

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

Document Title	1st Floor Schedule
Document Reference	D104

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

02, 13, 18, 23, 26, 29, 45, 48, 49, 53, 60, D109, D110, D111, D112, D113, D115, D117

SCHEDULE OF WORKS FOR RESTORATION**NORTHAW HOUSE****1ST 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	
1.		F1	
1.1.	Tiled Floor & Timber boarding on timber joists	Floor Overboarding. To timber floor, as floor details overboard the existing floorboards with 5mm plyboard. To the underside of skirting joint with floor, seal with tape or flexible sealant.	
1.2.	Plasterboard on timber frame.	Existing Internal Walls. Strip existing plasterboard to the walls above panelling level. Fill wall voids with rockwool Acoustic slab insulation and line walls with 25mm Heraklith board and Best of Lime plaster finishes.	
1.3.	-	Cornice. 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.	
1.4.	-	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.	
1.5.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
1.6.	-	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)	
2.		F2	
2.1.	-	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-fixed to each joist flush with the bottom edge as acousticians details then relay all boards in association with necessary repairs.	
2.2.	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.	
2.3.	-	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.	

2.4.	Painted softwood panelling.	Panelling. To panelling adjacent to DF01 on wall to F1 and wall to F17. 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.	
2.5.	Plaster finish to studwork walls.	Internal Wall. Strip lining papers to wall to F17 and F3 (over panelling) and reskim walls in lime plaster.	
2.6.	-	DF02. Door to be relocated to F2 side of jambs and fixed shut.	
2.7.	-	Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details.	
2.8.	None	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.	
2.9.	None	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
3.		F3	
3.1.	Timber boards on timber joists.	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-fixed to each joist flush with the bottom edge as acousticians details then relay all boards in association with necessary repairs.	
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 & Timber Studwork	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.	
3.4.	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.	
3.5.	Plasterboard on studwork	Internal Wall to F1 & F2. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool	

		(10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
3.6.		DF02. To existing door opening, infill the opening with softwood studwork fixed to door linings, infill with 50mm mineral wool (10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 4d	
3.7.	Brick & Timber Studwork	Remove plasterboard to walls and repair underlying lime plaster with Best of Lime plaster. Where plaster is damaged, cut back loose plaster to a sound base to allow for repair.	
3.8.	-	New Opening. Form new opening in stud wall to F4 using triple studs to either side of opening and new triple stud lintel all using min 150x50 softwood studs. Jambs of opening to be lined as wall finish to allow for plaster finishes.	
3.9.	Plasterboard	Ceiling. Remove all ceiling finishes, retaining cornice in place. Reboard ceiling in 25mm Heraklith board and Best of Lime plaster. Finish with Envirograf product 105. Apply Envirograf Product 105 to ceiling.	
3.10.	-	Cornice. 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.	
3.11.	Open flue, good condition.	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.	
3.12.	-	Skirtings. Existing skirtings to be retained. To new walls template the existing skirting and install new softwood skirtings to match the existing.	
3.13.	-	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 also be incorporated.	

3.14.	-	Floor Finishes. Floor to be finished carpet and underlay to hallway and Karndean vinyl flooring, or ceramic tiling, applied to floor overboarding.	
4.		F4	
4.1.	Modern timber framed gallery.	Remove the existing gallery landing.	
4.2.	-	New Floor to be laid across room. New C24 47x225mm 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.	
4.3.	-	Insulation. Fill between the floor joists with 100mm of mineral wool 10 kg/m ³ 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 as acousticians details.	
4.4.	Plasterboard	Ceiling Existing. Strip existing finishes and replace with 25mm Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
4.5.	Oak Beams	Ceiling Beams. Existing beams to be lightly sanded down and decorated with Envirograf product 42.	
4.6.	-	New Opening. Form new opening in stud wall to F3 using triple studs to either side of opening and new triple stud lintel all using min 150x50 softwood studs. Jambs of opening to be lined as wall finish to allow for plaster finishes.	
4.7.	-	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.	
4.8.	-	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 Fireline as wall Type 2.	
4.9.	-	Internal Wall to F5. Existing Wall to be as Type 5 clad on F4 side using 100x38mm studs (with a 10mm void to the existing wall surface). Infill between studs with 50mm mineral wool (10kg/m ²) min mass. Studs clad with 25mm Heraklith and finished with 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
4.10.	Solid Wall	Infill to WF21. 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 ²) and line walls externally	

