

THE COTTAGE, FELSHAM SCHEDULE OF WORKS

This schedule is to be read in conjunction with drawings no's 01 – 10.

1.0	Kitchen / dining / living room
1.1	Break out existing broken brick and concrete floor
1.2	Lay 125mm mix GEN1 concrete floor slab, lay 150mm "Kingspan Thermafloor TF70" insulation over slab and finish with 75mm 1:4 cement / sand screed.
1.3	Break out modern softwood and plasterboard partition retaining original post supporting first floor.
1.4	Strip off plasterboard finish to south west and south east timber framed walls, batten out with 100mm treated softwood studs with 100mm "Steico Therm" insulation between and re finish with "Limecote" plaster on 25mm "Savolit board.
1.5	Break out brickwork beneath window on north west elevation and increase width to form door opening and fit new lintel above.
1.6	Line north west and north east brick walls with 72mm Thermal board.
1.7	Take down dilapidated plaster and lath flat ceiling and plasterboard ceiling and dispose.
1.8	Remove modern softwood ceiling joists to lean to as shown on section C-C.
1.9	To flat ceiling insulate between joists with "100mm Rockwool Flexi" sound deadening insulation and line beneath with 12.5mm Plasterboard and 3mm "Gyproc Thistle multi finish" plaster skim.
1.10	To sloping ceiling, insulate between rafters with 100mm "Celotex" insulation packed tight with all gaps filled with expanding foam. Insulate beneath with a further continuous layer of 70mm "GTEC thermal PIR board" and 3mm plaster skim.
2.0	Entrance Hall
2.1	Lift pammets and break out concrete floor.
2.2	Lay 125mm mix GEN1 concrete floor slab, lay 150mm "Kingspan Thermafloor TF70" insulation over slab and finish with 75mm 1:4 cement / sand screed. Finish with existing pammets made up with second hand to match.
2.3	Strip off dilapidated plaster and lath finish to north west wall and plasterboard to other walls.
2.4	Strip out staircase and partition and make good opening above in softwood joists to match existing.
2.5	To internal partitions line with 12.5mm "Gyproc Wallboard ten" & plaster skim with 75mm "Rockwool Flexi" sound insulation in cavity.

2.6	Re finish external wall, batten out with 100mm treated softwood studs with 100mm "Steico Therm" insulation between and re finish with "Limecote" plaster on 25mm "Savolit board.
2.7	Take down hardboard ceiling and dispose.
2.8	To ceiling insulate between joists with "100mm Rockwool Flexi" sound deadening insulation and line beneath with 12.5mm Plasterboard and 3mm "Gyproc Thistle multi finish" plaster skim.
3.0	Sitting room
3.1	Break out existing concrete floor.
3.2	Lay 125mm mix GEN1 concrete floor slab, lay 150mm "Kingspan Thermafloor TF70" insulation over slab and finish with 75mm 1:4 cement / sand screed.
3.3	Break out timber boarded partition at south east end and dispose.
3.4	Trim 4 no. floor joists with softwood joist to form new opening for staircase.
3.5	Form Staircases constructed from 32mm strings with 25mm treads with 9mm ply risers. Fit 75 x 75mm newel posts with handrail 900mm above pitch line of staircase and 1000mm above landing. Fit 25mm balusters with max 100mm gap between. Fit 12mm quadrant at junction between string and wall plaster. Plaster beneath with 15mm "Gyproc Wallboard" + skim.
3.6	Infill 2 no. door openings on south west wall in softwood studs with "Celotex " insulation between.
3.7	Strip off dilapidated plaster and lath wall lining to north east wall and plasterboard lining to other walls.
3.8	To south east partition re finish in 12.5mm "Gyproc Wallboard ten" & plaster skim.
3.9	To north east and south west walls, batten out with 100mm treated softwood studs with 100mm "Steico Therm" insulation between and re finish with "Limecote" plaster on 25mm "Savolit board.
3.10	Take down plasterboard ceiling, insulate between joists with "100mm Rockwool Flexi" sound deadening insulation and line beneath with 12.5mm Plasterboard and 3mm "Gyproc Thistle multi finish" plaster skim.
4.0	Lean to on south west elevation
4.1	Demolish brick lean to extension and dispose.
5.0	Dining room
5.1	Break out existing concrete floor.
5.2	Lay 125mm mix GEN1 concrete floor slab, lay 150mm "Kingspan Thermafloor TF70" insulation over slab and finish with 75mm 1:4 cement / sand screed.
5.3	To south west wall excavate and lay mix GEN 1 concrete strip footing.
5.4	Build up new external wall in 215mm brick laid in 1:1:6 cement/Lime/sand mortar (designation III) up to underside of existing timber plate at first floor level. Line internally with 70mm "GTEC thermal PIR board" and 3mm plaster skim.
5.5	Line existing south east brick wall with 70mm "GTEC thermal PIR board" and 3mm plaster skim.

