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**11 Market Place,
Spalding
Schedule of Works
February 2022**

Rev A 11.03.2022

Schedule of Works – Refer to plans for location

External Walls

- All external masonry is to be raked out and re-pointed as required.
- All raking out and any repair work to stone to be carried out using hand tools only.
- Brickwork that needs to be replaced will be carried out using locally sourced brick to match existing.
- All cracks and brick repairs to be completed before any other work to the structure is commenced

Rear Corridor

- New internal metal stud walls indicated in grey on the proposed drawings. New skirtings to match existing profile and painted Dulux Trade Vinyl Matt - White
- New internal doors to be 4 paneled doors, painted Dulux Trade Vinyl Matt - White



Flat 01

- The original sash windows remain and are to be repaired and repainted as required in White.
- Walls to receive hardwall skim and painted finish to client specification.
- Ceiling to be re-skimmed and painted to client specification
- Windows within Bedroom 2, internal blockwork to be removed to expose existing windows
- Door from living room to bedroom 2 to be re-hung
- Existing doors and architrave to be retained, repaired as required and painted with Dulux Trade Vinyl Matt - White
- Where skirtings and architraves need repairing the profile is to match existing
- All existing windows will be fitted with secondary double glazing fitted with due regard for existing
- Opening to be created between hallway and kitchen / living room, make good existing wall
- Main entrance into Flat 1 to be adjusted as indicated on the plans. Doors and architrave to be retained, repaired as required and painted with Dulux Trade Vinyl Matt - White
- New internal metal stud walls indicated in grey on the proposed drawings. New skirtings to match existing profile and painted Dulux Trade Vinyl Matt – White



Flat 02

- Move the door closer to the entrance to allow a lobbied entrance from the main stair. Door to be reused.
- New internal doors to be 4 paneled doors, painted Dulux Trade Vinyl Matt - White
- Existing doors and architrave to be retained, repaired as required and painted with Dulux Trade Vinyl Matt - White
- The decorative cornice to remain, repaired and painted as required.
- Where skirtings and architraves need repairing the profile is to match existing
- Existing brick chimney surround to be retained, cleaned and re-pointed as required
- Create new opening in existing wall from living to new bedrooms.
- Existing doors and architrave to be retained, repaired as required and painted with Dulux Trade Vinyl Matt - White
- Existing doors to be re-used where possible if they are of good standard. Internal walls to be demolished, shown dashed red
- New internal metal stud walls indicated in grey on the proposed drawings. New skirtings to match existing profile and painted Dulux Trade Vinyl Matt - White
- All existing windows will be fitted with secondary double glazing fitted with due regard for existing



Flat 03

- New internal metal stud walls indicated in grey on the proposed drawings. New skirtings to match existing profile and painted Dulux Trade Vinyl Matt - White
- Where skirtings and architraves need repairing the profile is to match existing
- Existing doors to be re-used where possible if they are of good standard. Internal walls to be demolished, shown dashed red
- Existing dilapidated window to be replaced with new double casement window
- Remove existing window and replace with double doors
- Courtyard to be cleared and permeable paving laid as required
- New opening created in existing wall to create open plan kitchen / living room as indicated on the plans
- All existing windows will be fitted with secondary double glazing fitted with due regard for existing



Flat 04

- Window surround in Kitchen / living room to be retained and painted Dulux Trade Vinyl Matt - White
- The original sash windows remain and are to be repaired and repainted as required in White.
- New internal metal stud walls indicated in grey on the proposed drawings. New skirtings to match existing profile and painted Dulux Trade Vinyl Matt - White
- Where skirtings and architraves need repairing the profile is to match existing
- New internal doors to be 4 paneled doors, painted Dulux Trade Vinyl Matt - White
- Internal walls dashed red to be demolished and painted Dulux Trade Vinyl Matt - White
- All existing windows will be fitted with secondary double glazing fitted with due regard for existing



