

**NORTHAW HOUSE, COOPERS LANE, POTTERS BAR EN6 4PS****RESTORATION PLAN**

Document Title	<b>Ground Floor Schedule</b>
Document Reference	<b>D103</b>

This document to be read in conjunction with all other documents listed within the Restoration Plan's Contents page.

Details within the following documents are referenced within this schedule and to be read in conjunction with this document

**01, 12, 17, 22, 25, 29, 44, 48, 49, 50, 52, 60, 61, D109, D110, D111, D112, D113, D114, D115, D116, D121**

**SCHEDULE OF WORKS FOR RESTORATION****NORTHAW HOUSE****GROUND FLOOR RESTORATION SCHEDULE****6717****NOTES:**

- 1      **Specification:**  
All items are to be carried out in accordance with specification even where not expressly mentioned.
- 2      **Preliminaries:**  
The cost of preliminaries is to be shown at the relevant items and is assumed to include Contractor's profit.
- 3      **Prices to be all-in:**  
Prices for items of work in the Schedule must include for all site operations, materials and workmanship, to complete the work in accordance with good current building practice.
- 4      **Problems, discrepancies:**  
Preliminaries, pre-amble trade clauses, Schedule of Works and drawings are to be read together. The Architect in charge is to be notified immediately of any discrepancy found before work is put in hand.
- 5      **Drawings:**  
All items are to be read in conjunction with all associated schedules and drawings.

Ref.	Existing	Proposed Works	
<b>1.</b>		<b>G1</b>	
1.1.	Timber boards on timber joists.	Floor Repairs. To the areas highlighted on drawing 25 Replace section of missing floorboard and cut out rotten floorboard and replace with 19mm x 225mm half lap jointed random length, 'character' grade, planed, seasoned Oak floorboards, span to match existing. Fix to joists using 'cut' floorboard nails.	
1.2.	-	Floor Overboarding. As floor details overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
1.3.	Tiled Floor	Tile Repairs. As drawing 25 to the area of tiled floor, re-bed loose floor tiles. Carefully remove from bedding by loosening the but joints, using a hacksaw blade, to adjacent tiles and ease out tile. Remove all dirt and level the substrate by removing the old bed (if required) for re-bedding. Rebed tile using tile adhesive and dampen the substrate and back of tile. Chips are to be repaired using modellers epoxy, as manufacturers guidelines.	
1.4.	Plasterboard on timber studwork	Existing Internal Walls. To G05, G24, G25, G52 remove the existing plasterboard. Walls to be clad in panelling. New panelling to follow existing moulding details and to the layout of the original panelling. Using high quality joinery grade softwood.	
1.5.	Plasterboard on timber studwork	Existing Internal Walls. To G02, G03 remove the existing plasterboard. Fill between the studs with Min. 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
1.6.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint. Decorations to be applied with Envirograf in accordance with manufactures details.	
1.7.	-	Floor Finishes. Floor to be ceramic tiling, applied to floor overboarding.	
1.8.	-	Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery Product 92 to panelling (2 coats)	
<b>2.</b>		<b>G2</b>	

2.1.	-	Floor Overboarding. As floor details overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
2.2.	Plasterboard	Remove all modern finishes above exposed panelling level.	
2.3.	-	Panelling. As Atkey & Co Report. Retain and repair the dado rail, panelling and skirting below it, but removing the 20th Century panel remains above dado rail to expose the early 19th Century plaster wall surface to reveal the panel patterns and then either repair the plaster if feasible or stabilise and cover using a reconstruction of the same panel repeat and Regency moulding details in timber (see surveyed moulding details from G02 RPMNH01 and RPMNH02 in associated document 2514.Northaw House mouldings 01).	
2.4.	-	Panelling. New panelling to follow existing moulding shadows and to the layout of the original panelling. Using high quality joinery grade softwood.	
2.5.	-	DG05a. Doors to be set on G01 side of jamb. To existing door opening, infill the opening with softwood studwork fixed to door linings, infill with 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 4d	
2.6.	Lath & Plaster (decorative)	Ceiling. Carefully record the existing ceiling by templating a mould of the existing patterns. NB. These are not complete across the ceiling but there are enough across the whole ceiling to accurately replicate the design before the current damage.  Install new riven chestnut laths and plaster with Best of Lime plaster. New decorative mouldings to be created in lime based fibrous plaster by specialists and set in place, junctions to be filled with lime based plaster prior to decoration. Apply Envirograf Product 105 to ceiling.	
2.7.	-	Insulation. In conjunction with works to the ceiling fill between the floor joists with 100mm of mineral wool 10 kg/m <sup>3</sup> laid between joists. Cavity bridged between joists by 12.5mm Glassroc F MULTIBOARD resting on 100mm wide 12.5mm Glassroc F MULTIBOARD strips, screw-fixed to each joist flush with the bottom edge.	
2.8.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint.	