5.6	Strip polystyrene ceiling tiles and retain plaster and lath ceiling.
6.0	Cloakroom
6.1	Re open blocked door opening and fir re claimed door from entrance hall.
6.2	Break out existing concrete floor.
6.3	Lay 125mm mix GEN1 concrete floor slab, lay 150mm "Kingspan Thermafloor TF70" insulation over slab and finish with 75mm 1:4 cement / sand screed.
6.4	Line external walls with 70mm "GTEC thermal PIR board" and 3mm plaster skim.
6.5	Strip out plasterboard ceiling, insulate between rafters with 100mm "Celotex" insulation packed tight with all gaps filled with expanding foam. Insulate beneath with a further continuous layer of 70mm "GTEC thermal PIR board" and 3mm plaster skim.
6.6	Fit shower, wc and washbasin.
6.7	Core drill through brick external wall and fit extract fan.
7.0	Study
7.1	Strip out modern stud partition and dispose retaining door.
7.2	Break out existing concrete floor.
7.3	Lay 125mm mix GEN1 concrete floor slab, lay 150mm "Kingspan Thermafloor TF70" insulation over slab and finish with 75mm 1:4 cement / sand screed.
7.4	Form new partition in 100x50 studs @ 400 c'rs with noggins @ 900 c'rs, clad both sides in 12.5mm "Gyproc Wallboard ten" & plaster skim (moisture resistant in bathrooms) with 75mm "Rockwool Flexi" sound insulation in cavity. Fit door reclaimed door from former partition.
7.5	Brick up lower half of door opening in 215mm brick to match existing laid in 1:1:6 cement/Lime/sand mortar (designation III)
7.6	Line external walls with 70mm "GTEC thermal PIR board" and 3mm plaster skim.
7.7	Strip out plasterboard ceiling, insulate between rafters with 100mm "Celotex" insulation packed tight with all gaps filled with expanding foam. Insulate beneath with a further continuous layer of 70mm "GTEC thermal PIR board" and 3mm plaster skim.
8.0	Utility room
8.1	Break out existing concrete floor.
8.2	Lay 125mm mix GEN1 concrete floor slab, lay 150mm "Kingspan Thermafloor TF70" insulation over slab and finish with 75mm 1:4 cement / sand screed.
8.3	Break out beneath window to form door opening and reduce width in 215mm brick to match existing laid in 1:1:6 cement/Lime/sand mortar (designation III).
8.4	Break out new window opening through brickwork on north west elevation.
8.5	Line external walls with 70mm "GTEC thermal PIR board" and 3mm plaster skim.

	Strip out plasterboard ceiling, insulate between rafters with 100mm "Celotex" insulation packed tight with all gaps filled with expanding foam. Insulate beneath with a further continuous layer of 70mm "GTEC thermal PIR board" and 3mm plaster skim.
9.0	Bedroom 1
9.1	Take up existing chipboard floor and replace with new
9.2	Strip off plasterboard wall finishes.
9.3	To external walls batten out with 100mm treated softwood studs with 100mm "Steico Therm" insulation between and re finish with "Limecote" plaster on 25mm "Savolit board.
9.4	To internal partition line with 12.5mm "Gyproc Wallboard ten" & plaster skim with 75mm "Rockwool Flexi" sound insulation in cavity.
9.5	Take down plasterboard ceiling and modern softwood flat ceiling joists and dispose.
9.6	To sloping ceiling insulate between rafters with 100mm "Celotex" insulation packed tight with all gaps filled with expanding foam. Insulate beneath with a further continuous layer of 70mm "GTEC thermal PIR board" and 3mm plaster skim.
9.7	Form flat ceiling at higher level on existing timber collars in 70mm "GTEC thermal PIR board" and 3mm plaster skim with 200mm mineral wool insulation above
10.0	En Suite and Landing 1
10.1	Take up existing chipboard floor and replace with new
10.2	Strip off plasterboard wall finishes.
10.3	To external walls batten out with 100mm treated softwood studs with 100mm "Steico Therm" insulation between and re finish with "Limecote" plaster on 25mm "Savolit board.
10.4	Re finish internal walls with 12.5mm "Gyproc Wallboard ten" & plaster skim.
10.5	Form new partition in 75mm softwood studs finished both sides with 12.5mm "Gyproc Wallboard ten" & plaster skim with 75mm "Rockwool Flexi" sound insulation in cavity. Fit door and lining re claimed from ground floor demolitions.
10.6	Take down plasterboard ceiling and modern softwood flat ceiling joists and dispose.
10.7	To sloping ceiling insulate between rafters with 100mm "Celotex" insulation packed tight with all gaps filled with expanding foam. Insulate beneath with a further continuous layer of 70mm "GTEC thermal PIR board" and 3mm plaster skim.
10.8	Form flat ceiling at higher level on existing timber collars in 70mm "GTEC thermal PIR board" and 3mm plaster skim with 200mm mineral wool insulation above.
11.0	Bathroom
11.1	Strip off plasterboard wall finishes.
11.2	To external walls batten out with 100mm treated softwood studs with 100mm "Steico Therm" insulation between and re finish with "Limecote" plaster on 25mm "Savolit board.
11.3	Re finish internal walls with 12.5mm "Gyproc Wallboard ten" & plaster skim.

