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East Court Manor
Church Lane, Chalk DA12 2NL

Schedule of Works

This schedule is to be read with the following drawings:

ECM/0123/01	Rev.A	Floor plans as existing
ECM/0123/02	Rev.A	Elevations as existing
ECM/0123/03		Floor plans as proposed
ECM/0123/04		Elevations as proposed
ECM/0123/05		House footprint and garden wall as existing
ECM/0123/06		House footprint and garden wall as proposed
ECM/0123/09		Utility room eaves detail
ECM/0123/10		Half glazed door detail GFD2
ECM/0123/11		Casement window detail GFW5
ECM/0123/12		Sash window details
ECM/0123/13		Dormer window details
ECM/0123/14		Sitting room dado panelling details sheet 1 of 2
ECM/0123/15		Sitting room dado panelling details sheet 2 of 2
ECM/0123/16		Skirting and GFD12 details
ECM/0123/17		Entrance hall piasters and plaster details
ECM/0123/18		Kitchen fire surround details
ECM/0123/19	Rev.A	Bedroom 3 fire surround and cupboard details
ECM/0123/20		Bedroom 3 cupboard door details
ECM/0123/21		Bedroom 1 fitted cupboard details
ECM/0123/22		Attic landing balustrade & FFD11 frame details
ECM/0123/23		Trim detail to mask gaps

1.00 Externally:

2.01 Outhouse walls:

2.02 Point outhouse (former utility room) brickwork using lime mortar as follows:

1 part lime putty to 3 parts well graded sand (66% silver sand : 34% washed sharp sand).

The joints are to be recessed minimally – sufficient just to expose the arrisses of the bricks – and tamped with a brush whilst ‘green’ to coarsen finish. This will help to give the mortar a weathered appearance.

Thoroughly dampen brickwork, before repointing, to flush out loose material and to reduce water absorption from the mortar which might cause poor adhesion and cracking.

Protect new mortar from extremes of heat with wet hessian. Ideally works should be undertaken on cloudy days and if there's a light drizzle so much the better!

Lime work must not be undertaken when there's a risk of frost. Lime mortar will take about 30 days to cure and this also needs to be borne in mind when Winter and frost are approaching.

3.03 Outhouse stonework:

- 3.04 Supply and fit York stone threshold to GFD2 and sub-cill to GFW5 as drawings ECM/0123/10 and 11.

4.05 Outhouse joinery:

- 4.06 Manufacture and fit kitchen door GFD2 as drwg. ECM/0123/10.

Supply and fit the following items of door furniture:

Pair 100mm stainless steel butt hinges eg. Cooke Brothers Loadmaster or Royde & Tucker H100 Hi-Load (with square corners)

5 lever mortice lock of UK manufacture (Yale, Union or similar but NOT ERA)

Pair medium (55mm diameter) spun brass cottage knobs from Wells Reclamation:

<https://www.wellsreclamation.com/brass-door-knobs-victorian-style/p947>

1No. unlacquered brass Churchill escutcheon (standard size) for external use – the flap being to exclude draughts

<https://www.inbrass.co.uk/acatalog/churchill-escutcheon.html>

1No. unlacquered brass Trafalgar escutcheon for internal use

<https://www.inbrass.co.uk/acatalog/trafalgar-escutcheon.html>

- 4.07 Manufacture and fit kitchen window GFW5 as drwg. ECM/0123/11 complete with window board and reveal linings internally.

Supply and fit the following items of window furniture:

Two pairs 63mm stainless steel butt hinges to each opening light

2No. Casement stays ref: 171 by Kirkpatrick

2No. Catches and mortice plates ref: 144 by Kirkpatrick

2No. mortice rack security bolts

- 4.08 Salvage cast iron door knocker and spun brass knobs from the old door which is in one of the outbuildings.

5.09 Outhouse roof and rooflight:

5.10 Roof outhouse with salvaged hand made clay peg tiles re-using those set aside from the original roof and making up deficiencies using reclaimed tiles to match. Concrete tiles from the previous roof are all to be discarded. Verges to be fitted with tiled undercloaks. Hogsback profile ridge tiles to be used at the apex of the roof.

