

**SCHEDULE OF WORKS FOR RESTORATION****NORTHAW HOUSE****BASEMENT 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.		<b>B1</b>	
1.1.	Tiled Floor	Floor Repairs. re-bed loose floor tiles. Carefully remove from bedding by loosening the but joints, using a hacksaw blade, to adjacent tiles and ease out tile. Remove all dirt and level the substrate by removing the old bed (if required) for re-bedding. Rebed tile using tile adhesive and dampen the substrate and back of tile. Chips are to be repaired using modellers epoxy, as manufacturers guidelines.	
1.2.	-	Floor to be as Lowering of Floors & Waterproofing Schedule.	
1.3.	Plaster on Solid Masonry	External Walls & Internal Walls . Remove all Lining papers and strip all plaster. Allow wall time to dry before re-finishing and finish as Lowering of Floors & Waterproofing Schedule.	
1.4.	-	Brick Replacement. Following removal of finishes. To spalled and defective bricks allow for cutting out and replacing bricks. Replacement bricks are to be second hand reclaimed bricks, selected to match the existing bricks, profile and colour. Brickwork to be laid in 1:3 lime putty to sharp sand mortar.	
1.5.	-	Brick Repairs. Following removal of paint and render where the pointing has failed rake out to a depth of 10mm and re-point mortar joints to a depth of 10mm re-point in 1:3 lime putty to sharp sand mortar.  Include also to rake out all cement pointing, where found and re-point as stated.	
1.6.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
1.7.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint.	
1.8.	-	Floor Finishes. Floor to be as Lowering of Floors & Waterproofing Schedule.	
1.9.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
1.10.	-	Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	

<b>2.</b>		<b>B2</b>	
2.1.	-	Floor to be as Lowering of Floors & Waterproofing Schedule.	
2.2.	Plaster on Solid Masonry	External Walls & Internal Walls . Remove all Lining papers and strip all plaster. Allow wall time to dry before re-finishing and finish as Lowering of Floors & Waterproofing Schedule.	
2.3.	-	Brick Replacement. Following removal of finishes. To spalled and defective bricks allow for cutting out and replacing bricks. Replacement bricks are to be second hand reclaimed bricks, selected to match the existing bricks, profile and colour. Brickwork to be laid in 1:3 lime putty to sharp sand mortar.  This will also include sections of failed low level brickwork to the internal walls and reinstatement of brickwork following removal of stable stalls and troughs.	
2.4.	-	Brick Repairs. Following removal of paint and render where the pointing has failed rake out to a depth of 10mm and re-point mortar joints to a depth of 10mm re-point in 1:3 lime putty to sharp sand mortar.  Include also to rake out all cement pointing, where found and re-point as stated.	
2.5.	-	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 Fireline as wall Type 2.	
2.6.	-	New Wall. As Type 3 wall detail. Install two layers of 50x100mm softwood studs with a 50mm cavity between. Between each line of studs install 50mm mineral wall (min 10kg/m <sup>2</sup> ) and line walls externally with 2no. layers of Gyproc Fireline board. Wall to be constructed in accordance with notes on drawing.	
2.7.		New Openings. Form new openings through walls to B4 with 2no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.	
2.8.	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.	
2.9.	-	Lift. Construct lift shaft from Type 3 wall detail. Install two layers of 50x100mm softwood studs with a 50mm cavity between. Between each line of studs install 50mm mineral wall (min 10kg/m <sup>2</sup> ) and line walls externally with 2no. layers of Gyproc Fireline board. Wall to be constructed in accordance with notes on drawing. Ceiling to be cut to allow lift travel. Opening to be trimmed using oak joists to be doubled 50mm by depth of existing joists. All timbers fixed using M12	

		bolts at 400 centres. Lift to be platform lift so no lift pit required. Walls to abut ceiling and be re-started at next floor level.	
2.10.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint. Wall tiling to en-suite, applied to plaster.	
2.11.	-	Floor Finishes. Floor to be as Lowering of Floors & Waterproofing Schedule.	
2.12.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
2.13.	-	Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
2.14.		DB01. To existing door opening, infill the opening with softwood studwork, infill with 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4d	
2.15.		DB08. To existing door opening, infill the opening with softwood studwork, infill with 50mm mineral wool (10kg/m <sup>3</sup> min. mass) insulation and overboard with 25mm Heraklith and finish with Best of Lime plaster. As wall type 4d	
<b>3.</b>		<b>B3</b>	
3.1.	-	Floor to be as Lowering of Floors & Waterproofing Schedule. Area of floor to stairs to be left as existing.	
3.2.	Plaster on Solid Masonry	External Walls & Internal Walls . Remove all Lining papers and strip all plaster. Allow wall time to dry before re-finishing and finish as Lowering of Floors & Waterproofing Schedule.	
3.3.	-	Brick Replacement. Following removal of finishes. To spalled and defective bricks allow for cutting out and replacing bricks. Replacement bricks are to be second hand reclaimed bricks, selected to match the existing bricks, profile and colour. Brickwork to be laid in 1:3 lime putty to sharp sand mortar.  This will also include sections of failed low level brickwork to the internal walls and reinstatement of brickwork following removal of stable stalls and troughs.	
3.4.	-	Brick Repairs. Following removal of paint and render where the pointing has failed rake out to a depth of 10mm and re-point mortar joints to a depth of 10mm re-point in 1:3 lime putty to sharp sand mortar.	

