

Schedule of Repair & Alterations

01526- The Quiet Woman, 75 St Edwards Street, Leek, Staffordshire
ST13 5DN.

Conversion and alteration of former public house to form
4no. dwelling holiday lets and associated works.

Contents

1.0	Pre-Amble.....	02
2.0	Building Fabric: Ground Floors.....	02
3.0	Building Fabric: Ground Floor Internal Walls.....	04
4.0	Building Fabric: Ground Floor Ceilings.....	07
5.0	Building Fabric: First Floors.....	08
6.0	Building Fabric: First Floor Internal Walls.....	09
7.0	Building Fabric: First Floor Ceilings.....	10
8.0	Building Fabric: External Walls.....	11
9.0	Appendices.....	13

1.0 Pre-Amble

- 1.1 This schedule of repairs has been compiled following a site survey undertaken in June 2026.
- 1.2 The survey was undertaken by Ross Ankers (Senior Technical Designer) June 2026 on behalf on Hewitt & Carr Architects.
- 1.3 This report should be read in conjunction with the particulars of the Full Planning SMDC/2026/0082 and Listed Building Consent SMDC/2026/0083 Approved documents.
- 1.4 For floor, wall, ceiling and elevation references see appendices:
- 9.1 Ground Floor Plan
 - 9.2 First Floor Plan
 - 9.3 External Elevations 1 & 6
 - 9.4 Courtyard Elevations 2 & 3
 - 9.5 Courtyard Elevations 4 & 5

2.0 Building Fabric: Ground Floors

Except where detailed, all ground floor construction and finishes to be retained as existing. All new final finish floor coverings to be laid without adhesives or excessive mechanically fixings.

2.1 Ground Floor Schedule

No	Repair, Alterations and Renovations
	UNIT 1
F1.1	Existing floorboards retained and carpeted with loose-lay carpet (no adhesives to be used)
F.1.2	As existing- no alterations

No	Repair, Alterations and Renovations
F1.3	Existing polyvinyl floor carefully removed; new loose-lay engineered timber floor installed (no adhesives to be used)
F1.4	As existing- no alterations
F1.5	Existing floor substrate (concrete) retained and carpeted with loose-lay carpet (no adhesives to be used)
F1.6	As existing- no alterations
F1.7	New floating floor construction atop existing concrete pad: 100 PIR Insulation, 22 floor grade chipboard, engineered timber floorboards.
F1.8	New floating floor construction atop existing concrete pad: DPM, 100 PIR Insulation, 22 floor grade chipboard, engineered timber floorboards.
F1.9	New floor construction (ground bearing slab)- 100 Conc. Slab, DPM, 100PIR insulation, 22 floor grade chipboard, engineered timber floorboards
	UNIT 2
F2.1	New floating floor construction atop existing brick floor: Sand blinding (to level), DPM, 100 PIR Insulation, 22 floor grade chipboard, engineered timber floorboards. all loose-laid to allow removal and exposure of existing floor without damage.
F2.2	New floating floor construction atop existing concrete pad: DPM, 100 PIR Insulation, 22 floor grade chipboard, engineered timber floorboards.
F2.3	New floating floor construction atop existing concrete pad: DPM, 100 PIR Insulation, 22 floor grade chipboard, engineered timber floorboards.
F2.4	New floating floor construction atop existing concrete pad: DPM, 100 PIR Insulation, 22 floor grade chipboard, engineered timber floorboards.
	UNIT 3
F3.1	New floating floor construction atop existing setts (note- floor setts & jointing have been treated with non-permeable lacquer finish by previous occupants): Sand blinding (to level), DPM, 100 PIR Insulation, 22 floor grade chipboard, engineered timber floorboards.- all loose-laid to allow removal and exposure of existing floor without damage.
F3.2	New floating floor construction atop existing setts (note- floor setts & jointing have been treated with non-permeable lacquer finish by previous occupants): Sand blinding (to level), DPM, 100 PIR Insulation, 22 floor grade chipboard, engineered timber floorboards.- all loose-laid to allow removal and exposure of existing floor without damage.
F3.3	New floating floor construction atop existing setts (note- floor setts & jointing have been treated with non-permeable lacquer finish by previous occupants): Sand blinding (to level), DPM, 100 PIR Insulation, 22 floor grade chipboard, engineered timber floorboards.- all loose-laid to allow removal and exposure of existing floor without damage.
F3.4	Existing floorboards retained and carpeted with loose-lay carpet (no adhesives to be used)- laid to allow removal and exposure of existing floor without damage.
F3.5	Existing floorboards retained and carpeted with loose-lay carpet (no adhesives to be used)- laid to allow removal and exposure of existing floor without damage.
	UNIT 0 (EXTERNAL)
F0.1	Existing stone flags retained: where disturbance required to access below ground services, flags to be carefully taken up and re-laid on full mortar bed following works.

