

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

Document Title	2nd Floor Schedule
Document Reference	D105

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

03, 19, 24, 27, 29, 42, 46, 48, 49, 50, 54, D109, D110, D111,

SCHEDULE OF WORKS FOR RESTORATION**NORTHAW HOUSE****2ND 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.		S1	
1.1.	Timber boarding, good condition, some repair required.	Floor Repairs. To the areas highlighted on drawing 27 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.	Timber studwork, no finishes.	External Walls (timber). Infill between the existing studwork with 100mm Thermafleece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
1.4.	Painted brickwork	External Walls (brick). Internal face of brickwork to be lined internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
1.5.	Timber studwork, no finishes.	Internal Wall to S2. As wall type 14 between the existing studs full fill the cavity with Rockwool Flexi Slab. Clad both sides of the walls 25mm Heraklith Wood Wool board, fixed in accordance with manufactures guidelines. Board to be finished in 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
1.6.	-	Internal Wall to S12. Existing Wall to be as Type 5 clad on S1 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.	
1.7.	Live plaster on studwork	Dormer Cheeks. Strip the existing plaster to the dormer cheeks and line internally with 25mm Heraklith board and 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
1.8.	Timber joists and rafters, no finishes.	Sloped Roofs. Between rafters maintain minimum 50mm ventilation void to underside of membrane and ensure ventilated gap at top of roof slope and insulated between joists with 100mm Thermafleece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	

1.9.	Timber joists and rafters, no finishes.	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Over lay 400mm of Rockwool Slab insulation.	
1.10.	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.	
1.11.	None	Floor Finishes. Floor to be finished in Karndean vinyl flooring, or ceramic tiling, applied to floor overboarding.	
1.12.	None	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
1.13.	-	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.	
2.		S2	
2.1.	Timber boarding, good condition, some repair required.	Floor Repairs. To the areas highlighted on drawing 27 Replace 4no boards 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.	
2.2.	-	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.	
2.3.	Timber studwork, some finishes, with live and loose plaster (exposed to weather)	External Walls (timber). Infill between the existing studwork with 100mm Thermafleece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
2.4.	Timber studwork, no finishes.	Internal Wall to S1. As wall type 14 between the existing studs full fill the cavity with Rockwool Flexi Slab. Clad both sides of the walls 25mm Heraklith Wood Wool board, fixed in accordance with manufactures guidelines. Board to be finished in 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
2.5.	Timber studwork, no finishes.	Internal Walls to S3. Timber stud walls forming S3 are to be carefully dismantled.	
2.6.	Timber studwork, no finishes.	Internal Wall to S5. Existing Wall to be clad on S5 side using 100x38mm studs (with a 10mm void to the existing wall surface). Infill between studs with 50mm mineral woold (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.	
2.7.	Timber studwork, no finishes.	Internal Wall to S6. Between the existing studs full fill, the cavity with Rockwool Flexi Slab. Clad both sides	

		of the walls 25mm Heraklith Wood Wool board, fixed in accordance with manufactures guidelines. Board to be finished in 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
2.8.	Live plaster on studwork	Dormer Cheeks. Strip the existing plaster to the dormer cheeks and line internally with 25mm Heraklith board and 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
2.9.	Timber joists and rafters, no finishes.	Sloped Roofs. Between rafters maintain minimum 50mm ventilation void to underside of membrane and ensure ventilated gap at top of roof slope and insulated between joists with 100mm Thermaflleece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
2.10.	Timber joists and rafters, no finishes.	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Over lay 400mm of Rockwool Slab insulation.	
2.11.	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 into cupboard (S3).	
2.12.	Painted brick	Firebreast. 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. Line walls in Heraklith Wood Wool board, fixed in accordance with manufactures guidelines. Board to be finished in 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
2.13.	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.	
2.14.	None.	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
2.15.	None.	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
3.		S3	
3.1.		NB. Room to be incorporated as cupboard into S2.	

