

**Shayne Andrews Design
and Architecture Ltd.**

18 FULMAR COURT,
SPALDING.
PETERBOROUGH.
PE11 7AJ. M:-07713003441

E:-shayne@designandarchitectureltd.co.uk
Company Reg No. 06969616

**Scope Of Works Removal And Replacement Of Radiators And
Associated Pipe Work.**

Applicant:- Mr M. Jarrett.

Address:- Seas End Hall. Moulton Seas End. Spalding. PE12 6LB

Our Ref:- SA/MLJ/001/2025

Date:- 20th Feb 2025

Proposal:- Restoration of Historical Building Internal and External (Grade II)

Principal Contractor: Hardy and Hughes Ltd

Revisions:-

This Document is a general **Scope of Works** for the removal of radiators and copper pipes in a **Grade II listed building**. Since listed buildings have protected status, any work must comply with heritage regulations to preserve historical features.

1. Project Overview

The project involves the careful removal of existing radiators and associated copper pipework within this Grade II listed building. The work will ensure that all historic fabric is preserved, and any interventions are reversible, respecting the building's heritage value.

2. Pre-Removal Requirements

- **Condition Survey:**
 - Conduct a survey of all areas where radiators and pipework are located.
 - Photograph for reference.
- **Heritage Consultation:**
 - Engage with the local authority conservation officer.

3. Scope of Works

3.1 Preparation

- Isolate heating system and drain all radiators and pipework.
- Implement protective measures (e.g., dust sheets, corner guards) to protect original finishes, floors, and walls.
- Identify and mark all historically significant features near work areas.

3.2 Removal Process

- Carefully remove radiators, ensuring no damage to walls, floors, or architectural details.
- Dismantle copper pipework with minimal disruption; cut at joints where possible to avoid damaging the fabric of the building.
- Securely cap off remaining pipework to comply with building regulations.

3.3 Making Good

- All wall penetrations or floor openings from pipe removal to be filled using heritage-appropriate materials and methods.
- Surfaces to be restored to match existing finishes where radiators or pipes were previously mounted.
- No irreversible alterations to original features without explicit approval.

4. Post-Removal Works

- Conduct a final inspection with the heritage consultant and local authority representative.
- Provide a full report documenting the work undertaken, including photographic evidence.
- Dispose of removed materials in accordance with environmental regulations.

5. Health, Safety & Compliance

- Ensure compliance with all relevant health and safety legislation, including CDM 2015 regulations.
- Use qualified tradespersons with experience working on heritage buildings.

- Implement risk assessments and method statements (RAMS) before starting work.

6. Additional Considerations

- Temporary heating provisions if required during the removal period.
- Reversibility of all works for potential future reinstatement.
- Coordination with other conservation works, if planned.

7. Photographs

Existing Typical Details

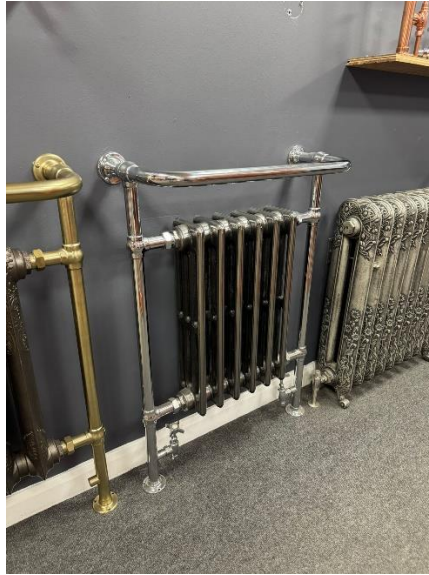


Radiator Cover all to be Removed



Typical 20th century radiators all to be removed.

Proposed Radiators and Towel Rails



New Towel Rails To Be fitted in Ensuites and bathrooms see drawing for locations



New Radiators to all Rooms



Typical End Panels



Radiator Valves