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Method Statements

Proposed Refurbishment Wynsaty Hall, Ruabon

For : Mr A Roberts

Date
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Project No : AP010042

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PROPOSED METHOD STATEMENTS

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Proposed Method Statements relating to the Refurbishment and Alterations to Wynstay Hall, Phase II.

1.0 Introduction

The following document outlines the various materials, processes, and approaches to be adopted in completing the re development of the remaining units at Wynstay Hall.

The approach adopted follows that previously agreed in respect to Phase I of the works, with additional itemised proposals relating to specific individual items, included which require a detailed statement due to the nature of the works.

These specific areas have been identified within the individual rooms where these specific actions are to be adopted as indicated on the attached drawings, and scheduled out appropriately.

As the works are scheduled to be undertaken in a number of phases over the next 12 to 24 months, any areas of unforeseen additional areas of work not covered within this document, will be addressed, in consultation with the conservation officer, prior to the works being undertaken.

It should be noted that the majority of the external fabric works relating to the roof and stone works have largely been completed, under a previous agreement with the authority, and is not therefore covered within this document other than specific items are required to be completed.

This document has been broken down into two parts, the first of which comprise of a general specification and schedule of materials for the general areas of work, which follows the principles of Phase I and a second part, which contains the individual specific method statements, for the specialist areas of work.

2.0 Section I Detailed Areas of Work

Ground Floor Rear Lobby Area (G1)

Item No	Description		
1	**Floor**		
2	The existing chequered tiled floor is to remain, as existing. Floor to be cleaned with mild detergent.		
3	**Doors (Photo 1)**		
4	The existing timber panelled doors are to be lightly sanded and a further application of clear varnish is to be applied.		
5	**Walls**		
6	The existing walls are a mixture of wet lime plaster on brickwork, and plasterboard on stud walls.		
7	The existing wet plaster areas are to be made good with lime plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice.		
8	**Plaster / Timber Cornice Mouldings (Photo 2)**		
9	There are a number of decorative mouldings at the intersection between the wall and curved ceiling interface, which have been damaged as a result of previous water ingress etc. These damaged areas are to be made good to match existing as necessary with the appropriate plaster sections and timber details. The existing retained sections are to be lightly sanded, prior to painting.		
10	**Curved Ceiling**		
11	The ceiling generally comprises of a curved structure formed from timber lath and plaster, which again has been damaged as a result of water ingress, within this area. The roof areas having now been completed in accordance with the works previously agreed, have eliminated this problem and the general area is now drying out.		
12	The curved ceiling is then to be restored to its former condition using a galvanized mesh and lime plaster to provide the form and structure for the remedial works.		
13	The whole ceiling is to be skimmed upon completion, and painted with a suitable Farrow and Ball matt paint.		

Ground Floor Rear Lobby Area (G1)

Photo 1

Existing tiled floor and Hardwood skirting and architrave, with hard wood panelled doors.

Photo 2

Existing timber and plaster mouldings, with curved lath and plaster ceiling to be made good, as necessary.

Ground Floor Existing Court Yard Room 1 (G8)

Item No	Description		
1	**Proposed Accommodation (Photo 3)**		
2	The existing large room is to be subdivided in to residential accommodation, comprising of a number of rooms, which includes a lounge, bedrooms, bathroom etc.		
3	The new first floor area is to be provided within the existing structure height, with an new timber and steel spiral staircase providing the access to the new first floor.		
4	**Floor**		
5	The existing tiled ground floor is to be retained,. The new first floor is to be formed from new steel framed structure, (see engineer's details) complete with a new 38mm chipboard timber floor finish and plasterboard and skim to the underside to form a new ceiling to the ground floor area, to provide a minimum of 30mins fire protection to the steelwork, and structure.		
6	**Doors**		
7	The existing timber panelled entrance door is to be retained and lightly sanded and a further application of clear varnish is to be applied. The existing ironmongery to be adjusted as necessary.		
8	The proposed new internal doors to the new rooms are to be a suitable hardwood panelled door, (Similar to phase 1), within a hard wood frame and architrave, (profile to be agreed), with appropriate ironmongery.		
9	**Walls**		
10	The existing perimeter walls are generally either painted brickwork or wet plaster on brickwork.		
11	The existing wet plaster areas are to be made good with plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice.		
12	The existing painted brickwork walls are to receive a 12.5mm Gyproc Sound bloc board (dab applied), with plaster skim, and Farrow and Ball paint colour to client's choice, to achieve appropriate sound insulation to new party walls, in accordance with Building Regulations Part E.		