		with 2no. layers of Gyproc Fireline board. Wall to be constructed in accordance with notes on drawing.	
4.11.	Solid Wall	External Walls. 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.	
4.12.	-	Install new stairs to match detailing of existing ancillary stair to Room F15. Details to be agreed under discharge of condition application.	
4.13.	-	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.	
4.14.	None	Floor Finishes. Floor to be finished in Karndean vinyl flooring, or ceramic tiling, applied to floor overboarding. With vinyl flooring to en-suite.	
4.15.	None	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
4.16.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
5.		F5	
5.1.	Timber boards on timber joists.	Insulation. Lift all floorboards and fill between the floor joists with 100mm of mineral wool 10 kg/m ³ laid between joists. Cavity bridged between joists by 12.5mm Glasroc F MULTIBOARD resting on 100mm wide 12.5mm Glasroc F MULTIBOARD strips, screw-fixed to each joist flush with the bottom edge as acousticians details then relay all boards.	
5.2.	-	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.	
5.3.	Solid Wall	External Walls. Remove all lining papers and 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.	
5.4.	Solid Wall	Internal Wall to F4. Existing Wall to be as Type 5 clad on F4 side using 100x38mm studs (with a 10mm void to the existing wall surface). Infill between studs with 50mm mineral wool (10kg/m ²) min mass. Studs clad with 25mm Heraklith and finished with 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	

5.5.	-	Infill Opening to F4. Infill with dense concrete blocks (density 1850-2300kg/m ³) and finish wall as Type 5.	
5.6.	-	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.	
5.7.	plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. New ceiling structure to be installed as part of works to S13 over. Apply Envirograf Product 105 to ceiling.	
5.8.	None	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.	
5.9.	None	Floor Finishes. Floor to be finished in Karndean vinyl flooring, or ceramic tiling, applied to floor overboarding.	
5.10.	None	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
6.		F6A	
6.1.	-	Insulation. Lift all floorboards and fill between the floor joists with 100mm of mineral wool 10 kg/m ³ 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	
6.2.	Timber floorboards. Good condition	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.	
6.3.	Solid brick wall, with plaster and lining papers.	External Walls. Remove all lining papers and 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.	
6.4.	Solid brick wall, with plaster and lining papers.	Existing Wall to Flat 10 F7 & F6B. Strip Lining Papers.	
6.5.	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.	
6.6.	None	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 also be incorporated.	
6.7.	None	Floor Finishes. Floor to be finished with Karndean vinyl flooring, or ceramic tiling to the applied to floor overboarding.	
6.8.	Skirtings and architraves in fair condition.	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.	
7.		F6B & F6C	
7.1.	-	Remove all partitions as required for the new layout. And fixtures and fittings	
7.2.	-	Insulation. Lift all floorboards and fill between the floor joists with 100mm of mineral wool 10 kg/m ³ 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	
7.3.	Timber floorboards. Good condition	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.	
7.4.	Solid Wall	Infill Opening to G6A. To existing door opening, infill the opening with softwood studwork fixed to door linings, infill with 50mm mineral wool (10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster, As wall type 4d.	
7.5.	Solid Wall	New Opening. Form new opening through wall to F7. With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.	
7.6.	-	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.	
7.7.	Solid brick wall, with plaster and lining papers.	External Walls. Remove all lining papers and 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.	
7.8.	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.	
7.9.	None	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 also be incorporated to en-suite,	
7.10.	Vinyl to be removed.	Floor Finishes. Floor to be finished with Karndean vinyl flooring.	
7.11.	Skirtings and architraves in fair condition.	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.	
7.12.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
8.		F7	
8.1.	Raised timber floor on timber joists	Remove the existing raised timber floor, including all railings, steps and structure.	
8.2.	-	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.	
8.3.	Solid Wall	New Opening. Form new opening through wall to F6B/C. With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.	
8.4.	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.	
8.5.	Solid brick wall, with plaster and lining papers.	Internal Partitions. Strip existing lining papers.	
8.6.	-	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.	
8.7.	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.	
8.8.	-	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	