3.2.	Timber stairs	Existing Stairs. The existing stairs are to be retained in situ.	
3.3.	-	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.	
3.4.	-	New Wall to S4. 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.	
3.5.	Lining papers on plasterwork	Existing Walls. Lining papers to be stripped from the existing plasterwork.	
3.6.	Lath & plaster ceiling, patch repairs required.	Ceiling. Loose plaster to be removed. Loose laths to be removed. Where necessary reinstate riven chestnut laths and re-plaster in 1 coat of plaster. Apply a skim coat of across the whole ceiling.	
3.7.	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.	
3.8.	None.	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
3.9.	None.	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
4.		S4	
4.1.	-	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	
4.2.	Timber boarding, good condition, some repair required.	Floor Repairs. 1no. floorboard to be replaced 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.	
4.3.	-	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.	
4.4.	Timber Stairs, with some rotten treads.	Stairs. Allow for removing rotten treads and replacing with new softwood treads to match the profile and	

		dimensions of the existing. To the underside re-fix hardwood bearers and blocks glued and screwed to the main stair structure. New floor void to be fully insulated with Rockwool acoustic slab insulation.	
4.5.	Plastered walls. Plaster in poor condition and to be stripped.	Existing Walls. Existing plaster to be stripped from the walls. Walls are to be clad with 25mm Heraklith and finished with 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
4.6.	Good Condition. Single panel requires replacement.	Panelling. Single panel at winder level to be removed and replaced in like for like timber and profile. New panel to be pinned to existing framing. All panelling to be decorated in Envirograf Product 42, in accordance with manufactures guidelines.	
4.7.	Timber joists and rafters, no finishes.	Ceiling. To the underside of rafters, line with 2 layers of 12.5mm plasterboard and gypsum plaster skim. Over lay 400mm of Rockwool Slab insulation.	
4.8.	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.	
4.9.	None	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
4.10.	None	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
5.		S5	
5.1.	-	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	
5.2.	Timber boarding, good condition, some repair required (3 rotten boards)	Floor Repairs. To the areas highlighted on drawing 27 Replace 3no boards 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.	
5.3.	-	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.	
5.4.	Timber studwork, no finishes.	Internal Walls (all). Existing walls to be filled 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. Apply Envirograf product 105 over plaster finish to provide min. 30 fire protection.	

5.5.	Timber joists and rafters, no finishes.	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Over lay 400mm of Rockwool Slab insulation.	
5.6.	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. Where decorating over Envirograf follow the manufactures guidelines to ensure fire protection qualities are retained.	
5.7.	None	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
5.8.	None	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
6.		S6	
6.1.		NB. Room to be divided into 2.	
6.2.	-	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	
6.3.	Raised timber floor to be removed.	Existing Floor. Carefully remove the existing floorboards and flooring structure, in conjunction with the removal.	
6.4.	-	New Floor. New Floor to be laid across room. 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.	
6.5.	Brick wall, plaster finishes, with live and loose plaster (exposed to weather)	External Walls (brick). Internal face of brickwork to be lined internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
6.6.	-	New Internal Partition Wall. Stud wall to be 50x89mm studs with 50mm Isover Acoustic partition roll to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
6.7.	Timber studwork, no finishes.	Internal Wall to S2 & S7. As wall type 14 between the existing studs full fill the cavity with Rockwool Flexi Slab. Clad both sides of the walls 25mm Heraklith Wood Wool board, fixed in accordance with manufactures guidelines. Board to be finished in 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
6.8.	Timber studwork, no finishes.	Internal Wall to S5 & S7. Existing walls to be clad on S5 & S7 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.	
6.9.	Timber joists and rafters, no finishes.	Sloped Roofs. Between rafters maintain minimum 50mm ventilation void to underside of membrane and ensure ventilated gap at top of roof slope and insulated between joists with 100mm Thermafleece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
6.10.	Timber joists and rafters, no finishes.	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Over lay 400mm of Rockwool Slab insulation.	
6.11.	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.	
6.12.	None	Floor Finishes. Floor to be finished in Karndean vinyl flooring, or ceramic tiling, applied to floor overboarding.	
6.13.	None	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
6.14.	-	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.	
7.		S7	
7.1.		NB. Room divided to from corridor.	
7.2.	Raised timber floor to be removed.	Existing Floor. Carefully remove the existing floorboards and flooring structure, in conjunction with the removal.	
7.3.	-	New Floor. New Floor to be laid across room. 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 void to be filled with Rockwool Acoustic Slab insulation.	
7.4.	Timber studwork, no finishes.	External Wall (timber). Remove existing plaster finish, as indicated on drawing 24. Infill between the existing studwork with 100mm Thermafleece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	

