

	STRIP OUT WORKS:	
	<i>Note: All items detailed herewith are deemed to include for careful removal, carting away debris and making good structures whether specifically mentioned or not.</i>	
3.18	<p>GROUND FLOOR INTERNAL STRIP OUT WORKS:</p> <p>Entrance Hallway / Stairs to FF Remove skirting boards (keep sample as profile) Remove door and frame to under stairs cupboard, set aside Remove timber paneling to side of stairs, set aside as template Remove radiator and set aside for possible re-use Hack off remaining lathe and plaster back to exposed timber studwork to wall to sitting room Remove damaged studwork below diagonal timber member, as engineers details Remove light fitting and set aside Remove remaining damaged balustrade and handrail to up to half landing, set aside as template and re-use. Prop half landing, then remove lower straight flight complete, set aside as template Remove all floorboards, set aside all boards that are sound for re-use</p> <p>Sitting Room Carefully protect feature fire and surround using Correx or similar Remove radiator and set aside Remove curtain pole and set aside Remove timber paneling to all walls, set aside for re-use where possible Carefully remove timber shutters to both windows, set aside for repair Carefully remove decorative light fitting, and set aside Remove door, frames, and architraves to door. Set door and ironmongery aside for re-use, keep sample of architraves as template</p> <p style="text-align: right;">TO COLLECTION:</p>	

	<p>Music Room Safely cap, disconnect, and carefully remove wood burner, for collection by specialist cleaning company. Removal to be undertaken by HETAS registered engineer. Carefully protect feature fireplace and surround using Correx or similar Remove skirting boards to wall to hallway, and front wall in part (keep sample as profile) Remove radiator, set aside for specialist cleaning Remove picture rails to wall to hallway, and front wall in part, up to line of window only (keep sample as profile) Remove curtain pole and set aside Hack off plaster / lathe and plaster back to solid surfaces to walls to hallway, and front external wall up to line of window only Remove wallpaper frieze to walls above picture rail Carefully remove decorative light fitting, and set aside Remove lathe and plaster ceiling complete Remove door, frames, and architraves to door to hallway only. Set door and ironmongery aside for re-use, keep sample of architraves as template Remove floorboards to quarter of the room adjacent to hallway, set aside undamaged boards for cleaning and re-use.</p> <p>Stairs to FF (rear staircase 3) Protect timber to stairs and handrail / guarding to flight and landing using dust sheets or similar</p>	
3.19	<p>FIRST FLOOR INTERNAL STRIP OUT WORKS:</p> <p>Playroom Protect flooring (exposed floorboards) using dust sheets or similar</p> <p>Bathroom 1 Protect sanitaryware (bath, basin, WC) and fittings with dust sheets or similar, ready for specialist cleaning by others.</p> <p>Bedroom 3 Protect flooring (exposed floorboards) using dust sheets or similar Remove paper to one wall</p> <p>Bedroom 2 Protect flooring (exposed floorboards) using dust sheets or similar Remove paper to one wall</p> <p>Lobby Protect flooring (exposed floorboards) using dust sheets or similar</p> <p>Bedroom 4 Protect flooring (exposed floorboards) using dust sheets or similar</p> <p style="text-align: right;">TO COLLECTION:</p>	

