



Co Create Architects  
Ground Floor East Quadrangle Seale Hayne  
Newton Abbot  
TQ12 6NQ

17<sup>th</sup> May 2023

### Schedule of Works

#### **Reeve Castle - Removal and reinstatement of internal wall separating kitchen and living space.**

##### Project Details:

Property: Reeve Castle, Bow  
Listed Building Entry: 1325836  
Client: Mr Gent  
Architect: Co Create Architects  
Engineer: Spencer House Structural Engineering  
Contractor: TBC

##### Proposed Works:

The proposed works included the removal of the wall separating the kitchen and living space to create a larger kitchen area. The existing fireplace surround is to be removed and the opening is to be concealed with a partitional wall.

##### Structural Assessment:

Spencer House Structural Engineering has conducted a structural assessment and determined the necessary modifications for the project.

It is proposed that a new steel beam is installed at high level, supported on a padstone at the west end and a SHS (Square Hollow Section) steel at the east end. The SHS is to be supported off a new pad foundation.

The proposed wall will not be load bearing.

##### Conservation Considerations:

No original architectural features, or features of any historic value are visible on the wall to be removed.

If any unknown architectural features are uncovered during the works, the construction will be halted and the heritage officer will be contacted for advice and guidance.

The floor finishes in the kitchen and living space are not original.

#### Schedule of Works:

##### *A. Preparatory Phase:*

Obtain all necessary permissions, including Listed Building Consent.

Conduct a site survey to assess existing conditions to include access, material storage and delivery.

Implement necessary site protection measures to safeguard the castle during the works.

Agree timeframes, working hours, programme, CDM and health and safety requirements for the works including the coordination of all involved parties.

##### *B. Demolition Phase:*

Erect temporary protective barriers around the work area to minimise dust and debris migration.

Provide protection to all architectural and heritage features, including fixtures, fittings, glazing and profiles.

Carefully remove plaster finishes from both sides of the wall to uncover to original fabric.

Provide temporary supports for the first floor using boarding to protect the existing building fabric at ground floor ceiling level.

Demolish the wall in a controlled manner using small hand-held tools. The wall will be demolished starting from the top and progressing downward.

##### *C. Structural Modifications:*

Excavate for the new foundation, to be undertaken by hand. Installation of new specified foundation within the kitchen area.

Installation of the SHS post, padstone and steel beam as per the engineer's design.

Ensure all works are completed in line with the engineers' requirements.

##### *D. Installation of Non-Structural Wall*

Proposed wall to be constructed using 50x150 C24 timbers and 9mm OSB board in line with engineers' requirements.

Plaster board to be fixed through OSB board to timber studwork.

Any fixings to the existing fabric should be carefully consider and minimised.

##### *E. Finishing Phase:*

Reinstate wall finishes to match the existing property.

Make good any plasterwork, ensuring a clean and consistent finish to all areas.

Remove any protective measures.

Area to be cleaned down in preparation for hand over.

*Professional Qualifications and Personnel*

Co Create Architects, represented by Alistair Powe, is the appointed architect for the project.

Spencer House Structural Engineering is responsible for the structural design.

A qualified and experienced contractor will be appointed for the construction works.