7.5.	Timber studwork, no finishes.	Internal Wall to S6 & S8. Between the existing studs full fill, the cavity with Rockwool Flexi Slab. Clad both sides of the walls 25mm Heraklith Wood Wool board, fixed in accordance with manufactures guidelines. Board to be finished in 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification. Walls reinforced with additional softwood timber noggins.	
7.6.	Brick wall, plaster finishes, with cracked plaster.	Internal Brick Wall. Loose, live plaster to be removed from wall to S11, Existing plasterwork to be patch repaired using Best of Lime with plaster mesh and a top skim coat of Best of Lime to whole wall.	
7.7.	-	New Internal Partition Wall. Stud wall to be 50x89mm studs with 50mm Isover Acoustic partition roll to cavity. Wall clad on both sides in 15mm Gyproc Fireline as wall Type 2.	
7.8.	Timber joists and rafters, no finishes.	Sloped Roofs. Between rafters maintain minimum 50mm ventilation void to underside of membrane and ensure ventilated gap at top of roof slope and insulated between joists with 100mm Thermafleeece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
7.9.	Timber joists and rafters, no finishes.	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Over lay 400mm of Rockwool Slab insulation.	
7.10.	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.	
7.11.	None	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
7.12.	None	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
8.		S8	
8.1.	-	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	
8.2.	Floor in good condition no repair.	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.	Timber studwork, no finishes.	External Walls (timber). Infill between the existing studwork with 100mm Thermafleeece Cosywool Sheepswool insulation. Line internally with 40mm Ty	

		Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
8.4.	Timber studwork, no finishes.	Internal Wall to S7. Between the existing studs full fill, the cavity with Rockwool Flexi Slab. Clad both sides of the walls 25mm Heraklith Wood Wool board, fixed in accordance with manufactures guidelines. Board to be finished in 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification. Walls reinforced with additional softwood timber noggins.	
8.5.	Timber joists and rafters, no finishes.	Sloped Roofs. Between rafters maintain minimum 50mm ventilation void to underside of membrane and ensure ventilated gap at top of roof slope and insulated between joists with 100mm Thermafleece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
8.6.	Timber joists and rafters, no finishes.	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Over lay 400mm of Rockwool Slab insulation.	
8.7.	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.	
8.8.	None	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
8.9.	None	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
9.		S9	
9.1.	-	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 Glasroc F MULTIBOARD resting on 100mm wide 12.5mm Glasroc F MULTIBOARD strips, screw-fix	
9.2.	Timber boarding, good condition, some missing boards	Floor Repairs. Replace section of missing 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. Loose floorboards to be fixed down using 'cut' floorboard nails.	
9.3.	-	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.	
9.4.	Plastered brickwork.	Brick Walls. Strip plaster from brickwork. Line walls in Heraklith Wood Wool board, fixed in accordance with	

		manufactures guidelines. Board to be finished in 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
9.5.	Timber studwork, no finishes.	External Walls (timber). Infill between the existing studwork with 100mm Thermafleeece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
9.6.	Timber studwork, no finishes.	New Opening. Form new opening in stud wall to S10 using triple studs to either side of opening and new triple stud lintel all using min 100x50 softwood studs. Jambs of opening to be lined as wall finish to allow for plaster finishes.	
9.7.	Timber studwork, no finishes.	Internal Wall to S10. Between the existing studs full fill, the cavity with Rockwool Flexi Slab. Clad both sides of the walls 25mm Heraklith Wood Wool board, fixed in accordance with manufactures guidelines. Board to be finished in 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification. Walls reinforced with additional softwood timber noggins.	
9.8.	Timber studwork, no finishes.	Internal Wall to S4. Wall to be filled 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. Apply Envirograf product 105 over plaster finish to provide min. 30 fire protection.	
9.9.	Timber joists and rafters, no finishes.	Sloped Roofs. Between rafters maintain minimum 50mm ventilation void to underside of membrane and ensure ventilated gap at top of roof slope and insulated between joists with 100mm Thermafleeece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
9.10.	Timber joists and rafters, no finishes.	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Over lay 400mm of Rockwool Slab insulation.	
9.11.	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.	
9.12.	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.	
9.13.	None	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
9.14.	None	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
10.		S10	
10.1.	-	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	
10.2.	Timber boarding, good condition, some rotten boards	Floor Repairs. As located on drawing 27. Cut out rotten floorboards 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.	
10.3.	-	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.	
10.4.	Brickwork with plaster finishes.	External Walls (brick). Internal face of brickwork to be lined internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
10.5.	Timber studwork, no finishes.	New Opening. Form new opening in stud wall to S9 using triple studs to either side of opening and new triple stud lintel all using min 100x50 softwood studs	
10.6.	Timber studwork, no finishes.	Internal Wall to S4. Existing Wall to be as Type 5 clad on S1 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.	
10.7.	Timber studwork, no finishes.	Internal Wall to S9 & S11. As wall type 14 between the existing studs full fill the cavity with Rockwool Flexi Slab. Clad both sides of the walls 25mm Heraklith Wood Wool board, fixed in accordance with manufactures guidelines. Board to be finished in 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
10.8.	Timber studwork, no finishes.	Internal Wall to S5. Existing walls to be filled 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. Apply Envirograf product	

