

Job No: 748

Date: 16th December 2024

Revision: 1 – 18th December 2025

THE DOWER HOUSE, HIGH STREET, HARLINGTON

PROPOSED, REPAIR AND REINSTATEMENT FOLLOWING A FIRE AND CONVERSION TO THREE SEPARATE RESIDENTIAL UNITS



SCHEDULE OF WORKS

Schedule of Works

External

1.00	CHIMNEYS				
1.01	CH01				
	<ul style="list-style-type: none"> i. Sweep the internal chimney flues to remove all soot, dirt and debris, including loose mortar and nesting materials. ii. Survey (CCTV) the internal chimney flues to ascertain condition of brickwork. Carryout a flue airtightness test of all 6 No. chimney flues. Check for leaks. iii. Repair/repoint brickwork to prevent smoke/flue gases escaping. Re-test on completion of the repair works. iv. Structural engineer to full assess the brickwork chimneystack form ground floor (footing/foundations) level to the head of the stack above roofline level. Undertake structural repairs to the brickwork chimney stack in full accordance with the SE's recommendations, details and specification. v. Repair the brickwork to the head of the chimneystack and reinstate corbelling. Rake out the brickwork to the rebuilt C20 chimneystack below and above roofline level and repoint with lime mortar. Ensure all internal flues are sealed. vi. Stitch cracks through brickwork in full accordance with the SE's recommendations, details and specification. Point up joints/fractures with lime mortar. vii. Remove existing pots and flaunching. Rebed and flaunch in mortar pots in former positions. viii. Bed and flaunch new chimney pot to replace missing. Ensure all flues are left fully ventilated to natural air. Fit bird-proof Rain-guard cowls to pots where absent. ix. If fireplaces are to be reused using solid fuels, consider lining the flues. x. xi. xii. xiii. 				
1.02	CH02				
	<ul style="list-style-type: none"> i. Sweep the internal chimney flue to remove all soot, dirt and debris, including loose mortar and nesting materials. ii. Survey (CCTV) the internal chimney flue to ascertain condition of brickwork. Carryout a flue airtightness test of all 6 No. chimney flues. Check for leaks. iii. Repair/repoint brickwork to prevent smoke/flue gases escaping. Re-test on completion of the repair works. iv. Structural engineer to full assess the brickwork chimneystack form ground floor (footing/foundations) level to the head of the stack above roofline level. Undertake structural repairs to the brickwork chimney stack in full accordance with the SE's recommendations, details and specification. v. Repair the brickwork to the head of the chimneystack and rebed and point loose/detached brickwork. vi. Remove the existing render and re-render with new lime render. Rake out the brickwork to the C20 chimneystack above roofline level and repoint with lime mortar. vii. Stitch cracks through brickwork in full accordance with the SE's recommendations, details and specification. Point up repaired joints/fractures with lime mortar. viii. Remove existing pot and flaunching. Repair crack to pot and rebed and flaunch in mortar pot in former position. ix. Ensure flue are left fully ventilated to natural air. x. Fit bird-proof rain-guard cowl to pot. xi. If fireplace is to be reused using solid fuel, consider lining the flue. xii. xiii. 				
1.03	CH03				

	i.	Sweep the internal chimney flues to remove all soot, dirt and debris, including loose mortar and nesting materials.				
	ii.	Survey (CCTV) the internal chimney flues to ascertain condition of brickwork. Carryout a flue airtightness test of all 3 No. chimney flues. Check for leaks.				
	iii.	Repair/repoint brickwork to prevent smoke/flue gases escaping. Ensure all three flues are airtight. Re-test on completion of the repair works.				
	iv.	Structural engineer to fully assess the brickwork chimneystack form ground floor (footing/ foundations) level to the head of the stack above roofline level. Undertake structural repairs to the brickwork chimney stack in full accordance with the SE's recommendations, details and specification.				
	v.	Inspect the head of the brickwork stack, flaunching and pots from high-level to ascertain condition.				
	vi.	Rebuild the side of the brickwork stack in the roof void to block up the opening to the flue.				
	vii.	Rake out the brickwork to the rebuilt C20 chimneystack above roofline level and repoint with lime mortar.				
	viii.	Stitch cracks through brickwork stack below the roofline in full accordance with the SE's recommendations, details and specification. Point up joints/fractures with lime mortar.				
	ix.	Remove existing pots and flaunching. Rebed and flaunch in mortar pots in former positions.				
	x.	Ensure all flues are left fully ventilated to natural air.				
		Fit bird-proof Rain-guard cowls to pots where absent.				
		If fireplaces are to be reused using solid fuels, consider lining the flues.				
	xi.					
	xii.					
	xiii.					
1.04	CH04					
	i.	Sweep the internal chimney flues to remove all soot, dirt and debris, including loose mortar and nesting materials.				
	ii.	Survey (CCTV) the internal chimney flues to ascertain condition of brickwork. Carryout a flue airtightness test of both flues. Check for leaks. Repair/repoint				
	iii.	brickwork to prevent smoke/flue gases escaping. Ensure all three flues are airtight. Re-test on completion of the repair works.				
	iv.	Structural engineer to fully assess the brickwork chimneystack form ground floor (footing/ foundations) level to the head of the stack above roofline level. Undertake structural repairs to the brickwork chimney stack in full accordance with the SE's recommendations, details and specification.				
	v.	Inspect the head of the brickwork stack, flaunching and pots from high-level to ascertain condition.				
	vi.	Rake out the brickwork to the rebuilt C20 chimneystack above roofline level and repoint with lime mortar.				
	vii.	Remove existing pots and flaunching. Rebed and flaunch in mortar pots in former positions.				
	viii.	Ensure all flues are left fully ventilated to natural air.				
		Fit bird-proof Rain-guard cowls to pots where absent.				
		If fireplaces are to be reused using solid fuels, consider lining the flues.				
	ix.					
	x.					
	xi.					
2.00	ROOF COVERINGS					
2.01	Roof: General					
	i.	Following the reconstruction of the roof structure, lay new roof coverings to all roof slopes and the flat roof over staircase ST02.				
	ii.	Provide natural air cross ventilation to voids/cold roof spaces.				
2.02	Roofs A & B: slopes SL01, SL02, SL03, SL04 and SL05					
	i.	Lay new handmade plain clay roof tiles over new softwood tiling battens over new breathable roofing membrane over new roof structure. Include for clay ridge and hip tiles and swept tile valleys.				
	ii.	Fix new timber fascia and soffit boards with new associated timber support structure, grounds and eaves tilt fillet.				
	iii.	Fix new timber barge boards with mouldings and associated soffit boards to north gable.				
	iv.	Fix new lead soakers and flashings at abutments to chimneys.				
	v.	Form new mortared verge with tile undercloak to north and south gables.				
2.03	Roof C: slopes SL06 & SL07					
	i.	Lay new handmade plain clay roof tiles over new softwood tiling battens over new breathable roofing membrane over new roof structure. Include for clay ridge and hip tiles and swept tile valleys.				
	ii.	Fix new timber fascia boards and eaves tilt fillet.				
	iii.	Fix new lead soakers and flashings at abutments to chimneys.				
	iv.	Form new mortared verge with tile undercloak to north and south gables.				
2.04	Roof D & E: slopes SL09, SL10, SL11, SL12 and SL13					

	i. ii. iii. iv. v.	Remove existing roof coverings. Lay new handmade plain clay roof tiles over new softwood tiling battens over new breathable roofing membrane over new roof structure. Include for clay ridge and swept tile valleys. Fix new timber fascia boards. Fix new lead soakers and flashings at abutments to gables and chimneys. Form new mortared verge with tile undercloak to north and south gables.				
2.05	Roof F					
	i. ii. iii.	Remove existing roof coverings. Salvage and relay existing clay pantiles roof tiles, supplemented with new pantiles to match existing, over new softwood tiling battens over new breathable roofing membrane over repaired existing /reinstated/new roof structure. Fix new lead soakers and cover flashings at abutments.				
2.06	Roof G					
	i. ii.	Following the construction of a new roof structure, lay a new sheet metal flat roof covering on a new decking with a ventilated void below. Fix new flashings to weather with adjacent tile roof coverings.				
2.07	Roof H					
	i. ii. iii. iv.	Lay new handmade plain clay roof tiles over new softwood tiling battens over new breathable roofing membrane over new roof structure. Fix new timber barge boards with mouldings and associated soffit boards to north gable. Fix new lead flashings at abutments to chimney CH02. Form new mortared verge with tile undercloak to north mono gable.				
2.08	Roofs J and I					
	i. ii. iii. iv.	Remove existing roof coverings. Lay new handmade plain clay roof tiles over new softwood tiling battens over new breathable roofing membrane over repaired existing or new replacement roof structures. Include for new clay hip tiles. Fix new timber fascia and soffit boards with new associated timber support structure, grounds and eaves tilt fillet. Fix new lead soakers and cover flashings at abutments to north and south external walls.				
3.00	RAINWATER GOODS					
3.01	General					
	i. ii. iii. iv. v. vi.	Replace missing components. Replace existing plastic components with new cast iron components. Replace existing cast iron components beyond repair and reuse with new cast iron components. Repair existing cast iron components deemed fit for retention. De-rust/treat rust corrosion to existing cast iron components deemed fit for retention. Decorate/paint all existing and new cast iron components.				
3.02	Eaves Gutters - West					
	i.	Following the repair, reinstatement and/or renewal of the timber eaves fascia and soffit, fix new half round/semi-circular cast iron eaves gutters and outlets on new metal brackets to match existing. Decorate/paint.				
3.03	Eaves Gutters - North					
	i.	Fix new half round/semi-circular cast iron eaves gutters and outlets on new metal brackets to match existing. Decorate/paint.				
3.04	Eaves Gutters - East					
	i.	Following the repair, reinstatement and/or renewal of the timber fascia, fix new half round/semi-circular cast iron eaves gutters and outlet on new metal brackets. Decorate/paint.				
3.05	Eaves Gutters - South					
	i.	Following the repair, reinstatement and/or renewal of the timber eaves fascia fix new half round/semi-circular cast iron eaves gutters and outlets on new metal brackets to match existing. Decorate/paint.				
3.06	RWP 01					
	i.	Following the repair of the external wall, replace the missing rainwater pipe with a new round/circular rainwater pipe and associated shoe and brackets to match existing cast iron rainwater pipes. Decorate/paint.				
3.07	RWP 02					
	i. ii. iii. iv.	Existing rainwater and shoe to be used as the pattern for new replacement rainwater pipes. Following the repair of the external wall, repair the existing rainwater pipe and refix in former condition. Remake all joints. Treat rust corrosion. Decorate/paint.				
3.08	RWP 03					