11.4	Take down plasterboard ceiling.
11.5	To sloping ceiling insulate between rafters with 100mm "Celotex" insulation packed tight with all gaps filled with expanding foam. Insulate beneath with a further continuous layer of 70mm "GTEC thermal PIR board" and 3mm plaster skim.
11.6	Re finish flat ceiling in 12.5mm plasterboard and 3mm plaster skim with 400mm mineral wool insulation above.
11.7	Fit out bathroom with bath, WC and washbasin.
11.8	Fit extract fan in ceiling discharging through vented roof tile.
12.0	Bedroom 2 and landing 2
12.1	Strip off plasterboard wall finishes.
12.2	To external walls batten out with 100mm treated softwood studs with 100mm "Steico Therm" insulation between and re finish with "Limecote" plaster on 25mm "Savolit board.
12.3	Form new partition in 75mm softwood studs finished both sides with 12.5mm "Gyproc Wallboard ten" & plaster skim with 75mm "Rockwool Flexi" sound insulation in cavity. Fit door and lining re claimed from ground floor demolitions.
12.4	Strip off plasterboard ceiling finishes.
12.5	Trim 1 no. rafter to form opening for new dormer window.
12.6	Form dormer cheeks and roof structure in treated softwood.
12.7	Insulate between studs with 100mm "Celotex" insulation packed tight with all gaps filled with expanding foam and finish internally with 12.5mm plasterboard and skim. External finish taken at item 15.2.
12.8	To sloping ceiling insulate between rafters with 100mm "Celotex" insulation packed tight with all gaps filled with expanding foam. Insulate beneath with a further continuous layer of 70mm "GTEC thermal PIR board" and 3mm plaster skim.
12.9	Re finish flat ceiling in 12.5mm plasterboard and 3mm plaster skim with 400mm mineral wool insulation above.
13.0	Bedroom 3
13.1	Strip off plasterboard wall finishes.
13.2	To external walls batten out with 100mm treated softwood studs with 100mm "Steico Therm" insulation between and re finish with "Limecote" plaster on 25mm "Savolit board.
13.3	Strip off plasterboard ceiling finishes.
13.4	To sloping ceiling insulate between rafters with 100mm "Celotex" insulation packed tight with all gaps filled with expanding foam. Insulate beneath with a further continuous layer of 70mm "GTEC thermal PIR board" and 3mm plaster skim.
13.5	Re finish flat ceiling in 12.5mm plasterboard and 3mm plaster skim with 400mm mineral wool insulation above.
14.0	External windows and doors

14.1	Replace external windows and doors with new softwood as detailed on drawings 07 & 08.
15.0	External wall finishes
15.1	Strip off all existing cement render.
15.2	To existing timber framed walls, fit render carrier boards as 25mm "Savolit plus" or similar fixed with a 5mm gap on all sides. Spray "Skanda C84" glue into the joints and plane smooth when set. Apply 100mm jointing scrim over joints and finish with 1 coat "Bestoflime – Warmcote" and finishing coat of "Bestoflime – Limecote" lime render in accordance with manufacturer's recommendations. Include for drip beads at base of render.
15.3	To existing brick rendered walls re finish with with 1 coat "Bestoflime – Warmcote" and finishing coat of "Bestoflime – Limecote" lime render in accordance with manufacturer's recommendations with expansion joint between existing and new walls formed with stop beads and Include for drip beads at base of render.
16.0	Roofs
16.1	Replace defective fascia, soffit and barge boards in softwood to match existing.
16.2	Strip off existing clay pantiles and slates and set aside.
16.3	Fit new treated softwood valley boards and code 5 lead linings.
16.4	Fit new code 5 lead chimney flashings
16.5	Re cover roofs with existing tiles & slated made up with second hand to match as necessary on 25 x 38mm preservative treated battens on "Klober Permoforte" breathable felt, include for proprietary eaves carrier system. Fit matching Third Round ridge tiles laid in 1:1:6 cement/Lime/Sand mortar and mortar bedded verges.
17.0	Rainwater goods
17.1	Overhaul existing gutters and downpipes and re fit.
18.0	Car Port
18.1	Demolish existing car port and dispose.
19.0	Decorations
19.1	Decorate new render externally with 3 coats Limewash
19.2	Decorate plastered walls and ceilings with 1 mist coat to bare plaster and 2 coats emulsion paint.
19.3	Decorate joinery with primer to bare timber, 2 coats undercoat and 2 coats gloss / eggshell paint.
20.0	Driveway and parking
20.1	Retain existing gravel finish to drive.
20.2	Form parking area to rear of house as drawing 09 finished with gravel on 150mm compacted sub base with 150 x 50mm concrete edging.
21.0	Plumbing & heating

21.1	Fit new oil fired boiler in utility room with balanced flue through external wall. Fit panel radiators throughout all rooms with pipework surface mounted to avoid notching any historic timbers.
21.2	Fit new hot water cylinder in Utility room and fit pipework to supply kitchen and all sanitaryware with pipework surface mounted to avoid notching any historic timbers.
22.0	Electrics
22.1	Re wire throughout the property using existing chases where possible.

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