

WORKS TO 11 HIGH BAXTER STREET, BURY ST EDMUNDS SCHEDULE OF WORKS REVA

0.0 DEMOLITIONS

- 0.1. Remove and dispose of rear conservatory, chimney stacks and extensions.
- 0.2. Carefully take down and remove blockwork dividing wall to ground floor living room.
- 0.3. Carefully take down and remove blockwork wall to south of ground floor living room.
- 0.4. Carefully take down and remove studwork dividing wall to ground dining room and existing hallway.
- 0.5. Carefully take down and remove studwork wall between dining room and staircase.
- 0.6. Carefully take down and remove existing ground floor staircase and form opening in first floor for new staircase.
- 0.7. Carefully remove modern Victorian infill to chimney, allow for all necessary propping of structure during repair works.
- 0.8. Carefully remove modern front door and dispose.
- 0.9. Carefully remove studwork partitions to first floor hallway and dispose.
- 0.10. Carefully remove all studwork partitions to second floor and dispose.
- 0.11. Remove and clear away overgrown vegetation to rear of the building.

1.0 REPAIRS & ALTERATIONS TO GROUND FLOOR

(In addition to the below timber frame repairs will be carried out as required once the timber frame has been exposed and inspected, room numbers in reference to drawing 06)

1.1 Dining Room. Room no 1.0, 1.3 & 1.4

- 1.1.1 Remove of modern sawn timber lining battens to inside face of northern wall. Install new studwork as 100x50 treated studs at 400mm centres, exposing breast of chimney. Insulate between studs with hempwool and line over with heraklith board, notch around existing principal posts and joinery. Form doors to view principle 15th century post.
- 1.1.2 Install new section of seasoned oak to match detailing of bressummer beam install with flitch plate to be specified by structural engineer.
- 1.1.3 Make good brickwork and stonework to fireplace and repoint with lime mortar.
- 1.1.4 Lightly sand and oil floor boards.
- 1.1.5 Line wall to living room with heraklith. Notch around existing joinery.
- 1.1.6 Install new hatch to basement to match existing timbers.
- 1.1.7 Install new softwood staircase.
- 1.1.8 Seal existing doorway to original understairs in brickwork.
- 1.1.9 Renew joinery to sitting room door and kitchen door.

1.2 Sitting Room. Room no 1.1 & 1.2

- 1.2.1 Install pamment style floor over existing concrete slab.
- 1.2.2 Repair panelling on westerly face of south wall once exposed
- 1.2.3 Lightly clean and conserve first floor timbers and retain exposed.
- 1.2.4 Line existing wall plate with heraklith.
- 1.2.5 Form boxing of 100x50mm treated sw studwork lined in heraklith to box in new SVP, insulate around with hempwool, install DPC where new timber meets existing structure.
- 1.2.6 Expose and reinstate fireplace.
- 1.2.7 Seal eastern doorway between dining and sitting room with treated sw studwork, install DPC where meets concrete floor and lap up sides 150mm, line wall with heraklith, chamfered to dado board (exposed internally).
- 1.2.8 Complete panelling to south wall.

1.3 Rear Extension: Kitchen, Family room, WC, Utility & Rear Store. Room no 1.5 & 1.6

- 1.3.1 Remove earth to form foundations to line of new external walls and dispose of off site.

- 1.3.2 Install new concrete foundations/ring beam/piles (dependant on Structural Engineers input) to external walls as indicated on plans:
- Concrete slab
 - 150mm PIR insulation
 - Polished concrete screed
- 1.3.3 Construct new walls as indicated on drawings as follows:
- Form new southerly wall from:
 - Continuous 150x75mm planed sw timber ribs at 600mm centres.
 - Line on outside face with Firmacell boards (joints hidden behind 'ribs').
 - plywood sheathing
 - Vapour barrier
 - PIR insulation
 - Battens/breather membrane/counter battens.
 - Anthracite corrugated steel cladding
 - Form new northerly wall from:
 - Line on inside face with battens to form service void and 12.5mm plasterboard.
 - PIR insulation over studwork with taped foil face to form vapour barrier.
 - PIR insulation tightly fitted between studwork
 - 150x50mm sw studwork at 400mm centres with 900mm noggins.
 - plywood sheathing to outside face with breather membrane over.
 - brick skin to exterior with 50mm void
 - To higher level anthracite corrugated steel cladding over counterbattens in place of brick skin.
- 1.3.4 Form new roof structure as indicated on drawings and as follows:
- Continuous 150x75mm planed sw timber ribs at 600mm centres.
 - Line on outside face with Firmacell boards (joints hidden behind 'ribs').
 - plywood sheathing
 - Vapour barrier
 - PIR insulation
 - WBP Plywood sheathing
 - Tyvek metal breather membrane
 - Anthracite corrugated steel cladding
 - Install rooflights as indicated on drawings between 'ribs'.
 - Form hidden secret gutter system as shown on drawings.
- 1.3.5 Install powder coated aluminium windows and doors in anthracite as indicated on drawings, windows to northern elevation to be sealed shut.
- 1.3.6 Install new WC, basin and shower to shower room as clients specification.
- 1.3.7 Install new kitchen and utility units as clients specification.

