



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

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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



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



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



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.





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