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1	SCHEDULE OF WORKS:	1-3 The Row, Donnington GL56 0PE		
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3	Phase 1 - The existing house September 2022 - July 2023			
4	INTERNAL WORKS	No.1 Ground Floor	No.1 Ground Floor	No.1 Ground Floor
5		Snug	Single storey extension	Staircase
6				
7	Demolitions	Break up concrete floor dig to level with the footings NB Not below footing level.	Demolish the C. 1970's/80's extension and build new as per planning permission, lime render to finish coat, decorate in lime wash, retain dressed stone	Carefully remove two inch plaster board stud work making up staircase wall (approx. 1.25sqm) Please see photo enclosed with letter - replace with single glase 11mm laminated clear glass fenustration in crittel style frame.
8	Ceilings	Retain existng lathe and plaster ceiling. Light sand and make good patches. Apply Wall rock lining paper & adhesive, Decorate with one mist coat and two top coats.	New extension - pine ceiling joists, with 2 layers pboard, 10mm Purple base layer sound, top layer to be 12mm pink fire rated, mastic joints, skim finish, decorate	Retain Existing plasterboard ceiling, sand to key decorate with two top coats white emulsion
9	New Windows	N/A	New hardwood windows as per detail drawings, decorated as per approved colour.	N/A
10	Existing Windows	Repair, restore. Paint finish	Repair, restore. Paint finish	Repair, restore. Paint finish
11	Internal Doors	Retain original door and door furniture, sand to a key and redecorate.	Retain original door and door furniture, sand to a key and redecorate.	Retain original door and door furniture, sand to a key and redecorate.
12	Walls	Spread new 3 coat lime render to fine finish. Insulating lime to external walls.	Spread new 3 coat lime render to fine finish. Insulating lime to external walls.	Lower part of staircase - carefully remove traingular boxing around kite wind (1980's stud wall and 9mm plasterboard). - close the opening with crittal style toughened glass fenustration.

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13	Walls Timber	See Internal Works No.3. Ground Floor Rear Annex		
14	INTERNAL WORKS	No.1 Ground Floor	No.1 Ground Floor	No.1 Ground Floor
15		Snug	Single storey extension	Staircase to Snug
16	Floors	New concrete slab, dpm, insulated	New insulated oversight to wood finishes	Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix support failed joists with new joist along side fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c - relay original pine floors ready for carpet
17	Electrics	See plan		
18	Plumbing	UFH	UFH	N/A
19	Fireplace and Chimneys	restore fireplace, re install existing install wood burner, check flues are clear and liner condition, repair flues		
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37	EXTERNAL WORKS	EXTERNAL WORKS		
38	Guttering	New guttering cast iron half round	All Windows and Doors (new)	Please see 1:5 Scale plans painted Farrow & Ball exterior eggshell - Bone
39	Chimneys & Flaunching	Inspect chimneys nd report. Repair leaking flaunchings with sand cement to match.		
40	New roofs	Please see photo attached in Letter - Sample Cotswold Plain Tile. Proposed Redland Concrete Cotswold Plain Roof Tile to match existing concrete cotswold colour Plain Roof Tiles. Roof in new extension ensuite of glass and tin. See details drawings. The Kitchen Extension please see Photo attached in letter - Sample tin roof nearby property.	Phase 2 - The New Kitchen Extension September 2023 - July 2024	
41	Walls and Parapet	Demolish as per planning drawings, re-use stone, import new matching sawn tumbled stone.	Phase 3 - The New Garage, pool and buildings September 2024 - July 2025	
42	All Windows and Doors (existing)	Repair, restore. Paint finish Farrow & Ball exterior eggshell - Bone. See photo painted door and window.		
43	All Windows and Doors (new)	Please see 1:5 Scale plans painted Farrow & Ball exterior eggshell - Bone		
44	Gardens and Landscape	please see attached site plan based on the tree survey commissioned previously and attached again.		

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4	INTERNAL WORKS	No.1 First Floor	No.1 First Floor	No.1 First Floor
5		Bedroom 1	Bedroom 2	Bathroom
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7	Demolitions	N/A	check for asbestos, - remove rear extension cat slide roof and retain tiles for reinstallation, rear and side walls making up the 1980's dorma extension in room - support floors and remaining windows - carefully remove cinder block, separate stone for re-use. - prepare original walls ready to blend in site recovered and locally sourced matching new stone.	install new oak lintel to make new opening in front wall, install 6x2 timber brace, ready for new hardwood casement window
8	Ceilings	Create Warm Roof, fill rafter depth with Hemp Therma Fleece, overboard with Lafarge insulated board to create warm roof, skim, decorate	Create Warm Roof, fill rafter depth with Hemp Therma Fleece, overboard with Lafarge insulated board to create warm roof, skim, decorate	Create Warm Roof, fill joist depth to existing felt Hemp Therma Fleece overboard with Lafarge insulated board to create warm roof, skim, decorate
9	New Windows	New hardwood windows as per detail drawings, decorated as per approved colour.	N/A	New hardwood windows as per detail drawings, decorated as per conditions colour.
10	Existing Windows	Repair, restore. Paint finish	Repair, restore. Paint finish	Repair, restore. Paint finish
11	Internal Doors		Retain original door and door furniture, sand to a key and redecorate.	Retain original door and door furniture, sand to a key and redecorate.
12	Walls		Remove all blown plaster and render (existing is mixed bonding, sand cement and lime, bonding where extensively used is wet and original plaster is blown). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.