5.11 Install CR13-3 conservation rooflight to the inner roof slope of the kitchen. Rooflight to be fitted with chrome plated winder mechanism and pole winder.

6.12 Outhouse leadwork and rainwater goods:

6.13 At abutment of kitchen roof to the flank and rear wall of the house, fit Code 4 soakers and Code 5 stepped weathering in lengths not exceeding 1500mm. Clip leadwork to resist wind uplift.

6.14 Weather rooflight in accordance with manufacturer's instructions.

6.15 Construct valley gutter where the kitchen roof abuts the wall in Code 6 lead in two bays with the upper bay approximately 1200mm long and the lower bay approximately 2100mm long.

6.16 Use copper nails for fixing leadwork.

6.17 Apply patination oil to leadwork.

6.18 All leadwork to comply with the recommendations of the Lead Sheet Association.

6.19 Supply and fit 100mm diameter half round cast iron gutters to the utility room eaves, supported by top or side fixed galvanised rafter brackets, discharging via running outlet and swan neck fitting in to 63mm diameter cast iron downpipe.

Fit shoes at base of downpipes such that they discharge immediately above their respective trapped gulley.

Cast iron rainwater goods by Apex Tel: 01744 648400.

6.20 Test new guttering to ensure that there is no ponding.

7.21 Repointing to main house:

7.22 Carefully rake out areas identified on drawing ECM/0123/04 Rev.A for repointing. Raking out should be as deep as the joints are wide – typically 10mm. Raking out should be undertaken using hand tools and not an angle grinder. If hard and deep cement pointing is encountered this can cause more damage trying to remove it than leaving it in place thus some areas may have to be abandoned.

7.23 Mortar to be 1:3 lime putty : well graded sand (66% silver sand : 34% washed sharp sand). The joints are to be recessed minimally – sufficient just to expose the arrisses

of the bricks – and tamped with a brush whilst ‘green’ to coarsen finish. Thoroughly dampen brickwork, before repointing, to flush out loose material and to reduce water absorption from the mortar which might cause poor adhesion and cracking.

8.24 North elevation chimney stack:

- 8.25 Remove paving slabs capping the stack and raise stack by four brick courses – two oversailing courses (projecting about 32mm) and then a further two courses in line with the main chimney shaft. This arrangement is shown on drawing ECM/0123/04.
- 8.26 Bricks to be new hand-made red 60mm imperial red stock bricks by Lambs Bricks & Arches Tel: 01342 811311 (or Jake Mitchel: 07557 942695) randomly mixed in three colours (CO1, CO2 & CO3) in equal proportions.
- 8.27 When the stack is raised, the flue dividers (sometimes called whiffs or withes) also need to be raised assuming that they are intact. If they’re not, stainless steel angles or strap lintels can be fitted to support them. These flue dividers are needed to support the slates on which the chimney pots rest.

When laying the slates, they should be bedded in mortar and a 6” square hole left for ventilation and for the vent pipe. The slates will then stop the flaunching from falling down the flues.

- 8.28 As the stack is very exposed, mortar to be 1:1:6 (1 part lime : 1 part white cement : 6 parts silver sand + 3 parts washed sharp sand) be used. This will give a white mortar which will be different to the retained section of stack but will match the lime pointing elsewhere.
- 8.28 Supply and fit 3No. 600mm tall roll top chimney pots in red/orange terracotta by WT Knowles Ref: KYM14R

Catalogue link:

<https://www.wtknowles.co.uk/chimneypots/cannon-head-pot/>

- 8.29 The two capped flues should both be fitted with a mushroom ventilator also in red/orange terracotta:

<https://www.wtknowles.co.uk/chimneypots/mushroom-hood/>

There are two options for the mushroom vents - KYL15 has a spigot diameter of 185mm and KYL16 has a spigot diameter of 205mm. The internal diameter of the chimney pot at its head is 210mm thus, theoretically both inserts should fit but KYL16 has only 5mm clearance and typically the inserts are mortared in to the pots; confirm that KYL15R (suffix R for red terracotta) is suitable with manufacturer when placing the order.

- 8.30 The pot with the SVP within won’t need a mushroom vent – the SVP can be fitted with a standard plastic terminal. The gap between the SVP and the inside of the pot

should be filled with crumpled newspaper followed by expanding foam (the newspaper will stop the foam falling in to the flue) and then pointed/flaunched so that rainwater doesn't run in to the flue.