2.9.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
<b>3.</b>		<b>G3</b>	
3.1.	Timber boards on timber joists.	Floor Repairs. To the areas highlighted on drawing 25 Replace section of missing floorboard with 19mm x 225mm half lap jointed random length, 'character' grade, planed, seasoned Oak floorboards, span to match existing. Fix to joists using 'cut' floorboard nails.	
3.2.	-	Floor Overboarding. As floor details overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
3.3.	Brick Walls with plaster finish	External Walls Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89mm battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
3.4.	Plasterboard on studwork	Internal Wall to G1, G4 & G5. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
3.5.	-	New Internal Partition Wall. Stud wall to be 50x89mm studs with full fill Rockwool Rockslab to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
3.6.		DG08. To existing door opening, infill the opening with softwood studwork, infill with 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4d	
3.7.	-	DG07. Doors to be set on G01 side of jamb. To existing door opening, infill the opening with softwood studwork fixed to door linings, infill with 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 4d	
3.8.	-	DG09. Remove the lightweight infill partition to DG09 to open through to G05.	
3.9.	Lath & Plaster	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	

3.10.	-	Insulation. In conjunction with works to the ceiling fill between the floor joists with 100mm of mineral wool 10 kg/m <sup>3</sup> laid between joists. Cavity bridged between joists by 12.5mm Glassroc F MULTIBOARD resting on 100mm wide 12.5mm Glassroc F MULTIBOARD strips, screw-fixed to each joist flush with the bottom.	
3.11.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. Wall tiling to be applied to walls for en-suite.	
3.12.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding. With vinyl flooring to en-suite.	
3.13.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate. To new walls template the existing skirting and install new softwood skirtings to match the existing.	
3.14.		Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
<b>4.</b>		<b>G4</b>	
4.1.	-	Floor Overboarding. As floor details overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
4.2.	Brick Walls with plaster finish	External Walls Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
4.3.	Plasterboard on studwork	Internal Wall to G3, G6. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
4.4.	Lath & Plaster	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
4.5.	-	Insulation. In conjunction with works to the ceiling fill between the floor joists with 100mm of mineral wool 10 kg/m <sup>3</sup> laid between joists. Cavity bridged between joists by 12.5mm Glassroc F	

		MULTIBOARD resting on 100mm wide 12.5mm Glassroc F MULTIBOARD strips, screw-fixed to each joist flush with the bottom edge.	
4.6.	-	Fireplace. Install a new 4mm thick steel register plate to the head of the fireplace opening. Plate to be formed in two sections; one section is to incorporate a hole with cover plate to accommodate the steel flue liner to serve the fireplace. The plates are to be supported on 6mm thick, 50 x 50mm steel 'L' shaped angles bolted to the brickwork / support beam. The plates are brackets ate to be primed with rust inhibiting primer followed by two coats of micaceous iron oxide paint. High level vent to be introduced to chimney through brickwork with hit and miss vent with air brick to be J & JW Longbottom airbrick product 975 229x76mm.  Strip paint from tiles and fire surround using Solvistrip.	
4.7.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint.	
4.8.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
4.9.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate.	
<b>5.</b>		<b>G5</b>	
5.1.	-	Floor Overboarding. overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
5.2.	Solid wall	Internal Wall to G3,. Strip all paintwork to brick surfaces using Sudbury Strippers Klingstrip in accordance with manufacturers guidance remove all paint from brickwork and leave walls exposed to 'dry' before applying finishes. Plaster on 'Best of Lime' plaster, in accordance with manufactures specification.	
5.3.	Plasterboard on studwork	Internal Wall to G24. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
5.4.	Plasterboard with lining papers.	Ceilings. Remove all lining papers and overboard plasterboard ceilings with an additional layer of	

		12.5mm plasterboard. Apply Envirograf Product 105 to ceiling.	
5.5.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint.	
5.6.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
5.7.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate.	
5.8.	-	Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
<b>6.</b>		<b>G6</b>	
6.1.		Floor Overboarding. overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
6.2.		Internal Wall to G4, G7, G23. Strip all paintwork to brick surfaces using Sudbury Strippers Klingstrip in accordance with manufacturers guidance remove all paint from brickwork and leave walls exposed to 'dry' before applying finishes. Plaster on 'Best of Lime' plaster, in accordance with manufactures specification.	
6.3.	Plasterboard with lining papers.	Ceilings. Remove all lining papers and overboard plasterboard ceilings with an additional layer of 12.5mm plasterboard. Apply Envirograf Product 105 to ceiling.	
6.4.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint.	
6.5.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
6.6.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate.	
6.7.	-	Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
<b>7.</b>		<b>G7</b>	

