		Repairs and renovation of existing skirtings .	General repair to maintain integrity of existing building fabric and ensure continuity of use.	All timber skirtings to be removed and repaired if possible, a good example to be retained and used as a template for replacements. All new replacement skirtings are to be uniform with a suitable decorative profile in keeping with those retained. All bare wood to be primed and then painted with 2 coats satin wood paint.	
2.1.3		Alteration /removal of picture rails, architraves, doors linings and any timber mouldings.	Specific and limited alteration /removal of existing timber mouldings and linings as part of the development; refer to floor plans for location.	Where necessary any mouldings are to be carefully removed to minimize damage or disturbance to adjacent finishes.	
2.1.4		Formation of new openings in existing walls.	Alterations undertaken as part of the development and reallocation of use; refer to floor plans for location and justification.	Form new door openings in the internal wall, carefully scribe round existing lathe and plaster to minimize damage or disturbance to adjacent finishes. Should any structural members be encountered consultation with Listed Building Officer before removal.	
2.1.5		Installation of new stud wall.	Upgrading of existing to comply with Building Regulations and accommodation of new floor as part of the development and reallocation of use.	Existing lathe and plaster wall to corridor to be carefully removed and replaced with new stud wall. For the construction of the new wall refer to section F.35 Specification WD-001 and drawing WD-602 .New non load bearing stud wall to bathroom and new party wall to be constructed retaining existing Historic structural lathe and plaster wall. For the construction of the new wall refer to section F.36 Specification WD-001 and drawing WD-602.	
2.2	Flat 2	Floor			
2.2.1		Removal of existing finishes.	Removal of existing finishes generally to enable new works to take place.	Any existing finishes are to be carefully removed including gripper rods, tacks and nails minimizing damage to existing fabric and disposed of off site.	
2.2.2		Removal of existing floor boards.	Removal of existing floor boards generally to enable new structural works to take place as part of the development and reallocation of use.	Carefully take up existing floor boards and if of a Historic nature to be offered to architectural salvage yard for reuse. In addition all existing redundant services are to be removed from within floor void with minimal disturbance to existing fabric.	

2.2.3		Installation of new floor.	Upgrading of existing to comply with Building Regulations and accommodation of new floor as part of the development and reallocation of use.	Existing floor structure to be retained and supplemented with new, to structural engineer details and specification. For the construction of the new floor refer to section E.20 Specification WD-001 and drawing WD-602 .	
2.3	Flat 2	Ceiling			
2.3.1		Removal of existing lathe and plaster ceiling.	General removal of existing lathe and plaster ceiling and any supporting structural timbers to ensure continuity of use.	Carefully remove existing lathe and plaster ceiling, joists, second floor and central supporting member in a safe and structurally sound manor. Following the removal of the ceiling make good and repair walls as described in section 1.1.1 above and K.10 Specification WD-001.	
2.4	Flat 2	Doors			
2.4.1		Installation of new door.	New installation as part of development and reallocation of use.	Form new opening in location required and insert new purpose made door set to be upgraded to half hour fire and smoke seals and concealed closers. New door sets to be measured manufactured and installed into new openings formed into bedroom and bathroom. New architraves and linings to be installed as necessary. Any new or replacement architrave / linings are to be uniform with a suitable decorative profile in keeping with those retained. Doors to be primed and painted with 2 coats satin wood paint and fitted with appropriate ironmongery.	
2.5	Flat 2	Windows			
2.5.1		Repairs and alterations to existing windows.	General repair, modification to maintain integrity of existing building fabric, comply with Building Regulations and ensure continuity of use.	Existing casement window to be adapted so as to comply with the requirements for providing clear opening to enable means of escape. Any areas of rotten wood are to be cut out and new spliced in. Carefully remove any damaged, defective or redundant ironmongery and replace with appropriate matching. and if cracked, broken or missing replaced like for like within the same window. All new glass to be pinned and fixed with glazing putty.	

