



G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

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SCHEDULE OF WORKS

CREATION OF 3 SELF-CONTAINED APARTMENTS ON THE FIRST & SECOND FLOOR

**14 MARKET PLACE
SPALDING
LINCS
PE11 1SL**

EXTERNAL WORKS

External façade to Market Place

- Remove existing non-maintained wooden windows to first and second floor
- Replace windows with new timber double glazed windows, style and detail to copy original windows
- Paint new wooden windows to first and second floor – gloss white
- Rub down, rust stop and undercoat existing metal railings to first and second floor where necessary
- Paint existing metal railings to first and second floor where necessary – colour black
- Repair of existing wooden entrance door and frame to ground floor right hand side as necessary
- Rub down, stop, prime and undercoat existing wooden door and frame
- Paint existing wooden door and frame – colour white

External façade to first and second floor – rear elevation of main building

- Remove existing non-maintained wooden windows to first and second floor
- Replace windows with new UPVC sliding sash windows – Rose Collection manufacture
- Strip back existing damaged render to walls
- Repair render to damaged and removed areas
- Paint existing and new render to match – colour white

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External façade to first and second floor – rear extension to main building

- Remove windows indicated on drawing and block up resulting opening
- Replace existing wooden windows with white UPVC casement windows – R9 manufacture – colour white
- Strip back existing damaged render to walls
- Repair render to damaged and removed areas
- Paint existing and new render to match – colour white

Roofing to main building – rear extension

- Remove existing roof covering and safely store for reuse
- Remove existing wooden battens and roofing felt and remove from site
- Whilst roof is open, replace wooden ceiling joists and binders where damaged
- New roofing felt to all roofs
- Replace previously removed roof covering, replace where missing or damaged
- Existing guttering and downpipes to be inspected and cleaned throughout. Vegetation growth to be removed and disposed of
- Missing or damaged runs of guttering and downpipes to be replaced with materials matching in construction and colour

Roofing to flat roof area

- Existing flat roof to be cleared of all debris and vegetation
- Existing felt covering to be removed and disposed of
- Existing flat roof structure to be inspected for water damage and any rotten or damaged timbers or boarding to be replaced
- New flat roof covering to be fitted including all necessary flashings, drips and dressings around roof drainage

External façade to rear stand alone building

- The removal of existing tree growth within the wall structure of the building
- Rebuilding of the corner of external wall once tree growth has been removed using matching reclaimed brickwork
- Remove existing windows and replace with UPVC casement windows – R9 manufacture – colour white
- Remove existing window and form new doorway as indicated on drawing. Door construction to be composite with doorframe white and door colour to be grey

- The installation of a new metal, free standing staircase and landing to form the access to the new flat. New staircase supports, railings and balustrades to be painted black. Staircase treads to be current Equality Act requirements

Existing flat roof to rear stand alone building

- Existing flat roof to be cleared of all debris and vegetation
- Existing felt covering to be removed and disposed of
- Existing flat roof structure to be inspected for water damage and any rotten or damaged timbers or boarding to be replaced
- New flat roof covering to be fitted including all necessary flashings, drips and dressings around roof drainage

INTERNAL WORKS

Internal entrance

- Replace existing staircase with new to comply to the current Building Regulations requirements
- Patch and repair plasterwork where cracked or damaged
- Replace with new wooden skirting boards and architrave where removed. Style of woodwork to be in keeping with age of building
- Repair to existing internal wooden frame and glass top light
- Rub down, mist coat and undercoat all walls and ceilings
- Emulsion all walls and ceilings. Colours to be from heritage range
- Rub down, stop, prime and undercoat all woodwork
- Paint all woodwork – colour white
- Install new no slip floor covering to entrance and staircase to comply with current Building Regulations requirements

First floor landing

- Repair and/or replace wooden stair treads or risers where damaged or broken together with wooden floorboards between staircases
- Patch and repair plaster board where cracked or damaged
- Block up existing door between landing and room 3 as indicated on drawing
- Form new fire resistant studwork together with new fire resistant door and frame between staircases to form new entrance to second floor
- Replace and/or repair wooden skirting boards and door architraves where damaged or removed during building works. Style of new woodwork to be in keeping with the age of the building
- Fit new fire resistant door and frame into existing doorway at top of small staircase
- Rub down, mist coat and undercoat all walls and ceilings
- Emulsion all walls and ceilings. Colours to be from heritage range
- Rub down, stop, prime and undercoat all woodwork
- Paint all woodwork – colour white
- Install new non slip floor covering to staircase and landing to comply with current Building Regulations requirements

