

Schedule of Works
19-1876

For

**Extension and alterations to dwelling, extension to stables, and
erection of a detached garage with store over**

At

**Mill House
Fleet Bank
Fleet
Spalding
Lincolnshire
PE12 8LW**

Client

Mr and Mrs Lane

To be read in conjunction with
Plans 19-1876-1 to 19-1876-10

10th September 2019

The work at Mill House, Fleet Bank, Fleet consists of an extension and alterations to dwelling, which is a Grade 2 listed building, along with an extension to stables, and the erection of garage with store over.

1. Demolish detached garage.
2. Demolish car port.
3. Remove existing floor to rear reception, and install new floor consisting of 150mm compacted hardcore/aggregate, with sand blinding then 1200 gauge polythene D.P.M., and 100mm concrete, with Celotex or equivalent insulation, with vapour control layer then 75mm thick sand/cement screed topping, to ensure floor level match existing kitchen level.
4. Remove walls, and provide new steel beams in accordance with structural engineers design.
5. Form new opening between rear reception and dining room, with Catnic box lintels over, and install new door, door surround and door furniture to match existing.
6. Build new extension.
7. Remove door and section of wall and form new opening, repair with materials to match existing.
8. Form new opening between existing dwelling and extension, with Catnic box lintels over, and install new door, door surround and door furniture to match existing.
9. Replace existing casement window, with sash windows and repair existing dormers.
10. Construct new stud wall to form bathroom/corridor with 38 x 89mm CLS timber sections, with head and sole plates firmly fixed to adjacent structure, studs to be at 600mm centres with noggins at 1200mm vertical centres. Pack 50mm Rockwool Flexi or equivalent Acoustic slab between studs. Strengthen existing floor as necessary to support new stud wall, where floor joists are at right angles then provide solid timber noggins between to support, and where parallel provide double joists of the same size as existing below.
11. Install new appliances to bathroom, altering drainage as necessary.
12. Re-place rainwater goods to the rear section of the dwelling with Victorian Ogee cast iron to match existing front elevation
13. Extend stables.
14. Build detached garage with store over.