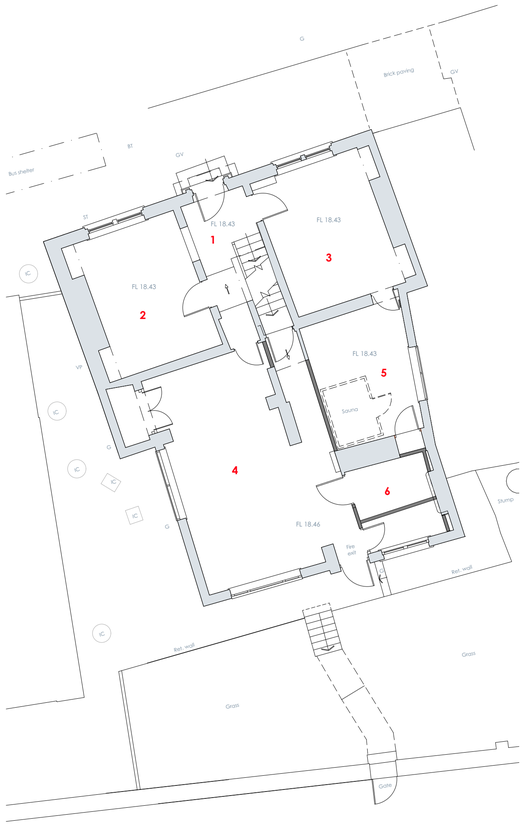

GROUND FLOOR EXISTING 1:100

Removal and Remediation Schedule of Works

Entrance Hall Room 1
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing.
Treat for dry-rot subject to Timberwise report.
Remove new mis-matched skirting and replace to match original where necessary.
Alarm box to be removed.

Room 2
Soft strip of non-historic fixtures and fittings
Removal and replacement of existing floor to treat dry rot (work already commenced). Ventilate below new floorboards.
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing.
Treat for dry-rot subject to Timberwise report.
Remove new mis-matched skirting and replace to match original where necessary.
Remove trunking from walls.
Block up internal corridor window, level with existing walls.
Secure fix existing historic door to Room 2
Patch and repair plasterwork to ceiling
Strip out existing light fittings

Room 3
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing.
Treat for dry-rot subject to Timberwise report.
Remove new mis-matched skirting and replace to match original where necessary.
Remove trunking from walls.
Remove existing floor finishes, vinyl, carpet etc. Leave in place any original/historic finishes.
Remove meter cupboard and relocate as necessary.
Strip out existing light fittings

Room 4
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing (none present).
Treat for dry-rot subject to Timberwise report.
Remove existing floor finishes, vinyl, carpet etc.
Strip out existing light fittings

Room 5
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing.
Treat for dry-rot subject to Timberwise report.
Remove existing floor finishes, vinyl, carpet etc.
Remove existing wall between room 4 & 5 following structural report.
Strip out existing light fittings

Room 6
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing (none present).
Treat for dry-rot subject to Timberwise report.
Remove new stud walls.
Remove existing floor finishes, vinyl, carpet etc.
Strip out existing light fittings

External Rear Garden
Remove any dead plants/debris.



FIRST FLOOR EXISTING 1:100

Removal and Remediation Schedule of Works

Communal Stairwell Room 7
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing. Replace skirting with traditional profile throughout first and second floor.
Treat for dry-rot subject to Timberwise report.

Room 8
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing. Replace skirting with traditional profile throughout first and second floor.
Treat for dry-rot subject to Timberwise report.
Remove trunking from walls.
Strip out existing light fittings

Room 9
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing. Replace skirting with traditional profile throughout first and second floor.
Treat for dry-rot subject to Timberwise report.
Remove trunking from walls.
Remove existing floor finishes, vinyl, carpet etc. Leave in place any original/historic finishes.
Strip out existing light fittings

Room 10
Soft strip of non-historic fixtures and fittings
Remove studwork toilet wall
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing. Replace skirting with traditional profile throughout first and second floor.
Treat for dry-rot subject to Timberwise report.
Remove existing floor finishes, vinyl, carpet etc.
Strip out existing light fittings

Room 11
Soft strip of non-historic fixtures and fittings
Remove existing studwork walls as shown subject to structural report.
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing. Replace skirting with traditional profile throughout first and second floor.
Treat for dry-rot subject to Timberwise report.
Remove existing floor finishes, vinyl, carpet etc.
Strip out existing light fittings



SECOND FLOOR EXISTING 1:100

Removal and Remediation Schedule of Works

Communal Stairwell Room 13
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing. Replace skirting with traditional profile throughout first and second floor.
Treat for dry-rot subject to Timberwise report.