	<p>Master Bedroom Safely cap, disconnect, and carefully remove wood burner, for collection by specialist cleaning company. Removal to be undertaken by HETAS registered engineer. Carefully protect feature fireplace and surround using Correx or similar Protect flooring (exposed floorboards) using dust sheets or similar Remove radiator, set aside for specialist cleaning Remove curtain pole and set aside Strip wallpaper to all walls Protect freestanding bath and fittings with dust sheets or similar, ready for specialist cleaning by others. Carefully remove decorative light fitting, and set aside</p> <p>En-suite Carefully remove all sanitaryware and fittings (bidet, basin, pedestal, taps, WC) and set aside, ready for specialist cleaning by others. Protect flooring (exposed floorboards) using dust sheets or similar Remove heated towel rail, set aside for specialist cleaning Strip wallpaper to all walls Carefully remove decorative light fitting, and set aside</p> <p>Bedroom 1 Protect flooring (exposed floorboards) using dust sheets or similar Remove radiator, set aside for specialist cleaning Strip wallpaper to all walls Carefully remove decorative light fitting, and set aside</p> <p>Landing / Stairs to GF Hack off lathe and plaster where damaged to staircase, to form a straight horizontal line for re-instatement Remove light fitting and set aside</p>	
3.20	<p>SECOND FLOOR INTERNAL STRIP OUT WORKS:</p> <p>Landing Protect flooring (exposed floorboards) using dust sheets or similar</p> <p>Bedroom 5 Protect flooring (exposed floorboards) using dust sheets or similar Strip wallpaper to 2no walls</p> <p>Bathroom 2 Protect sanitaryware (bath, basin, WC) and fittings with dust sheets or similar, ready for specialist cleaning by others.</p> <p>Bedroom 6 Protect flooring (exposed floorboards) using dust sheets or similar Strip wallpaper to 2no walls</p> <p style="text-align: right;">TO COLLECTION:</p>	

3.21	<p>BASEMENT LEVEL STRIP OUT:</p> <p>Basement room 2 Remove remaining plasterboard to ceiling between timber beam and stone dividing wall. Remove any remaining insulation quilt to the same area</p> <p>Basement room 1 Remove remaining plasterboard to ceiling between stone dividing wall and furthest steel beam. Remove any remaining insulation quilt to the same area Remove any remaining timber backing board to where electric meter was located on dividing wall.</p>	
3.22	<p>MAIN ROOF STRIP OUT WORKS:</p> <p>Loft space to top floor landing Remove existing insulation quilt from between ceiling joists</p>	
	<p>STRIP OUT GENERALLY:</p>	
3.23	<p>The contractor is to price here for disposing from site all building related debris from within the roof space, at first floor, ground floor and within the front and rear garden of the property.</p> <p><i>Note: The replacement of fittings, blinds and curtains are to form part of the policyholder's contents claim and are not covered within this specification. Although, the contractor is to allow for re-fixing light fittings either existing or new and costs are to be allocated within the electrical installation section of this specification.</i></p> <p style="text-align: right;">TO COLLECTION:</p>	

	REINSTATEMENT WORKS:	
	DEODORISE ON COMPLETION OF STRIP OUT AND ANY DECONTAMINATION WORKS:	
3.24	<p>The contractor is to appoint a specialist contractor to undertake a dry thermal fogging of the property complete to deodorise and disinfect. The contractor must use a dry thermal fogging method to deodorise not a wet fogging as to ensure simulation of the smoke pattern. The property is to be thermally fogged upon completion of strip out and drying works.</p> <p>Location: Whole property including loft space</p>	
	CLEANING WORKS TO RETAINED FLOOR TIMBERS:	
3.25	<p>Carry out a light clean using a wire brush to retained floor joists to the ground floor sitting room, hallway, and music room, where ceilings removed below, as well as the underside of the exposed floorboards to the same. Lightly sand to remove wood fibres. Apply two coats of Zinsser BIN sealer to all timbers to eliminate all smoke odours prior to re-covering.</p> <p>Location: To retained floor joists to ground floor sitting room, hallway, and music room, and underside of floorboards above.</p>	
	CHEMICAL CLEAN AND SEALING OF BLOCK & STONWORK WALLS:	
3.26	<p>The contractor should allow here for a chemical clean using acid-based cleaning solution to remove all deposits of smoke staining to block and stonework.</p> <p>Apply 2 No. coats of Zinsser BIN Primer Sealer Stain Killer paint covering to block/stonework in accordance with manufacturers recommendations followed by a third coat of standard Dulux emulsion paint to seal the second coat of the sealer coat application from the degradation of condensation.</p> <p>All works to be undertaken in accordance with manufacturer's instructions.</p> <p>Location: To all previously painted stone walls to the basement, plus the block wall to the stairs down to the basement.</p> <p style="text-align: right;">TO COLLECTION:</p>	