		<p>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.</p> <p>Strip paint from tiles and fire surround using Solvistrip.</p>	
8.9.	None	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 also be incorporated.	
8.10.	None	Floor Finishes. Floor to be finished with Karndean vinyl flooring, or ceramic tiling to be applied to floor overboarding.	
8.11.	Skirtings and architraves in fair condition.	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.	
9.		F8	
9.1.	Raised timber floor on timber joists	Remove the existing raised timber floor, including all railings, steps and structure.	
9.2.	-	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.	
9.3.	Solid Wall	New Opening. Form new opening through wall to F9. With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.	
9.4.	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.	
9.5.	Solid brick wall, with plaster and lining papers.	Internal Partitions. Strip existing lining papers.	
9.6.	-	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.	
9.7.	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.	

9.8.	-	<p>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.</p> <p>Strip paint from tiles and fire surround using Solvistrip.</p>	
9.9.	None	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 also be incorporated to the kitchen and en-suite,	
9.10.	None	Floor Finishes. Floor to be finished with Karndean vinyl flooring to the en-suite and ceramic tiling to the applied to floor overboarding.	
9.11.	Skirtings and architraves in fair condition.	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.	
9.12.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
10.		F9	
10.1.	Raised timber floor on timber joists	Remove the existing raised timber floor, including all railings, steps and structure.	
10.2.	-	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.	
10.3.	Solid Wall	New Opening. Form new opening through wall to F8. With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.	
10.4.	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.	
10.5.	Solid brick wall, with plaster and lining papers.	Internal Partitions. Strip existing lining papers.	

10.6.	-	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.	
10.7.	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.	
10.8.	-	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.	
10.9.	None	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 also be incorporated.	
10.10.	None	Floor Finishes. Floor to be finished with Karndean vinyl flooring, or ceramic tiling to the applied to floor overboarding.	
10.11.	Skirtings and architraves in fair condition.	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.	
11.		F10	
11.1.	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.	
11.2.	-	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.	
11.3.	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.	
11.4.	Solid Walls with plaster and lining papers.	Internal Partitions. Strip existing lining papers.	
11.5.	Plasterboard.	Ceilings. Remove all lining papers and overboard plasterboard ceilings with an additional layer of 12.5mm plasterboard. Apply Envirograf Product 105 to ceiling.	
11.6.	-	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.	
11.7.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
11.8.	-	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)	
11.9.	Skirtings and architraves in fair condition.	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.	
12.		F11	
12.1.	Timber floorboards	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.	
12.2.	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.	
12.3.		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.	
12.4.		Ceiling. Line rafters with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
12.5.	-	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. All in accordance with Envirograf finishes. Wall tiling to be applied to walls for en-suite.	

12.6.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding. With vinyl flooring to en-suite.	
12.7.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
12.8.	-	Extract. Install vent through roof for extract fan via duct with vent tile to be Nature Vent slate grey 500x250mm with natural slate set into base of vent.	
13.		F12 & F13	
13.1.	-	New Floor to be laid across room. New C24 47x225mm 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.	
13.2.	-	Insulation. Fill between the floor joists with 100mm of mineral wool 10 kg/m ³ 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 as acousticians details.	
13.3.	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.	
13.4.	-	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.	
13.5.	-	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 ²) and line walls externally with 2no. layers of Gyproc Fireline board. Wall to be constructed in accordance with notes on drawing.	
13.6.	-	Ceiling. Line rafters with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
13.7.	-	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. Wall tiling to be applied to walls for bathrooms.	
13.8.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding. With vinyl flooring to bathrooms	

13.9.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
13.10.	-	Envirograf. To all surfaces within landing apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
13.11.	-	Extract. Install vent through roof for extract fan via duct with vent tile to be Nature Vent slate grey 500x250mm with natural slate set into base of vent.	
14.		F14	
14.1.	Timber floorboards	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.	
14.2.	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.	
14.3.	-	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.	
14.4.	-	DF18. Block Opening. to opening to DF18. 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.	
14.5.	-	Ceiling. Line rafters with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
14.6.	-	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. Wall tiling to be applied to walls for en-suite.	
14.7.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding. With vinyl flooring to en-suite.	
14.8.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
14.9.	-	Extract. Install vent through roof for extract fan via duct with vent tile to be Nature Vent slate grey 500x250mm with natural slate set into base of vent.	