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14	INTERNAL WORKS	No.1 First Floor	No.1 First Floor	No.1 First Floor
15		Bedroom 1	Bedroom 2	Bathroom
16		Floors	Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - support failed joists with new joist along side fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c - relay original pine floors ready for carpet	Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - support failed joists with new joist along side, fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c , install damp proof system and underfloor heating insulation mat and tile
17	Electrics		See plan	See plan to include elec UFH
18	Plumbing	Radiator	Radiator	Shower, loo, basin, towel rad
19	Fireplace and Chimneys			
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4	INTERNAL WORKS	No.2 Ground Floor	No. 2 Ground Floor	No.2 First Floor
5		Entrance hall & Aga Room	Rear Utility Room	Bedroom 3
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7	Demolitions	Prop inglenook working area, carefully remove the registration plate, remove steel I beam and replace with seasoned local oak beam, dry pack and sand lime pointed in to finish, line flue, repalce registration plate, install wood burner.	carefully prop working areas and remove lean to roof, nib and extenal wall.	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.
8	Ceilings	Ceiling to remain, make good, prep and decorate	New 1hr Fire rated ceiling fixed to new treated first floor joists	Wire brush and decorate in lime wash
9	New Windows	N/A	New interanl doorway through - See detail drawings	N/A
10	Existing Windows	Repair, restore. Paint finish	Repair, restore. Paint finish	Repair, restore. Paint finish
11	Internal Doors	N/A	Retain original door and door funiture, sand to a key and redecorate.	Retain original door and door funiture, sand to a key and redecorate.
12	Walls			Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.

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14	INTERNAL WORKS	No.2 Ground Floor	No. 2 Ground Floor	No.2 First Floor
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16	Floors	Entrance hall & Aga Room Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - remove broken joists and re install new - install 25mm ply screwed to joists at 150c/c - relay original pine floors - sand and stain with three coats bono floor top coat	Rear Utility Room New hardwood flooring	Bedroom 3 Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - support failed joists with new joist along side fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c - relay original pine floors ready for carpet
17	Electrics			
18	Plumbing	make good screed and install insulated UFH wet system in 50mm screed	UFH in screed	Radiator
19	Fireplace and Chimneys	restore ingelnook using existing stone, replace steel I-beam and brick in fill above with one peice of locally sourced and milled seasoned sawn oak beeam, check flues are clear and liner condition, repair flues, , reinstate fireplace iron fire back and open fire grate		
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4	INTERNAL WORKS	No.2 First Floor	No.2 First Floor
5		Bathroom	Staircase and hall
6			
7	Demolitions	Prop structures where required and demolish side wall nib, lift floors and reset joists to new FFL	Repair floor joists and strengthen from below with brother joists in locally milled seasoned oak
8	Ceilings	Ceiling to remain, make good, prep and decorate	Ceiling to remain, make good, prep and decorate
9	New Windows	N/A	New hardwood windows as per detail drawings, decorated as per conditions colour.
10	Existing Windows	Repair, restore. Paint finish	N/A
11	Internal Doors	Retain original door and door furniture, sand to a key and redecorate.	N/A
12	Walls	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.

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14	INTERNAL WORKS	No.2 First Floor	No.2 First Floor
15		Shower Room	Staircase and hall
16		Floors Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - support failed joists with new joist along side, fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c , install damp proof system and underfloor heating insulation mat and tile	Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - support failed joists with new joist along side fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c - relay original pine floors ready for carpet
17	Electrics	Elec UFH	See plan
18	Plumbing	Shower, Toilet, Basin, Towel Rad	N/A
19	Fireplace and Chimneys		
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4	No.2 Second Floor	INTERNAL WORKS	No.2 Second Floor
5	Dressing		Ensuite
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7	Remove plasterboard ceilings and rockwool and leave roof structure to air ready for warm roof installation, form opening through to bedroom 5. 1970's Lathe and plaster wall - make good opening up works with oak lathe and lime plaster, remove staircase and make good opening to match existing bedroom floor and ceiling plasterboard levels below.	Demolitions	Remove plasterboard and rockwool and leave roof structure to air ready for warm roof installation
8	Re-install upgraded roof insulation using Hempwool to fill void, overboard with Lafarge insulated board to create warm roof, skim, decorate	Ceilings	Re-install upgraded roof insulation using Hempwool to fill void, overboard with Lafarge insulated board to create warm roof, skim, decorate
9	N/A	New Windows	Window as per pp, decorated. See detail plans
10	Repair, restore. Paint finish	Existing Windows	Repair, restore. Paint finish
11	New, handmade locally, ledge and brace door to dressing room	Internal Doors	N/A
12	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.	Walls	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.