	i.	Following the repair of the external wall, replace the missing rainwater pipe with a new round/circular rainwater pipe and associated shoe and brackets to match existing cast iron rainwater pipes. Decorate/paint.				
3.09	RWP 04					
	i.	Following the repair of the external wall, repair the existing rainwater pipe and refix in former condition. Remake all joints.				
	ii.	Replace the plastic lower section and shoe with new cast iron rainwater pipe to match existing.				
	iii.	Treat rust corrosion.				
	iv.	Decorate/paint.				
3.10	RWP 05					
	i.	Following the repair of the external wall, replace the existing with a new round/circular rainwater pipe and associated shoe and brackets to match existing cast iron rainwater pipes. Decorate/paint.				
4.00	EXTERNAL WALLS					
4.01	West					
	i.	Dismantle and rebuild the external brickwork wall, to its full height, between external door G01.ED01 and the south west corner.				
	ii.	Rake out and repoint the remaining brickwork wall retained in situ with lime mortar.				
	iii.	Stitch repair cracks through brickwork in the remaining brickwork wall retained in situ. Point joints with lime mortar.				
	iv.	Remove two modern terracotta air bricks and make good openings with new brickwork to match the original eighteenth century wall.				
4.02	North - west end A					
	i.	Remove paint finish from brickwork. Clean brickwork to remove all paint residue.				
	ii.	Investigate cause of crack(s) in brickwork and remedy.				
	iii.	Repair/stitch cracks in brickwork.				
	iv.	Rake out and repoint brickwork mortar joints with lime mortar.				
	v.	Clean existing brickwork to bay window.				
	vi.	Remove existing render finish and associated timber laths from timber frame/studs.				
	vii.	Removed charred surfaces to individual elements of the timber frame/studs and clean.				
	viii.	Following the cleaning/removal of charred surfaces from timber frame and studs, survey and inspect to determine condition/structural integrity to inform remedial works/ replacements (work in association with the structural engineer).				
	ix.	Inspect head of window opening to determine existing structural support/lintels.				
	x.	Repair fire damaged timber frame/studs, including the replacement of timber elements either beyond repair or lost.				
	xi.	Treat/repair render timber stops.				
	xii.	Re-render the external face of the timber frame/studs with new three coat lime render on hardwood riven laths with a roughcast/pebbledash finish to match existing.				
	xiii.	Following the removal of the exiting paint finish and repair/repointing of the brickwork, if the brickwork finish is poor quality, consider repainting with a breathable paint system.				
4.03	North - mono B					
	i.	Remove existing paint finishes back to fair faced brickwork.				
	ii.	Remove surface fixed cables.				
	iii.	Rake out and repoint brickwork mortar joints with lime mortar.				
	iv.	Following the removal of the exiting paint finish, if the brickwork finish is poor quality, consider repainting the brickwork wall with a breathable paint.				
4.04	North - centre C					
	i.	Remove ivy/vegetation growth.				
	ii.	Remove existing paint finishes back to fair faced brickwork.				
	iii.	Remove surface fixed cables.				
	iv.	Once the brickwork is exposed inspect to determine full condition.				
	v.	Clean brickwork to remove paint residue, dirt and staining.				
	vi.	Repair brickwork – stitch repair cracks, remove eroded bricks and replace with new to match existing.				
	vii.	Rake out and repoint brickwork mortar joints with lime mortar.				
	viii.	Following the removal of the exiting paint finish, if the brickwork finish is poor quality, consider repainting the brickwork wall with a breathable paint.				
	ix.	Remove existing render finish at first floor level to reveal fire damaged timber frame/studs.				
	x.	Removed charred surfaces to individual elements of the timber frame/studs and clean. Determine condition/structural integrity.				
	xi.	Repair timber frame/studs. Replace individual timbers beyond repair and retention.				
	xii.	Re-render the external face of the timber frame/studs with new three coat lime render on hardwood riven laths with a roughcast/pebbledash finish to match existing.				
	xiii.	Following the removal of the exiting paint finish and repair/repointing of the brickwork, if the brickwork finish is poor quality, consider repainting with a breathable paint system.				

4.05	North - east end D				
	<ul style="list-style-type: none"> i. Remove ivy/vegetation growth. ii. Remove existing paint finishes back to fair faced brickwork. iii. Remove surface fixed cables. iv. Once the brickwork is exposed inspect to determine full condition. v. Clean brickwork to remove paint residue, dirt and staining. vi. Repair brickwork – remove eroded bricks and replace with new to match existing. vii. Rake out and repoint brickwork mortar joints with lime mortar. viii. Following the removal of the exiting paint finish, if the brickwork finish is poor quality, consider repainting the brickwork wall with a breathable paint. 				
4.06	East - north return				
	<ul style="list-style-type: none"> i. Remove existing paint finishes back to fair faced brickwork. ii. Clean brickwork to remove paint residue, dirt and staining. iii. Investigate to determine there is a lintel over the structural opening to door G04.ED01. iv. Remove surface fixed cables. v. Investigate cause of cracks in brickwork and remedy. vi. Repair/stich cracks in brickwork. vii. Rake out and repoint brickwork mortar joints with lime mortar. viii. Following the removal of the exiting paint finish, if the brickwork finish is poor quality, consider repainting the brickwork wall with a breathable paint. 				
4.07	East - centre				
	<ul style="list-style-type: none"> i. Remove existing paint finishes back to fair faced brickwork. ii. Clean brickwork to remove paint residue, dirt and staining. iii. Remove existing flanchied concrete plinth. iv. Remove surface fixed cables. v. Investigate cause of cracks in brickwork and remedy. vi. Repair/stich cracks in brickwork. vii. Replace individual defective bricks. viii. Rake out and repoint brickwork mortar joints with lime mortar. ix. Following the removal of the exiting paint finish, if the brickwork finish is poor quality, consider repainting the brickwork wall with a breathable paint. 				
4.08	East - south & stair				
	<ul style="list-style-type: none"> i. Investigate cause of bulging deflected brickwork and associated vertical cracks to internal angles/abutments and remedy. ii. Repair/stich cracks in brickwork. iii. Remove air bricks and make good brickwork. iv. Rake out and repoint brickwork mortar joints with lime mortar. v. Inspect heads of window and door openings to determine existing structural support/lintels. vi. Remove existing render finish at first floor level to reveal fire damaged timber frame/studs. vii. Removed charred surfaces to individual elements of the timber frame/studs and clean. Determine condition/structural integrity. viii. Repair timber frame/studs. Replace individual timbers beyond repair and retention. ix. Re-render the external face of the timber frame/studs to reconstructed gable with new three coat lime render on hardwood riven laths with a roughcast/pebbledash finish to match existing. x. Reconstruct the timber frame gable. xi. Render the external face of the new timber frame/studs to the gable with new three coat lime render with a roughcast/ pebbledash finish to match existing. xii. Remove small area of the concrete pier to determine structure/construction/materials below to inform remedial works. 				
4.09	South - east end F				
	<ul style="list-style-type: none"> i. Clean brickwork to remove dirt and staining. ii. Repair brickwork – remove eroded bricks and replace with new to match existing. iii. Rake out and repoint brickwork mortar joints with lime mortar. iv. Remove existing render finish at first floor level to reveal timber frame/studs. Clean timber frame/studs. Determine condition/structural integrity. v. Repair timber frame/studs. Replace individual timbers beyond repair and retention. vi. Re-render the external face of the timber frame/studs to gable with new three coat lime render on hardwood riven laths with a roughcast/pebbledash finish to match existing. vii. 				
4.10	South - centre G				
	<ul style="list-style-type: none"> i. Structural engineer to investigate possible movement/ settlement. ii. Clean brickwork to remove efflorescence/salts, dirt and staining. iii. Repair brickwork – remove eroded bricks and replace with new to match existing. iv. Make good hole in wall with new brickwork. v. Rake out and repoint brickwork mortar joints with lime mortar. 				
4.11	South - stair H				

	i.	Structural engineer to investigate possible movement/ settlement and debonding at return.				
	ii.	Clean brickwork to remove, dirt and staining.				
	iii.	Repair the brickwork at high level below the roof. Remove and rebed loose/detached bricks/brickwork.				
	iv.	Rake out and repoint brickwork mortar joints with lime mortar.				
4.12	South - west end I					
	i.	Clean brickwork to remove dirt and staining.				
	ii.	Repair brickwork – remove eroded bricks and replace with new to match existing.				
	iii.	Rake out and repoint brickwork mortar joints with lime mortar.				
	iv.	Remove existing render finish at first floor level to reveal timber frame/studs. Clean timber frame/studs. Determine condition/structural integrity.				
	v.	Repair timber frame/studs. Replace individual timbers beyond repair and retention.				
	vi.	Re-render the external face of the timber frame/studs to gable with new three coat lime render on hardwood riven laths with a roughcast/pebbledash finish to match existing.				
5.00	WINDOWS					
5.01	G01.W01					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Decorate/paint.				
	v.					
5.02	G02.W01					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Decorate/paint.				
	v.					
5.03	G03.W01					
	i.	Replace the existing window with a new casement window to approved detail. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	ii.	Decorate/paint.				
	iii.					
5.04	G03.W02					
	i.	Replace with a new timber casement window to match existing detail. Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	ii.	Decorate/paint.				
	iii.					
5.05	G06.W01					
	i.	As the window has modern timber detailing consideration to be given to its replacement.				
	ii.	Repair and refurbish the existing window.				
	iii.	Overhaul spring balance mechanism back to full working order.				
	iv.	Replace missing/broken panes of glass.				
	v.	Remove defective existing paint finishes and re-decorate/paint.				
5.06	G07.W01					
	i.	As the window has modern timber detailing consideration to be given to its replacement.				
	ii.	Repair and refurbish the existing window.				
	iii.	Overhaul spring balance mechanism back to full working order.				
	iv.	Replace broken pane of glass.				
	v.	Extend external timber cill to project external wall.				
	vi.	Remove defective existing paint finishes and re-decorate/paint.				
5.07	G07.W02					
	i.	Dismantle and rebuild the whole of the roof including the roof covering and associated flashings, roof structure, eaves soffit and fascia.				
	ii.	Remove the defective window and replace with a new hardwood casement window to match existing detail.				
	iii.	Attention to be given to single glass or double glazed units (Slimlite) relating heritage considerations and thermal and acoustic requirements.				
	iv.	Decorate/paint.				
5.08	G08.W01					

	i.	As the window has modern timber detailing consideration to be given to its replacement.				
	ii.	Repair and refurbish the existing window.				
	iii.	Overhaul spring balance mechanism back to full working order.				
	iv.	Extend external timber cill to project external wall.				
	v.	Remove defective existing paint finishes and re-decorate/paint.				
5.09	G08.W02					
	i.	As the window has modern timber detailing consideration to be given to its replacement.				
	ii.	Repair and refurbish the existing window.				
	iii.	Replace the existing timber cill.				
	iv.	Overhaul spring balance mechanism back to full working order.				
	v.	Remove the plastic grill and replace the pane of glass to the top sash.				
	vi.	Remove defective existing paint finishes and re-decorate/paint.				
5.10	F01.W01					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	ii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iii.	Remove secondary glazing.				
	iv.	Remove ceiling tile reveal lining, make good reveals.				
	v.	Decorate/paint.				
	vi.					
5.11	F01.W02					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Decorate/paint.				
	v.					
5.12	F02a.W01					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Decorate/paint.				
	v.					
5.13	F03.W01					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Remove secondary glazing.				
	v.	Remove ceiling tile reveal lining, make good reveals.				
	vi.	Decorate/paint.				
	vii.					
5.14	F04.W01					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Remove secondary glazing.				
	v.	Remove ceiling tile reveal lining, make good reveals.				
	vi.	Decorate/paint.				
	vii.					
5.15	F04.W02					