Flat 05

- The original sash windows remain and are to be repaired and repainted as required in White.
- New internal metal stud walls indicated in grey on the proposed drawings. New skirtings to match existing profile and painted Dulux Trade Vinyl Matt - White
- Existing doors to be re-used where possible if they are of good standard. Internal walls to be demolished, shown dashed red
- Where skirtings and architraves need repairing the profile is to match existing
- New internal doors to be 4 paneled doors, painted Dulux Trade Vinyl Matt - White
- All existing windows will be fitted with secondary double glazing fitted with due regard for existing



Flat 06

- Suspended ceiling to be removed and ceilings made good
- Skirting trunking to be removed and replaced with timber skirting
- The original sash windows remain and are to be repaired and repainted as required in White.
- New internal metal stud walls indicated in grey on the proposed drawings. New skirtings to match existing profile and painted Dulux Trade Vinyl Matt - White
- Existing doors to be re-used where possible if they are of good standard. Internal walls to be demolished, shown dashed red
- Window surround in Bedroom 1 to be retained and painted Dulux Trade Vinyl Matt - White
- Where skirtings and architraves need repairing the profile is to match existing
- New internal doors to be 4 paneled doors, painted Dulux Trade Vinyl Matt - White
- All existing windows will be fitted with secondary double glazing fitted with due regard for existing



Corridor adjacent to Flat 07 & 08

- Door to be replaced with 4 paneled door, painted Dulux Trade Vinyl Matt - White

Flat 07

- Door architraves and doors are of high quality and are to be re-painted white as existing. Where skirtings and architraves need repairing the profile is to match existing.
- Fireplace and surround with tiled fireback to remain.
- Window surrounds to remain and re-painted Dulux Trade Vinyl Matt - White
- The decorative cornice to remain, repaired and painted as required
- No secondary glazing to be installed
- Block up existing door to the adjacent kitchen
- Remove parts of the existing wall to form a bathroom



Flat 08

- Door architraves and doors are of high quality and are to be re-painted white as existing. Where skirtings and architraves need repairing the profile is to match existing.
- Fireplace and surround with brick fireback to remain.
- Window surrounds to remain and re-painted Dulux Trade Vinyl Matt - White
- The coving and decorative cornice to remain, repaired and painted as required
- New opening created in existing wall to gain access to new bathroom and bedroom
- No secondary glazing to be installed
- Door between flat 07 & 08 to be removed and re-used as door into new bedroom 1
- Insert a new opening to the existing wall to allow for access to the bathroom and living space.



Flat 09

- Door architraves and doors are of high quality and are to be re-painted white as existing. Where skirtings and architraves need repairing the profile is to match existing.
- Fireplace and surround with tiled fireback to remain.
- Window surrounds to remain and re-painted Dulux Trade Vinyl Matt - White
- The decorative cornice to remain, repaired and painted as required
- No secondary glazing to be installed



