

# Schedule of Works

- Listed Building Conditions Discharge for 19 Bears Rails Park SL4 2HN

- atelier motus – February 2024

## Schedule of works.

### General:

- The contractor is to provide a method statement for submission to the Royal Borough of Windsor and Maidenhead for the discharge of planning conditions. Upon discharges:
- Carefully clean any moss and debris of the existing roof and gutters, following best practice guidance and contractor's experience for working at this height.

### Installation of the roof lights:

- Mark out the location of the roof lights internally and externally.
- Install temporary works so that areas of the roof around the works are adequately and safely supported and protected.
- Cut openings for the roof lights making sure that no primary structure is damaged.
- Trim out secondary timber rafters and cut out plasterboard around the openings of the roof lights.
- Add treated timber trimmers, double up as required to form openings for the roof lights.
- Dress the openings locally with new Tyvek breather membrane, lapped with the existing membrane to create a continuous barrier.
- Add new treated battens to match the existing battens as required around the new openings.
- Install the roof lights to the manufacturer's details and requirements.
- Maintain a continuous Vapour Control Layer to the ceiling dressed into the new installations.
- Make good all plasterboard areas affected by the works, in matching materials to create a surface which is smooth and without defect. It is presumed that the existing plasterboard in the mezzanine skelining is 37.5+12.5 Kingspan K8 or similar, with 100mm Kooltherm between the rafters.
- Redecorate the plasterboard walls, skelings and ceilings in the mezzanine.
- Make the roof good using the existing slates which were kept aside
- for reuse. Any remaining tiles to be left in clients' possession.

### Installation of the sun tunnel:

- Mark out the location of the sun tunnel internally and externally.

- Install temporary works so that areas of the roof around the works are adequately and safely supported and protected.
- Cut opening for the sun tunnel, making sure that no primary structure is damaged.
- Trim out secondary timber rafters and cut out plasterboard around the opening of the sun tunnel.
- Add treated timber trimmers, double up as required.
- Dress the opening locally with new Tyvek breather membrane, lapped with the existing membrane to create a continuous barrier.
- Add new treated battens to match the existing battens as required around the new opening.
- Install the sun tunnel to the manufacturer's details and requirements.
- Run the sun tunnel tube behind the existing dwarf wall and between the existing joists, using extensions as necessary, but minimising sharp corners.
- Create an opening in the kitchen ceiling on the centreline of the room.
- Wrap mineral wool insulation around the sun tunnel tube at ceiling level.
- Insulate between joists in areas made accessible by the works.
- Maintain a continuous Vapour Control Layer to the ceiling dressed into the new installation.
- Make the roof good using the existing slates which were kept aside for reuse. Any remaining tiles to be left in clients' possession.
- Make good all plasterboard areas affected by the works, in matching materials to create a surface which is smooth and without defect.
- Redecorate the plasterboard ceiling in the kitchen.