	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Remove secondary glazing.				
	v.	Decorate/paint.				
	vi.					
5.16	F05.W01					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Remove secondary glazing.				
	v.	Decorate/paint.				
	vi.					
5.17	F06.W01					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Remove secondary glazing.				
	v.	Decorate/paint.				
	vi.					
5.18	F07.W01					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Remove secondary glazing.				
	v.	Decorate/paint.				
	vi.					
5.19	F07.W02					
	i.	Replace the existing window with a new timber vertical sliding sash or casement window.				
	ii.	Position of the window in the reveal to be considered based on historical precedent.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Decorate/paint.				
5.20	F07.W03					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Remove secondary glazing.				
	v.	Decorate/paint.				
	vi.					
5.21	F08.W01					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame. Position of the window in the reveal to be considered based on historical precedent.				
	ii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Decorate/paint.				
	v.					
5.22	F09.W01					

	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame.				
	ii.	Position of the window in the reveal to be considered based on historical precedent.				
	iii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iv.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	v.	Decorate/paint.				
5.23	F09.W02					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame.				
	ii.	Position of the window in the reveal to be considered based on historical precedent.				
	iii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iv.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	v.	Decorate/paint.				
5.24	F09.W03					
	i.	Replace the existing window with a new timber casement.				
	ii.	Position of the window in the reveal to be considered based on historical precedent.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Decorate/paint.				
5.25	F10.W01					
	i.	Replace the existing window with a new timber vertical sliding sash window balanced with traditional sash weights with sash cords in a sash box frame.				
	ii.	Position of the window in the reveal to be considered based on historical precedent.				
	iii.	Detail of new window to be based on an C18 pattern with stiles, rails and glazing bars to an agreed moulding detail.				
	iv.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	v.	Decorate/paint.				
5.26	F10.W02					
	i.	Either repair the existing window or replace it with a new hardwood casement window to match the existing detail.				
	ii.	Position of the window in the reveal to be considered based on historical precedent.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic requirements.				
	iv.	Decorate/paint.				
6.00	EXTERNAL DOORS					
6.01	G01.ED01					
	i.	Carry out localised joinery repairs to timber doorframe.				
	ii.	Fix new solid hardwood panelled door to appropriate pattern/ detail.				
	iii.	Decorate/paint.				
6.02	G01.ED02					
	i.	Carry out localised joinery repairs to timber doors and doorframe.				
	ii.	Remove glass and re-glaze.				
	iii.	Attention to be given to single glass or double glazed units relating heritage considerations and thermal and acoustic insulation.				
	iv.	Decorate/paint.				
6.03	G04.ED01					
	i.	Remove existing door and doorframe and replace with new hardwood door and doorframe to appropriate pattern/detail.				
	ii.	Decorate/paint/stain.				
6.04	G06.ED01					
	i.	Remove existing door and doorframe.				
	ii.	Fix new hardwood door and frame to an appropriate pattern/detail.				
	iii.	Decorate/paint.				
6.05	G08.ED01					
	i.	Remove remains of existing door and the doorframe.				
	ii.	Fix new solid hardwood door and doorframe to appropriate pattern/ detail.				
	iii.	Decorate/paint.				

Schedule of Works

Level: Ground Floor

7.00	Room G01				
	Living Room (part)				
7.01	Ceiling				
	i.	Remove defective existing lath and plaster beyond repair/retention.			
	ii.	Remove detached existing plaster from secure existing laths.			
	iii.	Remove detached/loose lath and plaster.			
	iv.	Secure/refix detached/loose existing timber laths to floor joists.			
	v.	Fix new timber laths to replace defective/missing existing.			
	vi.	Replaster the ceiling, in whole with new three coat lime plaster reinforced with natural animal hair.			
	vii.	Finish with a breathable paint system.			
7.02	Walls - internal faces of external walls				
	i.	Remove gypsum plasters/ plasterboards and modern timber studwork.			
	ii.	Following the stabilisation and repair of the external walls, either apply a direct three coat lime plaster finish to the internal face of the walls or, if a true vertical and plumb wall face is required, construct a new timber stud partition with a lath and lime/hair plaster finish over.			
	iii.	Finish with a breathable paint system.			
7.03	Walls - internal between rooms				
	i.	Consider removing the modern white artificial stone pier as part of reinstating the brickwork chimneystack at ground floor level.			
	ii.	Remove modern gypsum plasters form brickwork substrate.			
	iii.	Repair brickwork substrate in localised areas. Remove cement based mortars and point with new lime mortar.			
	iv.	Re-plaster walls with lime plaster.			
	v.	Finish with a 'breathable' paint system.			
7.04	Floor Structure				
	i.	Remove scaffolding/acro-props.			
	ii.	Remove the remaining floorboards.			
	iii.	Remove the existing floor joists.			
	iv.	Make good the surface of the existing concrete slab.			
	v.	Lay a dpm over the concrete slab.			
	vi.	Provide sub floor ventilation to natural air.			
	vii.	Fix new pre-treated softwood floor joists with mineral wool insulation between.			
	viii.	Fix new softwood tongue and groove floorboards.			
7.05	Floor Finish				
	i.	Remove and replace with new softwood tongue and grove floorboards as part of the renewal of the floor structure.			
7.06	Fireplace				
	i.	Structural engineer to inspect the remains of the existing and later modern stone pier at ground floor level, along with the later series of steel beams supporting the chimney above and report structural stability and capability. Carry out structural repair works and support as detailed/specified by the SE.			
	ii.	Reinstate the earlier brickwork chimneybreast and flue network at ground floor level.			
	iii.	Reinstate fireplace and hearth.			
	iv.				
7.07	Windows				
	i.	Remove secondary glazing.			
	ii.	Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. Glazed with 'slimlite' double glazed units with crown glass.			
	iii.	Reline window reveals with lime plaster finishes incorporating insulation.			
7.08	External Door				
	i.	Structural engineer to inspect opening and existing lintel support to head.			
	ii.	Consideration to be given to removing the existing doors and reinstating the former smaller window opening and associated timber vertical sliding sash window.			
7.09	Internal Doors, doorframes or linings				
	i.	Following the reconstruction of the chimneybreast/stack, reinstate internal door openings (possibly 2 No.) as part of the reinstatement of former room layouts to reinterpret the earlier house.			
	ii.	Reinstate doorframes/linings and internal doors based on appropriate agreed pattern/joinery mouldings and detail.			
7.10	Architraves, skirting boards and joinery mouldings				
	i.	Reinstate architraves, skirting boards and joinery mouldings based on appropriate agreed pattern/joinery mouldings and detail.			
7.11	Staircases				
		n/a			

Schedule of Works

Level: Ground Floor

8.00	Room G02				
	Living Room (part)				
8.01	Ceiling				
	i.	Remove remains of defective existing lath and plaster ceiling and replace with new lath and lime plaster ceiling.			
8.02	Walls - internal faces of external walls				
	i.	Remove gypsum plasters.			
	ii.	Following the stabilisation and repair of the external walls, either apply a direct three coat lime plaster finish to the internal face of the walls or, if a true vertical and plumb wall face is required, construct a new timber stud partition with a lath and lime/hair plaster finish over. Finish with a breathable paint system.			
	iii.	Consideration to be given to reinstating the former east external wall (timber frame as part of future alteration/ refurbishment works.			
	iv.				
8.03	Walls - internal between rooms				
	i.	Remove plasterboard over-boarding.			
	ii.	Stabilize existing historic clay and lime based plaster finishes in situ.			
	iii.	Remove decayed/defective/loose/ detached existing clay and lime based plaster finishes beyond retention and repair.			
	iv.	Repair timber frame/studs. Replace defective missing timber components to timber frame.			
	v.	Refix/repair existing timber laths. Fix new timber laths where missing/replace defective.			
	vi.	Apply new clay/straw base coat and lime hair finish coat plasters.			
	vii.	Finish with a 'breathable' paint system.			
	viii.	Finish with a breathable paint system.			
	ix.	Consider removing the modern white artificial stone pier as part of reinstating the brickwork chimneystack at ground floor level.			
8.04	Floor Structure				
	i.	Remove scaffolding/acro-props.			
	ii.	Remove the remaining floorboards.			
	iii.	Remove the existing floor joists.			
	iv.	Make good the surface of the existing concrete slab.			
	v.	Lay a dpm over the concrete slab.			
	vi.	Provide sub floor ventilation to natural air.			
	vii.	Fix new pre-treated softwood floor joists with mineral wool insulation between.			
	viii.	Fix new softwood tongue and groove floorboards.			
8.05	Floor Finish				
	i.	Remove and replace with new softwood tongue and groove floorboards as part of the renewal of the floor structure.			
8.06	Fireplace				
	i.	Structural engineer to inspect the remains of the existing and later modern stone pier at ground floor level, along with the later series of steel beams supporting the chimney above and report structural stability and capability. Carry out structural repair works and support as detailed/specified by the SE.			
	ii.	Reinstate the earlier brickwork chimneybreast and flue network at ground floor level.			
	iii.	Reinstate fireplace and hearth.			
	iv.				
8.07	Windows				
	i.	Remove secondary glazing.			
	ii.	Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based on appropriate eighteenth century pattern/joinery mouldings and detail. Glazed with 'slimlite' double glazed units with crown glass. Reline window reveals with lime plaster finishes incorporating insulation.			
	iii.				
8.08	External Door				
8.09	Internal Doors, doorframes or linings				
	i.	Following the reconstruction of the chimneybreast/stack, reinstate internal door openings (possibly 2 No.) as part of the reinstatement of former room layouts to reinterpret the earlier house.			
	ii.	Reinstate doorframes/linings and internal doors based on appropriate agreed pattern/ joinery mouldings and detail.			
8.10	Architraves, skirting boards and joinery mouldings				
	i.	Reinstate architraves, skirting boards and joinery mouldings based on appropriate agreed pattern/joinery mouldings and detail.			
8.11	Staircases				
		n/a			