No	Repair, Alterations and Renovations
F0.2	Existing stone flags retained: where disturbance required to access below ground services, flags to be carefully taken up and re-laid on full mortar bed following works.
F0.3	Existing stone flags and conc. Steps to passageway retained.
F0.4	
F0.5	

3.0 Building Fabric: Ground Floor Internal Walls

Internal Walls at ground floor are generally in sound structural condition; alterations relate to minor repairs and decorations unless stated otherwise:

3.1 Ground Floor Internal Wall Schedule

No	Repairs, Alterations and Renovations
	UNIT 1
W1.1.1	No change
W1.1.2	No change
W1.1.3	Minor repairs to extg gypsum plaster and re-skim
W1.2.1	Minor repairs to extg wainscot boarding (to match extg profile) with treated softwood- painted with waterbased paint: no change to walls above wainscot.
W1.2.2	Minor repairs to extg wainscot boarding (to match extg profile) with treated softwood- painted with waterbased paint: no change to walls above wainscot.
W1.2.3	Minor repairs to extg wainscot boarding (to match extg profile) with treated softwood- painted with waterbased paint: no change to walls above wainscot. Repair to masonry above hearth using lime mortar and patched with lime plaster ready to accept new water-based paint finish.
W1.3.1	Minor repairs to existing pillar in gypsum plaster to match existing
W1.3.2	Note: invasive surveys have identified this as modern construction cavity wall- new 12.5 gypsum plasterboard and skim on dot & dabs to be applied to concrete block, ready to accept new paintwork and tiling to kitchen area.
W1.3.3	New 12.5 gypsum plasterboard and skim mechanically fixed to extg timber partition, ready to accept new paintwork and tiling to kitchen area.
W1.4.1	No change
W1.4.2	No change
W1.4.3	No change
W1.5.1	Minor repairs to extg panel boarding (to match extg profile) with treated softwood- painted with water-based paint: no change to walls above wainscot. Note- panelling is modern mix of softwood and ply sheeting.
W1.5.2	Minor repairs to extg panel boarding (to match extg profile) with treated softwood- painted with water-based paint: no change to walls above wainscot. Note- panelling is modern mix of softwood and ply sheeting.

No	Repairs, Alterations and Renovations
W1.5.3	Minor repairs to extg panel boarding (to match extg profile) with treated softwood- painted with water-based paint: no change to walls above wain-scot. Note- panelling is modern mix of softwood and ply sheeting.
W1.5.4	Minor repairs to extg panel boarding (to match extg profile) with treated softwood- painted with water-based paint: no change to walls above wain-scot. Note- panelling is modern mix of softwood and ply sheeting.
W1.5.5	No change
W1.6.1	No change
W1.6.2	No change
W1.6.3	No change
W1.6.4	No change
W1.7.1	No change to extg walls- see 1.8.1 for partition wall
W1.8.1	New stud partition wall- 12.5 gypsum plasterboard and skim to exposed faces
W1.8.2	No change
W1.8.3	No change- making good will be required following construction of new door opening- existing plaster to be determined following intrusive works and matched accordingly.
W1.8.4	No change- making good will be required following re-establishment of original cill- existing plaster to be determined following intrusive works and matched accordingly.
W1.9.1	No change- making good will be required following construction of new door opening- existing plaster to be determined following intrusive works and matched accordingly.
W1.9.2	New modern construction- finished with 12.5 moisture resistant gypsum plasterboard and skim
W1.9.3	New modern construction- finished with 12.5 moisture resistant gypsum plasterboard and skim
W1.9.4	New modern construction- finished with 12.5 moisture resistant gypsum plasterboard and skim
	UNIT 2
W2.1.1	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.1.2	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.1.3	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.1.4	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.2.1	New stud partition wall- 12.5 gypsum plasterboard and skim to exposed faces
W2.2.2	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.2.3	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.3.1	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.