9.31 North elevation door:

- 9.32 Remove external door, to the cloakroom (this was originally the rear entrance hall), together with its frame. Infill opening with new hand-made red stock bricks (from WT Lamb as noted for chimney stack) laid in Flemish bond, snapping headers, and setting in lime mortar. Secure infill brickwork to existing brickwork using stainless steel wall starters. Brick infill panel to be set 110mm back from the external face so that it is clear that this is a blocked doorway.

10.33 Basement lightwells:

- 10.34 Raise basement light wells by one or two brick courses (bricks as those for North stack) laid in Flemish bond and capped with 65 x 305mm York stone cappings with 20x20mm rebates (for grilles) to the inside edges are to cap the two lightwell retaining walls. The North elevation lightwell grill and stone surrounds are to be level with the existing terrace.
- 10.35 Manufacture grilles in 20mm square mild steel dropped in to rebates. Grilles to have chains to underside so that they can only be removed from below ie. to resist unauthorised access from above. The chains are to be secured to a hook/catch spiked in to the retaining wall brickwork to enable the chain to be released from basement level.
- 10.36 Metalwork to be hot zinc sprayed to resist corrosion.

11.37 Garden wall:

- 11.38 Carefully dismantle the flint and brick wall, forming the boundary between the East edge of the lawn to the South of the house and what was formerly the courtyard leading to the barns and outbuildings, where a now mature lime tree has displaced and fractured the wall.

Salvage sound bricks and flints.

- 11.39 Rebuild as a curved wall with its radius roughly centred on the tree to accommodate future growth as drwg. ECM/0123/06 Rev.A using salvaged material and with the same form of construction - namely flint facings beneath a brick on edge capping over a chamfered brick course. The rebuilt section of wall to be bonded to the retained walling at each end.
- 11.40 Construct wall on 450mm wide x 300mm deep concrete footing founded 600mm below ground level. Break footing to avoid tree roots leaving 75mm around roots for future growth.

12.41 House roof and dormer windows:

- 12.42 Install Glidevale FV250 eaves vents to the eaves of the main roof. This will kick the eaves tiles up a little bit. Tim Ellis to inspect/agree how vents are to be fitted once opening up enables inspection. Existing bituminous felt is to be cut back but leave enough to dress it over breathable felt which is to extend over FV250 ventilators.
- 12.43 At high level (between the ridge and the insulation above the flat ceilings) install Tudor Roof Tiles invisible ventilation
<https://www.tudorrooftiles.co.uk/ventilation.html>
- 12.44 Make good roof tiling following installation of vents.
- 12.45 Manufacture ad fit dormer windows as drwg. ECM/0123/13 in Accoya with window boards and bead and butt lining boards internally in joinery quality softwood.

Weather dormer cheeks using Code 5 lead with lead dot centre fixing.

Install Code 4 lead soakers at abutments to dormer cheeks.

Use copper nails for fixing leadwork.

Apply patination oil to leadwork.

All leadwork to comply with the recommendations of the Lead Sheet Association.

13.45 Guttering to main house:

- 13.46 Existing cast iron rainwater goods are to be refurbished and re-used where possible.
- 13.47 The North elevation guttering is some distance from the eaves and the gutter fixings have rotated. Fixings to be investigated when eaves tiling is lifted for the introduction of ventilation.
- The historic spiked gutter brackets are to be retained (it would probably do more damage to the fascia to remove them) but the modern face-fixed gutter brackets can be removed.
- 13.48 If new gutter sections are required, these are to be Apex Heritage HG50 cast iron guttering
<https://www.alumascwms.co.uk/products/rainwater/cast-iron-rainwater/apex-heritage-cast-iron-gutters-downpipes/>
- 13.49 Gutters to be supported by galvanised top rafter brackets. Timber fillets will be needed between the back of the FV250 vents and the rafters so that the gutter brackets do not damage the eaves vents.
- 13.50 Test guttering to ensure that there is no ponding.

