

Ivy Cottage

SCHEDULE OF WORKS November 2021

1	Room	Kitchen/Dining Room
0.01	Floor	Lift existing modern vinyl and modern parquet laid onto existing modern concrete slab. Lay levelling screed across floor. New porcelain tiles to be laid throughout
0.02	Walls	Knock off any areas of loose plaster until sound plaster is reached and replaster where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster. Existing wall between kitchen and dining room to be carefully removed and timber beams to be supported by new steel beam spanning from north elevation to south elevation to SE information. Steel beam to be encased in fire rated plasterboard to give reference to previous modern partition line.
0.03	Ceiling	Plasterboard ceiling to be re-skimmed and decorated in dining area, ceiling to be re-skimmed in kitchen area.
0.04	Windows	WG03,04,05 to be carefully removed and replaced with new timber casement windows with heritage double glazing units as per large scale detail drawings WG02 Sash window to be restored and repaired as per Ventrolla Quote in appendices. Bottom sash is rotten and beyond economic repair and will be replaced with new sash to match. Cill is rotten and will be replaced with cill to match existing. Draught proofing to sash. Windows and doors to be painted in Farrow and Ball Exterior Eggshell: Wimbourne White
0.05	Doors	DG02 to be removed and reused as door to new cupboard downstairs DG06 to be lightly rubbed down and decorated. Ironmongery to be replaced DG04 to be installed - Refer to Room 02 - Snug EDG03 door leaf to be replaced with new timber framed glazed door leaf with heritage double glazing unit
0.06	Joinery	All existing kitchen units to be carefully stripped out. Proposed kitchen units to be positioned at east end of kitchen/dining room as per drawings along the same walls as existing kitchen units
0.07	Woodwork	Beams and joists to be cleaned using low pressure specialist cleaning method as per submitted method statement by Beam Clean and Restore - see appendices Woodwork to be treated with woodworm treatment to manufacturers recommendations and re-oiled with Osmo Polyx oil: Raw Replace skirting with skirting to match where required

Ivy Cottage

SCHEDULE OF WORKS
November 2021

	1 Room	Kitchen/Dining Room
0.08	Fireplace	Opening up works: Existing modern stone to facing elevations to be removed and set aside for reuse elsewhere in garden walls etc. Modern timber mantel to be removed. Modern flagstone hearth on concrete bedding to be removed.

Ivy Cottage

SCHEDULE OF WORKS November 2021

2	Room	Snug
0.01	Floor	Retain existing modern parquet, sand and oil with Osmo oil Polyox Gold 3092
0.02	Walls	Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster. Existing modern nib walls to be removed. New partition to be formed for DG03 and DG04 of timber studwork and skimmed plasterboard lining. Northern external wall to be lined out with 90mm softwood stud with 90mm Knauf Frametherm 32 mineral wool insulation mineral friction fitted between studs and lined with plasterboard to be skimmed.
0.03	Ceiling	Plasterboard ceiling to be reskimmed and decorated
0.04	External Doors	New painted hardwood double door EDG02 in existing opening. Doors to be painted in Farrow and Ball Exterior Eggshell: Wimbourne White
0.05	Internal Doors	New internal Doors DG03 and DG04. Doors to be reclaimed Georgian pitched pine, pegged, mortice and tennon doors in 6 panel format to match internal doors elsewhere. https://www.historicdoors.co.uk/C2917-georgian-pitch-pine-pegged-mortise-and-tenon-door or similar
0.07	Woodwork	All woodwork to be painted with Eggshell paint
0.08	Fireplace	Opening Up Works: Existing modern timber surround, hearth and gas fire to be removed and gas line disconnected. Original fireplace opening to be carefully opened up.