Ground Floor Existing Court Yard Room 1 (G8) Cont/

Item No	Description		
13	All DPC to be completed by Specialist Company, and to provide appropriate certificates to prove work has been completed and guaranteed. The final appropriate method of DPC to be agreed with the LA as necessary.		
14	New internal walls are to be constructed of 75x50mm SW timber studs with 75mm of insulation quilt between, studs, with 12.5mm plasterboard and skim to both sides, to provide a minimum of 30mins fire protection.		
15	**Ceiling**		
16	The existing ceiling comprises of a large trussed roof with purlins, with a plasterboard and skim finish. Within which there were previously 6No large velux roof lights.		
17	The proposed reconfiguration of this area, allows for 4 of these modern roof lights to be removed and replaced with significantly smaller sun pipes, 2 No x 300mm Dia.		
18	The existing roof has been recently replaced and will require new insulation to be applied between the rafters (50mm) and 77.5mm to the underside of the roof structure, to achieve a 'U' value of 0.2wm2K. With appropriate ventilation being maintained with new ridge and eaves vents.		
19	The ceiling is then to receive new 12.5mm plasterboard and skim finish, which is to be painted matt white.		
20	**New External Widows**		
21	The new windows within the external courtyard wall are to be located as per the proposed elevations, a number of which are to be located within former bricked up openings. The new windows are to be in accordance with the attached detailed drawings.		
22	Masonry over openings will be supported by insulated galvanised Pressed steel box or section lentils to BS5977 part 2 (see drawings and schedule for details), or Precast concrete lintels to be used within existing solid walls in accordance with Engineers details.		
23	Mortar to be lime mixed in accordance of Council details to match existing Face work, as Phase I.		
24	All new glass to comply with BS6206 1981. All glazing to be double Glazed. Safety glass to be fitted in critical areas as noted in diagram 1 of approved document 1.		

Ground Floor Existing Court Yard Room 1 (G8) Cont/

Item No	Description		
25	All external doors and window frames to be sealed with appropriate mastic colour to match painted windows.		
26	**Sanitary Ware and Plumbing** All sinks etc to be fitted with 75mm deep seal traps. Waste pipe shall be 40mm to baths and sinks and 50mm waste pipes to washing space. PVC waste pipes to be used internally with solvent welded joints discharging in to aluminium cast pipes externally to match rainwater goods. Separate waste runs shall incorporate 75mm deep seal traps. 40mm wastes exceeding 1.7mts and wastes exceeding 3.0mts in length shall be fitted with ant siphon traps. Anti-siphon traps shall be used in other cases. All traps shall be removable or fitted with a cleaning eye.		
27	All new white sanitary ware to be fitted in accordance with manufactures recommendations.		
28	Glazed wall tiling to be applied to form splash backs etc., as necessary.(Colour to choice)		
29	**Joinery**		
30	Timber for joinery work will be either hard wood, soft wood or MDF and painted to match the windows. All timber should be free from insect attach and be stained before delivery to site.		
31	**Architraves & skirting**		
32	All architraves and skirting will be of good quality with scribed internal angles and mitred external angle. (Skirting to be 180mm and Architraves to be 75mm, or to match existing).		
33	**Window Boards**		
34	Window board to made from MDF Bull nose board and finished in white high gloss paint finish.		
35	**Ironmongery (New Doors)**		
36	Ironmongery to be chrome as scheduled and comprise of: - 3 hinges 1 handle (Colour to match electrical goods) Bathroom & WC will both be fitted with locks.		

Ground Floor Existing Court Yard Room 1 (G8) Cont/

Item No	Description		
37	**Kitchen units**		
	New proprietary Kitchen units are to be fitted as necessary , and to include sink, fridge, washer, and supplied through specialist supplier.		
38	**Plumbing ducts**		
39	Generally pipes to be encased in 12.7mm wallboard on softwood frame.		
40	**Hot & Cold water**		
41	Hot and cold water installation will be in plastic pipe 1st fix carcass with copper gas carcass (no gas points in lounge). 15mm back siphon age check valve to BS6282 part 1 fitted as a pair to hose fed appliances (e.g. washing machine) All work to be to the satisfaction of the water Bylaws. All pipes in roof space will be lagged with approved material and security sound.		
42	All storage tanks will be fitted with lids, vent pipes, overflows and insulation in accordance with bylaw 30.		
43	**Central Heating**		
44	All dwellings will run on gas. A suitable combination boiler will heat the hot water and provide heating to the dwellings, via appropriate radiators.		
45	Anti-corrosion inhibitor additives must be provided in all wet systems on installation.		
46	Heating controls be upgraded by installation of a 24 hour analogue type programmer should allow for the following programmes:- Water only / heating only / heating and hot water together.		
47	Room thermostat to be fitted in entrance hall. Hot water storage tanks and distribution pipes in cold areas to be adequately insulated.		
48	**Electrical**		
49	The number and type of points to be provided as shown on electrical layout. All fitting to be installed in accordance with manufactures written instruction and at a height of between 450mm and 1250mm above FFL, as required by approved document M diagram 29.		