2.5.2		New secondary glazing units.	New secondary glazing units are required as part of general redevelopment and reallocation of use.	New secondary glazing units are to be fitted to existing window opening. Specialist contractor to be appointed to manufacture and install secondary glazed units. Profile and design to be mindful of existing windows and to comply with the requirements for providing clear opening to enable means of escape.	
2.6	Flat 2	Fixture and Fittings			
2.6.1		Removal of existing fixtures.	Removal of existing fixtures and fittings as part of general redevelopment and reallocation of use.	Remove existing redundant staircase to second floor taking care not to remove or damage surrounding Historic structure and fabric of the building. Inspection of newly exposed structure should be undertaken before the erection of new stud walls. Should rot or infestation be found while exposed and repair as necessary following consultation with Listed Building Officer these may be undertaken.	
2.6.2		Retention of existing fixtures.	E H policies 126d. The work proposed is to respect previous forms of place. General redevelopment and reallocation of use.	Existing ceiling hatch to be retained high level and replaced with half hour fire door for maintenance access only and fitted with a lock.	
2.6.3		Addition of new permanent fixtures.	General redevelopment and reallocation of use.	New bathroom and kitchen fixture and fittings to be installed using minimum mechanical fixings to ensure integrity of existing surfaces.	
2.7	Flat 2	Provision of Services			
2.7.1		Removal of existing fittings.	Removal of existing redundant pipes, cables, ducts and fittings as part of general refurbishment and reallocation of use.	Ensure safe isolation of electrical supply before removal all redundant electrical sockets, switches and light fittings and make good finish to match surroundings if visible with minimal damage to existing structure and fabric of the building .	
2.7.2		Installation of plumbing services	Installation of plumbing services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	

2.7.3		Installation of electrical services	Installation of electrical services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
2.7.4		Installation of drainage services.	Installation of drainage services as part of general redevelopment and reallocation of use.	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
2.7.5		Installation of ventilation services.	Installation of ventilation services as part of general redevelopment and reallocation of use.	New MVHR services are to be located within the roof space. No historic timber structures are to be chased or cut to facilitate new services.	
2.8					
2.8.1	Flat 2 Bedroom	Walls			
2.8.2		Repairs to existing plaster.	General repair to maintain integrity of existing building fabric and ensure <u>continuity of use</u> .	Carefully remove existing wall paper finish to all walls above and below existing picture rail which are not to be thermally upgraded. Wherever practical existing original historic plaster is to be retained and repaired as necessary. Where plaster is debonded /damaged to such an extent that retention is impractical: such plaster is to be carefully removed to minimise the risk of damage to adjacent sound plaster. Areas to be made good are described in section F.20 Specification WD-001.	
2.8.3		Upgrading of external walls.	The upgrading of the external fabric of the building to improve the energy efficiency.	Retain existing plaster and skirting boards where practically possible and in good condition. If plaster is debonded in large areas then these should be made good before the application of insulating material as detailed in section 1.1. See section F.41 Specification WD-001 for details of upgrade.	

2.8.4		Repairs and renovation of existing skirtings .	General repair to maintain integrity of existing building fabric and ensure continuity of use.	All timber skirtings to be removed and repaired if possible, a good example to be retained and used as a template for replacements. All new replacement skirtings are to be uniform with a suitable decorative profile in keeping with those retained. All bare wood to be primed and then painted with 2 coats satin wood paint.	
2.8.5		Alteration /removal of picture rails, architraves, doors linings and any timber mouldings.	Specific and limited alteration /removal of existing timber mouldings and linings as part of the development; refer to floor plans for location.	Where necessary any mouldings are to be carefully removed to minimize damage or disturbance to adjacent finishes.	
2.8.6		Formation of new openings in existing walls.	Alterations undertaken as part of the development and reallocation of use; refer to floor plans for location and justification.	Form two new door openings in the external wall, carefully scribe round existing plaster hand remove material to minimize damage or disturbance to adjacent finishes. Retaining external facing bricks for reuse.	
2.8.7		Installation of new stud wall.	Upgrading of existing to comply with Building Regulations and accommodation of new floor as part of the development and reallocation of use.	Existing lathe and plaster wall to corridor to be carefully removed and replaced with new stud wall. For the construction of the new wall refer to section F.35 Specification WD-001 and drawing WD-602 . New party wall to be constructed retaining existing Historic structural lathe and plaster wall. For the construction of the new wall refer to section F.36 Specification WD-001 and drawing WD-602	
2.9	Flat 2 Bedroom	Floor			
2.9.1		Removal of existing finishes.	Removal of existing finishes generally to enable new works to take place.	Any existing finishes are to be carefully removed including gripper rods, tacks and nails minimizing damage to existing fabric and disposed of off site.	
2.9.2		Removal of existing floor boards.	Removal of existing floor boards generally to enable new structural works to take place as part of the development and reallocation of use.	Carefully take up existing floor boards and if of a Historic nature to be offered to architectural salvage yard for reuse. In addition all existing redundant services are to be removed from within floor void with minimal disturbance to existing fabric.	