1.4 External West Elevation

- 1.4.1 Remove render, board and fascia to expose the timber frame
- 1.4.2 Carefully remove architraves around windows and set aside for re-fixing.
- 1.4.3 Timber frame locally repaired with species and size to match existing
- 1.4.4 Insulate between existing frame with hempwool
- 1.4.5 Line over existing frame with heraklith board
- 1.4.6 Render with new warmcoat basecoat and limecrete top coat by 'best of lime' applied to outside face as manufacturers recommendations. New panelling detail formed from lime render with lime render bead to transition point with ground floor and first floor.
- 1.4.7 Install new softwood boards to window reveals and re-fix architraves to face of render, boards to reveals to have torus moulding where meets architraves.
- 1.4.8 To ground floor mechanically fix heraklith board over brickwork and render over with limecrete top coat by 'best of lime' applied to outside face as manufacturers recommendations
- 1.4.9 Install new timber cornice with code 5 lead with wood cored roll over as LSA details.
- 1.4.10 Replace missing lead apron flashing to dormer window with code 4 lead as LSA details.
- 1.4.11 Renew joinery to dormer windows
- 1.4.12 Replace missing/slipped plain tiles with Tudor clay plain tiles, colour to match.

1.5 External North Elevation

- 1.5.1 Cementitious render and EML to elevation carefully removed
- 1.5.2 Timber frame repaired locally with species and size to match existing
- 1.5.3 New insulation between frame where appropriate as hempwool
- 1.5.4 Woodwool boards over frame

- 1.5.5 Re-rendered with warmcoat basecoat and limecote top coat by 'best of lime' applied to outside face/masonry as manufacturers recommendations.

1.6 External East Elevation

- 1.6.1 Cementitious render and EML to elevation carefully removed
1.6.2 Timber frame repaired locally with species and size to match existing
1.6.3 New insulation between frame where appropriate as hempwool
1.6.4 Woodwool boards over frame
1.6.5 Re-rendered with warmcoat basecoat and limecote top coat by 'best of lime' applied to outside face/masonry as manufacturers recommendations.
1.6.6 To ground floor remove paint finish from bricks.

1.7 External South Elevation

- 1.7.1 Cementitious render and EML to elevation carefully removed
1.7.2 Timber frame repaired locally with species and size to match existing
1.7.3 New insulation between frame where appropriate as hempwool
1.7.4 Woodwool boards over frame
1.7.5 Re-rendered with warmcoat basecoat and limecote top coat by 'best of lime' applied to outside face/masonry as manufacturers recommendations.

2.0 REPAIRS & ALTERATIONS TO FIRST FLOOR

2.1 Landing. Room no 2.1 & 2.2

- 2.1.1 Install new softwood timber balustrade to staircase.
2.1.2 Line existing rear wall with heraklith.
2.1.3 Install new four panel solid pine doors to bedroom and bathroom.
2.1.4 Renew joinery to rear windows as drawings

2.2 Bedroom 2. Room no 2.7

- 2.2.1 Remove ceiling lining and line joists with heraklith board

2.3 Bathroom. Room no 2.3, 2.4 & 2.5

- 2.3.1 Make good floor joists, cut out areas of rotten joists and replace with species and size to match existing and line over with pine floor boards
2.3.2 Install new bathroom goods as indicated on drawing to client's specification.

2.4 Bedroom 3. Room no 2.6

- 2.4.1 Remove lining over fireplace and re-open
2.4.2 Remove ceiling lining and line joists with heraklith board
2.4.3 Line over areas where plaster removed with heraklith board

3.0 REPAIRS & ALTERATIONS TO ATTIC FLOOR

3.1 Landing/Staircase. Room no 3.0

- 3.1.1 Form new handrail and balustrade to side of staircase to match existing in painted softwood.
3.1.2 Remove loose and areas of staircase that are damaged, re-fix and consolidate.

3.2 Ensuite. Room no 3.4

- 3.2.1 Form new stud walls as follows:
- Form studwork from 100x50mm treated sw, where it meets existing structure install horizontal and vertical DPC. Form doorway and install door to match existing as indicated on drawings.
 - Fill void between studs with hempwool insulation.
 - Line over studs with heraklith.
 - Supply and fit toilet pan, bath and basin as clients choice as indicated on drawings, drainage to pass below into proposed bathroom.

3.3 Bedroom 1. Room no 3.1, 3.2, 3.3 & 3.4

- 3.3.1 Form new stud walls as follows:

- Form studwork from 100x50mm treated sw, where it meets existing structure install horizontal and vertical DPC. Form doorway and install door to match existing as indicated on drawings.
- Fill void between studs with hempwool insulation.
- Line over studs with heraklith.

SERVICES

- 4.1. renew gutters in cast aluminium painted black. Running into existing drainage.
- 4.2. Install new SVP to south east corner internally of house. Venting through roof. Install new inspection chambers as necessary.
- 4.3. Rewire house, following existing cabling routes.
- 4.4. Install new air source heat pump to plant room at high level, to heat the house with additional heating from electric.

PLASTERING, FINISHES & FITTINGS

- 5.1. Plaster all new heraklith boards with 1 coat of 'Best of Lime' Limecote or similar to manufacturers recommendations.
- 5.2. Plaster all new lath backgrounds with 1no scratch coat and 1no finish coat of 'Best of Lime' Limcote or similar to manufacturers recommendations.
- 5.3. Floor finishes to new floors to be occupier specified.
- 5.4. All new lime plaster surfaces to be finished in limewash, colour to be chosen by client.
- 5.5. All existing lime plaster surfaces internally or externally to be finished in limewash, colour to be chosen by client.
- 5.6. All new timber surfaces internally to be painted or stained, colour to be chosen by client.
- 5.7. All oak surfaces externally to be left untreated.
- 5.8. All new oak surfaces internally to be finished in Osmo Polyx.
- 5.9. All timber surfaces externally to be painted to match existing joinery
- 5.10. Fletton Bricks to rear to be painted with KEIM mineral paint, specification to be confirmed.

SITE WORKS

- 6.1. Grub up vegetation and make good courtyard garden.