14.51 Mechanical ventilation outlets:

- 14.52 Use rigid ducting to take extracted air to exterior. If extracts are via roofs then in-line roof tile vents are to be used: <https://hambleside-danelaw.co.uk/products/tv109-double-plain-tile-vent/> To help disguise these fittings, bond cut sections of peg tiles to the visible plastic part of the fitting whilst ensuring that the ventilated part of the fitting is not obstructed.
- 14.53 If extracts are via walls then 9” square cast iron air bricks (Large Victorian: <https://www.ebay.co.uk/itm/131901602869?hash=item1eb5f2bc35:g:cpoAAOSwCi9Z3PO9&amdata=enc%3AAQAIAAAA4EovxRYGEBQq7QmLwksHTaoKCzmbraBsf26hrgy2RQIV%2BEWc4N2ebqAEjfVYJ0HniQDqFZGsf%2F94njaQGLSV%2FXQZhDV4UsYmoz3rFIfmCnfzdp%2BrCJAgY1M%2FenFQUdAw3vu4jiL96T3cxDkmpR6o5bBaNRxwX9p0K4WyHhOBm44mHSRjglBUKjHSRUgfP%2B%2B5w6yWZL8ZqFjR5BYQeEty9W1rhzBAM2md9FckUgO1SvCoGsVMndBFzhvtTMWvCzCmbZJQASo6eHYKXclJ9tqGxfQ7bdbNxNIKs6aWaYQGlp%7Ctkp%3ABk9SR5ii-WgYg>) are to be fitted flush with the brickwork.

15.00 Internally:

16.01 Basement:

- 16.02 Insulate between 200mm deep ground floor joists (where accessible from the basement) with 200mm Rockwool. Stop insulation 25mm short of external basement walls so that any dampness in the walls is unable to ‘wick’ through the insulation.
- 16.03 Retain insulation with wire mesh or moisture resistant plasterboard. If plasterboard is used, it should stop 25mm short of walls so that any moisture in the walls cannot wick along the plasterboard.

17.00 Ground floor:

18.01 Vestibule:

- 18.02 Reinstall the ornamental plaster panel over the glazed doors together with the roll moulding to the soffit of the arch as drwg. ECM/0123/17. This will require a specialist contractor experienced in insitu-run plaster work.
- 18.03 Reinstall the detached fluted timber pilaster beneath the spring of the arch – position to match the one to the right-hand wall which survives insitu.
- 18.04 Skim finish walls and ceiling which have been plasterboarded.
- 18.05 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.

18.06 Adapt and fit salvaged spun brass knob to the front door rim lock.

Supply and fit cast iron keep to replace the original which is missing.

18.07 Tile floor – tiler to advise on requirement for plywood (or other) overlay to provide flat/level surface for tiling.

19.00 Entrance hall:

19.01 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.

19.02 Skirting boards have been removed. From the estate agent's photographs, it appears that these were approximately 8" deep with a moulding to the head.

19.03 Manufacture and fit 2No. fluted timber pilasters, in joinery quality softwood, as drwg. ECM/0123/17 in joinery quality softwood.

19.04 Skim finish walls and ceiling which have been plasterboarded.

19.05 Manufacture and fit edge trims to doors as drwg. ECM/0123/08. This drawing has been submitted and approved by Gravesham Borough Council.

19.06 Reinstate the roll moulding, roundel and panel moulds, using the surviving elements in the vestibule as the pattern, as drwg. ECM/0123/17. As with the vestibule plaster repairs, this will require a specialist.

Extend the roll moulding horizontally, at the springing level of the arch, from pilaster to pilaster as can be seen in one of the estate agent's photographs.

19.07 Tile floor – tiler to advise on requirement for plywood (or other) overlay to provide flat/level surface for tiling. Carpet to liv room, din rm

20.01 Rear hall:

20.02 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.

20.03 Adapt studwork partition has been constructed with a view to enlarging the cloakroom.

20.04 Reinstate plank door GFD13 to the cupboard (formerly the servants stair) re-hanging it on its original hinges. Secure hinges to frame using raised head slotted brass screws.