2.9.3			Installation of new floor.	Upgrading of existing to comply with Building Regulations and accommodation of new floor as part of the development and reallocation of use.	Existing floor structure to be retained and supplemented with new, to structural engineer details and specification. For the construction of the new floor refer to section E.20 Specification WD-001 and drawing WD-602 .	
2.10	Flat 2 Bedroom	Ceiling				
2.10.1			Repairs to and renovation of existing lathe and plaster ceiling.	General repair to maintain integrity of existing ceiling and ensure continuity of use.	Carefully remove existing textured wall paper finish to ceiling. Wherever practical existing original historic lathe and plaster is to be retained and repaired as necessary. Where plaster is debonded /damaged to such an extent that retention is impractical: such plaster is to be carefully removed to minimise the risk of damage to adjacent sound plaster. Where existing areas have completely failed and are behind reasonable repair, a new gypsum plaster board one is to be erected and mechanically fixed to existing joists and finished with a skim coat. Joists are to be checked for signs of rot or infestation while exposed and repair as necessary following consultation with Listed Building Officer. Repairs as described in section K.10 Specification WD-001.	
2.11	Flat 2 Bedroom	Doors				
1.11.1			Installation of new door.	New installation as part of development and reallocation of use.	New door sets to be measured manufactured and installed into new openings formed. New architraves and linings to be installed as necessary. . Any new or replacement architrave / linings are to be uniform with a suitable decorative profile in keeping with those retained. Doors to be primed and painted with 2 coats satin wood paint and fitted with appropriate ironmongery.	
2.12	Flat 2 Bedroom	Windows				

2.12.1		Repairs and alterations to existing windows.	General repair, modification to maintain integrity of existing building fabric, comply with Building Regulations and ensure continuity of use.	Existing casement window to be adapted so as to comply with the requirements for providing clear opening to enable means of escape. Carefully remove any damaged, defective or redundant ironmongery and replace with appropriate matching. Glass to be checked and if cracked, broken or missing replaced like for like within the same window. All new glass to be pinned and fixed with glazing putty.	
2.12.2		New secondary glazing units.	New secondary glazing units are required as part of general redevelopment and reallocation of use.	New secondary glazing units are to be fitted to existing window opening. Specialist contractor to be appointed to manufacture and install secondary glazed units. Profile and design to be mindful of existing windows and to comply with the requirements for providing clear opening to enable means of escape.	
2.12.3		New secondary glazing units.	New secondary glazing units are required as part of general redevelopment and reallocation of use.	New secondary glazing units are to be fitted to existing window opening. Specialist contractor to be appointed to manufacture and install secondary glazed units. Profile and design to be mindful of existing windows and to comply with the requirements for providing clear opening to enable means of escape.	
2.13	Flat 2 Bedroom	Fixture and Fittings			
2.13.1		Removal of existing fixtures.	Removal of existing fixtures and fittings as part of general redevelopment and reallocation of use.	Remove all exposed copper pipework, radiators and associated fixings and make good if exposed to view.	
2.14	Flat 2 Bedroom	Provision of Services			
2.14.1		Removal of existing fittings.	Removal of existing redundant pipes, cables, ducts and fittings as part of general refurbishment and reallocation of use.	Ensure safe isolation of electrical supply before removal all redundant electrical sockets, switches and light fittings and make good finish to match surroundings if visible with minimal damage to existing structure and fabric of the building .	