Schedule of Works

Level: Ground Floor

9.00	Room G03 Study				
9.01	Ceiling				
	i.	Remove remains of defective/ damaged existing lath and plaster.			
	ii.	Following the repair of the existing timber first floor structure, replaster the ceiling, in whole with new three coat lime plaster reinforced with natural animal hair on new oak riven laths.			
	iii.	Finish with a breathable paint system.			
9.02	Walls - internal faces of external walls				
	i.	Remove all remaining modern plaster finishes.			
	ii.	Repair brickwork walls.			
	iii.	Following the stabilisation and repair of the external walls, apply a direct three coat lime plaster finish to the internal face of the brickwork.			
	iv.	Finish with a breathable paint system.			
9.03	Walls - internal between rooms				
	i.	South G03/G02 Remove later lining/studwork to expose earlier historic stud wall and infill panels.			
	ii.	Remove smoke damage.			
	iii.	Remove charring.			
	iv.	Repair historic timber studs and plates to historic wall.			
	v.	Repair plaster infill panels to historic wall.			
	i.	East G03/G04 Remove debris and smoke damage.			
	ii.	Remove remaining defective plaster finishes from studwork and brickwork backgrounds.			
	iii.	Fix new lath and lime/hair plaster finish to existing retained and repaired studwork.			
	iv.	Apply new direct lime/hair plaster finish to brickwork backgrounds.			
9.04	Floor Structure				
	i.	Remove scaffolding/acro-props.			
	ii.	Remove the remaining floorboards.			
	iii.	Remove the existing floor joists.			
	iv.	Make good the surface of the existing concrete slab.			
	v.	Lay a dpm over the concrete slab.			
	vi.	Provide sub floor ventilation to natural air.			
	vii.	Fix new pre-treated softwood floor joists with mineral wool insulation between.			
	viii.	Fix new softwood tongue and groove floorboards.			
9.05	Floor Finish				
	i.	Remove and replace with new softwood tongue and groove floorboards as part of the renewal of the floor structure.			
9.06	Fireplace				
	i.	Sweep the chimney flue, remove nesting material dirt and debris.			
	ii.	Survey (CCTV) the chimney flue to determine condition.			
	iii.	Structural engineer to investigate the crack through the brickwork chimneybreast and report/specify repairs.			
	iv.	Carryout repairs to the brickwork flue.			
	v.	Repair remains of existing plaster finish from the chimney breast to exposed brickwork.			
	vi.	Repair brickwork, rake out defective/perished mortar from the joints and repoint.			
9.07	Windows				
	i.	Remove remains of existing windows and replace with a timber casement windows to appropriate pattern/joinery mouldings and details.			
	ii.	New windows glazed with 'slimlite' double glazed units for improved thermal and acoustic insulation.			
9.08	External Door				
		n/a			
9.09	Internal doors, doorframes or linings				
	i.	Remove remains of existing door lining/doorframe and replace with new timber door lining /doorframe to match existing detail.			
	ii.	Fix new timber door lining /doorframe to replace existing missing.			
	iii.	Fix two new timber panelled doors to an appropriate pattern/detail.			
9.10	Architraves, skirting boards and joinery mouldings				
	i.	Remove remains of existing architrave and replace with new architrave to match existing detail.			
	ii.	Fix new timber architraves, shirting boards and mouldings to replace missing			
9.11	Staircases				
		n/a			

Schedule of Works

Level: Ground Floor

10.00	Room G04 North Rear Entrance, Staircase 01 (ground and first floor)				
10.01	Ceiling				
	i.	Remove remains of defective/ damaged existing lath and plaster.			
	ii.	Following the repair of the existing timber first floor structure, replaster the ceiling, in whole with new three coat lime plaster reinforced with natural animal hair on new oak riven laths.			
	iii.	Finish with a breathable paint system.			
10.02	Walls - internal faces of external walls				
	i.	Remove all plaster back to brickwork backgrounds.			
	ii.	Following the stabilisation and repair of the external walls, apply direct three coat lime plaster finish to the internal face of the walls.			
	iii.	Finish with a breathable paint system.			
10.03	Walls - internal between rooms				
	i.	Remove all plaster back to brickwork backgrounds.			
	ii.	Following the stabilisation and repair of the internal walls, apply direct three coat lime plaster finish to the internal face of the walls.			
	iii.	Remove lath and plaster from studwork. Following the repairs of the studs, , replaster the ceiling, in whole with new three coat lime plaster reinforced with natural animal hair on new oak riven laths.			
	iv.	Finish with a breathable paint system.			
10.04	Floor Structure				
	i.	Remove scaffolding/acro-props.			
	ii.	Remove the remaining floorboards.			
	iii.	Remove the existing floor joists.			
	iv.	Make good the surface of the existing concrete slab.			
	v.	Lay a dpm over the concrete slab.			
	vi.	Provide sub floor ventilation to natural air.			
	vii.	Fix new pre-treated softwood floor joists with mineral wool insulation between.			
	viii.	Fix new softwood tongue and groove floorboards.			
10.05	Floor Finish				
	i.	Remove and replace with new softwood tongue and grove floorboards as part of the renewal of the floor structure.			
10.06	Fireplace				
		n/a			
10.07	Windows				
		n/a			
10.08	External Door				
	i.	Remove existing door and frame and replace with new to appropriate pattern/detail.			
	ii.	New paint/stained finishes.			
10.09	Internal doors, doorframes or linings				
		ID02			
	i.	Remove remains of existing door linings/doorframes and replace with new timber door linings /doorframes to match existing detail.			
	ii.	Fix two new timber panelled doors to an appropriate pattern/detail.			
10.10	Architraves, skirting boards and joinery mouldings				
	i.	Remove remains of existing architrave and replace with new architrave to match existing detail.			
	ii.	Fix new timber architraves, shirting boards and mouldings to replace missing.			
10.11	Staircases				
	i.	Replace with new timber staircase to match existing detail.			
	ii.	Fix new timber balustrade and handrail.			

Schedule of Works

Level: Ground Floor

11.00	Room G05 South Staircase 01 (ground and first floor)				
11.01	Ceiling				
	n/a				
11.02	Walls - internal faces of external walls				
	i.	Following the stabilisation/repairs of the external brickwork walls, remove existing wall paster and replace with new lime/hair plaster finish.			
11.03	Walls - internal between rooms				
	i.	Following the stabilisation/repairs of the internal brickwork wall, remove existing wall paster and replace with new lime/hair plaster finish.			
11.04	Floor Structure				
	i.	Remove scaffolding/acro-props.			
	ii.	Remove the remaining floorboards.			
	iii.	Remove the existing floor joists.			
	iv.	Make good the surface of the existing concrete slab.			
	v.	Lay a dpm over the concrete slab.			
	vi.	Provide sub floor ventilation to natural air.			
	vii.	Fix new pre-treated softwood floor joists with mineral wool insulation between.			
	viii.	Fix new softwood tongue and groove floorboards.			
11.05	Floor Finish				
	i.	Remove and replace with new softwood tongue and groove floorboards as part of the renewal of the floor structure.			
11.06	Fireplace				
	n/a				
11.07	Windows				
	n/a				
11.08	External Door				
	n/a				
11.09	Internal doors, doorframes or linings				
	i.	Remove door and doorframe and replace with new door and doorframe to an appropriate pattern detail.			
11.10	Architraves, skirting boards and joinery mouldings				
	i.	Remove architrave and skirting board and replace with architrave and skirting to an appropriate pattern detail.			
11.11	Staircases				
	i.	Replace with new timber staircase to match existing detail.			
	ii.	Fix new timber balustrade and handrail.			

Schedule of Works

Level: Ground Floor

12.00	Room G06 Dining Room				
12.01	Ceiling				
	i.	Following the repair of the first floor structure, replaster the whole of the ceiling, with new oak riven laths finished with three coat lime plaster reinforced with natural animal hair.			
	ii.	De-rust/treat and paint the steel beam.			
	iii.	Finish with a breathable paint system.			
12.02	Walls - internal faces of external walls				
	i.	Remove timber/plasterboard partitions.			
	ii.	Remove gypsum plasters.			
	iii.	Following the stabilisation and repair of the external walls, apply a direct three coat lime/hair plaster finish to brickwork backgrounds.			
	iv.	Finish with a breathable paint system.			
12.03	Walls - internal between rooms				
	i.	East G06/G07 Remove gypsum plasters.			
	ii.	Structural engineer to investigate the crack below the carriage beam bearing plate.			
	iii.	Following the stabilisation and repair of the internal wall and chimneybreast, apply a direct three coat lime/hair plaster finish to brickwork backgrounds.			
	iv.	Finish with a breathable paint system.			
	i.	West G06/G02 Retain existing plaster finish.			
	ii.	Remove areas of loose/detached and defective existing plaster.			
	iii.	Patch repair the existing plaster finish and replaster areas where plaster is missing.			
	iv.	Finish with a breathable paint system.			
12.04	Floor Structure				
	i.	Remove scaffolding/acro-props.			
	ii.	Remove the remaining floorboards.			
	iii.	Remove the existing floor joists.			
	iv.	Make good the surface of the existing concrete slab.			
	v.	Lay a dpm over the concrete slab.			
	vi.	Provide sub floor ventilation to natural air.			
	vii.	Fix new pre-treated softwood floor joists with mineral wool insulation between.			
	viii.	Fix new softwood tongue and groove floorboards.			
12.05	Floor Finish				
	i.	Remove and replace with new softwood tongue and grove floorboards as part of the renewal of the floor structure.			
12.06	Fireplace				
	i.	Sweep the chimney flue, remove nesting material dirt and debris.			
	ii.	Survey (CCTV) the chimney flue to determine condition.			
	iii.	Structural engineer to inspect the brickwork chimneystack/chimneybreast at all levels and report structural stability and capability.			
	iv.	Carry out necessary structural repair works to crack as detailed/specified by the SE. Retain existing plaster finish.			
	v.	Remove areas of loose/ detached and defective existing plaster.			
	vi.	Patch repair the existing plaster finish and replaster areas where plaster is missing.			
	vii.	De-rust steel plate lintels, treat and repaint.			
	viii.	Finish with a breathable paint system.			
	ix.				
12.07	Windows				
	i.	Remove secondary glazing.			
	ii.	Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. Glaze with 'slimlite' double glazed units.			
	iii.	Reline window reveals with lime plaster finishes incorporating insulation.			
	iv.				
12.08	External Door				
	i.	Remove existing door and doorframe.			
	ii.	Fix new hardwood door and frame to an appropriate pattern/detail.			
	iii.	Decorate/paint.			
12.09	Internal doors, doorframes or linings				
	i.	Repair the doorframe and ensure it is securely fixed. Repaint.			
	ii.	Fix new timber panel internal door to an appropriate pattern/ detail. Decorate/paint.			
	iii.				
12.10	Architraves, skirting boards and joinery mouldings				
	i.	Replace missing head architrave to match exiting.			
	ii.	Replace missing skirting boards based an appropriate pattern/ joinery mouldings and detail.			
12.11	Staircases				
		n/a			