20.05 Remove paint from the spring latch so that it functions properly.

- 20.06 Remove and re-use the four panel door GFD12 and re-glaze the upper panels with 6.4mm laminated glass with a white interlayer (this for privacy as the interlayer gives the appearance of frosted glass).
- 20.07 Remove the cast iron keeper from the frame and attach to the new frame. New frame, in joinery quality softwood, as drwg. ECM/0123/08.
- 20.08 Note that the original frame and fanlight are to be retained insitu.
- 20.09 Reinstate plank door GFD11 to cellar. Re-hang on original hinges secured to frame with raised head slotted brass screws.
- 20.10 Tile floor – tiler to advise on requirement for plywood (or other) overlay to provide flat/level surface for tiling.
- 20.11 Reinstate missing stairs leading to the attic. Firstly remove plasterboard from the bead and butt boarding (this boarding is historic and must be retained) which should reveal the setting out of the removed stairs. Similarly, remove modern plaster to the left hand wall which should also reveal ‘ghostings’ of the removed stairs.

Carefully remove brickwork to side of fireplace/chimney structure – the exact amount of material to be removed to be discussed on site with Tim Ellis. The infill material will almost certainly be set in cement mortar.

Construct new treads and risers in 19mm thick joinery quality softwood. Treads to have half round nosings. The stairs will need to be constructed on site and NOT in a workshop. Provide softwood wedges/blocks/bearers to support the stairs.

21.00 Dining room:

- 21.01 Skim finish the wall to the vestibule which has already been plasterboarded.
- 21.02 Make good gaps between the ceiling and the C17th cross beam with timber trims as drwg. ECM/0123/23.
- 21.03 Manufacture and fit skirting boards, in joinery quality softwood, as drwg. ECM/0123/16 in joinery quality softwood.
- 21.04 Remove 1950's brick fire surround and open up to determine the size of the earlier fireplace opening – it should be noted that there may be two historic fireplaces: the original C17th (possibly in inglenook form) and one dating from the C19th re-modelling.

Following opening up, the inglenook may be restored or a timber surround manufactured, as drwg. ECM/0123/19, to suit the opening.

- 21.05 Remove and replace sash window GFW1 and manufacture replacement, including glazing bars (currently missing) to lower sashes as drwg. ECM/0123/12. New joinery in Accoya.

GFW1 to be fitted 4-5mm back from facing brickwork. Sashes to be broad profile.

- 21.06 Remove and replace sash window GFW9 and manufacture replacement as drwg. ECM/0123/12. New joinery in Accoya. All fixings in Accoya must be non-ferrous.

GFW9 to be fitted 4-5mm back from facing brickwork. Sashes to be broad profile.

- 21.07 Reinstate corner cupboard

- 21.08 Floor to be carpeted on hardboard.

22.00 Sitting room:

- 22.01 Skim walls and ceiling which have been plasterboarded.

- 22.02 Reinstate dado panelling as drwgs. ECM/0123/14 & 15. Manufacture panelling in joinery quality softwood.

- 22.03 The fire surround has been removed but this was modern (as can be seen from the estate agent's photograph) and the C20th infill can be seen clearly where not covered by plasterboard.

Remove modern infill and open up to determine the size of the earlier fireplace opening.

Manufacture and fit timber surround as drwg. ECM/0123/19 to suit the opening.

- 22.04 Remove and replace sash window GFW2 and manufacture replacement, including glazing bars (currently missing) to lower sashes as drwg. ECM/0123/12. New joinery in Accoya.

GFW2 to be fitted 4-5mm back from facing brickwork. Sashes to be broad profile.

- 22.05 Remove and replace sash window GFW3 and manufacture replacement as drwg. ECM/0123/12. New joinery in Accoya.

GFW3 to be fitted 4-5mm back from facing brickwork. Sashes to be broad profile.

- 22.06 Floor to be carpeted on hardboard.

23.00 Kitchen:

- 23.01 Skim finish walls and ceiling have been plasterboarded.

- 23.02 Construct new ground floor in 100mm limecrete on Geocell foam glass insulation with breathable membranes above and below the Geocell. Insulate perimeter of slab with 30mm cork. Geocell and cork from Mike Wye Ltd.

Finished floor level to match adjoining sitting room and rear hall – there is a 5mm difference between the two thus it may be necessary to install a timber threshold at one or both door junctions.

Floor to have tiled finish.

- 23.03 Manufacture and fit timber fire surround as drwg. ECM/0123/18 in joinery quality softwood. Manufacture and fit cupboard door, to suit existing frame, also as drwg. ECM/0123/18 in joinery quality softwood.

