



12 – 14 Tavern Street,
Stowmarket,
Suffolk

Schedule of Works



SCHEDULE OF WORKS

CONVERSION OF EXISTING BUILDINGS TO 2 NO. UNITS

This schedule of works should be read in conjunction with all associated project drawings, Planning statement and Listed Building documentation.

Tasks are split into each individual unit(s) with a brief summary of the works involved;

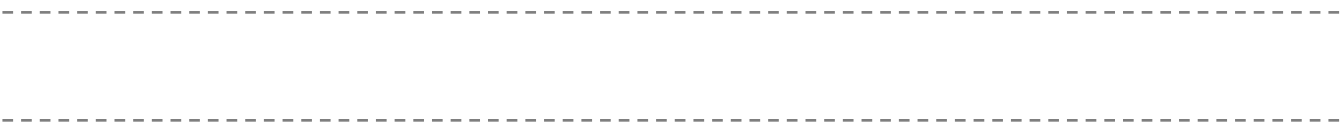
1 UNIT 1

- 1.1 CORRIDOR – Existing opening to stair at rear of unit to be infilled with timber studwork composite filled with acoustic insulation, finished with plasterboard finishes to both sides.
- 1.2 LOUNGE – Removal of existing partition walls (see Listed Building document for summary) make good to all surfaces as necessary.
- 1.3 BEDROOM 1, STORE & BATHROOM – Sub-divide existing room to form areas with timber framed walls, acoustically insulated, 9mm plywood sheathing and finished with plasterboard finishes.
- 1.4 KITCHEN - Removal of existing partition walls (see Listed Building document for summary) make good to all surfaces as necessary. Supply and install new kitchen (subject to specialist design)

General

- 1.5 Remove all existing surface finishes, make good and apply new finishes throughout.
- 1.6 Provide secondary glazing screens to all windows for both noise and thermal enhancement.
- 1.7 New composite front door to be installed to each unit.
- 1.8 Provide new paint and decoration finishes throughout the property
- 1.9 Ceilings to be enhanced acoustically by means of stripping and improvements at FF level (See Units 3 & 4)
- 1.10 New doors with ironmongery to be provided throughout. Doors to be solid core FD30 with smoke seals, style and finishes to be confirmed.
- 1.11 Extraction & Air supply - Provide new extraction ducting and outlets to bathrooms, kitchens and Utility where applicable. Extractors to be ducted to existing outlets where possible, where no existing outlets are available ducts to be core drilled to existing wall composite complete with grille covers (style and colour to match that of the existing building to minimise impact).
- 1.12 Drainage – Existing drainage outlets to be utilised where possible, New drainage routes to be formed where necessary, all drainage components to be installed in accordance with part H of the Building regulations. Drainage routes to be taken below suspended timber floors where possible via the shortest most convenient routes.
- 1.13 Bathroom suites to be installed as shown.
- 1.14 Each Unit to be sound tested and certified for compliance with Part E of the Building Regulations.

	<p>1.15 Windows to new formed bathrooms, en-suites etc. to be applied with satin coating to obscure vision.</p> <p>1.16 Floors – Uplift existing floor boards to expose existing floor void and composite, provide acoustic insulation between joists, a further layer of acoustic matting, reinstate floor boards ensuring other first fix items have been completed before hand i.e. drainage, pipework, wiring for GF units etc.</p> <p>1.17 New doors with ironmongery to be provided throughout. Doors to be solid core FD30 with smoke seals, style and finishes to be confirmed.</p> <p>1.18 Bathroom suites to be installed as shown.</p> <p>1.19 Each Unit to be sound tested and certified for compliance with Part E of the Building Regulations.</p>		
<p>2</p>	<p><u>UNIT 2</u></p> <p>2.1 CORRIDOR – Remove existing external door to permit circulation from new extension and adjacent areas.</p> <p>2.2 Existing opening to stair at rear of unit to be infilled with timber studwork composite filled with acoustic insulation, finished with plasterboard finishes to both sides.</p> <p>2.3 LOUNGE, BEDROOM, KITCHEN & BATHROOM – Sub-divide existing room to form areas with timber framed walls, acoustically insulated, 9mm plywood sheathing and finished with plasterboard finishes.</p> <p>Supply and install new kitchen (subject to specialist design)</p> <p>BEDROOM 1 & 2 – Existing openings/ doorways linking to adjacent areas to be infilled with timber studwork composite filled with acoustic insulation, finished with plasterboard finishes to both sides.</p> <p><u>General</u></p> <p>2.4 Remove all existing surface finishes, make good and apply new finishes throughout.</p> <p>2.5 Provide secondary glazing screens to all windows for both noise and thermal enhancement.</p> <p>2.6 Windows to new formed bathrooms, en-suites etc. to be applied with satin coating to obscure vision.</p> <p>2.7 New composite front door to be installed to each unit.</p> <p>2.8 Provide new paint and decoration finishes throughout the property</p> <p>2.9 Ceilings to be enhanced acoustically by means of stripping and improvements at FF level (See Units 3 & 4)</p> <p>2.10 New doors with ironmongery to be provided throughout. Doors to be solid core FD30 with smoke seals, style and finishes to be confirmed.</p>		



<p>2.11</p> <p>2.12</p> <p>2.13</p> <p>2.14</p> <p>2.15</p> <p>2.16</p> <p>2.17</p> <p>2.18</p> <p>2.19</p> <p>2.20</p> <p>2.21</p>	<p>Extraction & Air supply - Provide new extraction ducting and outlets to bathrooms, kitchens and Utility where applicable. Extractors to be ducted to existing outlets where possible, where no existing outlets are available ducts to be core drilled to existing wall composite complete with grille covers (style and colour to match that of the existing building to minimise impact).</p> <p>Drainage – Existing drainage outlets to be utilised where possible, New drainage routes to be formed where necessary, all drainage components to be installed in accordance with part H of the Building regulations. Drainage routes to be taken below suspended timber floors where possible via the shortest most convenient routes.</p> <p>Bathroom suites to be installed as shown.</p> <p>Each Unit to be sound tested and certified for compliance with Part E of the Building Regulations.</p> <p>BATHROOM & CORRIDOR – Existing openings/ doorways linking to adjacent areas to be infilled with timber studwork composite filled with acoustic insulation, finished with plasterboard finishes to both sides.</p> <p>Removal of existing partition walls (see Listed Building document for summary) make good to all surfaces as necessary.</p> <p>Windows to new formed bathrooms, en-suites etc. to be applied with satin coating to obscure vision.</p> <p>Floors – Uplift existing floor boards to expose existing floor void and composite, provide acoustic insulation between joists, a further layer of acoustic matting, reinstate floor boards ensuring other first fix items have been completed before hand i.e. drainage, pipework, wiring for GF units etc.</p> <p>New doors with ironmongery to be provided throughout. Doors to be solid core FD30 with smoke seals, style and finishes to be confirmed.</p> <p>Supply and install new kitchen (subject to specialist design)</p> <p>Bathroom suites to be installed as shown.</p> <p>Each Unit to be sound tested and certified for compliance with Part E of the Building Regulations.</p>		
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