No	Repairs, Alterations and Renovations
W2.3.2	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.3.3	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.4.1	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.4.2	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.4.3	New stud partition wall- 12.5 gypsum plasterboard and skim to exposed faces
	UNIT 3
W3.1.1	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W3.1.2	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W3.1.3	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W3.2.1	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W3.3.1	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W3.4.1	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W3.4.2	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W3.4.3	New stud partition wall- 12.5 gypsum plasterboard* and skim to exposed faces. *moisture resistant to bathroom
W3.5.1	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W3.5.2	New stud partition wall- 12.5 gypsum plasterboard* and skim to exposed faces. *moisture resistant to bathroom
	UNIT 0
W0.3.1	No change
W0.3.2	No change
W0.3.3	No change
W0.3.4	New stud partition wall- t&g timber boarding to exposed faces.
W0.4.1	No change
W0.4.2	No change
W0.4.3	No change
W0.4.4	No change
W0.5.1	No change
W0.5.2	No change
W0.5.3	No change

4.0 Building Fabric: Ground Floor Ceilings

Ceilings at ground floor are generally in sound structural/ base decorative condition; alterations relate to minor repairs and decorations unless stated otherwise:

4.01 Ceiling Schedule

No	Repairs, Alterations and Renovations
	UNIT 1
C1.1	• No change
C1.2	• No change
C1.3	• No change
C1.4	• No change
C1.5	• No change
C1.6	• No change
C1.7	• No change
C1.8	• Existing gypsum plasterboard and skim ceiling removed (heavily greased damaged) and replaced with new 12.5 gypsum plasterboard and skim
C1.9	• New ceiling construction- 12.5 gypsum plasterboard (moisture resistant) and skim: additional vcl installed above plasterboard to prevent moisture ingress.
	UNIT 2
C2.1	• New ceiling construction- 12.5 gypsum plasterboard (moisture resistant) and skim: additional vcl installed above plasterboard to prevent moisture ingress.
C2.2	• New ceiling construction- 12.5 gypsum plasterboard and skim
C2.3	• New ceiling construction- 12.5 gypsum plasterboard and skim
C2.4	• New ceiling construction- 12.5 gypsum plasterboard and skim
	UNIT 3
C3.1	• Existing ceiling to remain in-situ- underdrawn with 15 fireline board (including timbers) to provide separation between flats- All boards to be mechanically fixed with no bonding to allow original ceiling to be re-exposed should building convert back to one property.
C3.2	• Existing ceiling to remain in-situ- underdrawn with 15 fireline board (including timbers) to provide separation between flats- All boards to be mechanically fixed with no bonding to allow original ceiling to be re-exposed should building convert back to one property.
C3.3	• Existing ceiling to remain in-situ- underdrawn with 15 fireline board (including timbers) to provide separation between flats- All boards to be mechanically fixed with no bonding to allow original ceiling to be re-exposed should building convert back to one property.
C3.4	• Existing ceiling to remain in-situ- underdrawn with 15 fireline board (including timbers) to provide separation between flats- All boards to be mechanically fixed with no bonding to allow original ceiling to be re-exposed should building convert back to one property.
C3.5	• Existing ceiling to remain in-situ- underdrawn with 15 fireline board (including timbers) to provide separation between flats- All boards to be mechanically fixed with no bonding to allow original ceiling to be re-exposed should building convert back to one property.
	UNIT 0

No	Repairs, Alterations and Renovations
C0.3	Existing ceiling to remain in-situ- underdrawn with 15 fireline board to provide separation between flats- All boards to be mechanically fixed with no bonding to allow original ceiling to be re-exposed should building convert back to one property.
C0.4	No change
C0.5	No change

5.0 Building Fabric: First Floor

Structural floor finishes at first floor are generally timber floorboards in sound structural condition; alterations relate to minor repairs and decorations unless stated otherwise:

5.01 First Floor Schedule

No	Repairs, Alterations and Renovations
	UNIT 1
F1.10	No change- recarpeting
F1.11	No change- recarpeting
F1.12	No change- new vinyl flooring- vcl below vinyl to conserve timbers and ceiling below in the event of water spillage
F1.13	No change- recarpeting
F1.14	No change- recarpeting
F1.15	No change- new vinyl flooring- vcl below vinyl to conserve timbers and ceiling below in the event of water spillage
F1.16	No change- new vinyl flooring- vcl below vinyl to conserve timbers and ceiling below in the event of water spillage
F1.17	No change- recarpeting
F1.18	No change- new vinyl flooring- vcl below vinyl to conserve timbers and ceiling below in the event of water spillage
	UNIT 2
F2.5	New construction- 22 grade t&g boarding ready to accept carpet
F2.6	New construction- 22 grade t&g boarding ready to accept carpet
	UNIT 4
F4.1	No change- new vinyl flooring- vcl below vinyl to conserve timbers and ceiling below in the event of water spillage
F4.2	No change- new floating engineered timber flooring- vcl below vinyl to conserve timbers and ceiling below in the event of water spillage
F4.3	No change- recarpeting
F4.4	No change- recarpeting

6.0 Building Fabric: First Floor Internal Walls

Internal Walls at first floor are generally in sound structural condition; alterations relate to minor repairs and decorations unless stated otherwise:

6.01 First Floor Internal Wall Schedule

No	Repairs, Alterations and Renovations
	UNIT 1
W1.10.1	• No change
W1.10.2	• No change
W1.10.3	• No change
W1.10.4	• No change
W1.11.1	• No change
W1.11.2	• No change
W1.11.3	• No change
W1.11.4	• No change- making good will be required following construction of new door opening- existing plaster to be determined following intrusive works and matched accordingly.
W1.12.1	• No change
W1.12.2	• No change
W1.12.3	• New stud partition wall- 12.5 gypsum plasterboard* and skim to exposed faces. *moisture resistant to ensuite
W1.13.1	• No change
W1.13.2	• No change
W1.13.3	• No change
W1.13.4	• No change
W1.14.1	• No change
W1.14.2	• No change
W1.14.3	• No change
W1.15.1	• No change- period cast iron fire surround retained.
W1.15.2	• New stud partition wall- 12.5 gypsum plasterboard* and skim to exposed faces. *moisture resistant to ensuite
W1.15.3	• No change
W1.16.1	• No change
W1.16.2	• No change
W1.16.3	• No change
W1.16.4	• No change
W1.17.1	• No change
W1.17.2	• No change
W1.17.3	• No change
W1.18.1	• No change
W1.18.2	• No change
W1.18.3	• No change
	UNIT 2

No	Repairs, Alterations and Renovations
W2.5.1	New stud partition wall- 12.5 gypsum plasterboard and skim to exposed faces
W2.5.2	New stud partition wall- 12.5 gypsum plasterboard and skim to exposed faces
W2.5.3	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.6.1	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.6.2	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.6.3	Existing gypsum plaster board carefully removed and carted away; new 77.5 insulated plasterboard on dot& dabs with gypsum plaster skim.
W2.6.4	New stud partition wall- 12.5 gypsum plasterboard and skim to exposed faces
	UNIT 4
W4.1.1	No change
W4.1.2	New stud partition wall- 12.5 gypsum plasterboard and skim to exposed faces
W4.1.3	No change
W4.2.1	No change
W4.2.2.	No change
W4.2.3	No change
W4.3.1	No change
W4.3.2	No change
W4.3.3	No change
W4.4.1	No change
W4.4.2	No change
W4.4.3	No change

7.0 Building Fabric: First Floor Ceilings

Ceilings at ground floor are generally in sound structural/ base decorative condition; alterations relate to minor repairs and decorations unless stated otherwise:

7.01 First Floor Ceiling Schedule

No	Repairs, Alterations and Renovations
	UNIT 1
C1.10	No Change
C1.11	No Change
C1.12	No Change
C1.13	No Change
C1.14	No Change
C1.15	No Change
C1.16	No Change
C1.17	No Change

No	Repairs, Alterations and Renovations
C1.18	No Change
	UNIT 2
C2.5	New ceiling construction- 12.5 gypsum plasterboard and skim
C2.6	New ceiling construction- 12.5 gypsum plasterboard and skim
	UNIT 4
C4.1	No Change
C4.2	No Change
C4.3	No Change
C4.4	No Change

8.0 Building Fabric: External Walls

Wall construction varies depending on elevation. Pointing to rear of property generally in good condition with no scheduled reparation or repointing works.