		105 over plaster finish to provide min. 30 fire protection	
10.9.	Timber joists and rafters, no finishes.	Sloped Roofs. Between rafters maintain minimum 50mm ventilation void to underside of membrane and ensure ventilated gap at top of roof slope and insulated between joists with 100mm Thermafleeece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
10.10.	Timber joists and rafters, no finishes.	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Over lay 400mm of Rockwool Slab insulation.	
10.11.	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.	
10.12.	None.	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
10.13.	None.	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
11.		S11	
11.1.	-	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	
11.2.	Timber boarding, good condition, some rotten boards, some missing boards.	Floor Repairs. As located on drawing 27 replace missing floorboards and cut out rotten floorboards 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.	
11.3.	-	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.	
11.4.	Timber studwork, no finishes.	External Walls (timber). Infill between the existing studwork with 100mm Thermafleeece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
11.5.	Brickwork with some spalled and missing bricks, with plaster finishes (exposed to weather)	Brick Wall. Strip remaining plaster to the brickwork. Cut out top front course of brickwork to fireplace recess and plaster to top of brickwork. Brickwork to be re-built using new Launceston multi bricks laid in a 1:3 NHL 3.5 to sharp sand, lime mortar. Walls to be	

		replastered using Best of Lime Warmocote with plaster mesh and a top skim coat of Best of Lime to whole wall.	
11.6.	Timber studwork, no finishes.	Internal Wall to S10. As wall type 14 between the existing studs full fill the cavity with Rockwool Flexi Slab. Clad both sides of the walls 25mm Heraklith Wood Wool board, fixed in accordance with manufactures guidelines. Board to be finished in 1 coat of 'Best of Lime' plaster, in accordance with manufactures specification.	
11.7.	Timber studwork, no finishes.	Internal Wall to S5. Existing walls to be filled between studs with 50mm mineral woold (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. Apply Envirograf product 105 over plaster finish to provide min. 30 fire protection	
11.8.	Timber joists and rafters, no finishes.	Sloped Roofs. Between rafters maintain minimum 50mm ventilation void to underside of membrane and ensure ventilated gap at top of roof slope and insulated between joists with 100mm Thermafleeece Cosywool Sheepswool insulation. Line internally with 40mm Ty Mawr Schneider Room 140 wood fibre insulation board and finished with best of Lime plaster.	
11.9.	Timber joists and rafters, no finishes.	Ceiling. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Over lay 400mm of Rockwool Slab insulation.	
11.10.	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.	
11.11.	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.	
11.12.	None	Floor Finishes. Floor to be finished carpet and underlay, applied to floor overboarding.	
11.13.	None	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
12.		S12	

12.1.		NB: Room divided to form corridor.	
12.2.	-	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 Glasroc F MULTIBOARD resting on 100mm wide 12.5mm Glasroc F MULTIBOARD strips, screw-fix	
12.3.	Timber boarding, good condition, some missing boards.	Floor Repairs. Replace section of missing 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. Loose floorboards to be fixed down using 'cut' floorboard nails.	
12.4.	-	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.	
12.5.	Brick walls with plasterboard and lining papers.	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 6a.	
12.6.	Solid Brick Wall.	Internal Wall to S1. Existing Wall to be as Type 5 clad on S1 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.	
12.7.	-	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 wool (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. Lift to be platform lift so no lift overhead voids required. Walls to abut ceiling.	
12.8.	Opening in solid brick wall.	Infill to wall to S15. As wall type 4d and in accordance with the drawn detail and notes. Infill the opening with 100x50mm studs. Wall to then be lined on S12 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 2 layers of 12.5mm plasterboard and on S15 side with 2 layers of 15mm Gyproc wallboard.	
12.9.	Solid brick wall.	New Opening. Form new opening through wall to S15. With 2no. new IG Box lintels for solid walls. Lintels to	

