

AJB/DBB/13626

02 December 2020

STICKLEYS HOUSE SIBFORD GOWER

SCHEDULE OF WORKS

INTERNAL ALTERATIONS

LISTED BUILDING APPROVAL 20/02076/LB

CHERWELL DISTRICT COUNCIL

New Staircase:

- 1) Prop ceiling. Carefully remove existing floor boards and set aside for reuse.
- 2) Remove ceiling and discard. Disconnect or divert electrics
- 3) Carefully remove floor joists and set aside for reuse.
- 4) Trim around opening with salvaged floor joists.
- 5) Repair horizontal floor zone where floor abutted the side wall.
- 6) Carefully take down to ground floor level non load bearing masonry knib. Set aside stonework for reuse.
- 7) Make good exposed wall using lime based mortar and plaster.
- 8) Make good ground floor on footprint of knib using stone flags to match existing.
- 9) Install stairs to architect's design. Support stairs on newel post and existing floor joists. Fit handrails.

Existing Staircase:

- 1) Carefully remove treads and risers using hand tools.
Photograph stairs and note any interesting or historical features.
- 2) Set aside boarding for salvage.
- 3) Infill at first floor level using salvaged joists and floor boards from new staircase opening.
- 4) Install new ceiling to match existing, using 12.7mm plasterboard to meet Building Regulations: Fire Protection.
- 5) Paint new ceiling to match existing.