	WORKS TO CEILINGS: (Refer to drawing 10552.01&02 indicating extent of works to ceilings)	
	REPLACEMENT PLASTERBOARD CEILINGS (FIRE RESISTANT PLASTERBOARD):	
3.30	<p>Supply and fix 15mm Gyproc FireLine plasterboards to underside of ceiling joists. Secure boards in accordance with manufacturer's instructions using plasterboard screw fixings at 200mm centres. Allow for any packing to level boards and noggins at board edges to provide fixings. Scrim joints and screw heads, reinforced tape joints and apply 3mm Gypsum "Multi-finish" plaster to new boards to give smooth ceiling finish free from blemishes. Allow for scrim tape at board/wall perimeters and corking out ready for decoration, as necessary.</p> <p>Location: Ceilings to basement only, as follows: Basement 2 - between timber beam and stone dividing wall. Basement 1 - between stone dividing wall and furthest steel beam.</p>	
	REPLACEMENT LATHE AND PLASTER CEILINGS:	
3.31	<p>Allow to supply and install riven laths (25x6mm spaced at 10mm c/cs) screwed to existing/new ceiling joists using galvanized lath nails.</p> <p>Apply 3 coat lime plaster finish to laths on completion of each coat the surface should be scratched for key.</p> <ul style="list-style-type: none"> • Render coat 9mm: 1 lime putty, 3 well graded sand reinforced with hair • Float coat 6mm: 1 lime putty, 3 well graded sand. • Set coat 3mm 3 lime putty, 2 fine sand. <p>First & second coats to be over coated when green hard, wet surfaces between coats, third coat to be applied in three operations, firstly troweled on, smooth dressed and scoured with a cross grained wood to avoid shrinkage.</p> <p>Location: To (GF) music room</p>	
	CLEAN OF RETAINED CEILINGS:	
3.32	<p>Allow to undertake a thorough clean of retained ceiling surfaces, where affected by smoke staining, by washing down ceilings with sugar soap and rinsing with clear water until all fire related residue is removed. Infill cracks, remove flaking materials etc to prepare ready for decoration.</p> <p>Seal ceiling surfaces with 2 coats of Zinsser BIN sealer following clean all in accordance with manufacturers recommendations.</p> <p>Location: Retained ceilings where smoke stained only, (GF) hallway, sitting room, (FF) master bedroom, en-suite, bedroom 1, landing (all other retained ceilings to be redecorated, allowed elsewhere)</p> <p style="text-align: right;">TO COLLECTION:</p>	

	<p>WORKS TO WALLS: (The contractor is to refer to drawing 10552.01&02 indicating wall finishes)</p>	
	<p>REPLACEMENT STUDWORK TO EXISTING TIMBER PARTITION WALL:</p>	
3.33	<p>Allow to supply and fit kiln dried 70x70mm C24 timber studs and sole plate, studs at 400c/c, and to span between new sole plate, and existing diagonal timber membrane, to the stud partition adjacent the staircase to the hallway, as indicated on engineer's drawings: 5911-01.</p> <p>Locations: To GF Hallway as detailed on Chess drawing ref: 5911-01</p>	
	<p>LATH AND PLASTER TO WALLS:</p>	
3.34	<p>Line framework to the existing/new partition walls to one side only with riven laths (25x6mm spaced at 10mm c/cs) screwed to the existing/new studwork using galvanized lath nails.</p> <p>Apply 3 coat lime plaster finish to laths on completion of each coat the surface should be scratched for key.</p> <ul style="list-style-type: none"> • Render coat 9mm: 1 lime putty, 3 well graded sand reinforced with hair • Float coat 6mm: 1 lime putty, 3 well graded sand. • Set coat 3mm 3 lime putty, 2 fine sand. <p>First and second coats to be over coated when green hard, wet surfaces between coats, third coat to be applied in three operations, firstly troweled on, smooth dressed and scoured with a cross grained wood to avoid shrinkage.</p> <p>Location: To walls where existing lathe and plaster removed, to (GF) music room (wall to hallway in full), hallway (wall to sitting room up to ceiling joist level)</p>	
	<p style="text-align: right;">TO COLLECTION:</p>	