It will be necessary to cut back plasterboard locally to accommodate the surround.

- 23.04 Floor to have tiled finish.

- 23.05 Remove and replace sash window GFW4 and manufacture replacement, including glazing bars (currently missing) to lower sashes as drwg. ECM/0123/12. New joinery in Accoya. All fixings in Accoya must be non-ferrous.

GFW4 to be fitted 4-5mm back from facing brickwork. Sashes to be broad profile.

- 23.06 Reinstate door GFD15, previously fitted which is stored in one of the outbuildings and is a four-panel door with the upper two panels replaced with glass. Replace glass with 6.4mm laminated glass secured with parting beads.
- 23.07 Repair C19th bead and butt boarding, using joinery quality softwood, to the partition to the rear hall cupboard.
- 23.08 Fit out kitchen with appliances, base and high-level units, worktops and splashback tiling.
- 23.09 Install cooker hood vent duct between first floor floor joists to external air in Sout wall. Externally, cast iron air brick to be fitted in wall as noted in item 14.53.

24.00 Living room:

- 24.01 Skim finish walls and ceiling which have been plasterboarded.
- 24.02 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.
- 24.03 Remove (1950's?) fire surround and hearth and remove infill to return opening to original C19th size. Note that the original hearth (this would be flush with the floor) may survive beneath. Manufacture and fit timber surround as drwg. ECM/0123/19.
- 24.04 Remove and replace sash window GFW7 and manufacture replacement as drwg. ECM/0123/12. New joinery in Accoya.

GFW7 to be recessed in brickwork. Sashes to be slender profile.

- 24.05 Remove and replace sash window GFW8 and manufacture replacement as drwg. ECM/0123/12. New joinery in Accoya. All fixings in Accoya must be non-ferrous.

GFW8 to be fitted 4-5mm back from facing brickwork. Sashes to be broad profile.

Manufacture and fit apron panel beneath GFW8 as drwg. ECM/0123/15 in joinery quality softwood.

- 24.05 Floor to be carpeted on hardboard.

25.00 Cloakroom:

- 25.01 Remove modern plaster and polystyrene coving at ceiling level.
- 25.02 Construct dry lining to North wall in 50 x 100mm softwood studwork at 450mm centres on 100 x 50mm plate. Horizontal noggings are to be fitted at 600mm centres vertically. Insulate with 100mm Steico Flex. Dry lining to conceal services to shower.
- 25.03 Insulate between first floor joists with 140mm Steico Flex snugly fitted between joists.
- 25.04 Screw fix 15mm moisture resistant plasterboard to walls and ceiling except within shower cubicle where cementitious tile backer boards are to be used.
- 25.05 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.
- 25.06 Floor to be tiled.

26.00 Utility room:

- 26.01 Construct new ground floor in 100mm limecrete on Geocell foam glass insulation with breathable membranes above and below the Geocell. Insulate perimeter of slab with 30mm cork. Geocell and cork from Mike Wye Ltd.
- Floor with tiles.
- 26.02 Plaster blockwork walls following installation of 50mm insulation + battens. Any plaster to historic brickwork is to be undertaken using lime plaster applied in two or three coats with the finish coat using silver sand and lime.
- 26.03 Fit out with units and worktop and splashback tiling.
- 26.04 If a ceiling or wall-mounted extract fan is installed then a cast iron air brick as 14.53 is to be fitted in the gable wall.

27.00 First floor:

28.00 Landing:

- 28.01 Skim ceiling which has been plasterboarded.
- 28.02 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.
- 28.03 Reinstate door FFD11 at the foot of the stairs rising to the attic. Manufacture and fit replacement frame leg against the wall to bedroom 3 in joinery quality softwood.
- 28.04 Manufacture and fit 7No. plain square edge 'stick' balusters where missing from the guarding to the stairs.
- 28.05 Remove existing window and replace with new sash window FFW7 as drwg. ECM/0123/12. New joinery in Accoya. All fixings in Accoya must be non-ferrous.

FFW7 to be recessed in brickwork. Sashes to be slender profile.