7.1.	-	Remove all necessary partitions and fixtures and fittings.	
7.2.	-	Floor Overboarding. overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
7.3.	Solid brickwork.	External Walls Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
7.4.	-	Block Opening. to opening to F27. As wall type 6b infill opening using solid soft red brickwork, laid in a 1:3 lime putty mortar. Using wall starter kits at jambs. Pointing courses to match the existing adjacent pointing (currently rendered over) . Internally insulate as adjacent external walls and external finish to be as external schedule.	
7.5.	Solid Wall	Internal Wall to G22. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
7.6.	-	New Internal Partition Wall. Over DG11 remove the existing partition and form new stud wall to be 50x89mm studs with full fill Rockwool Rockslab to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
7.7.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
7.8.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. Wall tiling to be applied to walls for en-suite.	
7.9.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding. With vinyl flooring to en-suite.	
7.10.	-	Joinery. To all walls template the existing skirting from G06 and install new softwood skirtings to match.	
7.11.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm.	

<b>8.</b>		<b>G8-G14</b>	
8.1.	-	All rooms to be demolished	
<b>9.</b>		<b>G15-G20</b>	
9.1.	-	Rooms part of Stables Schedule	
<b>10.</b>		<b>G21</b>	
10.1.	-	Orangery. The orangery joinery fabric has been templated and record drawings however the structure has been deemed unsafe to fully survey for the full scope of repair and renovation. Until works are fully begun this cannot be safely completed. The repairs here will be covered under the outstanding discharge of conditions to ensure the works are monitored by the local authority. Template drawings are provided with this schedule.	
<b>11.</b>		<b>G22</b>	
11.1.	-	Block Opening. to opening DG25. As wall type 6b infill bottom of opening using solid soft red brickwork, laid in a 1:3 lime putty mortar. Using wall starter kits at jambs. Pointing courses to match the existing adjacent pointing (currently rendered over) . Internally insulate as adjacent external walls and external finish to be as external schedule. Install new window to opening.	
11.2.	Solid brickwork.	External Walls Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89mm battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
11.3.	Plasterboard on studwork	Internal Wall to G23. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
11.4.	Studwork	Dismantle. Carefully take down the two walls between G22 and G21 to open room up to be part of G21.	
11.5.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
11.6.	-	Insulation. In conjunction with works to the ceiling fill between the floor joists with 100mm of mineral wool 10 kg/m <sup>3</sup> laid between joists. Cavity bridged between joists by 12.5mm Glassroc F MULTIBOARD resting on 100mm wide 12.5mm	

		Glassroc F MULTIBOARD strips, screw-fixed to each joist flush with the bottom edge.	
11.7.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint.	
11.8.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate.	
<b>12.</b>		<b>G23</b>	
12.1.	-	Floor Overboarding. overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
12.2.	Solid brickwork.	External Walls Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
12.3.	Plasterboard on studwork	Internal Wall to G6, G24. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
12.4.	Lath & Plaster	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
12.5.	-	Insulation. In conjunction with works to the ceiling fill between the floor joists with 100mm of mineral wool 10 kg/m <sup>3</sup> laid between joists. Cavity bridged between joists by 12.5mm Glassroc F MULTIBOARD resting on 100mm wide 12.5mm Glassroc F MULTIBOARD strips, screw-fixed to each joist flush with the bottom edge.	
12.6.	Closed.	Fireplace. Install a new 4mm thick steel register plate to the head of the fireplace opening. Plate to be formed in two sections; one section is to incorporate a hole with cover plate to accommodate the steel flue liner to serve the fireplace. The plates are to be supported on 6mm thick, 50 x 50mm steel 'L' shaped angles bolted to the brickwork / support beam. The plates are brackets ate to be primed with rust inhibiting primer followed by two coats of micaceous iron oxide paint. High level vent to be introduced to chimney through brickwork with hit and miss vent with air brick to be J & JW Longbottom airbrick product 975 229x76mm.	

		Strip paint from tiles and fire surround using Solvistrip.	
12.7.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. Wall tiling to be applied to walls for kitchen.	
12.8.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding. With ceramic flooring to kitchen.	
12.9.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate.	
12.10.		Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
<b>13.</b>		<b>G24</b>	
13.1.	-	Engineering. Floor Structure, Ceiling Structure and Exterior Walls to South and West are all subject to repair as set out in the engineers report. Following these repairs the following work will be undertaken.	
13.2.	-	Floor Overboarding. New floor structure to be overboarded with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
13.3.	Solid brickwork.	External Walls. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c. Exclude external wall to G01C as this cannot be insulated. Wall to be boarded and plastered in line with the wall to G01 internal.	
13.4.	Plasterboard on studwork	Internal Wall to G1, G23. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
13.5.	Lath & Plaster	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
13.6.	-	Insulation. In conjunction with works to the ceiling fill between the floor joists with 100mm of mineral wool 10 kg/m <sup>3</sup> laid between joists. Cavity bridged between joists by 12.5mm Glassroc F	