	LIME PLASTER REPAIRS TO MASONRY WALLS:	
3.35	<p>The substrate to be plastered should be clean and free from dust, the contractor must also ensure a suitable key is provided. Apply 3 coat lime plaster finish, on completion of each coat the surface should be scratched for key.</p> <ul style="list-style-type: none"> • Render coat 12-15mm: 1 lime putty, 3 well graded sand reinforced with hair • Float coat 8-10mm: 1 lime putty, 3 well graded sand. • Set coat 3mm 3 lime putty, 2 fine sand. <p>First and second coats to be over coated when green hard, wet surfaces between coats, third coat to be applied in three operations, firstly troweled on, smooth dressed and scoured with a cross grained wood to avoid shrinkage. Final coat to give smooth surface in preparation for decoration. All works to be in accordance with manufacturer's instructions.</p> <p>Location: To (GF) music room, front wall in part, up to line of window</p>	
	CLEAN OF RETAINED WALL SURFACES:	
3.36	<p>Allow to undertake a thorough clean of retained wall surfaces, washing down with sugar soap, and rinsing with clear water until all fire related residue is removed. Infill cracks, remove flaking materials etc to prepare ready for decoration.</p> <p>Seal walls surfaces with 2 coats of Zinsser BIN sealer following clean all in accordance with manufacturers recommendations, leave ready for redecoration.</p> <p>Location: Retained walls where smoke stained only, (GF) sitting room (part), hallway (part), music room (part), (FF) master bedroom (part), en-suite, bedroom 1 (part), landing (all other retained walls to be redecorated, allowed elsewhere)</p>	
	FITTING OF ALL CONTENTS FIXTURES AND FITTINGS ON COMPLETION:	
3.37	<p>Allow here to re-fix shelving, mirrors, light fittings etc to walls and ceilings as supplied by the client at locations to client's approval.</p> <p>The contractor is to allow for 15 hours for his carpenter @ £..... Per hour.</p> <p style="text-align: right;">TO COLLECTION:</p>	

	SKIRTING BOARDS / PANELING / DOOR FRAMES / ARCHITRAVES / PICTURE RAILS	
3.38	<p>The contractor is to allow to use a machine to make up matching profiles</p> <p>Contractor to include for completing the following, required as part of the Listed Building status:</p> <ul style="list-style-type: none"> • No work shall be carried out to remove the existing skirting boards, picture rails, paneling, door frames, and architraves until details have been carefully photographically recorded with details of the moulding recorded by scale drawings as appropriate, ready for submission to the Local Planning Authority. • No work shall be carried out to fit any skirting boards, picture rails, paneling, door frames, and architraves unless details of the design, materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority. 	
	PICTURE RAILS	
3.39	<p>Allow to supply and fit new matching bespoke made to measure molded profile softwood picture rails to walls, profiles to match templates from existing, where removed, as below:</p> <p>Location: All walls where picture rails removed (GF) music room (wall to hallway, and front wall in part, up to line of window only)</p>	
	SKIRTING:	
3.40	<p>Allow to supply and fit new matching height and profile bespoke softwood skirting boards to walls (including cupboards), profiles to match templates from existing, where removed, as below:</p> <ul style="list-style-type: none"> • Hallway • Music room (part) <p>Location: All walls where skirtings removed (GF) hallway, music room (part)</p> <p style="text-align: right;">TO COLLECTION:</p>	