Ground Floor Existing Court Yard Room 1 (G8)

Photo 3

Existing Room configuration showing 4 of the 6 roof lights and existing timber truss.

Ground Floor Existing Court Yard Room 2 (G7)

Item No	Description		
1	**Proposed Accommodation (Photo 5)**		
2	The existing large room is to be subdivided in to a residential unit, and a new access corridor to a number of units. The principle area will provided the bedroom accommodation at 2 levels for Unit F.		
3	The new first floor area is to be provided within the existing structure height, with a new timber staircase providing the access to the new first floor.		
4	**Floor**		
5	The existing ground floor was previously been removed and is to be replaced with a new concrete floor, incorporating a DPM, insulation and Radon Pit complete with ventilation to external air, all in accordance with structural engineers details to current building regulations., with new floor finish applied. (To be confirmed).		
6	The new first floor is to be formed from new steel framed structure, (see engineer's details) complete with a new 38mm chipboard timber floor finish and plasterboard and skim to the underside to form a new ceiling to the ground floor area, to provide a minimum of 30mins fire protection to the steelwork, and structure.		
7	**Doors**		
8	There are no existing doors, all new doors are to be timber panelled/Glazed doors as per detailed drawing attached, complete with appropriate ironmongery.		
9	The proposed new internal doors to the new rooms are to be a suitable hardwood panelled door, (Similar to phase 1), within a hard wood frame and architrave, (profile to be agreed), with appropriate ironmongery.		
10	**Walls**		
11	The existing perimeter walls are generally either painted brickwork or wet plaster on brickwork.		
12	The existing wet plaster areas are to be made good with plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice.		

Ground Floor Existing Court Yard Room 2 (G7)Cont/

Item No	Description		
13	The existing painted brickwork walls are to receive a 12.5mm Gyproc Sound bloc board (dab applied), with plaster skim, and Farrow and Ball paint colour to client's choice, to achieve appropriate sound insulation to new party walls, in accordance with Building Regulations Part E.		
14	All DPC to be completed by Specialist Company, and to provide appropriate certificates to prove work has been completed and guaranteed. The final appropriate method of DPC to be agreed with the LA as necessary.		
15	New internal walls are to be constructed of 75x50mm SW timber studs with 75mm of insulation quilt between, studs, with 12.5mm plasterboard and skim to both sides, to provide a minimum of 30mins fire protection.		
16	**Ceiling**		
17	The existing ceiling comprises of a large trussed roof with purlins, with a plasterboard and skim finish. Within which there were previously 6No large velux roof lights.		
18	The proposed reconfiguration of this area, allows for 4 of these modern roof lights to be removed and replaced with significantly smaller sun pipes, 2 No x 300mm Dia.		
19	The existing roof has been recently replaced and will require new insulation to be applied between the rafters (50mm) and 77.5mm to the underside of the roof structure, to achieve a 'U' value of 0.2wm2K. With appropriate ventilation being maintained with new ridge and eaves vents.		
20	The ceiling is then to receive new 12.5mm plasterboard and skim finish, which is to be painted matt white.		
21	**New External Widows**		
22	The new first floor window within the external courtyard wall is to be located as per the proposed elevations. The new window is to be in accordance with the attached detailed drawings.		
23	Masonry over openings will be supported by insulated galvanised Pressed steel box or section lentils to BS5977 part 2 (see drawings and schedule for details), or Precast concrete lintels to be used within existing solid walls in accordance with Engineers details.		