Repointing Method Statement (East Elevation):

To be read in conjunction with HE *Repointing Brick and Stone Walls* Guidelines or best practice 2017 and *Ty Mawr lime mortar product guidelines*.

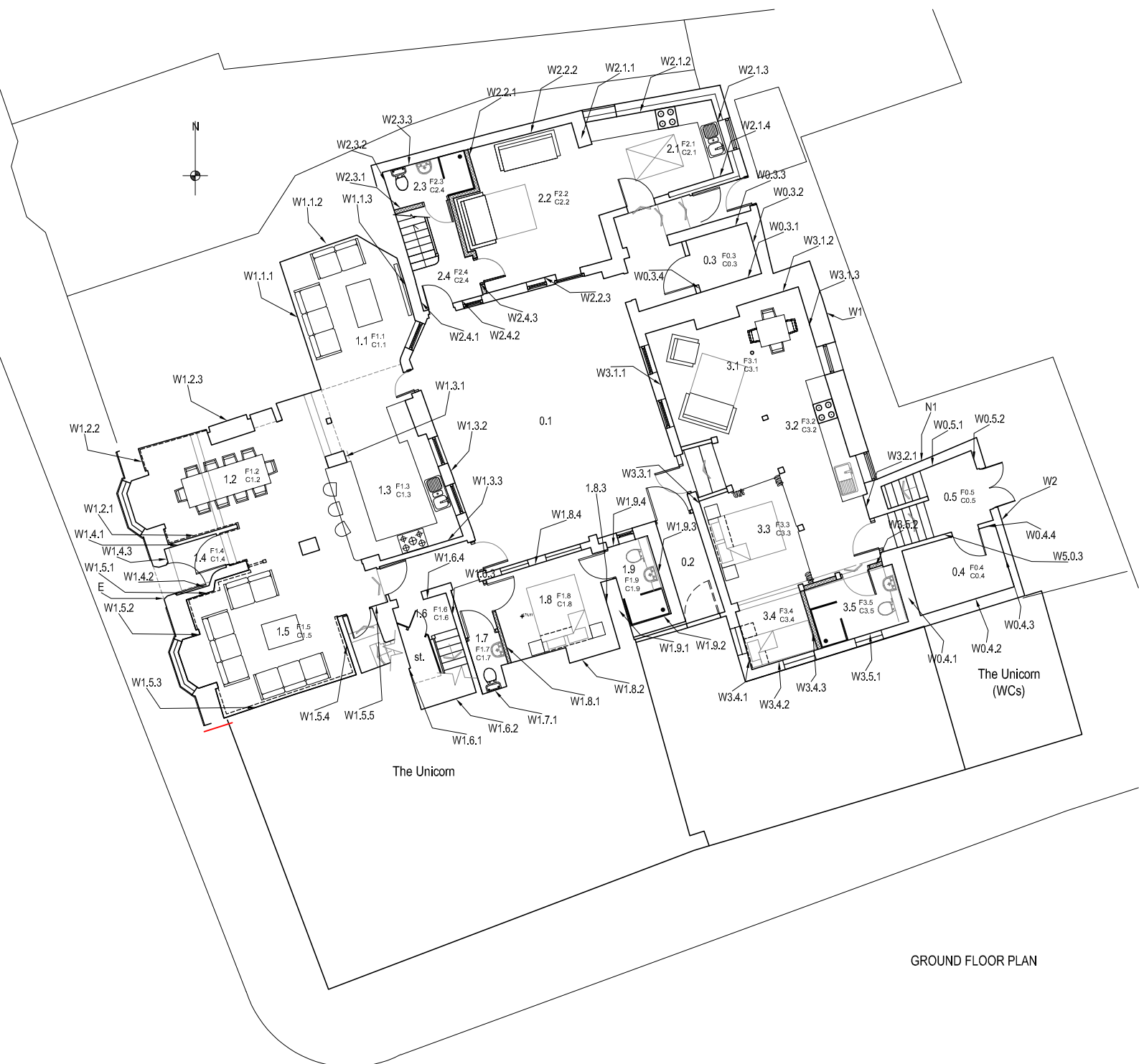
- All works to be carried out by a suitably competent conservation mason/ builder with experience of working in lime mortar and heritage brickwork
- All preparation and repointing works to be carried out during the temperate months (late spring/ early autumn) to prevent working in extreme temperatures which will affect the curing times and final strength of the lime mortar. Provision should be made for suitable protection from sunshine, rain, wind and low temperatures (during and after completion of the works)- hessian sheeting is recommended.
- Defective pointing is to be raked out to a depth equal or over twice the width of the joints, using hand tools only; exposed joints to be thoroughly brushed out and rinsed with clean to remove all loose material.
- Masonry and joints are to be thoroughly wetted prior to application of new mortar (to ensure cohesion and reduce suction) with time allowed for joints allowed sufficient time to reduce to 'damp' conditions.
- Mortar to be mixed on site with water/ sand mix adjusted to suit localised environmental, weather conditions and porosity of chosen aggregate. Mortar to be firmly packed into the joints at max 25mm depth intervals, using appropriate hand tools (pointing iron).
- Mortar is to be recessed (raked profile) and, once partially set, tamp finished with a bristle churn brush to provide weathered appearance (as appropriate to a former vernacular outbuilding).
- Mortar is to be monitored during curing and misted/ covered with dry/ damp hessian as required to manage speed of curing dependant on weather conditions.