15.		F15	
15.1.	Softwood stair	Remove the existing stair railings, steps and structure.	
15.2.	Timber boards on timber joists.	Floor Repairs. To the areas highlighted on drawing 26 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.	
15.3.	-	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.	
15.4.	Solid Brick	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.	
15.5.	Plasterboard on studwork	Internal Wall to F16 & F2. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
15.6.		DF19. To existing door opening, infill the opening with softwood studwork, infill with 50mm mineral wool (10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4d	
15.7.	-	New Opening. Form new opening in stud wall to F4 using triple studs to either side of opening and new triple stud lintel all using min 150x50 softwood studs. Jambs of opening to be lined as wall finish to allow for plaster finishes.	
15.8.	-	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 ²) 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. Walls to abut ceiling and be re-started at next floor level.	
15.9.	-	Install new stairs to match detailing of existing ancillary stair to Room F15. Details to be agreed under discharge of condition application.	
15.10.	-	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 ²) and line walls externally with 2no. layers of Gyproc Fireline board. Wall to be constructed in accordance with notes on drawing.	
15.11.	-	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 Fireline as wall Type 2.	
15.12.	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.	
15.13.	-	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.	
15.14.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
15.15.	-	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)	
15.16.	Skirtings and architraves in fair condition.	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.	
16.		F16	
16.1.	Timber boards on timber joists.	Floor Repairs. Fix down existing loose floorboarding to joists using 'cut' floorboard nails.	
16.2.	-	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.	
16.3.	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.	
16.4.	Timber Frame & Brick (external leaf).	External Walls. Strip plaster & laths. Insulate between the studs with Celotex GA4000 and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 6c	
16.5.	Timber Frame and plasterboard	Internal Wall to F15 & F17. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool	

		(10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
16.6.	Plasterboard on laths.	Remove all existing ceiling finishes and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster.	
16.7.	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.	
16.8.	-	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. Wall tiling to the kitchen.	
16.9.	--	Floor Finishes. Floor to be finished or ceramic tiling to the kitchen.	
16.10.	-	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.	
16.11.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
17.		F17	
17.1.	Timber floorboards. Good condition	Floor Repairs. To the areas highlighted on drawing 26 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.	
17.2.	-	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.	
17.3.	-	Panelling. To existing panelling cracks to be filled using hard coloured wax and sanded back to surface of existing panelling.	
17.4.	-	Panelling. New panelling As Atkey & Co Report. Repair where necessary below dado rail and reinstate bolecion panel detail above dado rail height using the same panel repeat and moulding as below dado rail (see surveyed moulding details from F17	

		GPMNH04 in associated document 2514.Northaw House mouldings 01).	
17.5.	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.	
17.6.	Plasterboard on laths	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.	
17.7.	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.	
17.8.	-	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. Wall tiling to also be incorporated. All panelling to be decorated in Envrograf Product 42, in accordance with manufactures guidelines.	
17.9.	-	Floor Finishes. Floor to be finished with carpet and underlay and Karndean vinyl flooring, or ceramic tiling to the kitchen, applied to floor overboarding.	
18.		F18	
18.1.	Screed on timber boards	Carefully remove all screed laid over the top of the floorboards.	
18.2.	-	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.	
18.3.	-	DF23. Move door to sit (fixed shut) on F1 side of openingTo existing door opening, infill the opening with softwood studwork fixed to door linings, infill with 50mm mineral wool (10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster, leaving architraves exposed. As wall type 4d	
18.4.	Timber studwork	Internal Wall to F17. Existing Wall to be as Type 5 clad on F17 side using 100x38mm studs (with a 10mm void to the existing wall surface). Infill between	

		studs with 50mm mineral wool (10kg/m ²) min mass. Studs clad with 25mm Heraklith and finished with 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
18.5.	Plasterboard and stud wall.	Internal Wall to F1 & F19. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
18.6.	Brick.	External Walls. Remove plasterboard. Insulate between the studs with Thermfleece sheepswool Cosyslab and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 6c	
18.7.	Lath & Plaster	Ceiling. To new floor/ceiling structure for S6 above to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
18.8.	-	Cornice. Following the lowering of the ceiling for S6 above. Carefully remove the cornice to allow for re-statement at new lower level, where damaged replicate the cornice by templating 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.	
18.9.	-	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. Wall tiling to be applied to the en-suite,.	
18.10.	-	Floor Finishes. Floor to be finished with vinyl flooring.	
18.11.	-	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.	
18.12.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
19.		F19	
19.1.	-	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.	
19.2.	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.	