Ground Floor Existing Court Yard Room 2 (G7) Cont/

Item No	Description		
24	Mortar to be lime mixed in accordance of Council details to match existing Face work, as Phase I.		
25	All new glass to comply with BS6206 1981. All glazing to be double Glazed. Safety glass to be fitted in critical areas as noted in diagram 1 of approved document 1. All external doors and window frames to be sealed with appropriate mastic colour to match painted windows.		
26	**Sanitary Ware and Plumbing** All sinks etc to be fitted with 75mm deep seal traps. Waste pipe shall be 40mm to baths and sinks and 50mm waste pipes to washing space. PVC waste pipes to be used internally with solvent welded joints discharging in to aluminium cast pipes externally to match rainwater goods. Separate waste runs shall incorporate 75mm deep seal traps. 40mm wastes exceeding 1.7mts and wastes exceeding 3.0mts in length shall be fitted with ant siphon traps. Anti-siphon traps shall be used in other cases. All traps shall be removable or fitted with a cleaning eye.		
27	All new white sanitary ware to be fitted in accordance with manufactures recommendations.		
28	Glazed wall tiling to be applied to form splash backs etc., as necessary.(Colour to choice)		
29	**Joinery**		
30	Timber for joinery work will be either hard wood, soft wood or MDF and painted to match the windows. All timber should be free from insect attach and be stained before delivery to site.		
31	**Architraves & skirting**		
32	All architraves and skirting will be of good quality with scribed internal angles and mitred external angle. (Skirting to be 180mm and Architraves to be 75mm, or to match existing).		
33	**Window Boards**		
34	Window board to made from MDF Bull nose board and finished in white high gloss paint finish.		

Ground Floor Existing Court Yard Room 2 (G7) Cont/

Item No	Description		
35	**Ironmongery (New Doors)**		
36	Ironmongery to be chrome as scheduled and comprise of: - 3 hinges 1 handle (Colour to match electrical goods) Bathroom & WC will both be fitted with locks.		
37	**Existing Kitchen Range (Photo 4)**		
38	The existing kitchen range is to be retained in its present location and cleaned and preserved as a focal point within the access corridor to a number of the apartments.		
39	The existing range is to be cleaned and treated to remove any existing rust, and a suitable approved matt black paint finish applied, to protect and maintain the range within its refurbished condition.		
40	The refurbished range is to be used as 'Post Boxes' for the 4 adjacent units.		
41	New proprietary Kitchen units are to be fitted as necessary , and to include sink, fridge, washer, and supplied through specialist supplier.		
42	**Plumbing ducts**		
43	Generally pipes to be encased in 12.7mm wallboard on softwood frame.		
44	**Hot & Cold water**		
45	Hot and cold water installation will be in plastic pipe 1st fix carcass with copper gas carcass (no gas points in lounge). 15mm back siphon age check valve to BS6282 part 1 fitted as a pair to hose fed appliances (e.g. washing machine) All work to be to the satisfaction of the water Bylaws. All pipes in roof space will be lagged with approved material and security sound.		
46	All storage tanks will be fitted with lids, vent pipes, overflows and insulation in accordance with bylaw 30.		

Ground Floor Existing Court Yard Room 2 (G7) Cont/

Item No	Description		
47	**Central Heating**		
48	All dwellings will run on gas. A suitable combination boiler will heat the hot water and provide heating to the dwellings, via appropriate radiators.		
49	Anti-corrosion inhibitor additives must be provided in all wet systems on installation.		
50	Heating controls be upgraded by installation of a 24 hour analogue type programmer should allow for the following programmes:- Water only / heating only / heating and hot water together.		
51	Room thermostat to be fitted in entrance hall. Hot water storage tanks and distribution pipes in cold areas to be adequately insulated.		
52	**Electrical**		
53	The number and type of points to be provided as shown on electrical layout. All fitting to be installed in accordance with manufactures written instruction and at a height of between 450mm and 1250mm above FFL, as required by approved document M diagram 29.		

Ground Floor Existing Court Yard Room 2 (G7) Cont/

Photo 4

Existing Kitchen Range

Photo 5

Existing Room G7

Ground Floor Existing Court Yard Room 3 (G9)

Item No	Description		
1	**Proposed Accommodation (Photo 6, 7, & 8)**		
2	The existing large room, and adjacent vaulted room is to be subdivided in to residential accommodation, comprising of a number of bedrooms, en-suites and bathroom.		
3	A new first floor area is to be provided within the existing structure height, with an new timber staircase providing the access to the new first floor, and lower ground floor from the main accommodation within the existing building.		
4	**Floor**		
5	The existing concrete ground floor is to be retained, and a new floor finish applied. (To be confirmed). The new first floor is to be formed from new steel framed structure, (see engineer's details) complete with a new 38mm chipboard timber floor finish and plasterboard and skim to the underside to form a new ceiling to the ground floor area, to provide a minimum of 30mins fire protection to the steelwork, and structure.		
6	**Doors**		
7	The proposed new internal doors to the new rooms are to be a suitable hardwood panelled door, (Similar to phase 1), within a hard wood frame and architrave, (profile to be agreed), with appropriate ironmongery.		
8	**Walls**		
9	The existing perimeter walls are generally either painted brickwork or wet plaster on brickwork.		
10	The existing wet plaster areas are to be made good with plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice.		
11	The existing painted brickwork walls are to receive a 12.5mm Gyproc Sound bloc board (dab applied), with plaster skim, and Farrow and Ball paint colour to client's choice, to achieve appropriate sound insulation to new party walls, in accordance with Building Regulations Part E.		
12	All DPC to be completed by Specialist Company, and to provide appropriate certificates to prove work has been completed and guaranteed. The final appropriate method of DPC to be agreed with the LA as necessary.		