Room 14
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing. Replace skirting with traditional profile throughout first and second floor.
Treat for dry-rot subject to Timberwise report.
Remove trunking from walls.
Remove existing floor finishes, vinyl, carpet etc. Leave in place any original/historic finishes.
Strip out existing light fittings

Room 15
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing. Replace skirting with traditional profile throughout first and second floor.
Treat for dry-rot subject to Timberwise report.
Remove trunking from walls.
Remove existing floor finishes, vinyl, carpet etc. Leave in place any original/historic finishes.
Strip out existing light fittings

Room 16
Soft strip of non-historic fixtures and fittings
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing. Replace skirting with traditional profile throughout first and second floor.
Treat for dry-rot subject to Timberwise report.
Remove existing floor finishes, vinyl, carpet etc.
Strip out existing light fittings

Room 17
Soft strip of non-historic fixtures and fittings
Remove existing studwork walls between rooms 17 and 18 and hall as shown, subject to structural report.
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing. Replace skirting with traditional profile throughout first and second floor.
Treat for dry-rot subject to Timberwise report.
Remove existing floor finishes, vinyl, carpet etc.
Strip out existing light fittings

Room 18
Soft strip of non-historic fixtures and fittings
Remove existing studwork walls between rooms 17 and 18 and hall as shown, subject to structural report.
Remove existing woodchip and plaster, leaving all historic mouldings, skirtings, cornices and detailing. Replace skirting with traditional profile throughout first and second floor.
Treat for dry-rot subject to Timberwise report.
Remove existing floor finishes, vinyl, carpet etc.
Strip out existing light fittings

General Notes

THIS DRAWING HAS BEEN PREPARED FROM SURVEY INFORMATION SUPPLIED BY OTHERS AND IS FOR INFORMATION PURPOSES ONLY.

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ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOIU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:
• WORK ON AN EXG WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
• BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
• EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)
YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT (YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS). IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A 'PRINCIPAL DESIGNER' IS APPOINTED TO UNDERTAKE CDM RESPONSIBILITIES ON THEIR BEHALF. ANY PROJECT REQUIRING MORE THAN 30 DAYS WORK AND 20 OR MORE WORKERS ON SITE SIMULTANEOUSLY AT ANY GIVEN TIME, OR WHICH REQUIRES MORE THAN 500 WORKING MAN HOURS MUST BE NOTIFIED BY THE CLIENT TO THE HSE USING AN F10 NOTIFICATION PRIOR TO WORK COMMENCING ON SITE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT, IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN/REGISTER-ASK TO SEE IT. YOU NEED TO CHECK THAT THE PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK THAT IT INCLUDES A SURVEY THAT TELLS YOU WHAT TYPES OF ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO REGISTER OR SURVEY OR THE REPORT IS NOT CLEAR-DO NOT START WORK.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

NORTH



GROUND FLOOR PROPOSED 1:100

Proposed Schedule of Works

Entrance Hall Room 1
New floor covering as specified by client.
Re-plaster and decorate as necessary
Retain existing door and replace ironmongery.
Install new coded entrance system.
Locate individual apartment letter boxes tbc by client
Relocate hard wired fire detection into each apartment and in communal areas in line with Building regulation B1.
New hard-wearing carpet to stairs with appropriate nosing. Repaint balusters.

Room 2
New Timber floor and floor covering as specified by client
Construct timber cupboard around retained original door - details tbc with local authority
Re-plaster with breathable lime plaster directly applied to walls. Decorate as necessary
Create new door opening and install new door, tba with client/local authority
Refurbish existing window, repainting and sealing with new mastic where necessary, sliding secondary glazing to be installed to inside.
New lighting and electric services throughout.

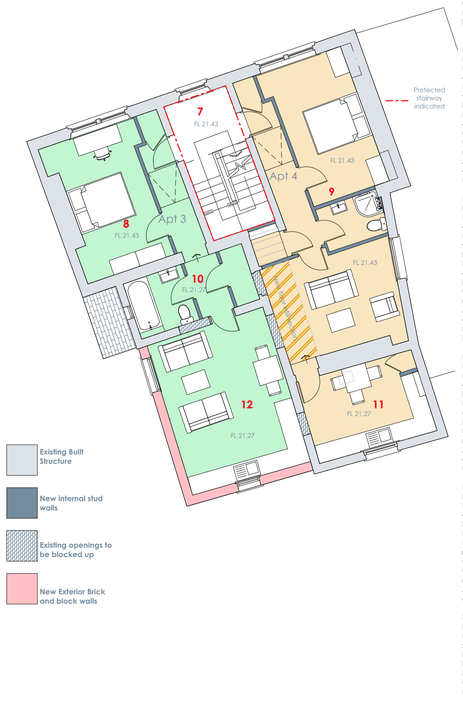
Room 3
New Timber floor subject to Timberwise report and floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Refurbish existing window, repainting and sealing with new mastic where necessary, sliding secondary glazing to be installed to inside.
Refurbish existing entrance door, removing glazing panels and replicating original 6 panel door. Door painted with intumescent paint to achieve min 30 min fire resistance. TBA with Building Control.
Replace ironmongery and add door lock.
New lighting and electric services throughout.

