

## **PORCH EXTENSION, FIRST FLOOR EXTENSION AND INTERNAL REORDERING BRIDGE FARM, ASH STREET, SEMER OUTLINE SCHEDULE OF WORKS – Revision A**

To be read in conjunction with drawings 01, 03G, 08A.

### **Removals**

#### **Ground Floor**

- Existing window to be removed.
- Existing glazed double doors to be removed.
- Roof above existing lobby to be removed.
- Internal partitions and 2no. doors to be removed.

#### **First Floor**

- Gable timber framed window to be removed – window to be kept for re-use
- Timber frame and section of external wall to be removed to form new doorway
- Section of internal truss partition to be removed at high level to form new window

### **Works to existing single storey range**

- Walls to existing single storey range to be built up in brickwork to eaves / roof level - brickwork to match existing.
- Eaves height to line through on east and west elevation as Drawing No.3G
- Existing ground floor window opening to be increased in height, lintel to be repositioned to accommodate new timber window
- New window to be inserted into gable
- New roof to be formed of timber framed rafters with pantile finish to match existing
- Double door opening to be infilled in brickwork reduced to form a single door opening – new external door to be inserted.
- 1no. conservation roof light to be inserted into new western roof pitch
- 2no. conservation roof lights to be inserted into existing roof structure above study area

### **Internal works**

- Doorway to existing internal partition to be infilled
- New internal timber partitions with plaster finish (to match existing) and doorways to be inserted to form reconfigured W/C / shower room, larder and boot room
- Sanitaryware and drainage within existing W/C to be reconfigured to suit new shower room
- New staircase and walkway to be inserted to provide access to first floor bedroom
- Existing window to be inserted on inner truss at high level.
- New doorway to be created at first floor level