



15 Castle Street, Reading RG1 7SB

Schedule of Works

240061/LBC – 15 Castle Street, Reading

- **Site Location:**
15 Castle Street, Reading, RG1 7ST
Listed Grade II* within the St Mary's Butts & Castle Street Conservation Area
- **Project Scope:**
 1. Installation of a new internal wall and doors to the ground floor front room.
 2. Repair and relay wooden and ceramic floor
- **Project Scale:**
The project is minimal in scale, involving minor and reversible alterations to the building's interior without affecting the historic fabric.

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Internal Partition Wall Front Room

1. Partition Installation

- Measurement and Marking
 - Measure the exact location for the new partition, aligning with the assumed original partition line as indicated in the heritage statement.
 - Mark the floor, walls, and ceiling where the partition will be installed.
- Frame Construction
 - Construct the partition frame using lightweight timber, ensuring minimal intervention to the existing fabric.
 - Fix the sole plate to the floorboards using reversible fixings.
 - Attach the head plate to the gypsum plaster ceiling, ensuring no damage to any underlying historical lath and plaster ceiling.
 - Secure the timber studs (C24 graded CLS 38 x 89 mm timber) to the existing masonry walls through the plaster with minimal intrusion.
- Wall Paneling
 - Install timber panelling on both sides of the partition to match the existing panelling in the room.
 - Use softwood and MDF (matching existent works) ensuring the appearance is in keeping with the early 20th-century panelling as described in the Heritage Statement.
 - Install Standard Plasterboard (Gypsum Board) above the panelling and up to the ceiling.
 - Paint the new panelling and plasterboard in a matching colour to the existing fabric.

2. Door Installation

- Doorway location
 - Mark the central position for the door opening, ensuring alignment with the room's fireplace as a central feature.
- Door Frame Installation
 - Install and fix the door frame securely to the partition with appropriate fixings.



- Door Hanging
 - Hang the timber double doors with glazed lights in the newly installed frame.
 - Fit traditional-style architraves around the door opening, matching the existing profiles as shown in the Heritage Statement.
- 3. Finishing Touches
 - Final Adjustments
 - Check all new installations for alignment, fit, and finish.
 - Make any necessary adjustments to ensure a match with the existing historical features.
 - Cleaning and Inspection
 - Clean the work area thoroughly, removing all protective coverings.
 - Inspect the completed work with a conservation officer or relevant heritage authority to ensure compliance with approved plans.



Repair and re-lay floor

Restoration of Wooden Floorboards

1. Removal of Floorboards
 - Task: Carefully lift and remove original floorboards.
 - Objective: Prevent damage during removal and store boards safely.
2. Preparation of Floorboards
 - Task: Remove nails, pins and staples. Plane down boards to ensure consistent thickness.
 - Objective: Achieve uniformity in thickness for even laying.
3. Reinstallation of Floorboards
 - Task: Relay the prepared boards uniformly across the floor.
 - Objective: Ensure boards are laid evenly and securely.
4. Surface Treatment
 - Task: Sand and treat boards with natural oils.
 - Objective: Restore luster and preserve wood using natural oils and wax materials.

Tiling of Concrete Area

1. Preparation of Concrete Substrate
 - Task: Clean and level the concrete surface.
 - Objective: Ensure the substrate is ready for tile application.
2. Selection and Procurement of Tiles
 - Task: Source handmade terracotta tiles as per specifications agreed with conservation officer during site visit.
3. Laying of Tiles
 - Task: Install tiles across the concrete area.
 - Objective: Achieve a visually appealing and aesthetically consistent finish.
4. Grouting and Sealing
 - Task: Apply grout and seal tiles as recommended by the supplier.
 - Objective: Ensure tiles are secured and protected for long-term use.



Additional Considerations:

1. **Working Hours:**
 - Work will be conducted between 8:00 AM and 5:00 PM, Monday to Friday, to minimise noise and disturbance to neighbouring properties.
2. **Noise and Disturbance:**
 - All noisy activities will be scheduled during standard working hours.
 - Efforts will be made to keep noise and disturbance to a minimum.
3. **Waste Management:**
 - Waste generated will be minimal and primarily consist of offcuts from timber and plasterboard.
 - No skip will be required; waste will be removed from the site at the end of the project.
4. **Duration:**
 - Floor: This project takes around 4 weeks to complete.
 - Wall: This project is expected to take approximately 5 days to complete.
5. **Post-Completion:**
 - We welcome interim inspections, should your department wish.
 - A final review meeting will be held to ensure all work has been carried out to the agreed specifications and standards.