29.00 Bedroom 1:

- 29.01 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.
- 29.02 Reinstate built-in cupboard, to the left of the window, as drwg. ECM/0123/21 in joinery quality softwood.
- 29.03 Remove and replace sash window FFW9 and manufacture replacement as drwg. ECM/0123/12. New joinery in Accoya. All fixings in Accoya must be non-ferrous.

FFW9 to be recessed in brickwork. Sashes to be slender profile.
- 29.04 Floor to be carpeted on hardboard.

30.00 Bedroom 2:

- 30.01 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.
- 30.02 Open up fireplace. Manufacture and fit timber fire surround to suit fireplace opening. The hearth survives, set flush with floorboards, and must be retained.
- 30.03 Remove and replace sash windows FFW1 and 10 and manufacture replacement as drwg. ECM/0123/12. New joinery in Accoya. All fixings in Accoya must be non-ferrous.

FFW1 and 10 to be fitted 4-5mm back from facing brickwork. Sashes to be broad profile.

30.04 Floor to be carpeted on hardboard.

31.00 Bedroom 3:

31.01 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.

31.02 Manufacture and fit fire-side cupboard, to the right of the fireplace, together with the plank door as drwgs. ECM/0123/19 & 20 in joinery quality softwood.

Hang door on pair 18" hand made strap hinges.

Fit 19mm diameter spun brass cupboard knob. Tim Ellis will supply this.

Fit brass button on plate catch. Tim Ellis will supply this.

31.03 Manufacture and fit Georgian timber fire surround as drwg. ECM/0123/19 in joinery quality softwood.

Note that the Georgian hob grate and hearth are to be retained.

31.04 Remove and replace sash windows FFW5 and 6 and manufacture replacement as drwg. ECM/0123/12. New joinery in Accoya. All fixings in Accoya must be non-ferrous.

FFW5 and 6 to be fitted 4-5mm back from facing brickwork. Sashes to be broad profile.

31.05 Floor to be carpeted on hardboard.

32.00 Bedroom 4:

32.01 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.

32.02 Fill gaps between the fire surround and the wall with lime plaster.

32.03 Remove and replace sash windows FFW2, 3 and 4 and manufacture replacement as drwg. ECM/0123/12. New joinery in Accoya. All fixings in Accoya must be non-ferrous.

FFW2, 3 and 4 to be recessed in brickwork. Sashes to be slender profile.

32.04 Floor to be carpeted on hardboard.

33.00 Family bathroom:

- 33.01 If required (walls to be fully tiled), manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.
- 33.02 Skim walls which have been plasterboarded.
- 33.03 Construct boxing to conceal soil and waste pipes in 50 x 100mm softwood studwork.
Insulate boxing with 100mm Steico Flex.
- 33.04 Remove and replace sash window FFW8 and manufacture replacement as drwg. ECM/0123/12. New joinery in Accoya. All fixings in Accoya must be non-ferrous.
FFW9 to be recessed in brickwork. Sashes to be slender profile.
- 33.05 Reinstate four panel door FFD1 which has been set aside and is in Bedroom 1.
- 33.06 Tile floor on plywood subject to advice from tiler.
- 33.07 Fit out with wc, shower cubicle and wash basins.

34.00 Attic:

35.00 Landing:

- 35.01 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.
- 35.02 Manufacture and fit guarding to the head of the staircase as drwg. ECM/0123/22 in joinery quality softwood.
Reinstate 6No. missing square stick balusters.
Reinstate a further missing stick baluster to the main run of guarding around the staircase.
- 35.03 Remove and replace sash window SFW2 and manufacture replacement as drwg. ECM/0123/12. New joinery in Accoya. All fixings in Accoya must be non-ferrous.
SFW2 to be recessed in brickwork. Sashes to be slender profile.
- 35.04 Floor to be carpeted on hardboard.

36.00 Bedroom 5 (proposed bathroom):

- 36.01 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.

- 36.02 Skim coat walls which have been plasterboarded.
- 36.03 Construct boxing for sanitaryware and to conceal soil and waste pipework.
- 36.04 Tile floor on plywood subject to advice from tiler.
- 36.05 Fit out with wc, shower cubicle and wash basins.

