

WORK SCHEDULE

Renovation and extension of existing 'Brook Hall Bungalow'

The following list shows the approximate extent and scope of the works needed to be carried out to renovate and extend Brook Hall Bungalow. This list is still approximate, but is based on site inspection as much of the existing old ceilings and rotten floor boarding has been removed to allow for this schedule to be compiled.

- Strip out all existing plasterboard walls and ceilings.
- Remove all plumbing and electrical installations
- Strip the roof coverings.
- Remove all rotten timbers in the roof structure.
- Remove all internal stud walls
- Gun out existing areas of concrete floors
- Clear all internal sub floor areas ready to receive new structure floors and footings for new supporting and party walls.
- Carefully remove the existing 'cirtle' type windows and tooth out the existing brickwork to allow for deeper windows as per the 'proposed elevations'.
- Install new footings along the existing 'open sided' areas of the west elevation. The condition of the ground under the existing posts and bases will depend on whether these need reinstating or not.
- Install new brickwork dwarf walls into the openings.
- Reinstall new roofing timbers/trusses to match the existing roof pitch and height.
- Install roof coverings, using existing tiles to the North and West elevations, and using new clay pan tiles to the South and East elevations, including the extension roof areas, as needed.
- Install new structural footings to support new 'party' wall between the existing workshop and the bungalow.
- Install new structural floors throughout, including waterproofing layers and insulation to bring the property up to current building control regulations.
- Build new studwork partitions to create the internal layout shown on the proposed plans.
- Complete internal layout including all plumbing, electrics, insulations, damproofing, etc etc to meet current building regs.