General: Where notes below suggest the making good of damaged areas or surfaces. Such making good is to be carried out using like for like materials of such surface being repaired after strip out.

Schedule of Work

1. Take up all existing carpeted areas, including any existing underlays and gripper rods as best as making good the damaged floor boards beneath, then allow to prepare existing substrate ready to receive new floor finishes and boards (Ground floor living room. Lower Ground floor is made from concrete , thus remove the existing carpets and underlay , fill in any cracks with leveling compound then relay the finishing floor materials).

2. Strip out existing modern plastering , cut back and cap off waste and supply services, make good all finishes disturbed areas , re-plaster the effected areas with lime base plaster.

3. Strip out existing miscellaneous joinery that are not required, in lower ground floor , bathroom and kitchen area, internal doors to toilet area and those doors that were installed with asbestos panels attached to elements of building fabric . Make good all surfaces disturbed, left ready to receive decorations, after making good the plastering with lime base plastering .

4. Remove all existing sanitary ware and vanity unit (wood chip) from bathroom, clear from site, cut back and cap off all redundant services, wastes, soil pipe work and drains, make good all surfaces disturbed ready to receive new finishing's. i) Ditto ground floor bathroom and kitchen.

5. Hack off and remove all modern wall tiles (broken and damaged) to toilet walls, bath area including into reveals, make good the plastering and apply first coat of paint in none tiled areas ready to receive new finishes.Ready for tiling on other areas.

6. Allow to strip out all redundant pipework, drainage, general plumbing, heating and remove from bathroom to outside garden .Remove existing Plumbing supplies and wastes from kitchen and bathroom , any existing RWP's that were attached to outside building fabric that has been proposed to be re-rendered , Close all redundant holes , to facilitate for new kitchen and bathroom area .No nails are to be used for fixing to walls of kitchen and bathroom

7. Remove the polystyrene tiles and Aluminum framing from ceilings ,Treat wet rot within modern joists, remove the nails/ screws prior to treating the timber using either Cuprinol decorative preserver or Cuprinol quick drying wood preserver (both approved by Historic England).Re-plaster the ceiling with wood strips (Laths) prior to lime base plaster coating . (Laths & Plaster)

Internal Doors

8. Supply and install four panel paint grade solid core doors to fit in existing openings and adjusted to suit. i) Ironmongery set of hinges for bathrooms & bedrooms and 3 sets of hinges for fire rated door 2.5 pr hinges, brass finish (round knob, samples to be provided for approval).

9. Remove the existing Asbestos covered 4 panels colonial doors ,install four panel paint grade set solid core doors identical to original door, door to be rated to FD30 complete. Include for new fire rated hinges , stops. Door handles to be supplied to be approved by Planning department as sample prior to installation.

10. Internal door none fire rated as above

External Doors

11. Supply and install new solid core Period style doors(4 panel Colonial style) into existing openings, with toughened glass, above central door. Include threshold details, all mastic weathering etc refer to drawing number A-1110.

12. Supply and install paint grade external doors where indicated, 4 panel to fit in the existing opening. Door iron mongery to be supplied as sample for approval.

Windows

13. Supply and install new solid core double glazed windows to match existing windows into , as elevation drawings, (see drawing A- 1060, A-1070) after the survey that has been carried out.

Floor Finishes Existing Floors

14. Make good the existing concrete floor (basement floor)

with lime base materials allow to dry, then install underlay and install wood flooring (Engineering wood floor to allow for sanding in future) in the kitchen area .

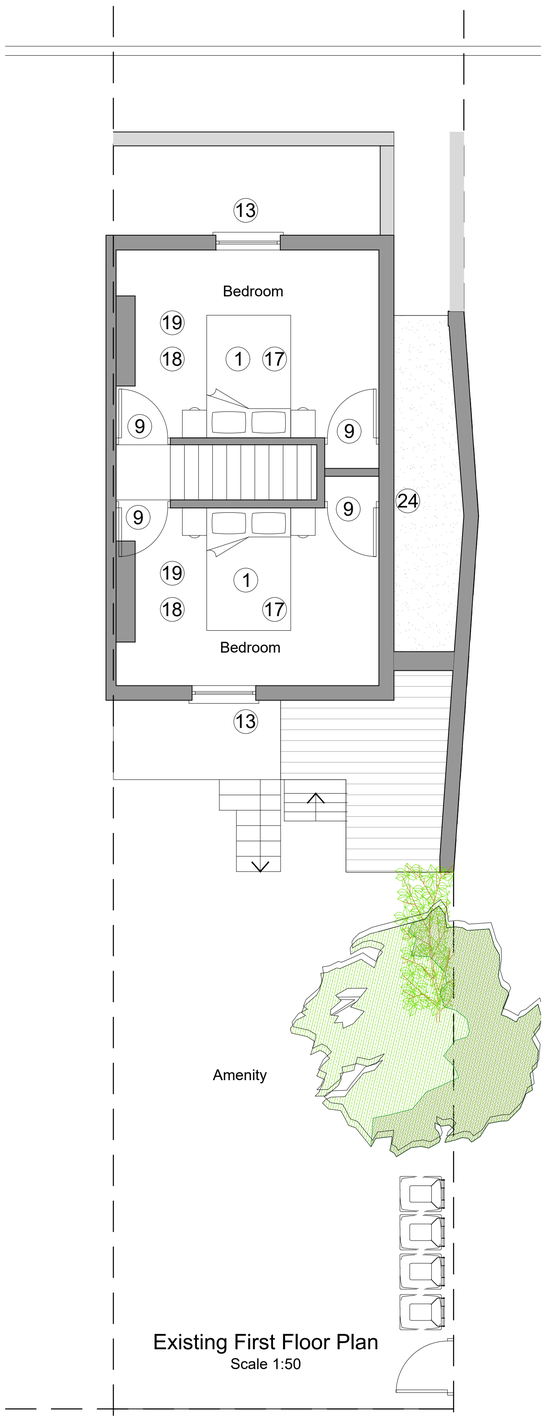
Bedroom floor to be made good as , then install a good quality underlay and finish with good quality carpet

15. Ground floor carpets (modern)to be removed, repair the existing floor boards, if necessary using like for like floor boards , then install carpet underlay and new carpets ,(living room). In the kitchen area , and bathroom remove the Vinyl flooring covering make good the floor boards , then install Engineered wood flooring as per lower ground floor (Kitchen).