		MULTIBOARD resting on 100mm wide 12.5mm Glassroc F MULTIBOARD strips, screw-fixed to each joist flush with the bottom edge.	
13.7.	-	Cornice. Cornice to be retained. Where the cornice has been damaged cut away the broken section and loose edges to the remaining cornice. Remove paint to existing cornice and template a mould of the existing. A new section of cornice is to be created in lime based fibrous plaster by specialists and set in place, junctions to be filled with lime based plaster prior to decoration.	
13.8.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint.	
13.9.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
13.10.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate.	
<b>14.</b>		<b>G25</b>	
14.1.	Timber boards on timber joists.	Floor Repairs. Fix down existing loose floorboarding to joists using 'cut' floorboard nails.	
14.2.	-	Floor Overboarding. As floor details overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
14.3.	Solid Brick	External Wall. Insulate the external walls using 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
14.4.	Plaster & plasterboard & lath & plaster	Cupboard. For fire lining. To all cupboard walls line the existing finishes with 25mm Heraklith board and Best of Lime plaster.	
14.5.	Plasterboard on studwork	Internal Wall to G52. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
14.6.	Solid brick wall, with plaster and lining papers.	Existing Wall to G26. Strip Lining Papers.	

14.7.	Lath & Plaster	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
14.8.	Open flue.	Fireplace. Install a new 4mm thick steel register plate to the head of the fireplace opening. Plate to be formed in two sections; one section is to incorporate a hole with cover plate to accommodate the steel flue liner to serve the fireplace. The plates are to be supported on 6mm thick, 50 x 50mm steel 'L' shaped angles bolted to the brickwork / support beam. The plates are brackets ate to be primed with rust inhibiting primer followed by two coats of micaceous iron oxide paint. High level vent to be introduced to chimney through brickwork with hit and miss vent with air brick to be J & JW Longbottom airbrick product 975 229x76mm.  Strip paint from tiles and fire surround using Solvistrip.	
14.9.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint.	
14.10.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
14.11.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate.	
<b>15.</b>		<b>G26</b>	
15.1.	-	Gallery removed and new ceiling structure installed as part of works to F4	
15.2.	-	Remove all remaining fixtures and fittings.	
15.3.	Cement based screed	Screed. Breakout the existing floor screed and level floor with a latex levelling screed.	
15.4.	-	Floating Floor. Construct new insulated floating floor as detail 23 Lay 1200 guage DPM lapped up wall by 75mm over the existing slab. Overlay with 80mm Kingspan TF70 and tounge and groove chipboard flooring.	
15.5.	Solid brickwork.	External Walls Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	

15.6.	Solid Wall	Internal Wall to G27.. Existing Wall to be as Type 5 clad on G27 side using 100x38mm studs (with a 10mm void to the existing wall surface). Infill between studs with 50mm mineral wool (10kg/m <sup>2</sup> ) min mass. Studs clad with 25mm Heraklith and finished with 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification. Include for infilling the opening to G27 with insulated	
15.7.		Opening to G27. To existing opening to G27, infill the opening with softwood studwork, infill with 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4d	
15.8.	-	New Internal Partition Wall. Stud wall to be 50x89mm studs with full fill Rockwool Rockslab to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
15.9.	-	Ceiling. To the underside of the new rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
15.10.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint. Wall tiling to be applied to walls for en-suite.	
15.11.	None	Floor Finishes. Floor to be finished in Karndean vinyl flooring, or ceramic tiling, applied to floor overboarding. With vinyl flooring to en-suite.	
15.12.	None	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
15.13.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
<b>16.</b>		<b>G27</b>	
16.1.	Cement based screed	Screed. Breakout the existing floor screed and level floor with a latex levelling screed.	
16.2.	Solid Floor	Floating Floor. Construct new insulated floating floor as detail 23 Lay 1200 guage DPM lapped up wall by 75mm over the existing slab. Overlay with 80mm Kingspan TF70 and tounge and groove chipboard flooring.	
16.3.	Solid brickwork.	External Walls Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith	

		and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
16.4.	Solid Wall	Internal Wall to G27. Existing Wall to be as Type 5 clad on G27 side using 100x38mm studs (with a 10mm void to the existing wall surface). Infill between studs with 50mm mineral wool (10kg/m <sup>2</sup> ) min mass. Studs clad with 25mm Heraklith and finished with 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification. Include for infilling the opening to G27 with insulated	
16.5.	-	Opening to G27. To existing opening to G27, infill the opening with softwood studwork, infill with 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4d	
16.6.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
16.7.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint.	
16.8.	-	Floor Finishes. Floor to be finished ceramic tiling, applied to floor overboarding.	
16.9.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate.	
16.10.	-	Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
<b>17.</b>		<b>G28 &amp; G30 – G37</b>	
17.1.		Strip out all fixtures and finishes, including all wall and ceiling timber cladding.	
17.2.	Solid Floor.	Floating Floors. Floating Floor. Construct new insulated floating floor as detail 23 Lay 1200 guage DPM lapped up wall by 75mm over the existing slab. Overlay with 80mm Kingspan TF70 and tounge and groove chipboard flooring.	
17.3.	Solid Brick	External Walls. Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith	