Schedule of Works

Level: Ground Floor

13.00	Room G07 Kitchen				
13.01	Ceiling				
	i.	Investigate possible dry rot outbreaks and the cause of this.			
	ii.	Rectify the cause of damp to the floor structure and external wall. Ventilate voids with natural air and dry out the structure and fabric.			
	iii.	Treat dry rot outbreak and replace affected timber members.			
	iv.	Replace the missing ceiling.			
	v.	Consider replacing the previous plasterboard ceiling with new riven oak laths and lime/hair plaster finish.			
	vi.	Finish with a breathable paint system.			
	vii.	De-rust/treat and paint the steel beam/lintel.			
13.02	Walls - internal faces of external walls				
	i.	Investigate possible dry rot outbreaks and the cause of this.			
	ii.	Rectify the cause of damp to the floor structure and external wall. Ventilate voids with natural air and dry out the structure and fabric.			
	iii.	Treat dry rot outbreak and replace affected timber members.			
	iv.	Remove all remaining direct plaster finishes.			
	v.	Repair/repoint brickwork background in localised/isolated areas.			
	vi.	Replaster with three coat lime/hair plaster.			
	vii.	Finish with a breathable paint system.			
13.03	Walls - internal between rooms				
	i.	Remove modern gypsum plasters form brickwork substrate.			
	ii.	Repair brickwork substrate in localised areas. Remove cement based mortars and point with new lime mortar.			
	iii.	Re-plaster walls with lime plaster.			
	iv.	Finish with a 'breathable' paint system.			
13.04	Floor Structure				
	i.	Determine if there is a damp proof membrane present.			
	ii.	Determine if there is floor insulation present.			
	iii.	Consider removing the existing solid floor and replacing it with a new floor structure incorporating a damp proof membrane and insulation.			
13.05	Floor Finish				
	i.	Remove tiles.			
	ii.	Replace with an alternative floor finish.			
13.06	Fireplace				
		n/a			
13.07	Windows				
	i.	As the windows are modern with an inappropriate appearance, notwithstanding their poor condition, consideration should be given to their replacement.			
	ii.	Replace the existing bay window with a new hardwood casement window and internal cill board to match existing.			
	iii.	Remove secondary glazing.			
	iv.	Remove existing window and replace with a new 6 over 6 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. Glaze with 'slimlite' double glazed units.			
	v.	Reline window reveals with lime plaster finishes incorporating insulation.			
	vi.	Decorate/paint.			
	vii.				
13.08	External Door				
		n/a			
13.09	Internal doors, doorframes or linings				
	i.	Repair the doorframe and ensure it is securely fixed. Repaint.			
	ii.	Fix new timber panel internal door to an appropriate pattern/ detail. Decorate/paint.			
13.10	Architraves, skirting boards and joinery mouldings				
	i.	Fix new architraves to an appropriate pattern/detail.			
	ii.	Fix new Skirting board to an appropriate pattern/detail.			
	iii.	Fix new internal hardwood cill board, to replace tiled cill, to an appropriate pattern/detail.			
13.11	Staircases				
	i.	Remove the timber cladding.			
	ii.	Clean the staircase.			
	iii.	Line/plaster the sloping soffit to the underside of the staircase.			
	iv.	Fix new open timber balustrade and handrail to an appropriate pattern/detail.			

Schedule of Works

Level: Ground Floor

14.00	Room G08 Utility Room				
14.01	Ceiling				
	<ul style="list-style-type: none"> i. The majority of the ceiling is beyond retention and repair – remove all remaining lath and plaster. ii. Make good the brickwork below the timber bearing plate in the west internal wall supporting the carriage beam. iii. Investigate possible dry rot outbreak and the cause of this. iv. Rectify the cause of damp to the floor structure and external wall. Ventilate voids with natural air and dry out the structure and fabric. v. Treat dry rot outbreak and replace affected timber members. vi. Replaster the whole ceiling with new three coat lime/hair plaster on oak riven laths. vii. Finish with a breathable paint system. 				
14.02	Walls - internal faces of external walls				
	<ul style="list-style-type: none"> i. Remove all direct plasters to expose brickwork backgrounds. ii. Structural engineer to investigate the cause of the cracks to the brickwork walls, report and specify repairs. iii. Repair/repoint the brickwork in localise areas using lime mortars. iv. Following the stabilisation and repair of the external walls, apply a direct lime plaster finish to the internal face of the walls. v. Finish with a breathable paint system. 				
14.03	Walls - internal between rooms				
	<ul style="list-style-type: none"> i. Remove direct plaster finishes to expose brickwork backgrounds. ii. Structural engineer to investigate the cause of the cracks and movement evident to the brickwork wall, report and specify repairs. iii. Repair/repoint the brickwork in localise areas using lime mortars. iv. Following the stabilisation and repair of the internal wall, apply a new direct lime plaster finish. v. Finish with a breathable paint system. vi. Remove solid partition walls forming the toilet cubical. Make good external walls. 				
14.04	Floor Structure				
	<ul style="list-style-type: none"> i. Determine if there is a damp proof membrane present. ii. Determine if there is floor insulation present. iii. Consider removing the existing solid floor and replacing it with a new floor structure incorporating a damp proof membrane and insulation. 				
14.05	Floor Finish				
	<ul style="list-style-type: none"> i. Remove tiles. ii. Replace with an alternative floor finish. 				
14.06	Fireplace				
	<ul style="list-style-type: none"> i. Sweep the chimney flue, remove nesting material dirt and debris. ii. Survey (CCTV) the chimney flue to determine condition. iii. Structural engineer to inspect the brickwork chimneystack/ chimneybreast at all levels and report structural stability and capability. iv. Carry out necessary structural repair works to crack as detailed/specified by the SE. v. Retain existing plaster finish. vi. Remove areas of loose/ detached and defective existing plaster. vii. Patch repair the existing plaster finish and replaster areas where plaster is missing. viii. De-rust steel plate lintels, treat and repaint. ix. Finish with a breathable paint system. 				
14.07	Windows				
	<ul style="list-style-type: none"> i. Remove existing window and replace with a new 6 over 6 timber vertical sliding sash window, balanced with weights on sash cords, to an appropriate pattern/joinery mouldings and detail. ii. Glaze with 'slimlite' double glazed units. iii. Decorate/paint. 				
14.08	External Door				
	<ul style="list-style-type: none"> i. Remove existing doorframe and fix new hardwood panelled external door and doorframe to an appropriate pattern/joinery mouldings and detail. ii. Decorate/paint. 				
14.09	Internal doors, doorframes or linings				
	<ul style="list-style-type: none"> i. Repair the doorframe and ensure it is securely fixed. Repaint. ii. Fix new timber panel internal door to an appropriate pattern/ detail. iii. Decorate/paint. 				
14.10	Architraves, skirting boards and joinery mouldings				
	<ul style="list-style-type: none"> i. Remove cupboards and make good walls. ii. Fix new architrave to internal door to an appropriate pattern/ detail. iii. Fix new Skirting board to an appropriate pattern/detail. iv. Fix new internal hardwood cill board to windows to an appropriate pattern/detail. 				
14.11	Staircases				
	n/a				

Schedule of Works

Level: Ground Floor

15.00	Room G09 Toilet				
15.01	Ceiling				
	<ul style="list-style-type: none"> i. Remove defective existing lath and plaster beyond repair/retention. ii. Remove detached existing plaster from secure existing laths. iii. Remove detached/loose lath and plaster. iv. Secure/refix detached/loose existing timber laths to floor joists. v. Fix new timber laths to replace defective/missing existing. vi. Replaster the ceiling, in whole or part (where sufficient existing laths and lime plaster can be retained), with new three coat lime plaster reinforced with natural animal hair. vii. Finish with a breathable paint system. 				
15.02	Walls - internal faces of external walls				
	<ul style="list-style-type: none"> i. Remove gypsum plasters back to brickwork backgrounds. ii. Following the stabilisation and repair of the external walls, apply a direct three coat lime plaster finish to the internal face of the walls. iii. Finish with a breathable paint system. 				
15.03	Walls - internal between rooms				
	<ul style="list-style-type: none"> i. Carry out localised/isolated repairs to existing plaster finish. ii. Consider removing internal walls to return Utility Room G08 back to its original size/configuration. 				
15.04	Floor Structure				
	<ul style="list-style-type: none"> i. Determine if there is a damp proof membrane present. ii. Determine if there is floor insulation present. iii. Consider removing the existing solid floor and replacing it with a new floor structure incorporating a damp proof membrane and insulation. 				
15.05	Floor Finish				
	<ul style="list-style-type: none"> i. Remove tiles. ii. Replace with an alternative floor finish. 				
15.06	Fireplace				
	n/a				
15.07	Windows				
	n/a				
15.08	External Door				
	n/a				
15.09	Internal doors, doorframes or linings				
	<ul style="list-style-type: none"> i. Carry out localised/isolated minor repairs. ii. Consider removing internal walls to return Utility Room G08 back to its original size/configuration. 				
15.10	Architraves, skirting boards and joinery mouldings				
	TBC				
15.11	Staircases				
	n/a				