Ivy Cottage

SCHEDULE OF WORKS
November 2021

	3 Room	Sitting Room
0.01	Floor	Retain existing flags. Seal with 'Smart Seal, Natural Stone Sealer - Colour Enhancer'
0.02	Walls	<p>Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster.</p> <p>North and west facing walls to be insulated internally with 90mm softwood stud with 90mm Knauf Frametherm 32 mineral wool insulation and plasterboard facing</p>
0.03	Ceiling	Plaster ceiling to be removed and new ceiling to be installed between joists in order to expose joists within the room.
0.04	Window	<p>WG01 Sash window to be restored and repaired as per Ventrolla Quote in appendices. Cill is rotten and will be replaced with cill to match existing. Draught proofing to sash.</p> <p>Shutters to be serviced to ensure smooth running of hinges and catch. Broken shutter knob to be replaced with small brass knob to match.hbbnbbbbnbbb</p> <p>Windows and doors to be painted in Farrow and Ball Exterior Eggshell: Wimbourne White</p>
0.05	Internal Doors	DG01 to be lightly rubbed down and decorated. Ironmongery to be replaced.
0.07	Woodwork	<p>All woodwork to shutters,skirtings, architraves to be painted with Eggshell paint</p> <p>Beams and joists to be cleaned using low pressure specialist cleaning method as per submitted method statement by Beam Clean and Restore - see appendices. Cleaned beams to have Osmo Polyx Oil - Raw 3044 applied</p> <p>Rotten skirtings to be replaced with Torus profile softwood skirtings to match and painted with eggshell.</p>

Ivy Cottage

SCHEDULE OF WORKS
November 2021

	3 Room	Sitting Room
0.08	Fireplace	<p>Opening up works: Plasterboard backing to inglenook to be removed. Plaster to inglenook side return to be removed. All existing stonework to be repointed.</p> <p>Freestanding woodburner to be installed and existing chimney to be lined out with flexible flue liner with rain cap as below.</p> <p>Fitting flexible chimney - No chimney pot</p>  <p>Rain cap Provides rain protection at top of stack.</p> <p>Protection sleeve Fits inside the flue liner to prevent crushing by the top clamp.</p> <p>Top clamp Clamps the flue to the protection sleeve. Holds flue in position and stops flue falling back through top plate.</p> <p>Top plate Provides solid base on which top clamp can rest. Allows re-cementing of pot.</p> <p>Direct flues directflues.co.uk</p>

Ivy Cottage

SCHEDULE OF WORKS
November 2021

4	Room	Hall and Stairs
0.01	Floor	Retain existing modern parquet, sand and oil with Osmo oil Polyox Gold 3092
0.02	Walls	Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster. New walls to cupboard understairs to be formed with timber stud work and clad externally in softwood panelling.
0.03	Ceiling	No works
0.04	Windows and Doors	WF08 Sash window to be repainted. EDG01 - Glazing to be replaced with clear glass and door repainted Window and doors to be painted in Farrow and Ball Exterior Eggshell: Wimbourne White
0.05	Internal Doors	Refer to Sitting room and snug schedule.
0.07	Woodwork	All skirtings, architraves, stair, and balustrade to be painted with Eggshell paint Rotten skirtings to be replaced with Torus profile softwood skirtings to match and painted with eggshell. Stair handrail and uprights to first floor landing to match existing handrail and uprights

Ivy Cottage

SCHEDULE OF WORKS
November 2021

5 Room		Utility and WC
0.01	Floor	Porcelain tiles to be laid on existing concrete slab.
0.02	Walls	Make good where required. Reconfigured wall to wc and cupboard to be clad in vertical softwood tongue and groove boarding North, East and West external walls to be internally insulated with 90mm Frametherm 32 between s/w studs with skimmed plasterboard facing.
0.03	Ceiling	Plasterboard ceiling to be reskimmed and decorated
0.04	External Doors	New Oak framed glazed door to EDG05
0.05	Internal Doors	New internal doors DG05 and DG07 as solid core fire door blanks with vertical routed grooves to match adjacent vertical timber cladding.
0.07	Woodwork	All woodwork to be painted with Eggshell paint