Room one

- Repair and/or replace wooden floorboards where broken or missing
- Install new acoustic ceiling to comply with current Building Regulations sound and fire separation including new plasterboard ceilings and coving between junction of walls and ceiling. Style of new coving to be in keeping with the age of the building
- To external and party walls install new wooden studwork and plasterboard with insulation between wooden studs to comply with current Building Regulations
- Existing internal wall to be swept clean and repainted and left exposed to form a feature wall
- New heating system (radiators) to be installed. Size and location to be to current Building Regulations. Style to be floor mounted cast iron
- Install new kitchen in position indicated on drawing
- Form new doorway between room one and room two as indicated on drawing, including new architrave. Style of new door and woodwork to be in keeping with the age of the building
- Rub down, mist coat and undercoat all walls and ceilings
- Emulsion all walls and ceilings. Colours to be from heritage range
- Rub down, stop, prime and undercoat all woodwork
- Paint all woodwork – colour white
- Install new floor coverings to room one, type and style to be determined
- Existing wooden post to remain and to be cleaned down and stained as necessary

Room two

- Form new opening and small staircase between room two and room three as indicated on drawing. Opening to include new wooden architraves to be in keeping with all woodwork throughout the building
- Repair and/or replace wooden floorboards where broken or missing
- Install new acoustic ceiling to comply with current Building Regulations sound and fire separation including new plasterboard ceilings and coving between junction of walls and ceiling. Style of new coving to be in keeping with the age of the building
- To external and party walls install new wooden studwork and plasterboard with insulation between wooden studs to comply with current Building Regulations
- Existing internal wall to be swept clean and repainted and left exposed to form a feature wall
- New heating system (radiators) to be installed. Size and location to be to current Building Regulations. Style to be floor mounted cast iron
- Install new studwork walling to form new corridor and en-suite as indicated on drawing and to include new plasterboard and new coving between junction of new walls and ceiling. Style of new coving to be in keeping with age of building

- Install new toilet, wash hand basin and shower in new en-suite as indicated on drawing. Style of new fittings to be sympathetic to the style of the building
- Rub down, mist coat and undercoat all walls and ceilings
- Emulsion all walls and ceilings. Colours to be from heritage range
- Rub down, stop, prime and undercoat all woodwork
- Paint all woodwork – colour white
- Install new floor coverings to room two and en-suite. Type and style to be determined

Room three

- Form new opening and small staircase between room two and room three as indicated on drawing. Opening to include new wooden architraves to be in keeping with all woodwork throughout the building
- Repair and/or replace wooden floorboards where broken or missing
- Install new acoustic ceiling to comply with current Building Regulations sound and fire separation including new plasterboard ceilings and coving between junction of walls and ceiling. Style of new coving to be in keeping with the age of the building
- To external and party walls install new wooden studwork and plasterboard with insulation between wooden studs to comply with current Building Regulations
- Existing internal wall to be swept clean and repainted and left exposed to form a feature wall
- New heating system (radiators) to be installed. Size and location to be to current Building Regulations. Style to be floor mounted cast iron
- Install new studwork walling to form new corridor and en-suite as indicated on drawing and to include new plasterboard and new coving between junction of new walls and ceiling. Style of new coving to be in keeping with age of building
- Install new toilet, wash hand basin and shower in new en-suite as indicated on drawing. Style of new fittings to be sympathetic to the style of the building
- Rub down, mist coat and undercoat all walls and ceilings
- Emulsion all walls and ceilings. Colours to be from heritage range
- Rub down, stop, prime and undercoat all woodwork
- Paint all woodwork – colour white
- Install new floor coverings to room three and en-suite. Type and style to be determined

Second floor landing

- Repair and/or replace wooden stair treads or risers where damaged or broken together with wooden floorboards between staircases
- Patch and repair plaster where cracked or damaged

- Replace and/or repair wooden skirting boards and door architraves where damaged or removed. Style of new woodwork to in keeping with the age of the building
- Rub down, mist coat and undercoat all walls and ceilings
- Emulsion all walls and ceilings. Colours to be from heritage range
- Rub down, stop, prime and undercoat all woodwork
- Paint all woodwork – colour white
- Install new non slip floor covering to staircase and landing to comply with current Building Regulations requirements