		and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
17.4.	-	Block Opening. to opening to G38 & G39. As wall type 6b infill opening using solid soft red brickwork, laid in a 1:3 lime putty mortar. Using wall starter kits at jambs. Pointing courses to match the existing adjacent pointing (currently rendered over) . Internally insulate as adjacent external walls and external finish to be as external schedule.	
17.5.	Solid Walls	New Openings. Form new openings through walls With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.	
17.6.	Timber studwork and plaster	Internal Wall to G29. Existing Wall to be as Type 5 clad on G29 side using 100x38mm studs (with a 10mm void to the existing wall surface). Infill between studs with 50mm mineral wool (10kg/m <sup>2</sup> ) min mass. Studs clad with 25mm Heraklith and finished with 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
17.7.	Solid walls	Internal Walls Existing. Strip all lining papers and plaster and reskim walls using Best of Lime plaster.	
17.8.	-	New Internal Partition Wall. Stud wall to be 50x89mm studs with full fill Rockwool Rockslab to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
17.9.	Plasterboard & skim	Ceilings. Remove all lining papers and overboard plasterboard ceilings with an additional layer of 12.5mm plasterboard. Apply Envirograf Product 105 to ceiling.	
17.10.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint. Wall tiling to be applied to walls for en-suites, WCs and kitchen.	
17.11.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding. With vinyl flooring to en-suite and ceramic flooring to kitchen.	
17.12.	-	Joinery. Strip out all skirtings and fit new 125mm softwood Torus moulded skirting boards.	
17.13.	-	Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	

17.14.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
<b>18.</b>		<b>G29</b>	
18.1.	Timber stairs	Existing Stairs. The existing stairs are to be retained in situ.	
18.2.	-	New Floor. New Floor to be laid across the existing stairs. New C24 47x150mm softwood joists to be sat in joist hangers, Joists to be supported on both sides by GMS hangers fully nailed new 225x50 support timber plate bolted to the existing brickwork with M12 anchors at 400 centres. Glue and screw 22mm chipboard deck to joists and line in 5mm plyboard. Floor to be laid level with new FFL of G27 to line through with existing step. Winders to be lost under new floor (but retained in situ)	
18.3.	Solid brickwork.	External Walls. Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
18.4.		Internal Wall to G28 & G30. Existing Wall to be as Type 5 clad on G29 side using 100x38mm studs (with a 10mm void to the existing wall surface). Infill between studs with 50mm mineral wool (10kg/m <sup>2</sup> ) min mass. Studs clad with 25mm Heraklith and finished with 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
18.5.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint.	
18.6.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
18.7.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate. New skirtings to new section of floor to be templated from the existing in new softwood.	
18.8.	-	Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
<b>19.</b>		<b>G38-40</b>	
19.1.	-	All rooms to be demolished	

20.		G41	
20.1.	Solid Floor	Floating Floors. Floating Floor. Construct new insulated floating floor as detail 23 Lay 1200 guage DPM lapped up wall by 75mm over the existing slab. Overlay with 80mm Kingspan TF70 and tounge and groove chipboard flooring.	
20.2.	Solid brickwork.	External Walls. Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
20.3.	Solid brickwork	Internal Wall to G42. Strip the existing lining papers.	
20.4.	-	DG59. Form new opening through wall to G42. With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening. To the full width of new opening and old opening.	
20.5.	-	New Internal Partition Wall to G41. Stud wall to be 50x89mm studs with full fill Rockwool Rockslab to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
20.6.	-	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
20.7.	-	Insulation. In conjunction with works to the ceiling fill between the floor joists with 100mm of mineral wool 10 kg/m3 laid between joists. Cavity bridged between joists by 12.5mm Glassroc F MULTIBOARD resting on 100mm wide 12.5mm Glassroc F MULTIBOARD strips, screw-fixed to each joist flush with the bottom edge.	
20.8.	-	Fireplace. Install a new 4mm thick steel register plate to the head of the fireplace opening. Plate to be formed in two sections; one section is to incorporate a hole with cover plate to accommodate the steel flue liner to serve the fireplace. The plates are to be supported on 6mm thick, 50 x 50mm steel 'L' shaped angles bolted to the brickwork / support beam. The plates are brackets ate to be primed with rust inhibiting primer followed by two coats of micaceous iron oxide paint. High level vent to be introduced to chimney through brickwork with hit and miss vent with air brick to be J & JW Longbottom airbrick product 975 229x76mm.  Strip paint from tiles and fire surround using Solvistrip.	