Ivy Cottage

SCHEDULE OF WORKS
November 2021

6	Room	Landing and Stairs
0.01	Floor	Retain existing modern pine floorboards sand and oil with Osmo oil Polyox Gold 3092
0.02	Walls	<p>Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster.</p> <p>Wall between stair and Bedroom 4 to be carefully removed and rebuilt in timber stud work with skimmed plasterboard facing in new position as shown on proposed first floor plan to create landing at top of stair.</p>
0.03	Ceiling	Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster.
0.04	Windows and Doors	<p>WF08 Sash window to be repainted.</p> <p>Window to be painted in Farrow and Ball Exterior Eggshell: Wimbourne White</p>
0.05	Internal Doors	New internal Door to landing linen cupboard to be reclaimed Georgian pitched pine, pegged, mortice and tennon door in 6 panel format to match internal doors elsewhere. https://www.historicdoors.co.uk/C2917-georgian-pitch-pine-pegged-mortise-and-tenon-door
0.07	Woodwork	All skirtings, architraves, stair, and balustrade to be painted with Eggshell paint
0.05	Stairs	New balustrade to match exactly in material, profile and dimensions to existing balustrade

Ivy Cottage

SCHEDULE OF WORKS
November 2021

7	Room	Master Bedroom
0.01	Floor	Retain existing modern pine floorboards sand and paint with eggshell paint
0.02	Walls	Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster. North and west external walls to be insulated internally with 90mm softwood stud with 90mm Knauf Frametherm 32 mineral wool insulation and plasterboard facing
0.03	Ceiling	Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster.
0.04	Window	WF04 Sash window to be restored and repaired as per Ventrolla Quote in appendices. Cill is rotten and will be replaced with cill to match existing. Draught proofing to sash. Window to be painted in Farrow and Ball Exterior Eggshell: Wimbourne White
0.05	Internal Doors	DF05 relocated to new position adjacent to bathroom entrance
0.06	Woodwork	All skirtings, architraves, shutters, doors to be painted with Eggshell paint. Shutters to be repaired to fit within the opening Existing modern shelving to be removed Steelwork strengthening to truss as per SE information. Plasterboard encasement to flinched beam.
0.07	Stairs	New balustrade to match exactly in material, profile and dimensions to existing balustrade

Ivy Cottage

SCHEDULE OF WORKS
November 2021

	7 Room	Master Bedroom
0.08	Fireplace	Opening Up Works: Blocked up victorian corner fireplace to be carefully opened up to reveal previous fireplace opening.

Ivy Cottage

SCHEDULE OF WORKS
November 2021

8	Room	Bedroom 2
0.01	Floor	Retain existing modern pine floorboards sand and paint with eggshell paint
0.02	Walls	Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster.
0.03	Ceiling	Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster.
0.04	Window	WF03 Sash window to be restored and repaired as per Ventrolla Quote in appendices. Draught proofing to sash. Window to be painted in Farrow and Ball Exterior Eggshell: Wimbourne White
0.05	Internal Doors	DF04 relocated to new position adjacent to existing position using architraves to match existing. Existing opening to Bedroom 2 to be infilled from master bedroom side to retain doorway recess within bedroom 2 to allow historic opening to continue to be read.
0.06	Woodwork	All skirtings, architraves, doors to be painted with Eggshell paint. Steelwork strengthening to truss as per SE information. Plasterboard encasement to flinched beam.
0.07	Fireplace	Opening up works: Blocked up fireplace to be carefully opened up by removing modern plaster and removing infill masonry within opening.

Ivy Cottage

SCHEDULE OF WORKS
November 2021

9	Room	Bedroom3
0.01	Floor	Retain existing floorboards, sand oil with Osmo Polyx Oil - Raw
0.02	Walls	Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster.
0.03	Ceiling	Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster.
0.04	Window	WF02 Sash window to be restored and repaired as per Ventrolla Quote in appendices. Draught proofing to sash. Window to be painted in Farrow and Ball Exterior Eggshell: Wimbourne White
0.05	Internal Doors	To be rubbed down and repainted
0.06	Woodwork	All skirtings, architraves, doors to be painted with Eggshell paint.