		Include also to rake out all cement pointing, where found and re-point as stated.	
3.5.	-	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.	
3.6.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
3.7.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint. Wall tiling to kitchen, applied to plaster.	
3.8.	-	<b>Floor Finishes. Floor to be as Lowering of Floors &amp; Waterproofing Schedule.</b>	
3.9.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
3.10.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm.	
3.11.		<b>New Openings. Form new openings through walls With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.</b>	
<b>4.</b>		<b>B4</b>	
4.1.	Tiled Floor	<b>Floor to be as Lowering of Floors &amp; Waterproofing Schedule.</b>	
4.2.	-	<b>Omit works</b>	
4.3.	Plaster on Solid Masonry	<b>External Walls &amp; Internal Walls . Remove all Lining papers and strip all plaster. Allow wall time to dry before re-finishing and finish as Lowering of Floors &amp; Waterproofing Schedule.</b>	
4.4.	-	Brick Replacement. Following removal of finishes. To spalled and defective bricks allow for cutting out and replacing bricks. Replacement bricks are to be second hand reclaimed bricks, selected to match the existing bricks, profile and colour. Brickwork to be laid in 1:3 lime putty to sharp sand mortar.  This will also include sections of failed low level brickwork to the internal walls and reinstatement of brickwork following removal of stable stalls and troughs.	

4.5.	-	Brick Repairs. Following removal of paint and render where the pointing has failed rake out to a depth of 10mm and re-point mortar joints to a depth of 10mm re-point in 1:3 lime putty to sharp sand mortar.  Include also to rake out all cement pointing, where found and re-point as stated.	
4.6.	-	New Openings. Form new openings through walls to B2 with 2no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.	
4.7.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
4.8.	-	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.	
4.9.	-	<b>Floor Finishes. Floor to be as Lowering of Floors &amp; Waterproofing Schedule.</b>	
4.10.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
<b>5.</b>		<b>B5</b>	
5.1.	-	<b>Floor to be as Lowering of Floors &amp; Waterproofing Schedule.</b>	
5.2.	Plaster on Solid Masonry	<b>External Walls &amp; Internal Walls . Remove all Lining papers and strip all plaster. Allow wall time to dry before re-finishing and finish as Lowering of Floors &amp; Waterproofing Schedule.</b>	
5.3.	-	Brick Replacement. Following removal of finishes. To spalled and defective bricks allow for cutting out and replacing bricks. Replacement bricks are to be second hand reclaimed bricks, selected to match the existing bricks, profile and colour. Brickwork to be laid in 1:3 lime putty to sharp sand mortar.  This will also include sections of failed low level brickwork to the internal walls and reinstatement of brickwork following removal of stable stalls and troughs.	
5.4.	-	Brick Repairs. Following removal of paint and render where the pointing has failed rake out to a depth of 10mm and re-point mortar joints to a depth of 10mm re-point in 1:3 lime putty to sharp sand mortar.  Include also to rake out all cement pointing, where found and re-point as stated.	
5.5.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with	

		Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
5.6.	-	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. Wall tiling to bathroom applied to plaster.	
5.7.	-	<b>Floor Finishes. Floor to be as Lowering of Floors &amp; Waterproofing Schedule.</b>	
5.8.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
5.9.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm.	
<b>6.</b>		<b>B6</b>	
6.1.	Tiled Floor	<b>Floor to be as Lowering of Floors &amp; Waterproofing Schedule.</b>	
6.2.	-	omit	
6.3.	Plaster on Solid Masonry	<b>External Walls &amp; Internal Walls . Remove all Lining papers and strip all plaster. Allow wall time to dry before re-finishing and finish as Lowering of Floors &amp; Waterproofing Schedule.</b>	
6.4.	-	Brick Replacement. Following removal of finishes. To spalled and defective bricks allow for cutting out and replacing bricks. Replacement bricks are to be second hand reclaimed bricks, selected to match the existing bricks, profile and colour. Brickwork to be laid in 1:3 lime putty to sharp sand mortar.  This will also include sections of failed low level brickwork to the internal walls and reinstatement of brickwork following removal of stable stalls and troughs.	
6.5.	-	Brick Repairs. Following removal of paint and render where the pointing has failed rake out to a depth of 10mm and re-point mortar joints to a depth of 10mm re-point in 1:3 lime putty to sharp sand mortar.  Include also to rake out all cement pointing, where found and re-point as stated.	
6.6.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling. Apply Envirograf Product 105 to ceiling.	
6.7.	-	Decorations. All walls and plasters to be finished in a mist coat and 2 coats of emulsion paint. Joinery to be finished in eggshell paint.	