20.9.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint.	
20.10.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
20.11.	-	Joinery. Strip out all skirtings and fit new 125mm softwood Torus moulded skirting boards.	
<b>21.</b>		<b>G42, G43, G45A</b>	
21.1.	-	Strip out all existing internal walls and fixtures and fittings.	
21.2.	Solid Floor	Floating Floors. Floating Floor. Construct new insulated floating floor as detail 23 Lay 1200 guage DPM lapped up wall by 75mm over the existing slab. Overlay with 80mm Kingspan TF70 and tounge and groove chipboard flooring.	
21.3.	Solid brickwork.	External Walls. Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
21.4.	Solid Brick	External Wall. Insulate the external walls using 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
21.5.	-	New Internal Partition Wall. Stud wall to be 50x89mm studs with full fill Rockwool Rockslab to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
21.6.	-	New Wall. As Type 3 wall detail. Install two layers of 50x100mm softwood studs with a 50mm cavity between. Between each line of studs install 50mm mineral wall (min 10kg/m <sup>2</sup> ) and line walls externally with 2no. layers of Gyproc Fireline board. Wall to be constructed in accordance with notes on drawing.	
21.7.	-	Ceiling. Line rafters with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
21.8.	-	Install new stairs to match detailing of existing ancillary stair to Room F15. Details to be agreed under discharge of condition application.	
21.9.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. All in	

		accordance with Envirograf finishes. Wall tiling to be applied to walls for en-suite.	
21.10.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding. With vinyl flooring to en-suite and ceramic flooring to kitchen.	
21.11.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
21.12.	-	Envirograf. To all surfaces within hallways and landings apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
21.13.	-	Extract. To kitchen & Shower install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
<b>22.</b>		<b>G44</b>	
22.1.	Solid Floor	Floating Floors. Floating Floor. Construct new insulated floating floor as detail 23 Lay 1200 guage DPM lapped up wall by 75mm over the existing slab. Overlay with 80mm Kingspan TF70 and tounge and groove chipboard flooring.	
22.2.	Solid brickwork.	External Walls. Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
22.3.	Solid brickwork	Internal Wall to G42. Strip the existing lining papers.	
22.4.	-	DG53. Form new opening through wall to G43. With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening. To the full width of new opening and old opening.	
22.5.	-	New Internal Partition Wall to G43. Stud wall to be 50x89mm studs with full fill Rockwool Rockslab to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
22.6.	-	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
22.7.	-	Insulation. In conjunction with works to the ceiling fill between the floor joists with 100mm of mineral wool 10 kg/m3 laid between joists. Cavity bridged between joists by 12.5mm Glassroc F MULTIBOARD resting on 100mm wide 12.5mm	

		Glassroc F MULTIBOARD strips, screw-fixed to each joist flush with the bottom edge.	
22.8.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint.	
22.9.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
22.10.	-	Joinery. Strip out all skirtings and fit new 125mm softwood Torus moulded skirting boards.	
<b>23.</b>		<b>G45B</b>	
23.1.		Room to be demolished.	
<b>24.</b>		<b>G46A</b>	
24.1.		Demolish the external walls and remove the floor and roof as indicated on the demolition drawings.	
24.2.	Solid Floor	Floor. Tiling Apply a latex levelling screed to the floor and finish with new ceramic tiling.	
24.3.	-	Block Opening. To end opening of room partially block opening. As wall type 6b infill opening using solid soft red brickwork, laid in a 1:3 lime putty mortar. Using wall starter kits at jambs. Pointing courses to match the existing adjacent pointing (currently rendered over) . Internally insulate as adjacent external walls and external finish to be as external schedule. Door to be fitted to remaining opening.	
24.4.	Solid brickwork.	External Walls. Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
24.5.	-	New Window. Form new window through wall. With 2no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening. To the full width of new opening and old opening.	
24.6.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. All in accordance with Envirograf finishes.	
24.7.	-	Joinery. New skirtings to match those of G46B to be templated from the existing in new softwood.	
24.8.	-	Envirograf. To all surfaces within hallways and landings apply Envirograf products in accordance with manufacturers details.	

