

WORKS TO THE ROYAL OAK, MONK SOHAM **OUTLINE SCHEDULE OF WORKS REVA**

0.0 DEMOLITIONS

- 0.1. Carefully take down and dispose of outbuilding to south east of dwelling
- 0.2. Carefully take down and remove studwork dividing wall and doorset to ground floor living room.
- 0.3. Carefully take down and remove studwork dividing wall and doorset to downstairs bathroom
- 0.4. Carefully take down and remove staircase to lounge and open section of floor as indicated
- 0.5. Carefully take down and dispose of existing lean-to structure to west.
- 0.7. Carefully remove infill to chimney in lounge, allow for all necessary propping of structure during repair works.
- 0.8. Carefully remove modern front door and porch and dispose.
- 0.9. Carefully remove modern infill to chimney in dining room, allow for all necessary propping of structure during repair works.
- 0.10. Carefully remove modern infill to chimney in existing kitchen, allow for all necessary propping of structure during repair works.
- 0.11. Carefully take down and dispose of existing lean-to structure to north of building, safely remove asbestos.
- 0.12. Carefully take down roof structure, stack and clay lump element to westerly wing, retaining 2no windows and pan tiles, for re-use as indicated on the plans.

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 04)

1.1 Dining Room. Room no 1.1

- 1.1.1 Break out concrete floor and clay beneath to approx. 250mm and install limecrete floor as Tymawr Limecrete floor system (buildup to be confirmed upon inspection of foundations).
- 1.1.2 Remove fireplace masonry infill and investigate opening. Re-open fireplace. To be confirmed by structural engineer.

1.2 Lounge. Room no 1.4

- 1.2.1 Break out concrete floor and clay beneath to approx. 250mm and install limecrete floor as Tymawr Limecrete floor system (buildup to be confirmed upon inspection of foundations). Relay existing bricks under staircase within slab.
- 1.2.2 Remove section of lath and plaster and 2no Victorian joists to section of floor infilled, along with timber board flooring upstairs running east to west. Expose medieval joist with diagonal half lap and side of spine beam, investigate if remnants of previous balustrade is present.
- 1.2.3 Install new sw staircase.
- 1.2.4 Expose and reinstate fireplace. Install brick hearth, flue liner and wood burner.

1.3 Rear Extension: Kitchen, Family room. Room no 1.3

- 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 (dependant on Structural Engineers input) to external walls as indicated on plans:
 - o Concrete slab
 - o 150mm PIR insulation
 - o concrete screed
- 1.3.3 Construct new walls as indicated on drawings as follows:
 - Form new walls from:
 - o Line inside face with Firmacell board
 - o 25mm sw treated battens forming service void

- Visqueen Vapour check vapour barrier
 - 50mm PIR Insulation over
 - 150x50mm sw treated studs @400mm c/c with noggins @900mm with PIR insulation between.
 - plywood sheathing on exterior
 - breather membrane/battens.
 - weatherboarding
- 1.3.4 Form new roof structure as indicated on drawings and as follows:
- Pan Tile Finish
 - breather membrane/battens
 - Sw treated joists with PIR insulation between
 - 100mm PIR insulation under joists.
 - Vapour barrier
 - 25mm battens
 - 12.5mm plasterboard
- 1.3.5 Line existing wall with battens and heraklith boards, forming small recesses on sealed doorways.
- 1.3.6 Install new kitchen and utility units as clients specification.

1.4 External elevations to main dwelling

- 1.4.1 Remove render to expose the timber frame
- 1.4.2 Timber frame locally repaired with species and size to match existing
- 1.4.3 Where voids are present, insulate between existing frame with hempwool
- 1.4.4 Treat exposed frame with Boron based treatment with 20 year guarantee.
- 1.4.5 Line over existing frame with heraklith board
- 1.4.6 Render with new limecote base coat and top coat by 'best of lime' applied to outside face as manufacturers recommendations.
- 1.4.7 To ground floor remove paint finish
- 1.4.8 To ground floor brickwork, render over with limecote top coat by 'best of lime' applied to outside face as manufacturers recommendations
- 1.4.9 Install new timber cornice to front door with code 5 lead with wood cored roll over as LSA details.
- 1.4.10 Install new 25x100mm treated sw pentice boards over windows and dress with code 5 lead, forming drip under timber.
- 1.4.11 Renew joinery to windows as indicated on plan.

1.5 Bedroom 3. Room no 2.4

- 2.5.1 Form new timber frame structure with masonry plinth, as structural engineers details. Form cut vaulted timber roof over with pan tile finish (re-using existing pan tiles). Construction as 1.3.
- 2.5.2 Form new stack as blockwork inner leaves with soft red facing bricks externally.

2.0 REPAIRS & ALTERATIONS TO FIRST FLOOR

2.1 Landing Lounge. Room no 2.0

- 2.1.1 Install new softwood timber balustrade to staircase.
- 2.1.2 Lightly sand floorboards

2.2 Landing. Room no 2.1

- 2.2.1 Remove existing distribution panel from wall
- 2.2.2 Install treated sw furring pieces to landing in order to level floor
- 2.2.3 Install new 25mm sw pine floor boards to match with of existing boards over furring pieces.
- 2.2.4 Lightly sand staircase and install new central carpet runner using existing carpet runner rails

2.3 Bedroom 2. Room no 2.2

- 2.3.1 Remove lime plaster infill panels to diamond mullion window, repair sections of mullions, cill, jambs as required upon inspection.
- 2.3.2 Install heraklith boarding over walls and vaulted section of roof to east and west.
- 2.3.3. Install new slim lite window over diamond mullion window.

2.4 Bedroom 2 En-suite. Room no 2.3

- 2.4.1 Install heraklith boarding over all surfaces
- 2.4.2 Install en-suite as clients preference

- 2.4.3 Form 2no 125x125mm openings in westerly wall infill panel to allow for passage of ventilation extract, drainage and electrics into new extension, location to be confirmed onsite after render removed and frame exposed.

2.6 Bedroom 1. Room no 2.4

- 2.6.1 Install heraklith boarding to westerly wall
2.6.2 Consolidate and repair areas of loose lime plaster to vaulted section of ceiling with limecote by 'best of lime' following manufacturers guidelines.
2.6.3 Line existing cupboard 2.6, with heraklith boarding
2.6.4 Remove existing cylinder and plumbing to cupboard 2.7

3.1 Attic

- 3.1.1 Refix collar

4.1 SERVICES

- 4.1. renew gutters in cast aluminium painted black. Running into new drainage soakaway
4.2. Install new SVP to south east of extension, to be internal venting through roof.
4.3. Install new foul drainage throughout property, feeding into new treatment plant.
4.4. Rewire house, cabling to be hidden where possible, cable runs to be confirmed on site.
4.5. Install new ground source heat pump, plant to be located within north lean-to store.

5.1 PLASTERING, FINISHES & FITTINGS

- 5.1. Plaster all new heraklith boards with 2 coats of 'Best of Lime' Limecote to manufacturers recommendations.
5.2. Plaster all new lath backgrounds with 1no scratch coat and 1no finish coat of 'Best of Lime' Limecote 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 2no coats of Osmo Polyx.oil.
5.9. All timber surfaces externally to be painted to match existing joinery.

6.1 SITE WORKS

- 6.1. Breakout concrete gutter channels to perimeter of dwelling. Install low level French drain to below thatch, to connect into new surface water drainage.