Ivy Cottage

SCHEDULE OF WORKS
November 2021

10	Room	Bedroom 4
0.01	Floor	Retain existing floorboards sand and oil with Osmo Polyx Oil: Raw. Replacement of floorboards too damaged to retain with floorboards to match.
0.02	Walls	<p>Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster.</p> <p>North and west facing walls to be insulated internally with 90mm softwood stud with 90mm Knauf Frametherm 32 mineral wool insulation and plasterboard facing</p>
0.03	Ceiling	Make good plaster in loose areas where required. Lime plaster to be used in areas of repair to existing lime plaster and gypsum plaster to be used in areas of existing gypsum plaster.
0.04	Window	<p>WF01 Sash window to be restored and repaired as per Ventrolla Quote in appendices. Draught proofing to sash.</p> <p>WF09 to be repaired to fit opening. Broken pane to be replaced.</p> <p>Windows to be painted in Farrow and Ball Exterior Eggshell: Wimbourne White</p>
0.05	Internal Doors	To be rubbed down and repainted
0.06	Woodwork	<p>All skirtings, architraves, doors to be painted with Eggshell paint.</p> <p>Existing purlin and truss to be cleaned as per Beam Clean and restore's method statement in appendices</p> <p>Existing modern shelving to be removed</p>

Ivy Cottage

SCHEDULE OF WORKS
November 2021

11 Rooms		Family Bathroom and Master ensuite
0.01	Floor	Retain existing modern pine floorboards sand and paint with eggshell paint
0.02	Walls	<p>Make good plaster in loose areas where required.</p> <p>New walls to subdivide bathrooms to be constructed from softwood CLS timber and double boarded either side with plasterboard (top layer substituted with wediboard to shower areas)</p> <p>Existing North, East and West walls to be lined out with internal insulation internally with 90mm softwood stud with 90mm Knauf Frametherm 32 mineral wool insulation and plasterboard facing</p>
0.03	Ceiling	Make good plaster in loose areas where required.
0.04	Window	<p>New painted hardwood flush double galzed casements to be installed in existing openings</p> <p>Windows to be painted in Farrow and Ball Exterior Eggshell: Wimbourne White</p>
0.05	Internal Doors	Doors DF06 and DF07 to be moved inwards and rehung. Both to be rubbed down and repainted.
0.06	Woodwork	All skirtings, architraves, doors to be painted with Eggshell paint.

Ivy Cottage

SCHEDULE OF WORKS
November 2021

	12 Rooms	Second Floor - All spaces
0.01	Floor	Retain existing modern pine floorboards to attic space. Where floor levels are adjusted on landing, reuse existing pine floorboards. Floorboards to be painted eggshell.
0.02	Walls	New walls to subdivide existing attic space to be constructed from softwood CLS timber and double boarded either side (Double boarded inner face only to walls at eaves) with plasterboard (top layer substituted with wediboard to shower areas). Insulated eaves and gable walls as follows: 100mm mineral wool to be friction fitted Airtight vapour control layer 25mm counter batten to form service zone for electrics 12.5mm wallboard with plaster skim
0.03	Ceiling	Insulated ceiling as follows: 90mm Knauf rafter roll 32 (breathable mineral wool) fitted between existing rafters Airtight vapour control layer 25mm counter batten to form service zone for electrics 12.5mm wallboard with plaster skim
0.04	Windows	New openings formed to WS01 and WS02. New flush casement double glazed painted hardwood windows installed. Tile cills to match cills elsewhere. Timber lintel above to match elsewhere New internal glazing between bathroom and stair to be double glazed toughened and laminated unit in painted softwood frame.
0.05	Internal Doors	New doors DS01 - DS04 all 30minute fire door blanks with routed vertical grooves - painted eggshell
0.06	Woodwork	All skirtings, architraves, doors to be painted with Eggshell paint.
0.07	Stairs	Modern pine stair and balustrade to be installed as per drawings. Stair and balustrade to be painted eggshell