Schedule of Works

Level: First Floor

16.00	Room F01 Bedroom 3				
16.01	Ceiling				
	i. Following the repair/renewal of the roof structure: ii. Fix new timber ceiling joists. iii. Fix new hardwood laths and apply new 3 No. coat lime/hair plaster finish. iv. Finish with a breathable paint system.				
16.02	Walls - internal faces of external walls				
	i. Remove modern C20 plasterboard linings. ii. Remove modern C20 timber studwork. iii. Remove defective lath and plaster. iv. Repair earlier timber studs to timber frame in localised/isolated areas. Note: Timber frame to east external wall to be dismantled and rebuilt with new oak members. v. Carry out localised isolated brickwork repairs to internal face of external west wall. Allow for replacing defective bricks. Rebed loose/displaced bricks. vi. Rake out inner face of brickwork external wall to west elevation. Repoint with new lime mortar. vii. Fix new hardwood laths to existing timber stud to timber frame and apply new three coat lime hair plaster. viii. Apply new 3 No. coat lime/hair plaster finish to internal face of brickwork to external west wall. ix. Finish with a breathable paint system.				
16.03	Walls - internal between rooms				
	i. Remove later C20 plasterboard linings. ii. Remove defective lath and plaster. iii. Repair earlier timber studs to timber frame in localised/isolated areas. iv. Fix new hardwood laths to timber studs/timber frame and apply new 3 No. coat lime/hair plaster finish. v. Finish with a breathable paint system.				
16.04	Floor Structure				
	i. Structural engineer to carry out detailed inspection of floor structure once isolated floorboards and ceiling finishes are removed. ii. Remove debris and dirt from floor voids. iii. Carry out localised/isolated timber repairs to existing timber floor structure including to individual joists and associated beam. Particular attention to be given to the end bearings of joists and beams where walls have moved.				
16.05	Floor Finish				
	i. Replace missing/removed floorboards with new timber tongue and groove floorboards to match existing.				
16.06	Fireplace				
	i. Clean brickwork to remove smoke damage and dirt. ii. Structural engineer to carry out a detailed inspection to determine if there is any residual movement remaining. iii. Rake out and remove cement based mortars. iv. Carry out localised/isolated repairs to brickwork including replacing defective individual bricks and re-bedding loose/ displaced individual bricks. v. Repoint brickwork with lime mortar. vi. Remove timber boarding and step to hearth and replace with either a stone slab or brickwork hearth.				
16.07	Windows				
	i. Remove secondary glazing. ii. Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. Glazed with 'slimlite' double glazed units with crown glass. iii. Reline window reveals with lime plaster finishes incorporating insulation.				
16.08	External Door				
	n/a				
16.09	Internal doors, doorframes or linings				
	i. Remove secondary glazing. ii. Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail. Glazed with 'slimlite' double glazed units with crown glass. iii. Reline window reveals with lime plaster finishes incorporating insulation.				
16.10	Architraves, skirting boards and joinery mouldings				
	i. Clean surfaces to remove smoke damage and dirt. ii. Reassess condition. iii. Remove existing paint finishes from historic architraves to be retained. iv. Carry out isolated joinery repairs and refix. v. Fix new timber moulded architraves, skirting boards and/or mouldings to replace lost/removed.				
16.11	Staircases				
	n/a				

Schedule of Works

Level: First Floor

17.00	Room F02 Landing 1				
17.01	Ceiling				
	i.	Following the repair/renewal of the roof structure:			
	ii.	Fix new timber ceiling joists.			
	iii.	Fix new hardwood laths and apply new 3No. coat lime/hair plaster finish.			
	iv.	Finish with a breathable paint system.			
17.02	Walls - internal faces of external walls				
		n/a			
17.03	Walls - internal between rooms				
	i.	Remove later C20 plasterboard linings.			
	ii.	Remove modern C20 timber studs.			
	iii.	Carry out localised isolated brickwork repairs to the chimneystack. Allow for replacing defective bricks. Rebed loose/ displaced bricks.			
	iv.	Rake out inner face of brickwork external wall to west elevation. Repoint brickwork to chimneystack with new lime mortar.			
	v.	Repair historic timber studs to timber frame in localised/isolated areas.			
	vi.	Fix new studwork to west wall/ chimneystack.			
	vii.	Fix new hardwood laths to timber studs/timber frame and apply new 3 No. coat lime/hair plaster finish.			
	viii.	Finish with a breathable paint system.			
17.04	Floor Structure				
	i.	Structural engineer to carry out detailed inspection of floor structure once isolated floorboards and ceiling finishes are removed.			
	ii.	Carry out localised/isolated timber repairs to existing timber floor structure including to individual joists and associated beam. Particular attention to be given to the end bearings of joists and beams where walls have moved.			
17.05	Floor Finish				
	i.	Replace missing/removed floorboards with new timber tongue and grove floorboards to match existing.			
17.06	Fireplace				
		n/a			
17.07	Windows				
		n/a			
17.08	External Door				
		n/a			
17.09	Internal doors, doorframes or linings				
		n/a			
17.10	Architraves, skirting boards and joinery mouldings				
	i.	Fix new timber moulded architraves, skirting boards and/or mouldings to replace lost/removed.			
17.11	Staircases				
		n/a			

Schedule of Works

Level: First Floor

17.00	Room F02a En-suite/Bathroom				
17.01	Ceiling				
	i.	Remove remains of lath and plaster ceiling and associated bulkheads.			
	ii.	Remove defective timber ceiling joists beyond repair and replace with new ceiling joists to match existing.			
	iii.	Fix new ceiling joists to replace missing.			
	iv.	Fix new hardwood laths and apply new 3 No. coat lime/hair plaster finish.			
	v.	Finish with a breathable paint system.			
17.02	Walls - internal faces of external walls				
	i.	Remove modern C20 plasterboard linings.			
	ii.	Remove modern C20 timber studwork.			
	iii.	Remove loose/detached direct wall plaster from brickwork backgrounds.			
	iv.	Carry out localised isolated brickwork repairs to internal face of external west wall. Allow for replacing defective bricks. Rebed loose/displaced bricks.			
	v.	Rake out inner face of brickwork external wall to west elevation. Repoint with new lime mortar.			
	vi.	Apply new 3 No. coat lime/hair plaster finish to internal face of brickwork to external west wall.			
	vii.	Finish with a breathable paint system.			
17.03	Walls - internal between rooms				
	i.	Remove later C20 plasterboard linings.			
	ii.	Remove defective lath and plaster.			
	iii.	Repair earlier timber studs to timber frame in localised/isolated areas.			
	iv.	Fix new hardwood laths to timber studs/timber frame and apply new 3 No. coat lime/hair plaster finish.			
	v.	Finish with a breathable paint system.			
17.04	Floor Structure				
	i.	Structural engineer to carry out detailed inspection of floor structure once isolated floorboards and ceiling finishes are removed.			
	ii.	Remove debris and dirt from floor voids.			
	iii.	Carry out localised/isolated timber repairs to existing timber floor structure including to individual joists and associated beam. Particular attention to be given to the end bearings of joists and beams where walls have moved.			
17.05	Floor Finish				
	i.	Remove floor tiles.			
	ii.	Replace missing/removed floorboards with new timber tongue and groove floorboards to match existing.			
	iii.	Clean floorboards			
17.06	Fireplace				
		n/a			
17.07	Windows				
	i.	Remove existing window and replace with a new 6 over 6 timber vertical sliding sash window, balanced with weights on sash cords, based on appropriate eighteenth century pattern/ joinery mouldings and detail. Glaze with 'slimlite' double glazed units with crown glass.			
	ii.	Reline window reveals with lime plaster finishes incorporating insulation.			
17.08	External Door				
		n/a			
17.09	Internal doors, doorframes or linings				
		See F01 and F07			
17.10	Architraves, skirting boards and joinery mouldings				
	i.	Fix new timber moulded architraves, skirting boards and/or mouldings to replace lost/removed.			
17.11	Staircases				
		n/a			

Schedule of Works

Level: First Floor

18.00	Room F03 Bedroom 2				
18.01	Ceiling				
		Following the repair/renewal of the roof structure:			
	i.	Remove existing ceiling joists.			
	ii.	Fix new timber ceiling joists.			
	iii.	Fix new hardwood laths and apply new 3 No. coat lime/hair plaster finish.			
	iv.	Finish with a breathable paint system.			
18.02	Walls - internal faces of external walls				
	i.	Remove existing direct plaster.			
	ii.	Carry out localised isolated brickwork repairs to internal face of external west wall. Allow for replacing defective bricks. Rebed loose/displaced bricks.			
	iii.	Rake out inner face of brickwork external wall to west elevation. Repoint with new lime mortar.			
	iv.	Apply new 3 No. coat lime/hair plaster finish to internal face of brickwork to external west wall.			
	v.	Finish with a breathable paint system.			
18.03	Walls - internal between rooms				
	i.	Remove remains of wardrobe enclosure.			
	ii.	Remove plasterboard/plaster linings.			
	iii.	Remove modern C20 (damaged) timber studwork.			
	iv.	Reveal older/historic structure and fabric previously concealed.			
	v.	Architect to inspect revealed older/historic structure and fabric and advise on repairs/works.			
	vi.	Structural engineer to carry out detailed inspection of revealed structure, including exposed chimneybreast/stack.			
18.04	Floor Structure				
	i.	Clean floor joists to remove dirt.			
	ii.	Remove charring.			
	iii.	Structural engineer to carry out detailed inspection of floor structure once isolated floorboards and ceiling finishes are removed.			
	iv.	Remove debris and dirt from floor voids.			
	v.	Carry out localised/isolated timber repairs to existing timber floor structure including to individual joists and associated beams. Particular attention to be given to the end bearings of joists and beams where walls have moved.			
	vi.	Supply and fix new timber floor joists, in whole or part to replace defective existing removed.			
18.05	Floor Finish				
	i.	Remove existing floor boards to allow floor structure to be repaired/replaced. Set aside boards in re-useable condition for reuse.			
	ii.	Clean existing floorboards to be re-used.			
	iii.	Following the repair/replacement of the floor structure, refix existing/salvaged floorboards in a good condition.			
	iv.	Replace missing/removed floorboards with new timber tongue and groove floorboards to match and supplement existing.			
18.06	Fireplace				
	i.	On removal of existing plasterboard linings to the south internal wall, investigate to determine the presence of a previous fireplace.			
18.07	Windows				
	i.	Remove secondary glazing.			
	ii.	Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based on appropriate eighteenth century pattern/joinery mouldings and detail. Glazed with 'slimlite' double glazed units with crown glass.			
	iii.	Reline window reveals with lime plaster finishes incorporating insulation.			
18.08	External Door				
		n/a			
18.09	Internal doors, doorframes or linings				
	i.	Record remains of existing /surviving doors and doorframes. Obtain detail information.			
	ii.	Remove remains of existing doors and doorframes.			
	iii.	Fix new timber doorframes to match existing detail.			
	iv.	Fix new timber boarded and panelled doors to match existing detail.			
18.10	Architraves, skirting boards and joinery mouldings				
	i.	Record remains of existing /surviving architraves. Obtain detail information.			
	ii.	Remove remains of existing architraves.			
	iii.	Fix new timber architraves to match existing/former detail.			
18.11	Staircases				
		n/a			