8.01 External Wall Schedule

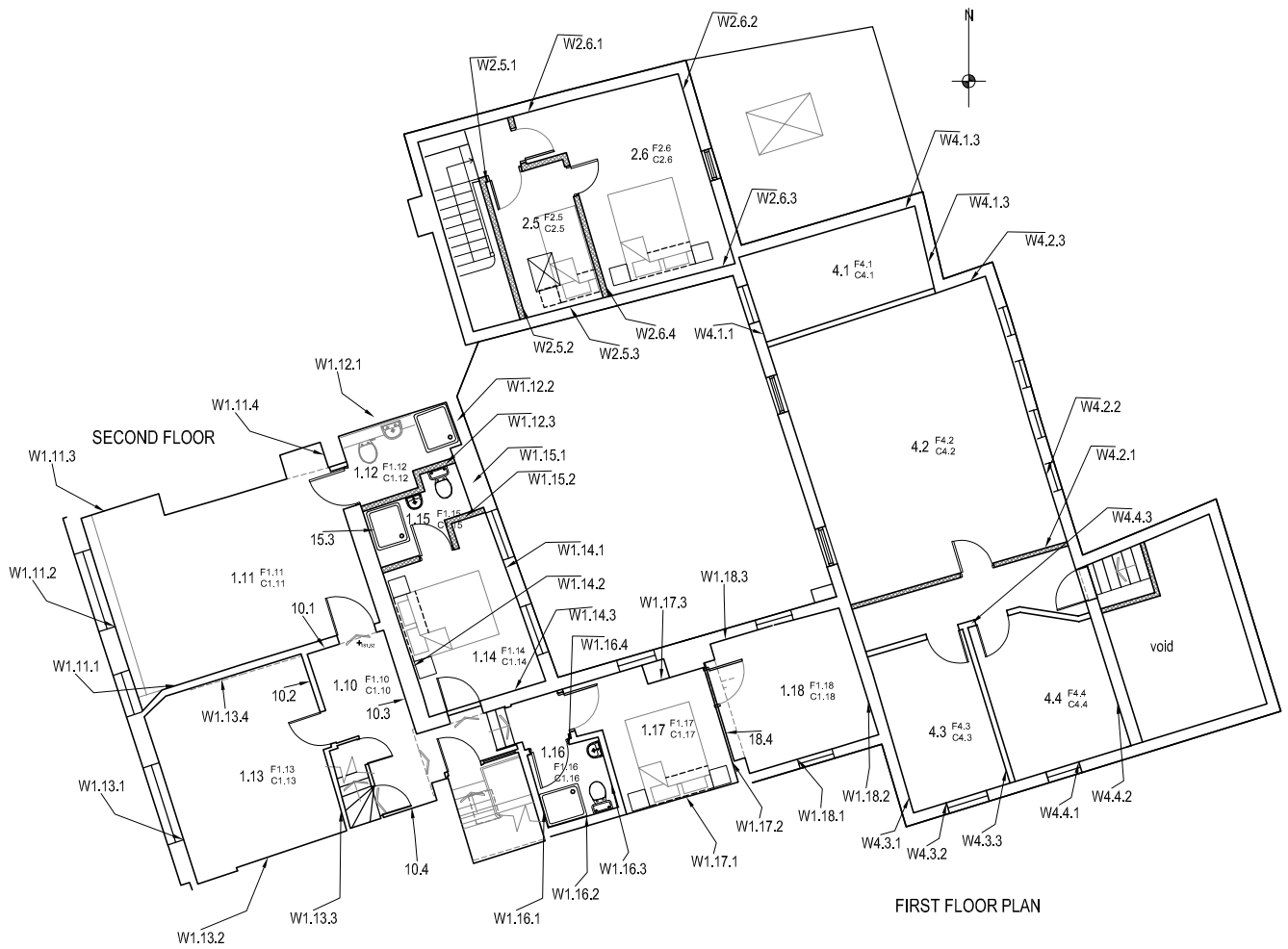
No	Repairs, Alterations and Renovations
E1	• Repointing works in accordance with Method statement. • Existing plaster moulding and stone window surrounds hand cleaned and sanded back ready to accept new coats of Farrow & Ball water based external paint in Lime White (No.1) • Missing masonry sphere top to central Dutch gable replaced. • Minor repair works to leaded bay windows to be carried out in Code 5 lead flashing. • Existing timber windows to be retained and carefully hand cleaned and sanded back ready to accept new coats of Farrow and Ball water-based timber paint in Lime White (No.1)- Minor repairs to be made by suitably experienced joiner following guidelines and best practice set out in Historic England's <i>Traditional Windows: Their care, repair and Upgrading</i> (HEG039 Feb 2017); to include Spliced repairs made by cutting out rotten wood and splicing or scarfing-in timber inserts which are shaped to obtain the maximum strength and to match the existing profiles. The new timber should always be worked to the line of the existing and should follow any existing deformations in the line of the window.
W1	• No change
W2	• No change
N1	• No change