2.14.2		Installation of plumbing services	Installation of plumbing services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
2.14.3		Installation of electrical services	Installation of electrical services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
2.14.4		Installation of drainage services.	Installation of drainage services as part of general redevelopment and reallocation of use.	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
2.14.5		Installation of ventilation services.	Installation of ventilation services as part of general redevelopment and reallocation of use.	New MVHR services are to be located within the roof space. No historic timber structures are to be chased or cut to facilitate new services.	
3.0					
	Flat 3	Walls			

3.0.1		Repairs to existing plaster.	General repair to maintain integrity of existing building fabric and ensure continuity of use.	Carefully take down stud division wall which is not of Historic significance and a later addition. Remove existing wall paper and tile finish to external wall and inspect for structural integrity and debonding. Wherever practical existing original historic plaster is to be retained and repaired as necessary. Where plaster is debonded /damaged to such an extent that retention is impractical: such plaster is to be carefully removed to minimise the risk of damage to adjacent sound plaster. Areas to be made good are described in section F.20 Specification WD-001.	
3.0.2		Upgrading of external walls.	The upgrading of the external fabric of the building to improve the energy efficiency.	Retain existing plaster and skirting boards where practically possible and in good condition. If plaster is debonded in large areas then these should be made good before the application of insulating material as detailed in section 1.1. See section F.41 Specification WD-001 for details of upgrade.	
3.0.3		Repairs and renovation of existing skirtings .	General repair to maintain integrity of existing building fabric and ensure continuity of use.	All timber skirtings to be removed and repaired if possible, a good example to be retained and used as a template for replacements. All new replacement skirtings are to be uniform with a suitable decorative profile in keeping with those retained. All bare wood to be primed and then painted with 2 coats satin wood paint.	
3.0.4		Alteration /removal of picture rails, architraves, doors linings and any timber mouldings.	Specific and limited alteration /removal of existing timber mouldings and linings as part of the development; refer to floor plans for location.	Where necessary any mouldings are to be carefully removed to minimize damage or disturbance to adjacent finishes.	
3.0.5		Formation of new openings in new walls.	Alterations undertaken as part of the development and reallocation of use; refer to floor plans for location and justification.	Form new door openings in the internal stud wall, being carefully to minimize damage or disturbance to adjacent finishes.	
3.1	Flat 3	Floor			

3.1.1		Removal of existing finishes.	Removal of existing finishes generally to enable new works to take place.	Existing finishes have already been removed check for gripper rods, tacks and nails minimizing damage to existing fabric and disposed of off site.	
3.1.2		Removal and retention of existing floor boards for reuse.	Removal of existing floor boards generally to enable access floor void to enable upgrading and compliance of Building Regulations to take place as part of the development and reallocation of use.	Carefully take up existing floor boards and retain for reuse. All existing redundant services are to be removed from within floor void with minimal disturbance to existing fabric. The upgrading of the floor is to be undertaken as detailed below.	
3.1.3		Installation of new floor.	Generally to enable new acoustic and fire protection works to take place as part of the development and reallocation of use.	Existing floor structure to be retained. For the construction of the new floor refer to section E.20 Specification WD-001 and drawing WD-602 .	
3.2	Flat 3	Ceiling			
3.2.1		Repairs to and renovation of existing lathe and plaster ceiling.	General repair to maintain integrity of existing ceiling and ensure continuity of use.	Carefully remove existing textured wall paper finish to ceiling. Wherever practical existing original historic lathe and plaster is to be retained and repaired as necessary. Where plaster is debonded /damaged to such an extent that retention is impractical: such plaster is to be carefully removed to minimise the risk of damage to adjacent sound plaster. Where existing areas have completely failed and are behind reasonable repair, a new gypsum plaster board one is to be erected and mechanically fixed to existing joists and finished with a skim coat. Joists are to be checked for signs of rot or infestation while exposed and repair as necessary following consultation with Listed Building Officer. Repairs as described in section K.10 Specification WD-001.	
3.3	Flat 3	Doors			