Room four

- Cracking between party wall and internal wall to be made good using metal helibars and chemical anchoring
- Repair and/or replace wooden floorboards where broken or missing
- Install new plasterboard ceiling to existing roof structure including coving between junction of walls and ceiling. Style of new coving to be in keeping with the age of the building
- Install new insulation to resulting roof void to comply with current Building Regulations requirements
- To external and party walls install new wooden studwork and plasterboard with insulation between wooden studs to comply with current Building Regulations
- Existing internal wall to be swept clean and repainted and left exposed to form a feature wall
- New heating system (radiators) to be installed. Size and location to be to current Building Regulations. Style to be floor mounted cast iron
- Install new kitchen in position indicated on drawing
- Form new doorway between room one and room two as indicated on drawing, including new architrave. Style of new door and woodwork to be in keeping with the age of the building
- Rub down, mist coat and undercoat all walls and ceilings
- Emulsion all walls and ceilings. Colours to be from heritage range
- Rub down, stop, prime and undercoat all woodwork
- Paint all woodwork – colour white
- Install new floor coverings to room four, type and style to be determined
- Existing wooden post to remain and to be cleaned down and stained as necessary

Room five

- Cracking between part wall and internal wall to be made good using metal helibars and chemical anchoring
- Repair and/or replace wooden floorboards where broken or missing

- Install new plasterboard ceiling to existing roof structure including coving between junction of walls and ceiling. Style of new coving to be in keeping with the age of the building
- Install new insulation to resulting roof void to comply with current Building Regulations requirements
- To external and party walls install new wooden studwork and plasterboard with insulation between wooden studs to comply with current Building Regulations
- Existing internal wall to be swept clean and repainted and left exposed to form a feature wall
- New heating system (radiators) to be installed. Size and location to be to current Building Regulations. Style to be floor mounted cast iron
- Install new studwork walling to form new corridor and en-suite as indicated on drawing and to include new plasterboard and new coving between junction of new walls and ceiling. Style of new coving to be in keeping with age of building
- Install new toilet, wash hand basin and shower in new en-suite as indicated on drawing. Style of new fittings to be sympathetic to the style of the building
- Rub down, mist coat and undercoat all walls and ceilings
- Emulsion all walls and ceilings. Colours to be from heritage range
- Rub down, stop, prime and undercoat all woodwork
- Paint all woodwork – colour white
- Install new floor coverings to room five and en-suite. Type and style to be determined

Room six

- Repair and/or replace wooden floorboards where broken or missing
- Install new plasterboard ceiling to existing roof structure including coving between junction of walls and ceiling. Style of new coving to be in keeping with the age of the building
- To external and party walls install new wooden studwork and plasterboard with insulation between wooden studs to comply with current Building Regulations
- Existing internal wall to be swept clean and repainted and left exposed to form a feature wall
- New heating system (radiators) to be installed. Size and location to be to current Building Regulations. Style to be floor mounted cast iron
- Install new studwork walling to form new corridor and en-suite as indicated on drawing and to include new plasterboard and new coving between junction of new walls and ceiling. Style of new coving to be in keeping with age of building
- Install new toilet, wash hand basin and shower in new en-suite as indicated on drawing. Style of new fittings to be sympathetic to the style of the building
- Rub down, mist coat and undercoat all walls and ceilings

- Emulsion all walls and ceilings. Colours to be from heritage range
- Rub down, stop, prime and undercoat all woodwork
- Paint all woodwork – colour white
- Install new floor coverings to room six and en-suite. Type and style to be determined

Room seven

- Remove existing internal staircase and make good flooring
- Repair and/or replace wooden floorboards where broken or missing
- Install new plasterboard ceiling to existing roof structure including coving between junction of walls and ceiling. Style of new coving to be in keeping with the age of the building
- Install new insulation to resulting roof void to comply with current Building Regulations requirements
- To external and party walls, install new wooden studwork and plasterboard with insulation between wooden studs to comply with current Building Regulations
- Install new studwork walling to form new hallway, bathroom and bedroom as indicated on drawing and to include new plasterboard and coving between junction of new walls and ceiling
- Install new toilet, wash hand basin and shower in new bathroom as indicated on drawing
- Install new kitchen in position indicated on drawing
- New heating system (radiators) to be installed. Size and location to be to current Building Regulations
- Rub down, mist coat and undercoat all walls and ceilings
- Emulsion all walls and ceilings. Colours to be from heritage range
- Rub down, stop, prime and undercoat all woodwork
- Paint all woodwork – colour white
- Install new floor coverings to room seven including the bathroom and kitchen areas. Type and style to be determined

General works

- All existing electrics to be tested, upgraded and extended to comply with current legislation
- All new heating to be installed to current legislation
- All new foul drainage to be installed to current Building Regulations requirements