Schedule of Works

Level: First Floor

19.00	Room F04 Bedroom 1				
19.01	Ceiling				
	i.	Clean surviving/remaining timber ceiling joists.			
	ii.	Remove surface charring.			
	iii.	Remove the lower modern ceiling joists.			
	iv.	Structural engineer to inspect the remains of the older ceiling joists to determine if these can be retained, reused, and repaired.			
	v.	Refix, loose, detached and displaced ceiling joists.			
	vi.	Repair existing defective ceiling joists (replaced defective sections/lengths.			
	vii.	Fix new timber (to match existing species) ceiling joists to replace existing beyond repair or missing former ceiling joists.			
19.02	Walls - internal faces of external walls				
	i.	Remove all surviving plasters/ plasterboards and modern timber studwork to exposed timber frame/studs and brickwork backgrounds.			
	ii.	Repair the existing timber frame and studs. Refix loose/detached elements.			
	iii.	Remove defective sections from individual timber elements and replace with new timber species to match existing Fix new timber elements to replaced existing beyond repair.			
	iv.	Following the stabilisation and repair of the brickwork external walls, apply a direct three coat lime plaster finish.			
	v.	Following the repair of the timber frame and studs fix new timber laths and apply lime/hair plaster finish.			
	vi.	Finish with a breathable paint system.			
19.03	Walls - internal between rooms				
	i.	Remove modern plasterboard, gypsum plasters and associated timber battens from historical timber frame/studs.			
	ii.	Clean surfaces of historic surviving plaster finishes.			
	iii.	Consolidate/conservate surviving historic clay/straw and associated lime hair plaster finishes to infill panels.			
	iv.	Remove decayed clay/straw/lime/ hair plasters beyond consolidation/ conservation. Replace with new clay/straw/lime/hair plasters on timber riven laths to match existing.			
	v.	Consolidate/conservate surviving lath and lime/hair plaster finishes.			
	vi.	Remove decayed lime/hair plasters beyond consolidation/conservation. Replace with new lime/hair plasters on timber riven laths to match existing.			
	vii.	Finish with a 'breathable' paint system.			
19.04	Floor Structure				
	i.	Clean surfaces to joists/structural timbers.			
	ii.	Remove charring.			
	iii.	Structural engineer to inspect floor structure and confirm what timbers retain structural integrity in whole or part and can be retained/repared.			
	iv.	Repair retained joists, re-support at bearings.			
	v.	Removed decayed/damaged section of timber from individual joists/ structural timbers retained and replaced with new timber sections.			
	vi.	Remove existing joists/structural timbers beyond retention/reuse/ repair. Replace with new timber to match existing.			
19.05	Floor Finish				
	i.	Remove the remains of the surviving floorboards.			
	ii.	Following the repair of the floor structure, fix new timber tongue and groove floorboards to match existing removed.			
19.06	Fireplace				
		n/a			
19.07	Windows				
	i.	F04.W01: Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based on appropriate eighteenth century pattern/joinery mouldings and detail.			
	ii.	F04.W02: Remove existing window and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based on appropriate eighteenth century pattern/joinery mouldings and detail.			
	iii.	New 'slimlite' thin double glazed units.			
19.08	External Door				
		n/a			
19.09	Internal doors, doorframes or linings				
	i.	Reinstate/fix new timber door and doorframe based on appropriate pattern/joinery mouldings and detail.			
19.10	Architraves, skirting boards and joinery mouldings				
	i.	Reinstate/fix new architrave to doorframe based on appropriate pattern/joinery mouldings and detail.			
	ii.	Remove remains of surviving skirting board. Use as a template for section detail. Reinstate/fix new timber skirting board based on detail of existing			
19.11	Staircases				
		n/a			

Schedule of Works

Level: First Floor

20.00	Room F05 Northern Staircase and Store				
20.01	Ceiling				
	i.	Following the replacement of the timber roof structure, underside of the rafters to be left exposed.			
20.02	Walls - internal faces of external walls				
	i.	Carryout localised repairs to existing plaster finishes.			
20.03	Walls - internal between rooms				
	i.	Remove modern gypsum plasters form brickwork substrate.			
	ii.	Repair brickwork substrate in localised areas. Remove cement based mortars and point with new lime mortar.			
	iii.	Re-plaster walls with lime plaster.			
	iv.	Finish with a 'breathable' paint system.			
20.04	Floor Structure				
	i.	Clean floor structure.			
	ii.	Remove charring and smoke damage.			
	iii.	Structural engineer to inspect floor structure and confirm repairs.			
	iv.	Remove defective diagonal supporting beam and replace with new timber beam to match existing.			
	v.	Remove rotten/defective ends of existing floor joists and replace with new timber sections. Re-establish bearings on bearing plates/supporting walls.			
	vi.	Treat existing floor joists with preservative.			
20.05	Floor Finish				
	i.	Temporarily un-fix, lift and remove the existing floorboards to allow access to repair the timber floor structure/joists below, create sub-floor natural cross ventilation and to lay new floor insulation.			
	ii.	Refix existing/salvaged floorboards.			
	iii.	Fix new floorboards to replace missing or defective existing floorboards beyond reuse.			
20.06	Fireplace				
		n/a			
20.07	Windows				
	i.	Remove existing window and replace with a new 6 over 6 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate eighteenth century pattern/joinery mouldings and detail.			
	ii.	New 'slimlite' thin double glazed units			
20.08	External Door				
		n/a			
20.09	Internal doors, doorframes or linings				
	i.	Reinstate/renew/fix new door and door frame.			
20.10	Architraves, skirting boards and joinery mouldings				
	i.	Reinstate/renew/fix new architraves and skirting boards.			
20.11	Staircases				
	i.	Replace with new timber staircase to match existing detail.			
	ii.	Fix new timber balustrade and handrail.			

Schedule of Works

Level: First Floor

21.00	Room F06				
21.01	Ceiling				
	i.	Remove remains of roof structure.			
	ii.	Following the renewal of the roof structure, consider fitting a new ceiling below/			
21.02	Walls - internal faces of external walls				
	i.	Replace loose/detached plaster with new lime plaster.			
	ii.	Repair cracked and decaying plaster finishes.			
	iii.	Finish with a breathable paint system.			
21.03	Walls - internal between rooms				
	i.	Reinstate north internal wall structure (timber studs). Fix timber laths and apply lime/hair plaster finish.			
	ii.	Remove existing defective lath and plaster finishes from south internal wall, repair timber studs/timber frame, fix new timber laths and apply new lime/hair plaster finish.			
21.04	Floor Structure				
	i.	Clean floor structure.			
	ii.	Remove charring and smoke damage.			
	iii.	Structural engineer to inspect floor structure and confirm repairs.			
	iv.	Replace with new timber floor joists and staircase trimmers.			
21.05	Floor Finish				
	i.	Temporarily un-fix, lift and remove the existing floorboards to allow access to repair the timber floor structure/joists below.			
	ii.	Replace existing floorboards with new to match existing.			
21.06	Fireplace				
		n/a			
21.07	Windows				
	i.	Remove existing window and secondary glazing and replace with a new 8 over 8 timber vertical sliding sash window, balanced with weights on sash cords, based on an appropriate eighteenth century pattern/joinery mouldings and detail. New 'slimlite' thin double glazed units.			
	ii.				
21.08	External Door				
		n/a			
21.09	Internal doors, doorframes or linings				
		n/a			
21.10	Architraves, skirting boards and joinery mouldings				
		n/a			
21.11	Staircases				
	i.	Replace with new timber staircase to match existing detail.			
	ii.	Fix new timber balustrade and handrail to replace missing.			