		Product 105 to plaster Product 42 to joinery	
<b>25.</b>		<b>G46B</b>	
25.1.	Solid Floor	Floor. Tiling Apply a latex levelling screed to the floor and finish with new ceramic tiling.	
25.2.	Solid brickwork.	External Walls. Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
25.3.	-	New Internal Partition Wall. Stud wall to be 50x89mm studs with full fill Rockwool Rockslab to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
25.4.	plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
25.5.	Plaster	Internal Walls. Strip Lining papers and reskim wall.	
25.6.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. All in accordance with Envirograf finishes.	
25.7.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate. Template for section of new skirting in softwood.	
25.8.	-	Envirograf. To all surfaces within hallways and landings apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
<b>26.</b>		<b>G47</b>	
26.1.	-	Clean. Clean modern adhesives from floor finishes.	
26.2.	Solid Floor	Floating Floors. Floating Floor. Construct new insulated floating floor as detail 23 Lay 1200 guage DPM lapped up wall by 75mm over the existing slab. Overlay with 80mm Kingspan TF70 and tounge and groove chipboard flooring.	
26.3.	Solid brickwork.	External Walls. Remove all Lining papers and strip all plaster. Internal face of brickwork to be	

		lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
26.4.	Solid brickwork.	Internal walls. Strip lining papers.	
26.5.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
26.6.	-	Insulation. Lay Sheepswoold Thermafleece Cosyslab insulation in ceiling void over, maintaining ventilation to underside of roof structure.	
26.7.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. Wall tiling to be applied to walls for en-suite.	
26.8.	-	Floor Finishes. Floor to be finished with vinyl flooring.	
26.9.	-	Joinery. New skirtings to match those of G46B to be templated from the existing in new softwood.	
<b>27.</b>		<b>G48</b>	
27.1.	-	Insulation. Lift all floorboards and fill between the floor joists with 100mm of mineral wool 10 kg/m3 laid between joists. Cavity bridged between joists by 12.5mm Glassroc F MULTIBOARD resting on 100mm wide 12.5mm Glassroc F MULTIBOARD strips, screw-fix	
27.2.	Timber boards on timber joists.	Floor Repairs. To the areas highlighted on drawing 25 Replace section of missing floorboard with 19mm x 225mm half lap jointed random length, 'character' grade, planed, seasoned Oak floorboards, span to match existing. Fix to joists using 'cut' floorboard nails.	
27.3.	-	Floor Overboarding. As floor details overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
27.4.	Solid brickwork.	External Walls. Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	

27.5.	-	Helibar. Repair crack with Helibar stitching to project 500mm either way beyond crack every 4 courses (allow for 4 bars). Bend bars around corners by at least 100mm. Mortar joints to be raked out and Helibar inserted and applied according to manufactures requirements and re-pointed in 1:3 NHL 3.5 lime to sharp sand mortar.	
27.6.	Vaulted lath & plaster	Ceiling. Strip existing ceilings and to the underside of structure, line with riven chesnut lath and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling. Insulate ceiling structure with Sheepswool Thermafleece Cosyslab between rafters.	
27.7.	-	Fireplace. Install a new 4mm thick steel register plate to the head of the fireplace opening. Plate to be formed in two sections; one section is to incorporate a hole with cover plate to accommodate the steel flue liner to serve the fireplace. The plates are to be supported on 6mm thick, 50 x 50mm steel 'L' shaped angles bolted to the brickwork / support beam. The plates are brackets ate to be primed with rust inhibiting primer followed by two coats of micaceous iron oxide paint. High level vent to be introduced to chimney through brickwork with hit and miss vent with air brick to be J & JW Longbottom airbrick product 975 229x76mm.  Strip paint from tiles and fire surround using Solvistrip.	
27.8.		Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. Wall tiling to be applied to walls for kitchen.	
27.9.		Floor Finishes. Floor to be finished with ceramic tiling.	
27.10.		Joinery. New skirtings to match those of G46B to be templated from the existing in new softwood.	
<b>28.</b>		<b>G49</b>	
28.1.	-	Clean. Clean modern adhesives from floor finishes.	
28.2.	Solid Floor	Floating Floors. Floating Floor. Construct new insulated floating floor as detail 23 Lay 1200 guage DPM lapped up wall by 75mm over the existing slab. Overlay with 80mm Kingspan TF70 and tounge and groove chipboard flooring.	
28.3.	Solid Brick	Internal Walls. Strip the existing lining papers and plaster. Allow walls to dry and replaster using Best of Lime skim.	