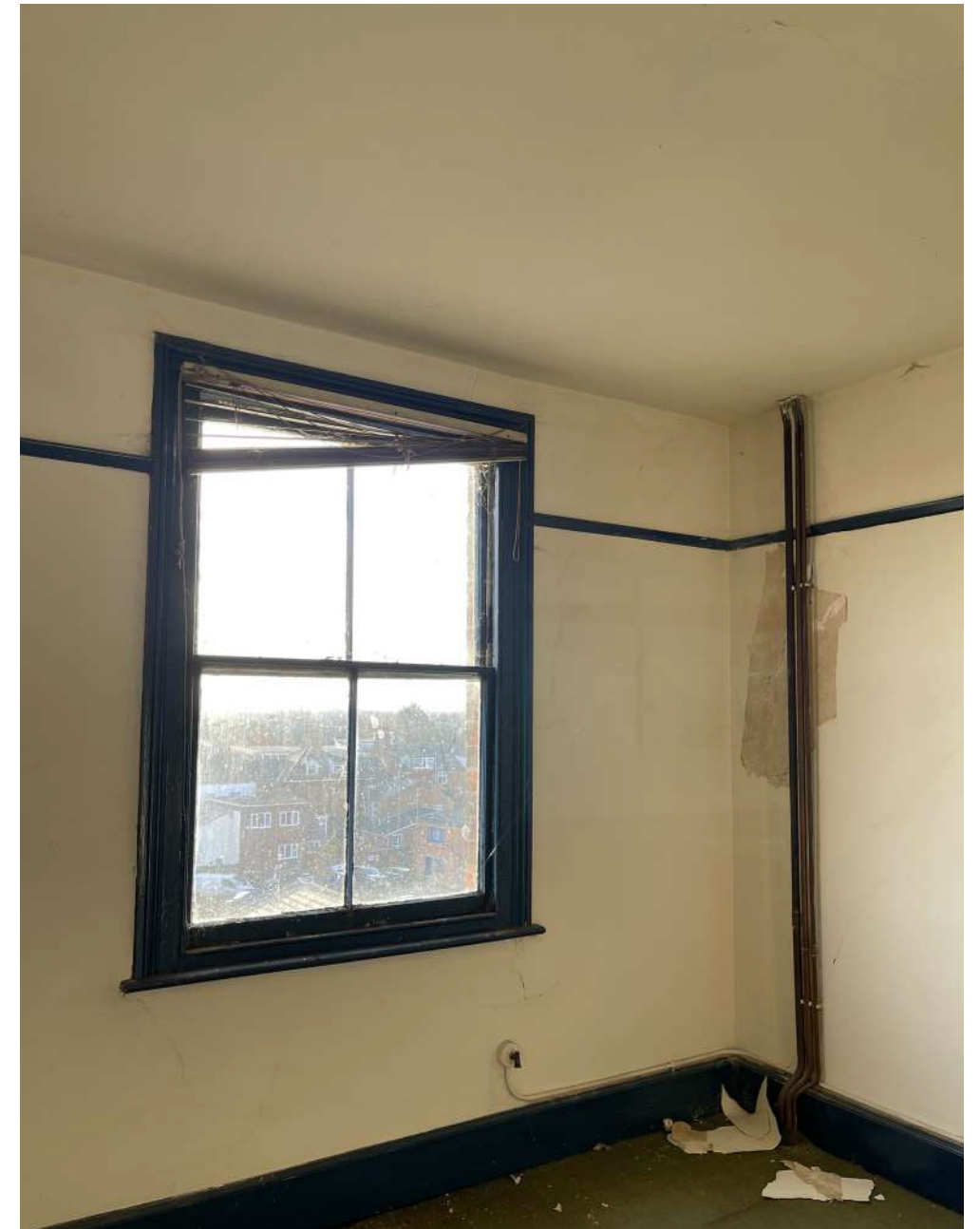
Flat 10

- Door architraves and doors are of high quality and are to be re-painted white as existing. Where skirtings and architraves need repairing the profile is to match existing.
- Fireplace and surround with brick fireback to remain.
- Window surrounds to remain and re-painted Dulux Trade Vinyl Matt - White
- The coving and decorative cornice to remain, repaired and painted as required
- New opening created in existing wall to gain access to new bathroom and bedroom
- No secondary glazing to be installed
- Door between flat 09 & 10 to be removed and re-used as door into new bedroom 1
- Insert a new opening to the existing wall to allow for access to the bathroom and living space.



Flat 11

- Door architraves and doors are of high quality and are to be re-painted white as existing. Where skirtings and architraves need repairing the profile is to match existing.
- Fireplace and surround with tiled fireback to remain.
- Window surrounds to remain and re-painted Dulux Trade Vinyl Matt - White
- The decorative cornice to remain, repaired and painted as required
- No secondary glazing to be installed



Flat 12

- Door architraves and doors are of high quality and are to be re-painted white as existing. Where skirtings and architraves need repairing the profile is to match existing.
- Fireplace and surround with brick fireback to remain.
- Window surrounds to remain and re-painted Dulux Trade Vinyl Matt - White
- The coving and decorative cornice to remain, repaired and painted as required
- New opening created in existing wall to gain access to new bathroom and bedroom
- No secondary glazing to be installed
- Door between flat 11 & 12 to be removed and re-used as door into new bedroom 1
- Fixtures and fittings to be installed so it does not impact on the significant assets of the building and can be removed at the end of its use.
- New kitchens and bathrooms to be installed and waste to be connected into existing.
- Insert a new opening to both existing walls to allow for access to the kitchen, dining, bathroom and living space.





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