37.00 Bedroom 6:

- 37.01 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.
- 37.02 One of the door SFD 2's lower panels has been damaged and both stiles have been fractured. If possible, the door should be repaired but it may need to be replaced.

The wall thickness has been built up and is c225mm; manufacture and fit additional linings are required to the door frame to close the gaps as drwg. ECM/0123/08.

- 37.03 Floor to be carpeted on hardboard.

38.00 Bedroom 7:

- 38.01 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.
- 38.02 Reconstruct small section of partition, between the chimney stack and coved ceiling, (common to bedroom 8) in 50 x 100mm softwood studwork faced both sides with 15mm Soundblock plasterboard and skim finished. Insulate voids with 100mm Steico Flex insulation.
- 38.03 Skim finish walls and coved ceiling which have already been plasterboarded.
- 38.04 Floor to be carpeted on hardboard.

39.00 Bedroom 8:

- 39.01 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.
- 39.02 Skim finish walls and coved ceiling have been plasterboarded.
- 39.03 Replace dormer window overlooking the valley gutter.

Sashes to each have a single horizontal slender glazing bar.

Manufacture and fit lining boards to interior faces of dormer cheeks as drwg. ECM/0123/08 in joinery quality softwood.

Salvage cast iron knob from the old sash and fit to new window.

39.04 Floor to be carpeted on hardboard.

40.00 Bedroom 9:

40.01 Manufacture and fit skirting boards as drwg. ECM/0123/16 in joinery quality softwood.

40.02 Replace gable window SFW1.

Sashes to each have a single horizontal slender glazing bar.

Salvage cast iron knob from the old sash and fit to new window.

Manufacture and fit lining boards to interior faces of dormer cheeks as drwg. ECM/0123/08 in joinery quality softwood.

40.03 Manufacture and fit fire surround to fireplace as drwg. ECM/0123/20 in joinery quality softwood.

40.04 Floor to be carpeted on hardboard.

41.00 Decorations:

41.01 Apply mist coat and two topcoats to internal in white emulsion.

41.02 Supply joinery to site fully primed. Primer type may depend on the undercoat and topcoats but will also need to be compatible with Accoya. Apply undercoat and 2No. topcoats to external joinery.

Internal joinery is to be in white eggshell.

External joinery is to be in gloss with Portland Stone Original No.77 LG Equivalent (this is an off-white) Stormshield Flexible Gloss by Johnstone's used for the windows (frames, sashes, architraves), doorframes and for the eaves cornice.

External door leafs GFD1 and 2 are to be in dark green gloss eg. Mid Azure Green Original No.96 LG Equivalent Stormshield Flexible Gloss by Johnstone's.

41.03 Apply stain stop to tiles/worktops if recommended by manufacturer/supplier.

41.04 Thoroughly prepare and redecorate existing cast iron rainwater goods. Prepare and decorate new cast iron rainwater goods with metal etching primer, undercoat and two topcoats.

41.05 Clients to select colours.

42.00 Plant room:

42.01 Strip and re-tile roof as for utility room roof and including a breathable roofing felt such as Roofshield by Proctor Group.

42.02 Construct services trench and make good floor with limecrete on completion.

42.03 Dry line walls with 100 x 50mm studwork at 450mm centres with matching head and sole plates and staggered horizontal noggings at 600mm centres vertically. Set studwork 25mm away from external walls using treated softwood battens fitted horizontally at 450mm centres – this will create a void stopping the insulation from being in contact with the brickwork.

Insulate voids with 100mm Steico Flex insulation.

Line internally with 25x150mm sawn softwood boards butt jointed and laid horizontally.

42.04 Screw fix 50x100mm softwood ‘rafters’ beneath the existing rafters and insulate between with 140mm deep Steico Flex insulation leaving a 60mm void above for between-rafter insulation. Repeat at collar level to form ceiling.

Screw fix foil backed moisture resistant plasterboard to coved and flat ceilings, tape joints and skim finish.

42.05 Replacement door OMITTED.

43.00 Completion:

43.01 Leave part used tin of paint on site for Client’s future use.

43.02 Remove waste arising from the works to a licensed waste disposal site.

43.03 Metals are to be recycled and not sent to landfill.

43.04 Works to be completed no later than eight months from the date Condition 2, of Listed Building Consent 20230927, is discharged.