Room 4
New floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Replace 3 existing windows with new painted timber sliding sash to match ones removed from first floor with slimline 14mm double glazing.
Create new opening in existing wall to allow landlord access to basement.
Install new studwork walls as shown.
Install new 30 min 6 panel fire door to apartment entrance with new door lock system.
Block up existing opening between apartments with acoustic wall to specialist's specification, retain timber/plaster mouldings where possible.
Render, to match existing, direct applied to exterior walls subject to LBC approval.

Room 5
New floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Install new studwork walls as shown.
Apply sound absorbing membrane to party walls between apartments/stairwell as recommended by acoustic engineer.
Replace existing window with new painted timber sliding sash with slimline 14mm double glazing

Room 6
New floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Install new internal bedroom door
Apply sound absorbing membrane to party walls between apartments/stairwell as recommended by acoustic engineer.
Replace existing window to match existing timber sliding sash with slimline 14mm double glazing..
Replace exterior door with traditional 6 panel door with new ironmongery and locking system.

External Rear Garden
Landscape as approved planting plan.
Bin store to side of garden/Room 4



FIRST FLOOR PROPOSED 1:100

Proposed Schedule of Works

Communal Stairwell Room 7
New floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Refurbish existing window, repainting and sealing with new mastic where necessary, sliding secondary glazing to be installed to inside
Block up secondary staircase and install new cupboard door to use as meter cupboard accessed off stairwell OR frame out to use as Apt 4 Cupboard
New hard-wearing carpet to stairs with appropriate nosing. Repaint balusters.

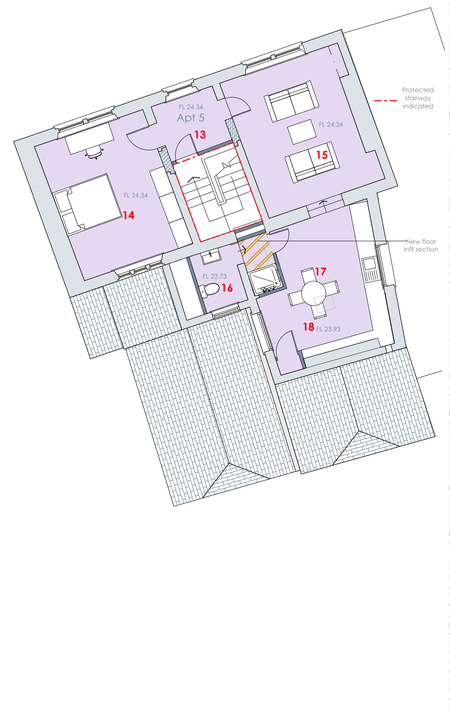
Room 8
New floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Refurbish existing window, repainting and sealing with new mastic where necessary, sliding secondary glazing to be installed to inside
Install new studwork walls as shown.
Replace or refurbish new 30 min 6 panel fire door to apartment entrance with new door lock system, joinery to match existing.
Create new opening in existing wall to take new internal door
Upgrade floor insulation to specification of acoustic report to prevent noise transmittance.
Apply sound absorbing membrane to party walls between apartments/stairwell as recommended by acoustic engineer.
New lighting and electric services throughout.

Room 9
New floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Refurbish existing window, repainting and sealing with new mastic where necessary, sliding secondary glazing to be installed to inside
Install new studwork walls as shown with new doors throughout.
Replace or refurbish new 30 min 6 panel fire door to apartment entrance with new door lock system, joinery to match existing.
Infill floor as indicated to match level of new living room
Upgrade floor insulation to specification of acoustic report to prevent noise transmittance.
Apply sound absorbing membrane to party walls between apartments/stairwell as recommended by acoustic engineer.
Block up existing window and door openings as shown.
New lighting and electric services throughout.