3.3.1		Removal of existing door and frame and replacement with new.	Upgrading of existing to comply with Building Regulations.	Carefully remove existing door set and dispose off site. Form new opening in location required and insert new purpose made door set to be upgraded to half hour fire and smoke seals and concealed closers. New architraves and linings to be installed as necessary. Any new or replacement architrave / linings are to be uniform with a suitable decorative profile in keeping with those retained. Doors to be primed and painted with 2 coats satin wood paint and fitted with appropriate ironmongery.	
3.3.2		Installation of new door.	New installation as part of development and reallocation of use.	New door sets to be measured manufactured and installed into new openings formed. New architraves and linings to be installed as necessary. Any new or replacement architrave / linings are to be uniform with a suitable decorative profile in keeping with those retained.	
3.4	Flat 3	Windows			
3.4.1		Repairs and alterations to existing windows.	General repair, modification to maintain integrity of existing building fabric, comply with Building Regulations and ensure continuity of use.	Existing casement window to be adapted so as to comply with the requirements for providing clear opening to enable means of escape. Existing sash window to be refurbished. Carefully remove any damaged, defective or redundant ironmongery and replace with appropriate matching. Glass to be checked and if cracked, broken or missing replaced like for like within the same window. All new glass to be pinned and fixed with glazing putty.	
3.4.2		New secondary glazing units.	New secondary glazing units are required as part of general redevelopment and reallocation of use.	New secondary glazing units are to be fitted to existing window opening. Specialist contractor to be appointed to manufacture and install secondary glazed units. Profile and design to be mindful of existing windows and to comply with the requirements for providing clear opening to enable means of escape.	
3.5	Flat 3	Fixture and Fittings			
3.5.1		Removal of existing fixtures.	Removal of existing fixtures and fittings as part of general redevelopment and reallocation of use.	Remove all sanitary ware, boxing out and redundant drainage pipes dispose off site. Remove all exposed copper pipework, radiators and associated fixings and make good.	

3.5.2		Retention of existing fixtures.	E H policies 126d. The work proposed is to respect previous forms of place. General redevelopment and reallocation of use.	Existing fire place is to be retained and capped off within the chimney breast. Metal surround is to be cleaned and refurbished with one application of rust protector before the application of grate polish.	
3.5.3		Addition of new permanent fixtures.	General redevelopment and reallocation of use.	New bathroom and kitchen fixture and fittings to be installed using minimum mechanical fixings to ensure integrity of existing surfaces. Ceiling hatch to be added for maintenance access and fitted with a lock.	
3.6	Flat 3	Provision of Services			
3.6.1		Removal of existing fittings.	Removal of existing redundant pipes, cables, ducts and fittings as part of general refurbishment and reallocation of use.	Ensure safe isolation of electrical supply before removal all redundant electrical sockets, switches and light fittings and make good finish to match surroundings if visible with minimal damage to existing structure and fabric of the building .	
3.6.2		Installation of plumbing services	Installation of plumbing services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
3.6.3		Installation of electrical services	Installation of electrical services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
3.6.4		Installation of drainage services.	Installation of drainage services as part of general redevelopment and reallocation of use.	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	

3.6.5		Installation of ventilation services.	Installation of ventilation services as part of general redevelopment and reallocation of use.	New MVHR services are to be located within the roof space. No historic timber structures are to be chased or cut to facilitate new services.	
4.0					
	Corridor	Walls			
4.1.1		Repairs to existing plaster.	General repair to maintain integrity of existing building fabric and ensure continuity of use.	Carefully remove existing wall paper finish to all walls above and below existing picture rail which are not to be thermally upgraded. Wherever practical existing original historic plaster is to be retained and repaired as necessary. Where plaster is debonded /damaged to such an extent that retention is impractical: such plaster is to be carefully removed to minimise the risk of damage to adjacent sound plaster. Areas to be made good are described in section F.20 Specification WD-001.	PH 1
4.1.2		Upgrading of external walls.	The upgrading of the external fabric of the building to improve the energy efficiency.	Remove and retain existing plaster and skirting boards where practically possible and in good condition. If plaster is debonded in large areas then these should be made good before the application of insulating material as detailed in section 1.1. See section F.41 Specification WD-001 for details of upgrade.	
4.1.3		Repairs and renovation of existing skirtings .	General repair to maintain integrity of existing building fabric and ensure continuity of use.	All timber skirtings to be removed and repaired if possible, a good example to be retained and used as a template for replacements. All new replacement skirtings are to be uniform with a suitable decorative profile in keeping with those retained. All bare wood to be primed and then painted with 2 coats satin wood paint.	
4.1.4		Alteration /removal of picture rails, architraves, doors linings and any timber mouldings.	Specific and limited alteration /removal of existing timber mouldings and linings as part of the development; refer to floor plans for location.	Where necessary any mouldings are to be carefully removed to minimize damage or disturbance to adjacent finishes.	