		bear 100x75 (1.6 thk) on padstones to both sides of opening.	
12.10.	-	New Internal 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.	
12.11.	Plasterboard ceiling	Ceiling. Remove modern plasterboard ceiling.	
12.12.	Softwood joists	Ceiling Repairs. Remove the low sections of structure and, if required, allow to reinstate new structure to run flush with the main ceiling line. This is to be done using 100x50 softwood joists partnered to existing joists using M12 coachscrews. Partnering to be the full length of timber. To the underside of rafters, line with 25 Heraklith	
12.13.	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.	
12.14.	None	Floor Finishes. Floor to be finished carpet and underlay to hallway and Karndean vinyl flooring, or ceramic tiling, applied to floor overboarding.	
12.15.	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.	
12.16.	-	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.		S13, S14, S15, S16	
13.1.		NB. Due to the proposed layout changes rooms S13-S16 have been combined together.	
13.2.	-	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	
13.3.	S13 poor condition, all to be removed. S14, S15, S16 good condition	Floor repairs. To S13 Remove all floorboards and allow to 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.	

		<p>To S13 allow for 4no. new C24 47x150mm softwood joists. 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.</p> <p>To S14, S15, S16 Loose floorboards to be fixed down using 'cut' floorboard nails.</p>	
13.4.	-	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.	
13.5.	Solid brick wall with plaster and lining papers	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 6a.	
13.6.	Timber studwork, no finishes.	Remove walls. Timber stud walls forming S13 and S16 are to be carefully dismantled.	
13.7.	-	New internal wall to stairs. 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.	
13.8.	Solid brick wall, with plaster and lining papers.	New Opening. Form new opening through wall to S17. With 1no. new IG Box lintels for solid walls. Lintels to bear 100x75 (1.6 thk) on padstones to both sides of opening.	
13.9.	Solid brick wall, with plaster and lining papers.	Internal wall to S17. Remove lining papers. Existing doorway to be infilled with softwood timber studs 100x50mm.	
13.10.	-	New Internal Partition Wall. Stud wall to be 50x89mm studs with 50mm Isover Acoustic partition roll to cavity. Wall clad on both sides in 15mm Gyproc Fireline as wall Type 2.	
13.11.	Plasterboard with lining papers.	<p>Ceilings. To S13 remove all ceiling finishes. To the underside of rafters, line with 2 layers of 12.5mm plasterboard and gypsum plaster skim. Over lay 400mm of Rockwool Slab insulation.</p> <p>To S14, S15, remove all lining papers and overboard plasterboard ceilings with an additional layer of 12.5mm plasterboard.</p> <p>To S16 remove plasterboard finishes and allow for rafter repairs. Repairs may be necessary here as the provisional schedules.</p>	

13.12.	Softwood rafters.	Roof Structure. To 4no. rotten rafter feet to S13 undertake half lap feet repairs as detailed on typical timber frame repair drawings Fix using M12 coachscrews. Fixings are to be made below purlin.	
13.13.	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.	
13.14.	None	Floor Finishes. Floor to be finished with carpet and underlay and Karndean vinyl flooring, or ceramic tiling to the kitchen, applied to floor overboarding.	
13.15.	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. Rotten boarding is to be cut out and templated as for new boarding.	
14.		S17	
14.1.	-	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	
14.2.	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.	
14.3.	Solid brick wall, with plaster and lining papers.	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 6a.	
14.4.	-	New internal wall to stairs. 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.	
14.5.	Solid brick wall, with plaster and lining papers.	Internal wall to S16. Remove lining papers. Existing doorway to be infilled with softwood timber studs 100x50mm.	
14.6.	Plasterboard with lining papers.	Ceilings. Remove all ceiling finishes. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Over lay 400mm of Rockwool Slab insulation.	