	WORKS TO FLOORS:	
	REPLACEMENT OF FLOOR JOISTS:	
3.43	<p>Allow to supply and fit additional 6no. kiln dried 75x140mm C24 floor joists at 400c/c, placed next to existing damaged joists, and bolted together using M10 bolts at 600mm cts. New joists to span between existing beams as indicated on engineer's drawings: 5911-01.</p> <p>Joists to be supported by existing steel beam to one side, and heavy-duty proprietary galvanized metal restraint joist hangers fixed to existing timber beam at the other end.</p> <p>The contractor is to provide new timber strutting to new joists. Where the joists span over 2.5m, strutting is required to prevent joists twisting when loaded. For spans of between 2.5 and 4.5m one row of strutting is needed, at the mid span position. Solid strutting should be at least 38 mm thick timber extending to at least three quarters the joist depth.</p> <p>Location: Suspended timber floor structure to ground floor hallway, as shown on engineers drawing 5911-01</p>	
	REPLACEMENT RECLAIMED TIMBER FLOORBOARDS:	
3.44	<p>The contractor is to allow for the supply and install of reclaimed softwood floorboards, size and profile to match existing, and fixed with 75mm flooring brads punched home. Replacement floorboards to be acclimatized in correct conditions for min 2 weeks before laying. Boards are to be laid level to include for hammering home existing nail heads, and level finish ready for sealing and finishing.</p> <p>Locations: Where floorboards removed to (GF) hallway, music room Quantity: Allow for 100% replacement to hallway, 25% replacement to music room</p>	
	REFURBISHMENT OF RETAINED AND REPLACEMENT TIMBER FLOORBOARDS:	
3.45	<p>Carry out a light clean to existing retained and replacement floorboards, where affected by smoke. Lightly sand to remove the smoke and water staining and prepare the surface for sealing works.</p> <p>Apply an intermediate grade and then finishing grade oil seal. Apply final primer and screen surface to give a smooth finish.</p> <p>Locations: New and existing floorboards to: (GF) sitting room, hallway, music room, (FF) master bedroom, en-suite, bedroom 1</p> <p style="text-align: right;">TO COLLECTION:</p>	

RE-INSTALLATION OF BATHROOM SANITARY APPLIANCES AND ACCESSORIES:																						
3.46	<p>The contractor is to price here for the re- installation and plumbing in of the original sanitaryware to the FF en-suite, consisting of WC, wash basin, pedestal and taps, bidet, and associated accessories. The contractor is to include for new pipework, traps, fixings, fixtures etc to complete the installations.</p> <p>All sanitary pipe work to be to BS EN 12056-2:2000. All traps and gullies to BS EN 1253-1:2003 and BS EN 1253-4:2000. To be tested to BS EN 1253-2:2003.</p> <table border="1"> <thead> <tr> <th>Appliance</th> <th>Dia of Trap (mm)</th> <th>Depth of seal (mm) to soil pipe</th> <th>Depth of seal (mm) to gully</th> </tr> </thead> <tbody> <tr> <td>Wash basin</td> <td>32</td> <td>75</td> <td>75</td> </tr> <tr> <td>Sink</td> <td>40</td> <td>75</td> <td>38</td> </tr> <tr> <td>Bath</td> <td>40</td> <td>75</td> <td>38</td> </tr> <tr> <td>WC pan</td> <td>75 siphonic</td> <td>50</td> <td>n/a</td> </tr> </tbody> </table> <p>Location: (FF) En-suite</p>	Appliance	Dia of Trap (mm)	Depth of seal (mm) to soil pipe	Depth of seal (mm) to gully	Wash basin	32	75	75	Sink	40	75	38	Bath	40	75	38	WC pan	75 siphonic	50	n/a	
Appliance	Dia of Trap (mm)	Depth of seal (mm) to soil pipe	Depth of seal (mm) to gully																			
Wash basin	32	75	75																			
Sink	40	75	38																			
Bath	40	75	38																			
WC pan	75 siphonic	50	n/a																			
REFURBISHMENT OF EXISTING KITCHEN UNITS:																						
3.47	<p>Carry out a light clean to existing retained kitchen units, cupboards, drawers, and worktop. Lightly sand to remove the smoke and water staining and prepare the surface for sealing works.</p> <p>Apply two coats of hard wax oil to re-finish to base units and wall cupboards.</p> <p>Check all doors and drawers open and close smoothly, adjust where necessary.</p> <p>To worktops only, apply 3 No. coats of Danish worktop oil, allowing each coat to dry between coats to the existing solid wood worktops.</p> <p>Location: Kitchen</p>																					
TO COLLECTION:																						