4.1.5		Formation of new openings in existing walls.	Alterations undertaken as part of the development and reallocation of use; refer to floor plans for location and justification.	Form two new door openings in the external wall, carefully scribe round existing plaster hand remove material to minimize damage or disturbance to adjacent finishes. Retaining external facing bricks for reuse.	
4.2	Corridor	Floor			
4.2.1		Removal of existing finishes.	Removal of existing finishes generally to enable new works to take place.	Existing finishes have already been removed check for gripper rods, tacks and nails minimizing damage to existing fabric and disposed of off site.	
4.2.2		Removal of existing floor boards.	Removal of existing floor boards generally to enable new structural works to take place as part of the development and reallocation of use.	Carefully take up existing floor boards and if of a Historic nature to be offered to architectural salvage yard for reuse. Form new opening to accommodate new staircase from ground floor. In addition all existing redundant services are to be removed from within floor void with minimal disturbance to existing fabric.	
4.2.3		Installation of new floor.	Generally to enable new structural works to take place as part of the development and reallocation of use.	Existing floor structure to be retained and supplemented with new, to structural engineer details and specification. For the construction of the new floor refer to section E.20 Specification WD-001 and drawing WD-602 .	
4.3	Corridor	Ceiling			
4.3.1		Repairs to and renovation of existing lathe and plaster ceiling.	General repair to maintain integrity of existing ceiling and ensure continuity of use.	Carefully remove existing textured wall paper finish to ceiling. Wherever practical existing original historic lathe and plaster is to be retained and repaired as necessary. Where plaster is debonded /damaged to such an extent that retention is impractical: such plaster is to be carefully removed to minimise the risk of damage to adjacent sound plaster. Where existing areas of ceiling are to low or have completely failed and are behind reasonable repair, a new gypsum plaster board one is to be erected and mechanically fixed to existing joists and finished with a skim coat. Joists are to be checked for signs of rot or infestation while exposed and repair as necessary following consultation with Listed Building Officer. Repairs as described in section K.10 Specification WD-001.	
4.4	Corridor	Doors			

4.3.1

		Removal of existing door and frame and replacement with new.	Upgrading of existing to comply with Building Regulations and accommodation of new floor.	Carefully remove existing door set and dispose off site. Form new opening in location required and insert new purpose made door set to be upgraded to half hour fire and smoke seals and concealed closers. Should existing Historic structure be encountered in these locations and require removal prior to any action being taken consultation with Listed Building Officer. Repairs as described in section K.10 Specification WD-001. New architraves and linings to be installed as necessary. Any new or replacement architrave / linings are to be uniform with a suitable decorative profile in keeping with those retained. Doors to be primed and painted with 2 coats satin wood paint and fitted with appropriate ironmongery.	
4.4	Corridor	Windows			
4.4.1		Installation of new roof windows.	General modification to maintain integrity of existing building fabric and ensure continuity of reallocation of use.	New double glazed central pivot roof lights to be installed into existing roof. Form two new door openings in the external lathe and plaster ceiling, carefully scribe round existing plaster hand remove material to minimize damage or disturbance to adjacent finishes. Install new roof lights and make good disturbed plaster.	
4.5	Corridor	Fixture and Fittings			
4.5.1		Removal of existing fixtures.	Removal of existing fixtures and fittings as part of general redevelopment and reallocation of use.	Remove wall shelves and dispose off site. Remove all exposed copper pipework, radiators and associated fixings and make good.	
4.5.2		Retention of existing fixtures.	E H policies 126d. The work proposed is to respect previous forms of place. General redevelopment and reallocation of use.	Existing ceiling hatch to be retained for maintenance access only and fitted with a lock.	
4.6	Corridor	Provision of Services			
4.6.1		Removal of existing fittings.	Removal of existing redundant pipes, cables, ducts and fittings as part of general refurbishment and reallocation of use.	Ensure safe isolation of electrical supply before removal all redundant electrical sockets, switches and light fittings and make good finish to match surroundings if visible with minimal damage to existing structure and fabric of the building .	

4.6.2

		Installation of plumbing services	Installation of plumbing services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
4.6.3		Installation of electrical services	Installation of electrical services as part of general redevelopment and reallocation of use	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	
4.6.4		Installation of drainage services.	Installation of drainage services as part of general redevelopment and reallocation of use.	New services are to be where possible located within new wall and floor construction alternatively they should be pulled through existing routes and run within voids already in place, should this not be possible surface mounted service ducts are to be provided. No historic timber structures are to be chased or cut to facilitate services.	