9.0 Appendices

9.1 Appendix 1: Ground Floor Plan



9.2 Appendix 2: First Floor Plan



9.3 Appendix 3: External Elevations 1 & 6



E1



E6

9.4 Appendix 4: Courtyard Elevations 2 & 3



E2

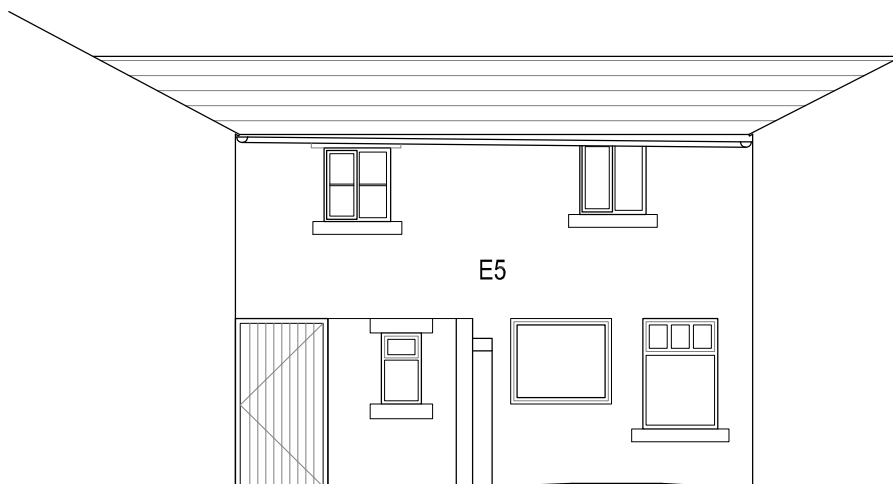


E3

9.5 Appendix 4: Courtyard Elevations 4 & 5



E4



E5