	REFURBISHMENT WORKS TO EXISTING WINDOWS WHERE SMOKE STAINED:	
3.48	<p>Allow here to clean down the existing windows and frames where affected by smoke, to remove all signs of mould, soot and debris staining. The contractor should include here for cleaning off with a damp cloth all staining and carbon deposits from window frame, ironmongery and glazing complete (both sides) and allow to dry. Ease and adjust opening parts, oil, and lubricate to ensure window/door opens/closes with ease. The contractor should, following completion of clean, allow to sand any timber components to remove any remaining smoke staining and excess paint to provide smooth surface ready for decoration (decoration to be priced in decoration clause of specification).</p> <p>Location: To windows where smoke stained only, (GF) sitting room, hallway, music room, (FF) master bedroom, en-suite, bedroom 1, landing. (all other windows and casement doors to be redecorated, allowed elsewhere)</p>	
	REPLACEMENT SINGLE GLAZING TO EXISTING WINDOW FRAMES:	
3.49	<p>Allow here to carefully remove the 18 No. defective single glazing sections to the sliding sash windows within the sitting room and music room and replace with new single glazing to fit within the existing frame between all window bars. Include for all putty and beading to facilitate the works.</p> <p>Location: Sitting room (6 panes), music room (2no windows, 6no panes to each window)</p>	
	REPLACEMENT WINDOW BOARDS:	
3.50	<p>The contractor is to allow for the removal & disposal of existing and to supply and install new primed softwood bullnose window boards, size as existing.</p> <p>Location: (GF) Sitting room (2no.), music room</p> <p style="text-align: right;">TO COLLECTION:</p>	

	REFURBISHMENT WORKS TO EXISTING RETAINED FRONT DOOR:	
3.51	<p>Allow here to clean down the existing front door, frames, and ironmongery to remove all signs of mould, soot and debris staining. The contractor should include here for cleaning off with a damp cloth all staining and carbon deposits from door, frame, and ironmongery complete (both sides) and allow to dry. Ease and adjust opening parts, oil, and lubricate to ensure door opens/closes with ease. The contractor should, following completion of clean, allow to sand any timber components to remove any remaining smoke staining and excess paint to provide smooth surface ready for decoration (decoration to be priced in decoration clause of specification). The contractor must also include here for raking out and application of mastic to the perimeter of the frames.</p> <p>Allow also to replace the damaged recessed panel, with treated softwood, size, and profile to match existing, and primed ready for decoration.</p> <p>Location: Front door to be retained: Hallway</p>	
	REPLACEMENT FRAMES AND ARCHITRAVES TO RETAINED DOORS:	
3.52	<p>Allow here to supply and fit replacement softwood frame, stops etc, and matching molded softwood architraves to both sides of the doors, mitred and jointed to frame, sizes, and profiles to match exactly the original profiles, within the existing opening of retained doors.</p> <p>Quantity: 3 No. Location: (GF) Hallway/ music room, under stairs cupboard, sitting room</p>	
	REFURBISHMENT TO EXISTING (SET ASIDE) INTERNAL DOORS:	
3.53	<p>Allow here to refurbish the existing set aside internal doors, as follows: Remove existing ironmongery and set aside for re-fitting. Scrape back all flaking paint work back to bare timber, to remove all signs of smoke staining. Re-prime the timber ready to receive paint finish (allowed in decoration section).</p> <p>Clean, ease and adjust opening parts, oil, and lubricate to ensure door opens/closes with ease.</p> <p>Doors to be re-hung into the new frames (as item 3.52) using new hinges (3 No. 100mm brass butt hinges per door). Other ironmongery (locks, latches, knobs, etc) to be reused. Doors to be left in full working order.</p> <p>Quantity: 3 No. Location: (GF) Hallway/ music room, under stairs cupboard, sitting room</p> <p style="text-align: right;">TO COLLECTION:</p>	