Room 10
New floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Install new studwork walls as shown
Replace window with slimline 14mm double glazed side hung casement window
Block up existing window and door openings as shown.
Upgrade floor insulation to specification of acoustic report to prevent noise transmittance.
Apply sound absorbing membrane to party walls between apartments/stairwell as recommended by acoustic engineer.
Upgrade party wall to meet specification of acoustic report.

Room 11
New floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Block up existing window opening as shown.
Replace existing door with new 6 panel painted timber internal door.
Replace existing windows with like-for-like timber sash windows, replicating glazing divisions and frames using slimline double glazed units.
Upgrade floor insulation to specification of acoustic report to prevent noise transmittance.
Apply sound absorbing membrane to party walls between apartments/stairwell as recommended by acoustic engineer.

Room 12
New first floor extension, brick outer leaf to match original brickwork.
New windows to replicate existing painted timber sash window with slimline 14mm double glazing.
Plaster and decorate
Floor finish as specified by client
Floor build up to meet specification of acoustic report
Upgrade party wall to meet specification of acoustic report.
New roof to replicate roof over Room 11, with valley gutter between.



SECOND FLOOR PROPOSED 1:100

Proposed Schedule of Works

Communal Stairwell Room 13
New floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Refurbish existing window, repainting and sealing with new mastic where necessary, sliding secondary glazing to be installed to inside
Create new stud wall with lockable entrance door to specification of acoustic report.
Upgrade floor to specification of acoustic report

Room 14
New floor covering as specified by client.
Upgrade floor to specification of acoustic report
Apply sound absorbing membrane to party walls between apartment and stairwell as recommended by acoustic engineer.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Refurbish existing window, repainting and sealing with new mastic where necessary, sliding secondary glazing to be installed to inside
Replace existing door, relocating as shown and blocking up opening.

Room 15
New floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Refurbish existing window, repainting and sealing with new mastic where necessary, sliding secondary glazing to be installed to inside
Replace existing door, relocating as shown and blocking up opening.
Upgrade floor insulation to specification of acoustic report to prevent noise transmittance.
Apply sound absorbing membrane to party walls between apartment and stairwell as recommended by acoustic engineer.
Open up wall to room 17 with lintel to SE specification.
Create new steps down to Room 17
New lighting and electric services throughout.

Room 16
New floor covering as specified by client.
Re-plaster with breathable lime plaster directly applied to walls and decorate as necessary
Install new studwork wall as shown to fix sanitary appliances to.
Remove existing door and frame
Upgrade floor insulation to specification of acoustic report to prevent noise transmittance.
Apply sound absorbing membrane to party walls between apartment and stairwell as recommended by acoustic engineer.
Replace existing window with like-for-like timber sash windows, replicating glazing divisions and frames, Slimline 14mm double glazing to be used.

Room 17 / 18
New floor covering as specified by client.
Re-plaster and decorate as necessary
Block up existing secondary staircase as shown
Install new infill section of floor, insulating beneath to meet requirements of acoustic report
Upgrade floor insulation to specification of acoustic report to prevent noise transmittance.
Install new studwork wall as shown with new door
Replace existing window with like-for-like timber sash windows, replicating glazing divisions and frames, Slimline 14mm double glazing to be used.

General notes
Schedule of works subject to reports by Timberwise, Acoustic specialist and structural engineer.
Works affecting historic building fabric not to be carried out without Listed Building Consent
All historic/original mouldings/skirtings/cornices/detailing to be retained and made good subject to report by Timberwise concerning dry rot.
Basement to be made secure as Landlord entry only - vented utilising existing openings.
All windows to be replaced/refurbished and redecorated in accordance with Listed Building Requirements/window schedule.
Generally, walls to be decorated with plaster finish and 2 coats of emulsion/gloss paint throughout.
New wiring for light fittings and sockets to be confirmed by client. Lighting positions tbc. BT and Broadband wiring to be installed to each apartment.

Rev	Description	Drawn	Checked	Date
B	Wark schedule amended, seconf floor door amended Apartment 2 layout amended, cupboards added to all apartment to allow for boiler storage	DW		25/01/2018
A		DW		01/12/2017

Drawing Status: BUILDING REGS

Project No: 1425	**Project:** NEW APARTMENTS, LEEK, STAFFORDSHIRE.
Drawing No: (PC-)01B	**Drawing:** EXISTING AND PROPOSED PLANS - SCHEDULE OF WORKS.
Scale @ A1: 1:100	**Date:** Nov 17
Drawn by: DW	**Client:** COMMERCIAL DEVELOPMENT PROJECTS.
Checked by: GDW	

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