6.8.	-	Floor Finishes. Floor to be finished with ceramic tiles applied to floating floor	
6.9.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
<b>7.</b>		<b>B7</b>	
7.1.	-	Floor to be as Lowering of Floors & Waterproofing Schedule.	
7.2.	Plaster on Solid Masonry	External Walls & Internal Walls . Remove all Lining papers and strip all plaster. Allow wall time to dry before re-finishing and finish as Lowering of Floors & Waterproofing Schedule.	
7.3.	-	Brick Replacement. Following removal of finishes. To spalled and defective bricks allow for cutting out and replacing bricks. Replacement bricks are to be second hand reclaimed bricks, selected to match the existing bricks, profile and colour. Brickwork to be laid in 1:3 lime putty to sharp sand mortar.  This will also include sections of failed low level brickwork to the internal walls and reinstatement of brickwork following removal of stable stalls and troughs.	
7.4.	-	Brick Repairs. Following removal of paint and render where the pointing has failed rake out to a depth of 10mm and re-point mortar joints to a depth of 10mm re-point in 1:3 lime putty to sharp sand mortar.  Include also to rake out all cement pointing, where found and re-point as stated.	
7.5.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
7.6.	-	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. Wall tiling to utility and WC, applied to plaster.	
7.7.	-	Floor Finishes. Floor to be as Lowering of Floors & Waterproofing Schedule.	
7.8.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
7.9.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm.	
<b>8.</b>		<b>B8</b>	



8.1.		Room not part of works, this is a crawl space.	
<b>9.</b>		<b>B9</b>	
9.1.	-	Floor to be as Lowering of Floors & Waterproofing Schedule.	
9.2.	Plaster on Solid Masonry	External Walls & Internal Walls . Remove all Lining papers and strip all plaster. Allow wall time to dry before re-finishing and finish as Lowering of Floors & Waterproofing Schedule.	
9.3.	-	Brick Replacement. Following removal of finishes. To spalled and defective bricks allow for cutting out and replacing bricks. Replacement bricks are to be second hand reclaimed bricks, selected to match the existing bricks, profile and colour. Brickwork to be laid in 1:3 lime putty to sharp sand mortar.  This will also include sections of failed low level brickwork to the internal walls and reinstatement of brickwork following removal of stable stalls and troughs.	
9.4.	-	Brick Repairs. Following removal of paint and render where the pointing has failed rake out to a depth of 10mm and re-point mortar joints to a depth of 10mm re-point in 1:3 lime putty to sharp sand mortar.  Include also to rake out all cement pointing, where found and re-point as stated.	
9.5.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
9.6.	-	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.	
9.7.	-	Floor Finishes. Floor to be as Lowering of Floors & Waterproofing Schedule.	
9.8.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
<b>10.</b>		<b>B10</b>	
10.1.	-	Floor to be as Lowering of Floors & Waterproofing Schedule.	
10.2.	Plaster on Solid Masonry	External Walls & Internal Walls . Remove all Lining papers and strip all plaster. Allow wall time to dry before re-finishing and finish as Lowering of Floors & Waterproofing Schedule.	
10.3.	-	Brick Replacement. Following removal of finishes. To spalled and defective bricks allow for cutting out and replacing bricks. Replacement bricks are to be second	