	REFURBISHMENT TO EXISTING (RETAINED) INTERNAL DOORS:	
3.54	<p>Allow here to refurbish the existing retained internal doors, where affected by smoke, as follows: Remove existing handles / knobs and set aside for re-fitting. Scrape back all flaking paint work back to bare timber, to remove all signs of smoke staining. Re-prime the timber ready to receive paint finish (allowed in decoration section).</p> <p>Clean, ease and adjust opening parts, oil, and lubricate to ensure door opens/closes with ease. Re-fit removed handles / knobs.</p> <p>Doors to be left in full working order.</p> <p>Quantity: 6 No. Location: (GF) Hallway/sitting room, hallway/rear porch, music room/kitchen, (FF) master bedroom/staircase 1, master bedroom/en-suite, en-suite/bedroom 1 (all other doors to be redecorated, allowed elsewhere)</p>	
	REPLACEMENT STAIRCASE TO LOWER FLIGHT:	
3.55	<p>Supply and install new purpose made staircase between the ground floor and half landing level to match existing layout. Stairs to be constructed using softwood strings, softwood treads and softwood risers, to match existing, including all the intricate moldings using the set aside staircase components as a template. Softwood newel posts and balustrades, turned hardwood handrail, as existing. Staircase to match existing in all respects (width, rise, going, pitch, winders). The contractor must include for new apron lining to stairwell opening, and first floor level landing.</p> <p>Contractor to take site dimension and manufacture staircase to suit floor to floor heights, with winders as existing.</p> <p>Newel posts should be plumb and all components, including strings, treads and risers, newel posts, balustrading and handrails fixed securely. Strings should be glued to the newel posts and secured with dowels or screws. Stair strings should be fixed to the wall in accordance with guidance supplied by the manufacturer or published by the British Woodworking Federation. Landings should be framed to provide full support and solid fixings for the tops of flights, nosings, newels, apron linings, etc. Finished joinery should be free from splits, knocks and other damage which would impair its structural performance or finish. Nails should be punched below the surface of the wood and stopped. Further guidance can be found in BS 1186-2. The top nosing must be level with the floor deck and fixed firmly.</p> <p style="text-align: right;">TO COLLECTION:</p>	

	<p>The contractor will be responsible for ensuring new staircase is properly supported and it transmit loads to the supporting structure without undue movement, deflection, or deformation. All to comply with BS 585: Part 1 or 2.</p> <p>The contractor should allow for all labour and attendance works in connection with the new staircase no further claims in this regard will be accepted. The contractor should check all dimensions prior to manufacturer to ensure stair can be correctly installed.</p> <p>Include here for the supply and installation of a replacement partition to the underside of the staircase using 47x95 studs using treated C16 softwood with head and sole plates, studs at 450 c/cs with noggins at 900 c/cs with 95x95 posts to either side of the door, and to support the half landing and lower flight of stairs. Line framework to outer side with timber cladding as existing, using the set aside cladding as a template for matching purposes.</p> <p>See items 3.50 and 3.51 for re-hanging door into new frame.</p> <p>Quantity: 1 No. Location: From (GF) hallway to first floor half landing (between ground and first floor)</p> <p>Contractor to include for completing the following, required as part of the Listed Building status:</p> <ul style="list-style-type: none"> • No work shall be carried out to remove the existing staircase and associated parts until details have been carefully photographically recorded with details of the mouldings, newel posts, spindles, handrail, tread nosings, etc, recorded by scale drawings as appropriate, ready for submission to the Local Planning Authority. • No work shall be carried out to fit a replacement staircase unless details of the design, materials and finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority. <p style="text-align: right;">TO COLLECTION:</p>	
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	REFURBISHMENT OF EXISTING FIREPLACE AND SURROUNDS:	
3.56	<p>The contractor is to carry out cleaning and restoration to retained fireplaces and surrounds to (GF) music room, (FF) master bedroom, as follows:</p> <p>Allow here to clean down the existing gratings, fireback, surrounds and mantle shelf to remove all signs of mould, soot and debris staining. The contractor should include here for cleaning off with a damp cloth all staining and carbon deposits from gratings, fireback, surrounds and mantle shelf and allow to dry. The contractor should, following completion of clean, allow to sand any timber components to remove any remaining smoke staining and excess paint to provide smooth surface ready for decoration (decoration to be priced in decoration clause of specification).</p> <p>Following cleaning, cast ironwork to be painted with a thin coat of matt black stove paint, followed by a coating of wax, and then polished.</p> <p>Note, the fire / stoves themselves are to be taken away by a specialist company, to be stripped and refurbished, and returned to site, see item 3.27 (Aspen Restoration).</p> <p>Allow here for the reinstallation of the wood burning stoves within the (GF) music room, (FF) master bedroom by HETAS qualified engineer, using existing flues. Allow for commissioning and providing certification.</p> <p>Quantity: 2 No. Location: (GF) music room, (FF) master bedroom</p> <p style="text-align: right;">TO COLLECTION:</p>	