28.4.	-	Block Opening to G50. Stud wall to be 50x89mm studs with full fill Rockwool Rockslab to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
28.5.	-	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
28.6.	-	Insulation. Lay Sheepswoold Thermafleece Cosyslab insulation in ceiling void over, maintaining ventilation to underside of roof structure.	
28.7.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. Wall tiling to be applied to walls for en-suite.	
28.8.	-	Floor Finishes. Floor to be finished with vinyl flooring.	
28.9.	-	Joinery. New skirtings to match those of G46B to be templated from the existing in new softwood.	
<b>29.</b>		<b>G50</b>	
29.1.	Cement based screed	Screed. Breakout the existing floor screed and level floor with a latex levelling screed.	
29.2.	Solid Floor	Floating Floors. Floating Floor. Construct new insulated floating floor as detail 23 Lay 1200 guage DPM lapped up wall by 75mm over the existing slab. Overlay with 80mm Kingspan TF70 and tounge and groove chipboard flooring.	
29.3.	-	Block Opening. To end opening of room partially block opening. As wall type 6b infill opening using solid soft red brickwork, laid in a 1:3 lime putty mortar. Using wall starter kits at jambs. Pointing courses to match the existing adjacent pointing (currently rendered over) . Internally insulate as adjacent external walls and external finish to be as external schedule. Door to be fitted to remaining opening.	
29.4.	Solid brickwork.	External Walls. Remove all Lining papers and strip all plaster. Internal face of brickwork to be lined internally 50mm Celotex GA4000 between 25x89m battens at 600 centres with vapour barrier set over and finished with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 6c.	
29.5.	Solid Walls	Internal Walls,. Strip all paintwork to brick surfaces using Sudbury Strippers Klingstrip in accordance with manufacturers guidance remove all paint from brickwork and leave walls exposed to 'dry' before applying finishes. Plaster on 'Best	

		of Lime' plaster, in accordance with manufactures specification.	
29.6.	Glazed	New aluminium double glazed roof lantern to be fixed over the length of the corridor, to be designed by specialist. New lantern to follow design and proportions of the existing. Details to be agreed under discharge of condition application.	
29.7.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. All in accordance with Envirograf finishes.	
29.8.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
29.9.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate. Template for section of new skirting in softwood.	
29.10.	-	Envirograf. To all surfaces within hallways and landings apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
<b>30.</b>		<b>G51</b>	
30.1.	Solid Floor	Floating Floors. Floating Floor. Construct new insulated floating floor as detail 23 Lay 1200 guage DPM lapped up wall by 75mm over the existing slab. Overlay with 80mm Kingspan TF70 and tounge and groove chipboard flooring.	
30.2.	Solid Brick	Internal Walls. Strip the existing lining papers and plaster. Allow walls to dry and replaster using Best of Lime skim.	
30.3.		New Wall. As Type 3 wall detail. Install two layers of 50x100mm softwood studs with a 50mm cavity between. Between each line of studs install 50mm mineral wall (min 10kg/m <sup>2</sup> ) and line walls externally with 2no. layers of Gyproc Fireline board. Wall to be constructed in accordance with notes on drawing.	
30.4.	-	Lift. Construct lift shaft from Type 3 wall detail. Install two layers of 50x100mm softwood studs with a 50mm cavity between. Between each line of studs install 50mm mineral wall (min 10kg/m <sup>2</sup> ) and line walls externally with 2no. layers of Gyproc Fireline board. Wall to be constructed in accordance with notes on drawing. Ceiling to be cut to allow lift travel. Opening to be trimmed using oak joists to be doubled 50mm by depth of existing joists. All timbers fixed using M12 bolts	

		at 400 centres. Lift to be platform lift so no lift pit required. Walls to abut ceiling and be re-started at next floor level.	
30.5.	-	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
30.6.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. All in accordance with Envirograf finishes.	
30.7.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
30.8.	-	Joinery. To all walls retain existing skirtings for re-use. Where walls are to be lined. Allow to carefully remove the existing skirtings and re-instate. Template for section of new skirting in softwood.	
30.9.	-	Envirograf. To all surfaces within hallways and landings apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
<b>31.</b>		<b>G52</b>	
31.1.	Timber boards on timber joists.	Floor Repairs. To the areas highlighted on drawing 26 Replace section of missing floorboard and cut out rotten floorboard and replace with 19mm x 225mm half lap jointed random length, 'character' grade, planed, seasoned Oak floorboards, span to match existing. Fix to joists using 'cut' floorboard nails.	
31.2.	-	Floor Overboarding. As floor details overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
31.3.	Painted softwood panelling.	Panelling. To panelling on wall to G1. Remove warped and split panels. Warped panel to be replaced in like for like timber and profile. Panel to be pinned to existing framing. Split panel to be freed. Split to be widened to allow a softwood spline to be glued and planed flush with existing surface. All panelling to be decorated in Envirograf Product 42, in accordance with manufactures guidelines.	
31.4.	-	DG29. Door to be relocated to G25 side of jambs and fixed shut.	
31.5.	Plasterboard on lath & plaster	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board	

		and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
31.6.	-	Decorations. All walls and plasters to be finished in a mist coat and 1 top coat of emulsion paint. Joinery to be finished in eggshell paint. All in accordance with Envirograf finishes.	
31.7.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
31.8.	-	Envirograf. To all surfaces within hallways and landings apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery Product 92 to panelling (2 coats)	