		<p>hand reclaimed bricks, selected to match the existing bricks, profile and colour. Brickwork to be laid in 1:3 lime putty to sharp sand mortar.</p> <p>This will also include sections of failed low level brickwork to the internal walls and reinstatement of brickwork following removal of stable stalls and troughs.</p>	
10.4.	-	<p>Brick Repairs. Following removal of paint and render where the pointing has failed rake out to a depth of 10mm and re-point mortar joints to a depth of 10mm re-point in 1:3 lime putty to sharp sand mortar.</p> <p>Include also to rake out all cement pointing, where found and re-point as stated.</p>	
10.5.		Engineering. In association with G24 above the ceiling is subject to repair as set out in the engineers report.	
10.6.		<p>Rotten Timbers. All rotten timbers are to be stripped in accordance with the engineers work and floor to G24. Remaining adjacent timbers are to be treated with 2 coats of Cuprinol 5 star treatment.</p> <p>Affected brickwork is to be spray treated using Lignum Masonry Biocode ProM50 fungicidal microemulsion. Where necessary brickwork is to be cut out and replaced with Launceston multi bricks laid in a 1:3 NHL 3.5 to sharp sand.</p>	
10.7.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
10.8.	-	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 kitchen, applied to plaster.	
10.9.	-	<b>Floor Finishes. Floor to be as Lowering of Floors &amp; Waterproofing Schedule.</b>	
10.10.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
10.11.	-	Extract. Install vent through wall for extract fan via duct with air brick to be J & JW Longbottom airbrick product 975 229x76mm.	
<b>11.</b>		<b>B11-B12</b>	
11.1.	-	<b>Floor to be as Lowering of Floors &amp; Waterproofing Schedule.</b>	
11.2.	Plaster on Solid Masonry	<b>External Walls &amp; Internal Walls . Remove all Lining papers and strip all plaster. Allow wall time to dry</b>	

		before re-finishing and finish as Lowering of Floors & Waterproofing Schedule.	
11.3.	-	Brick Replacement. Following removal of finishes. To spalled and defective bricks allow for cutting out and replacing bricks. Replacement bricks are to be second hand reclaimed bricks, selected to match the existing bricks, profile and colour. Brickwork to be laid in 1:3 lime putty to sharp sand mortar.  This will also include sections of failed low level brickwork to the internal walls and reinstatement of brickwork following removal of stable stalls and troughs.	
11.4.	-	Brick Repairs. Following removal of paint and render where the pointing has failed rake out to a depth of 10mm and re-point mortar joints to a depth of 10mm re-point in 1:3 lime putty to sharp sand mortar.  Include also to rake out all cement pointing, where found and re-point as stated.	
11.5.	Plasterboard	Ceiling. Strip existing ceilings and to the underside of rafters, line with 25 Heraklith board and finish with Best of Lime plaster. Apply Envirograf Product 105 to ceiling.	
11.6.	-	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.	
11.7.	-	Floor Finishes. Floor to be as Lowering of Floors & Waterproofing Schedule.	
11.8.	-	Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.	
11.9.	-	Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery	
11.10.		New Openings. Form new openings through walls With 1no. new IG Box lintels for solid walls. Lintels to be sized by specialist to bear on padstones to both sides of opening.	
<b>12.</b>		<b>B13-B15</b>	
12.1.	Plaster on Solid Masonry	External Walls & Internal Walls . Remove all Lining papers and strip all plaster. Allow wall time to dry before re-finishing and finish with Best of Lime plaster.	
12.2.	Painted brick	Strip all paintwork to brick surfaces using Sudbury Strippers Klingstrip in accordance with manufacturers guidance remove all paint from brickwork	

12.3.	-	<p>Brick Replacement. Following removal of finishes. To spalled and defective bricks allow for cutting out and replacing bricks. Replacement bricks are to be second hand reclaimed bricks, selected to match the existing bricks, profile and colour. Brickwork to be laid in 1:3 lime putty to sharp sand mortar.</p> <p>This will also include sections of failed low level brickwork to the internal walls and reinstatement of brickwork following removal of stable stalls and troughs.</p>	
12.4.	-	<p>Brick Repairs. Following removal of paint and render where the pointing has failed rake out to a depth of 10mm and re-point mortar joints to a depth of 10mm re-point in 1:3 lime putty to sharp sand mortar.</p> <p>Include also to rake out all cement pointing, where found and re-point as stated.</p>	
12.5.	Plasterboard	<p>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.</p>	
12.6.	-	<p>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.</p>	
12.7.	-	<p>Floor Finishes. Floor to be finished with ceramic tiles applied to floating floor</p>	
12.8.	-	<p>Joinery. To all walls fit 125mm softwood Torus moulded skirting boards.</p>	
12.9.	-	<p>Envirograf. To all existing surfaces apply Envirograf products in accordance with manufacturers details. Product 105 to plaster Product 42 to joinery</p>	
12.10.		<p>New Wall. As Type 3 wall detail. Install two layers of 50x100mm softwood studs with a 50mm cavity between. Between each line of studs install 50mm mineral wall (min 10kg/m<sup>2</sup>) and line walls externally with 2no. layers of Gyproc Fireline board. Wall to be constructed in accordance with notes on drawing.</p>	