		Allow for rafter repairs. Repairs may be necessary here as the provisional schedules.	
14.7.	-	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.	
14.8.	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. Wall tiling to also be incorporated.	
14.9.	None	Floor Finishes. Floor to be finished with carpet and underlay and Karndean vinyl flooring, or ceramic tiling to the kitchen, applied to floor overboarding.	
14.10.	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.	
15.		S18	
15.1.	Timber floorboards. Good condition	Floor Repairs. Loose floorboards to be fixed down using 'cut' floorboard nails.	
15.2.	-	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.	
15.3.	Solid brick wall, with plaster and lining papers.	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 6a.	
15.4.	Solid brick wall, with plaster and lining papers.	Internal Partition to S19. Strip existing lining papers.	
15.5.	Solid brick wall, with plaster and lining papers.	New Opening. Form new opening through wall to S17. With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.	

15.6.	Plasterboard with lining papers.	Ceilings. Remove all ceiling finishes. To the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Over lay 400mm of Rockwool Slab insulation. Allow for rafter repairs. Repairs may be necessary here as the provisional schedules.	
15.7.	-	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.	
15.8.	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. Wall tiling to also be incorporated.	
15.9.	None	Floor Finishes. Floor to be finished with carpet and underlay applied to floor overboarding.	
15.10.	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.		S19	
16.1.	-	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	
16.2.	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.	
16.3.	Solid brick wall, with plaster and lining papers.	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 6a.	

16.4.	Solid brick wall, with plaster and lining papers.	Internal Partitions. Strip existing lining papers.	
16.5.	-	New Internal Partition Wall. Stud wall to be 50x89mm studs with 50mm Isover Acoustic partition roll to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
16.6.	Solid brick wall, with plaster and lining papers.	New Door Openings to Hall. Form new opening through wall to S18. With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.	
16.7.	Plasterboard with lining papers.	Ceilings. Remove all lining papers and overboard plasterboard ceilings with an additional layer of 12.5mm plasterboard.	
16.8.	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. Wall tiling to also be incorporated.	
16.9.	None	Floor Finishes. Floor to be finished with Karndean vinyl flooring, or ceramic tiling to the applied to floor overboarding.	
16.10.	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.	
16.11.	-	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.	
17.		S20, S22, S23	
17.1.		NB. Due to the proposed layout changes rooms S20, S22, S23 have been combined together. S21 Follows afterwards (out of sequence)	
17.2.	-	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	
17.3.	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.	
17.4.	Solid brick wall, with plaster and lining papers.	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 6a.	
17.5.	Solid brick wall, with plaster and lining papers.	Internal Partitions. Strip existing lining papers.	
17.6.	-	New Internal Partition Wall. Stud wall to be 50x89mm studs with 50mm Isover Acoustic partition roll to cavity. Wall clad on both sides in 15mm Gyproc Wallboard as wall Type 1.	
17.7.	Solid brick wall, with plaster and lining papers.	New Door Openings to Hall. Form new opening through wall to S17. With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.	
17.8.	Plasterboard with lining papers.	Ceilings. Remove all lining papers and overboard plasterboard ceilings with an additional layer of 12.5mm plasterboard. To S22 remove all plasterboard ceiling and reboard joists with 2 layers of 12.5mm plasterboard.	
17.9.	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.	
17.10.	Vinyl to be removed.	Floor Finishes. Floor to be finished with Karndean vinyl flooring, or ceramic tiling to the applied to floor overboarding.	
17.11.	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.	
17.12.	-	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.	
18.		S21	
18.1.	-	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 Glasroc F MULTIBOARD strips, screw-fix	
18.2.	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.	

18.3.	Solid brick wall, with plaster and lining papers.	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 6a.	
18.4.	Solid brick wall, with plaster and lining papers.	Existing Wall to Flat 08 S14 & S20. Strip Lining Papers.	
18.5.	Solid brick wall, with plaster and lining papers.	Internal Partitions. Strip existing lining papers.	
18.6.	Plasterboard with lining papers.	Ceilings. Remove all lining papers and overboard plasterboard ceilings with an additional layer of 12.5mm plasterboard.	
18.7.	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.	
18.8.	None	Floor Finishes. Floor to be finished with Karndean vinyl flooring, or ceramic tiling to the applied to floor overboarding.	
18.9.	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.	