Schedule of Works

Level: First Floor

22.00	Room F07 Bedroom 4				
22.01	Ceiling				
	<ul style="list-style-type: none"> i. Following the renewal of the roof structure, roof coverings fix new timber ceilings joists. ii. Fix and apply new lath and lime/hair plaster ceiling. iii. Consider laying new mineral wool insulation between new ceiling joists (cold roof). iv. Decorate/paint new lime plaster finishes with a breathable paint system. 				
22.02	Walls - internal faces of external walls				
	<ul style="list-style-type: none"> i. Inspect all existing plaster finishes to confirm sound finishes that can be retained. Protect in situ. ii. Remove existing wall papers and paint finishes. iii. Following the repair and/or reinstatements of the timber frame/stud wall to the external north wall, fix/apply new lath and lime/hair plaster wall finish. iv. Remove loose/detached/defective direct lime plaster from brickwork backgrounds to north and south external walls. v. Repair brickwork backgrounds to inner face of external walls. vi. Apply new lime/hair plaster to brickwork walls. vii. Decorate/paint new lime plaster finishes with a breathable paint system. 				
22.03	Walls - internal between rooms				
	<ul style="list-style-type: none"> i. Inspect all existing plaster finishes to confirm sound finishes that can be retained. Protect in situ. ii. Analyse existing plaster finishes to determine composite materials. iii. Remove all decorative papers and paint finishes. iv. Remove defective, loose/detached friable and cracked plaster finishes to infill panels beyond repair. v. Remove defective, loose/detached friable and cracked plaster finishes from brickwork backgrounds. vi. Remove charring from exposed timbers. vii. Structural engineer to inspect all elements of the timber frame once the charring has been removed to determine what timbers retain their structural integrity and therefore can be retained. viii. Repair the timber frame and stud partitions. Replace missing timbers or timbers beyond repair/retention. ix. Repair brickwork backgrounds to internal walls. x. Fix/apply lath and plaster infill panels to timber frame and stud walls to replace defective existing beyond repair. Replicate clay/straw base coats and lime/hair plaster finishes. xi. Apply lime/hair plaster finishes over retained existing clay/straw base coats. xii. Apply new lime/hair plaster to brickwork walls. xiii. Decorate/paint new lime plaster finishes with a breathable paint system. 				
22.04	Floor Structure				
	<ul style="list-style-type: none"> i. Clean floor structure. ii. Remove charring and smoke damage. iii. Structural engineer to inspect and investigate existing floor structure and joists to confirm repairs/ replacement timbers. iv. Structural engineer to investigate the cause of the crack in the internal wall below the bearing plate to the carriage beam and report findings. v. Remove charring from exposed timbers. vi. Remove defective ends of existing joists and replace with new timber sections. vii. Remove whole existing floor joists beyond repair/retention and replace with new timber floor joists to match existing. 				
22.05	Floor Finish				
	<ul style="list-style-type: none"> i. Replace missing/defective individual floorboards. ii. Refix loose floorboards. iii. Clean floorboards to remove dirt, debris and smoke damage. 				
22.06	Fireplace				
	<ul style="list-style-type: none"> i. Brush/clean chimney flue ii. Survey chimney flue (CCTV) flue to determine internal condition. iii. Repair chimney flue. iv. Repair/renew plaster finishes to chimneybreast and fireplace recess. v. Endure flue is ventilated to natural air top and bottom. 				
22.07	Windows				
	<ul style="list-style-type: none"> i. Remove window and replace with a new 6 over 6 timber vertical sliding sash windows, balanced with weights on sash cords, based an appropriate late C18/early C19 century pattern/ joinery mouldings and detail. ii. Replace UPVC window with new timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate late C18/early C19 century pattern/ joinery mouldings and detail. iii. New 'slimlite' thin double glazed units. 				
22.08	External Door				
	n/a				
22.09	Internal doors, doorframes or linings				
	<ul style="list-style-type: none"> i. Replace door F07.ID02 with a new part glazed timber panelled door and associated timber doorframe/lining to match existing. ii. Consider replacing/renewing the doors and doorframes to F07.ID01 and F09.ID02 with a new doors of an appropriate style/pattern. 				
22.10	Architraves, skirting boards and joinery mouldings				
	n/a				
22.11	Staircases				
	n/a				

Schedule of Works

Level: First Floor

23.00	Room F08				
	Staircase and Landing				
23.01	Ceiling				
	i.	Remove timber boarded ceiling.			
	ii.	Remove remains of lath and plaster ceiling below.			
	iii.	Following repairs to the roof structure, fix/apply new lath and lime/hair plaster ceiling.			
	iv.	Finish with a breathable paint system.			
23.02	Walls - internal faces of external walls				
	i.	Remove the timber boards and associated studs/battens.			
	ii.	Inspect the internal face of the external wall and confirm finish.			
	iii.	Replaster brickwork backgrounds with lime/hair plaster.			
23.03	Walls - internal between rooms				
	i.	Remove the timber boards and associated studs/ battens.			
	ii.	Inspect the earlier lath and plaster finishes and report condition.			
	iii.	Remove existing lath and plaster and renew with new timber lath and lime/hair plaster.			
23.04	Floor Structure				
	i.	Structural engineer to investigate bearings at external walls and trimmed opening to staircase.			
	ii.	De-rust, treat corrosion, prime and paint steel beams.			
23.05	Floor Finish				
	i.	Replace missing floorboards.			
	ii.	Refix loose floorboards.			
	iii.	Clean floorboards to remove dirt, debris and smoke damage.			
23.06	Fireplace				
		n/a			
23.07	Windows				
	i.	Remove window and replace with a new 6 over 6 timber vertical sliding sash windows, balanced with weights on sash cords, based an appropriate late C18/early C19 century pattern/ joinery mouldings and detail. New 'slimlite' thin double glazed units.			
	ii.				
23.08	External Door				
		n/a			
23.09	Internal doors, doorframes or linings				
	i.	Consider replacing/renewing the doors and doorframes with a new doors of an appropriate style/pattern.			
23.10	Architraves, skirting boards and joinery mouldings				
	i.	Replace cill with new timber cill as part of window replacement.			
23.11	Staircases				
	i.	Clean timber staircase and carryout localised/isolated joinery repairs to treads, risers and strings.			
	ii.	Replace modern balustrade with new timber newel/ baluster balustrade with new moulded timber handrail over.			
	iii.	Replace modern handrail with new timber new moulded timber handrail.			

Schedule of Works

Level: First Floor

24.00	Room F09 Previously used as a bathroom. Sanitaryware and plumbing removed.				
24.01	Ceiling				
	i.	Clean to remove smoke/water damage to plaster to be retained.			
	ii.	Take samples of historic plasters to determine composite materials and estimate age/period.			
	iii.	Remove defective existing lath and plaster beyond repair/retention.			
	iv.	Remove detached existing plaster from secure existing laths.			
	v.	Remove detached/loose lath and plaster.			
	vi.	Secure/refix detached/loose existing timber laths to floor joists.			
	vii.	Fix new timber laths to replace defective/missing existing.			
	viii.	Replaster the ceiling, in whole or part (where sufficient existing laths and lime plaster can be retained), with new three coat lime plaster reinforced with natural animal hair.			
	ix.	Finish with a breathable paint system.			
24.02	Walls - internal faces of external walls				
	i.	Clean to remove smoke/water damage to plaster to be retained and exposed brickwork backgrounds to be replastered.			
	ii.	Take samples of historic plasters to determine composite materials and estimate age/period.			
	iii.	Remove areas of detached/loose plaster.			
	iv.	Patch repair existing plasters in localised/isolated areas			
24.03	Walls - internal between rooms				
	i.	Clean to remove smoke/water damage to plaster to be retained.			
	ii.	Take samples of historic plasters to determine composite materials and estimate age/period.			
	iii.	Remove modern impervious paper and paint finishes.			
	iv.	Retain historic wall plaster finishes in salvageable condition in situ.			
	v.	Remove defective and detached direct wall plaster and plaster over laths beyond repair/retention.			
	vi.	Refix loose/detached timber laths.			
	vii.	Repair brickwork substrate in localised areas.			
	viii.	Replaster areas to the chimneystack with clay/straw base coat with lime/hair plaster finish.			
	ix.	Repair/make good areas of existing lie plaster to brickwork and timber lath backgrounds.			
	x.	Finish with a 'breathable' paint system.			
24.04	Floor Structure				
	i.	Investigate potential dry rot.			
	ii.	Structural engineer to investigate bearings at external walls and trimmed opening to staircase.			
	iii.	De-rust, treat corrosion, prime and paint steel beams.			
24.05	Floor Finish				
	i.	Remove tile floor finishes.			
	ii.	Make good/repair timber floorboards, including where tiles removed.			
24.06	Fireplace				
		n/a			
24.07	Windows				
	i.	Remove existing windows F09.W01 and F09.W02 and replace with a new 1 over 1 and 6 over 6 timber vertical sliding sash windows, balanced with weights on sash cords, based an appropriate late C18/early C19 century pattern/ joinery mouldings and detail.			
	ii.	Remove existing windows F09.W03 and replace with fixed light window. New 'slimlite' thin double glazed units.			
	iii.				
24.08	External Door				
		n/a			
24.09	Internal doors, doorframes or linings				
	i.	Consider replacing the doors and doorframes with a new door of an appropriate style/pattern.			
24.10	Architraves, skirting boards and joinery mouldings				
	i.	Consider replacing the joinery details and mouldings with new of an appropriate style/pattern.			
24.11	Staircases				
		n/a			

Schedule of Works

Level: First Floor

25.00	Room F10 Previously used as a bedroom (number 5)				
25.01	Ceiling				
	i.	Remove all existing ceiling finishes to reveal roof structure.			
	ii.	Following the repair of the roof structure and re-covering of the roof, fix new timber laths to flat and sloping soffits and plaster with new lime /hair plaster.			
	iii.	Fit mineral wool insulation between rafters/collars (cold roof).			
	iv.	Decorate/paint with a breathable paint system.			
25.02	Walls - internal faces of external walls				
	i.	Remove modern panelling and associated studs/battens.			
	ii.	Determine type of direct wall plaster.			
	iii.	Remove defective/detached direct wall plasters.			
	iv.	Remove impervious later gypsum/ modern all plasters.			
	v.	Fix new timber studs, insulate with mineral wool insulation, new lath and plaster finish.			
	vi.	Decorate/paint with a breathable paint system.			
25.03	Walls - internal between rooms				
	i.	Remove modern panelling and associated studs/battens.			
	ii.	Determine type of direct wall plaster.			
	iii.	Remove defective/detached direct wall plasters.			
	iv.	Remove impervious later gypsum/ modern all plasters.			
	v.	Fix new timber studs with new lath and plaster finish.			
	vi.	Decorate/paint with a breathable paint system.			
25.04	Floor Structure				
	i.	Investigate cause of downward movement.			
	ii.	Carryout localised repairs to joists and re-support at bearings.			
25.05	Floor Finish				
	i.	Refix lifting boards.			
	ii.	Clean boards to remove smoke /water damage.			
25.06	Fireplace				
	i.	Consider removing and replacing with an appropriate pattern C19 fireplace surround and associate fireback and grate.			
	ii.	Retain existing, repair timber and redecorate/paint.			
25.07	Windows				
	i.	Remove secondary glazing.			
	ii.	Remove existing window and replace with a new 6 over 6 timber vertical sliding sash window, balanced with weights on sash cords, based an appropriate nineteenth century pattern/joinery mouldings and detail.			
	iii.	Remove casement window and replace with a new double-glazed casement window to match existing detail.			
	iv.	New 'slimlite' thin double glazed units.			
	v.	Remove easing reveal linings and renew with new lime plaster on insulated backgrounds over existing brickwork.			
25.08	External Door				
		n/a			
25.09	Internal doors, doorframes or linings				
	i.	Reinstate internal door to C19 pattern.			
	ii.	Repair door lining.			
	iii.	Decorate/paint new door and lining.			
25.10	Architraves, skirting boards and joinery mouldings				
	i.	Remove built in wardrobe and make good disturbed wall finishes.			
	ii.	Carry out joinery repairs including resetting head architrave to line and refixing loose/detached sections.			
	iii.	Decorate/paint.			
25.11	Staircases				
		n/a			