19.3.	Plasterboard on timber studwork.	Internal Wall to F18 & F21. Strip Lining papers.	
19.4.	Lath & Plaster	Ceiling. To new floor/ceiling structure for S6 above to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
19.5.	-	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. Wall tiling to also be incorporated.	
19.6.	-	Floor Finishes. Floor to be finished with carpet and underlay and Karndean vinyl flooring, or ceramic tiling to the kitchen, applied to floor overboarding.	
19.7.	-	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.	
20.		F20	
20.1.	-	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.	
20.2.	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.	
20.3.	Plasterboard on timber studwork	Internal Wall to F19 & F21. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
20.4.	Lath & plaster	Ceiling. Strip lining papers. Apply Envirograf Product 105 to ceiling.	
20.5.	Open flue, good condition.	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.	

20.6.	-	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.	
20.7.	-	Floor Finishes. Floor to be finished with carpet and underlay and Karndean vinyl flooring, or ceramic tiling to the kitchen, applied to floor overboarding.	
20.8.	-	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.	
21.		F21 & F22	
21.1.	-	Remove all necessary partitions and fixtures and fittings.	
21.2.	-	Insulation. Lift all floorboards and fill between the floor joists with 100mm of mineral wool 10 kg/m ³ 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	
21.3.	Timber floorboards. Good condition	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.	
21.4.	-	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.	
21.5.	Plaster on studwork	Internal Walls to F19,F21,F25. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
21.6.	Painted brick	Internal wall to F20. 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.	
21.7.	Plastered brick.	Internal wall to F24. Strip lining papers.	
21.8.	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.	

21.9.	-	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.	
21.10.	Lath & plaster and suspended ceilings.	Ceiling. As drawing 18 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.	
21.11.	-	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. All in accordance with Envirograf finishes. Wall tiling to be applied to walls for en-suite.	
21.12.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding. With vinyl flooring to en-suite.	
21.13.	-	Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
21.14.	Skirtings and architraves in fair condition.	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.	
21.15.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
22.		F23	
22.1.	-	Remove all necessary partitions and fixtures and fittings.	
22.2.	-	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	
22.3.	Timber floorboards. Good condition	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.	
22.4.	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.	
22.5.	-	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.	
22.6.		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.	
22.7.	-	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.	
22.8.	-	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. All in accordance with Envirograf finishes. Wall tiling to be applied to walls for Utility.	
22.9.	-	Floor Finishes. Floor to be finished with vinyl flooring.	
22.10.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
22.11.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
23.		F24	
23.1.	-	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	
23.2.	Timber floorboards.	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.	
23.3.	-	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.	
23.4.	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.	
23.5.	Plaster on studwork	Internal wall to F21. Strip lining papers.	
23.6.	Plaster on studwork	Internal Walls to F21,23. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
23.7.	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.	
23.8.	-	Cornice. 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.	
23.9.	-	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. Wall tiling to be applied to walls for kitchen.	
23.10.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding. With ceramic flooring to kitchen.	
23.11.	-	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. To new walls template the existing skirting to F21 and install new softwood skirtings to match the existing.	
23.12.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm	
24.		F25	
24.1.	-	Engineering. Floor Structure, Ceiling Structure and Exterior Wall to East are all subject to repair as set out in the engineers report. Following these repairs the following work will be undertaken.	
24.2.	-	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.	
24.3.	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.	
24.4.	Plasterboard on studwork	Internal Wall to F1 & F21. Remove remaining plaster finishes infill voids with Min. 50mm mineral wool (10kg/m ³ min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4c	
24.5.	Lath and 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.	
24.6.	-	Cornice. 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.	
24.7.	-	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.	
24.8.	-	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
24.9.	-	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. To new walls template the existing skirting to F21 and install new softwood skirtings to match the existing.	