In the bathroom area install new tiles on the floor and walls after making good any blemishes on the walls or floors.

16. N/A.

Baker Street



Existing First Floor Plan
Scale 1:50

17. First floor carpets to be removed , repair the existing floor boards as per heritage statement , install carpet underlay and carpet (bedroom) Skirting. In the basement , install new wooden Torus skirting, matching the skirting on the ground and first floor

Internal Decorations

18. Prepare new and existing walls and apply mist coat and two finish coats of Dulux emulsion paint, to all existing walls, allow to investigate type of paint used previously and match that. Note: Existing walls appear to have been painted with modern paint finishes and not breathable paints.

Ceilings

19. Distorted plaster, laths, joists and beams may have achieved an equilibrium (first floor)which can be fixed and reapired .Temporary supports to be used by plywood sheets secured on acrow props that can be carefully adjusted locally to avoid added pressure against the propped support. It is important to avoid added pressure, which can make the plaster detaching. Stainless steel restraints secured by short lengths of stainless steel dowels or washers shall be used to safely secure the ceilings joists to binders in the roof void. Holes are drilled at irregular intervals to minimise the impact. The washers are countersunk, approximately 2mm into the surface and tensioned using a thin wire.The thin wire is passed through a hole drilled in the plaster and secured to the flexible metal strap. The flexible metal strap bridges the joists or studs. Lime putty or similar will mask the washers along with other patch repairs.Securing the ceiling allows for the retention of the building's historic fabric.

Kitchens.

20. Strip out the wood chip carcases kitchens and replace with good quality kitchens.Prepare new ceiling and apply mist coat and two finish coats emulsion paint

Bathrooms

21. As per item 15 and 16 ,Prepare ceilings and apply mist coat and two finish coats emulsion paint

Kitchen

Walls

22. Ideally internal lime plaster would be applied to the walls where repairs are needed and impervious modern plaster removed (small areas). If time and finances need to be focused elsewhere, a temporary fix may be considered appropriate.The possibility of introducing vents and installation of a lime hemp plaster applied to reed or wool wood-backedboards on the lower ground floor walls with a ventilated air gap between the wall and the plaster-backedboard has been discussed though this may need to wait for future works, when possible.

Tying back the external walls to the cross walls using helical stainless-steel bars is a tried and trusted method, which would be drilled externally through the external wall and secured to ceiling joists on the ground floor with large washers and double nuts

Railings

23. Careful remove the embedded uprights (existing hand rail). Care should be taken as the uprights are painted and historic paints contain lead. re-attcah the existing railings on to the base .Black powder-coated inert metal is proposed and can be inserted into the holes in the new wall and affixed/secured on the top of the wall (front elevation)

External Walls

24. Lime-based grouts will be useful where in-situ repair is required.

Sand will be pre-washed and well-graded. The water for mixing will be a 'potable' standard and no dyes will be used. The pointing will be slightly recessed from the surface of the brick. After an initial set, new mortar needs to be beaten with a churn brush, to expose the aggregate, compact the surface and remove excess mortar from the joint face. The mortar will be protected from over-rapid drying using Hessian sheets and frost damage using insulation sheets and polythene.The lime render is a 'sacrificial' layer that is meantto 'blow' with the substrate is constantly wet and re-renderin limeuntil the substrate has fully dried out. If significantcontraction,spalling or cracking occurs, the affected areas are cut out and the re-pointing process is repeateduntil the brickworkhas dried out.

25. Then applying an insulating lime render on the outside can provide a buffer from rainwater and heat loss. However, application before full remediation of the dampness would likely fracture and fail because the newly applied render would become excessively damp, (see 5.3.3). Those lime render fractures would then need to be repaired. Under certain circumstances, the application of lime render has been used to help in the process of drying a dampwall though the cost of this needs to be weighed against the benefit of speeding up the drying process.Avoid theuse of impervious paints on lime mortar, brick and any other pre-1919 structural fabric.Painting with a preparatory coat and mineral paint to allow water vapour permeability is recommended.

26. Localised patch repair of lime-based stucco will retain patina.It is recommended that the ivy becut near the base, allowed to die back and the roots removed. More suitable climbing plants supported on a trellis willprovide a better alternative if desired.Removal of the original stucco is onlyrecommended if the process does not damagethe brick beneath. Re-renderinglike-for-likewith lime plastermay beacceptablefor aesthetic reasons though it removesevidence of coatings and finishes. Painting with a preparatory coat and mineral paint to allow water vapour permeability is recommended.

KEY

EXISTING STRUCTURE/PARTITION

0 1000 2000 3000 4000 5000mm

SCALE 1:50

REV	DATE	DRN	CHKD	APPD	DESCRIPTION
A	20.11.24	JA	DA	JA	ISSUED FOR PLANNING APPROVAL

DRAWING STATUS

For Approval

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CLIENT: Mr Nima Gholi

PROJECT: 33 Baker Street
Reading

TITLE: Existing
First Floor Plans
Schedule of Works

DRAWN	DATE	SCALE
JA	Nov 24	As Shown @ A1

DRG NO: A-1016

REV: A

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