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14	No.2 Second Floor	INTERNAL WORKS	No.2 Second Floor
15	Dressing		Ensuite
16	Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - support failed joists with new joist along side fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c - relay original pine floors ready for carpet	Floors	Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - support failed joists with new joist along side fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c - relay original pine floors ready for carpet
17	See plan	Electrics	Elec UFH
18	Radiator	Plumbing	Bath, Shower, Toilet, Basin, Towel Rad
19		Fireplace and Chimneys	
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4	No.2 Second Floor	No.3 Ground Floor	INTERNAL WORKS	No.3 Ground Floor
5	Staircase	Front Door and lobby		Sitting Room
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7	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). There has also been a long term leak from failed external flashing, Spread new 3 coat lime render to fine finish. Insulating lime to external walls.		Demolitions	remove plasterboard boxing of fire place , LIFT floor coverings where necessary and dispose
8	overboard with Lafarge insulated board to create warm roof, skim, decorate, replaster walls in Lime render and fine skim finish, decorate lime wash	Replace existing plasterboard with new fire rated board, skim, decorate	Ceilings	Ceiling to remain, make good, prep and decorate
9	N/A	N/A	New Windows	N/A
10	N/A	N/A	Existing Windows	Repair, restore. Paint finish
11	Retain original door and door furniture, sand to a key and redecorate.	Retain original door and door furniture, sand to a key and redecorate.	Internal Doors	Retain original door and door furniture, sand to a key and redecorate.
12	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.	Walls	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.

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13			Walls Timber	
14	No.2 Second Floor	No.3 Ground Floor	INTERNAL WORKS	No.3 Ground Floor
15	Staircase	Front Door and lobby		Sitting Room
16	Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - support failed joists with new joist along side fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c - relay original pine floors ready for carpet	Carefully lift red floor tiles install damp proof system, underfloor heating insulation mat, plywood layer and re tile	Floors	Lift carpet floor coverings install damp proof system, underfloor heating insulation mat, plywood layer ready for carpet.
17			Electrics	
18	N/A	UFH	Plumbing	UFH
19			Chimneys	restore firepalce, check flue with new locally sourced seasoned sawn oak beeam, restore fireplace, check flues are clear and liner condition, repair flues, install iron fire back and open fire grate
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4	No.3 Ground Floor	No. 3 First Floor	INTERNAL WORKS
5	Rear Annex	Corridor	
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7	Break through doorway and make good. Adjust external wall to accommodate new window arrangement as per pp LIFT floor coverings and tiles where necessary and dispose, Salvage stone for re use in building on site/	Remove plasterboard and rockwool and leave roof structure to air ready for warm roof installation	Demolitions
8	Ceiling to remain, make good, prep and decorate	Re-install upgraded roof insulation using Hempwool to fill void, overboard with Lafarge insulated board to create warm roof, skim, decorate	Ceilings
9	New Hardwood Window as per pp, decorated. See detail plans	New Hardwood Window as per pp, decorated. See detail plans	New Windows
10	N/A	N/A	Existing Windows
11	Retain original door and door furniture, sand to a key and redecorate.	See details drawings	Internal Doors
12	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.	Walls

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13	Fill opening with timber frame and external oak vertical wall panelling. Leave to colour naturally.		
14	No.3 Ground Floor	No. 3 First Floor	INTERNAL WORKS
15	Rear Annex	Corridor	
16	Carefully lift tiles, underfloor heating insulation mat and re tile	Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - support failed joists with new joist along side fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c - relay original pine floors ready for carpet	Floors
17	Replace window and door with timber panel and window light.		Electrics
18	Radiator	N/A	Plumbing
19			Chimneys
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4	No. 3 First Floor	No.3 Second Floor	
5	En-suite	Bedroom 5	
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7	Remove 1980 extension ceiling ready for new installation.	Remove staircase and make good ceiling to match existing.Remove plasterboard and rockwool and leave roof structure to air ready for warm roof installation.	
8	Re-install upgraded roof insulation using Hempwool to fill void, overboard with Lafarge insulated board to create warm roof, skim, decorate	Re-install upgraded roof insulation using Hempwool to fill void, overboard with Lafarge insulated board to create warm roof, skim, decorate	
9	N/A	N/A	
10	Repair, restore. Paint finish	Repair, restore. Paint finish	
11	Existing door to be installed as a sliding pocket door, painted	N/A	
12	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.	Remove all blown plaster and render (existing is mixed bonding, sand cement and lime). Spread new 3 coat lime render to fine finish. Insulating lime to external walls.	

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14	No. 3 First Floor	No.3 Second Floor	
15	En-suite	Bedroom 5	
16	Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - support failed joists with new joist along side, fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c , install damp proof system and underfloor heating insulation mat and tile	Carefully lift floorboards and check floor joists. Relay loose ready for electrician and plumber first fix - support failed joists with new joist along side fixed and bolted 350c/c's to joists, bedded into stone walls to support at each end - install 25mm ply screwed to joists at 150c/c - relay original pine floors ready for	
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18	Shower, Toilet, Basin, Towel Rad		
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