Ground Floor Existing Court Yard Room 3 (G9) Cont/

Item No	Description		
13	New internal walls are to be constructed of 75x50mm SW timber studs with 75mm of insulation quilt between, studs, with 12.5mm plasterboard and skim to both sides, to provide a minimum of 30mins fire protection.		
14	**Ceiling**		
15	The existing ceiling comprises of a large trussed roof with purlins, with a plasterboard and skim finish. Within which there were previously 6No large velux roof lights.		
16	The proposed reconfiguration of this area, allows for 4 of these modern roof lights to be removed and replaced with significantly smaller sun pipes, 2 No x 300mm Dia.		
17	The existing roof has been recently replaced and will require new insulation to be applied between the rafters (50mm) and 77.5mm to the underside of the roof structure, to achieve a 'U' value of 0.2wm2K. With appropriate ventilation being maintained with new ridge and eaves vents.		
18	The ceiling is then to receive new 12.5mm plasterboard and skim finish, which is to be painted matt white.		
19	**New External Widows**		
20	The new windows within the external courtyard wall are to be located as per the proposed elevations, a number of which are to be located within former bricked up openings. The new windows are to be in accordance with the attached detailed drawings.		
21	Masonry over openings will be supported by insulated galvanised Pressed steel box or section lentils to BS5977 part 2 (see drawings and schedule for details), or Precast concrete lintels to be used within existing solid walls in accordance with Engineers details.		
22	Mortar to be lime mixed in accordance of Council details to match existing Face work, as Phase I.		
23	All new glass to comply with BS6206 1981. All glazing to be double Glazed. Safety glass to be fitted in critical areas as noted in diagram 1 of approved document 1.		
24	All external doors and window frames to be sealed with appropriate mastic colour to match painted windows.		

Ground Floor Existing Court Yard Room 3 (G9) Cont/

Item No	Description		
25	**Sanitary Ware and Plumbing**		
26	All sinks etc to be fitted with 75mm deep seal traps. Waste pipe shall be 40mm to baths and sinks and 50mm waste pipes to washing space. PVC waste pipes to be used internally with solvent welded joints discharging in to aluminium cast pipes externally to match rainwater goods. Separate waste runs shall incorporate 75mm deep seal traps. 40mm wastes exceeding 1.7mts and wastes exceeding 3.0mts in length shall be fitted with ant siphon traps. Anti-siphon traps shall be used in other cases. All traps shall be removable or fitted with a cleaning eye.		
27	All new white sanitary ware to be fitted in accordance with manufactures recommendations.		
28	Glazed wall tiling to be applied to form splash backs etc., as necessary.(Colour to choice)		
29	**Joinery**		
30	Timber for joinery work will be either hard wood, soft wood or MDF and painted to match the windows. All timber should be free from insect attach and be stained before delivery to site.		
31	**Architraves & skirting**		
32	All architraves and skirting will be of good quality with scribed internal angles and mitred external angle. (Skirting to be 180mm and Architraves to be 75mm, or to match existing).		
33	**Window Boards**		
34	Window board to made from MDF Bull nose board and finished in white high gloss paint finish.		
35	**Ironmongery (New Doors)**		
36	Ironmongery to be chrome as scheduled and comprise of: - 3 hinges 1 handle (Colour to match electrical goods) Bathroom & WC will both be fitted with locks.		

Ground Floor Existing Court Yard Room 3 (G9) Cont/

Item No	Description		
37	**Plumbing ducts**		
38	Generally pipes to be encased in 12.7mm wallboard on softwood frame.		
39	**Hot & Cold water**		
40	Hot and cold water installation will be in plastic pipe 1st fix carcass with copper gas carcass (no gas points in lounge). 15mm back siphon age check valve to BS6282 part 1 fitted as a pair to hose fed appliances (e.g. washing machine) All work to be to the satisfaction of the water Bylaws. All pipes in roof space will be lagged with approved material and security sound.		
41	All storage tanks will be fitted with lids, vent pipes, overflows and insulation in accordance with bylaw 30.		
42	**Central Heating**		
43	All dwellings will run on gas. A suitable combination boiler will heat the hot water and provide heating to the dwellings, via appropriate radiators.		
44	Anti-corrosion inhibitor additives must be provided in all wet systems on installation.		
45	Heating controls be upgraded by installation of a 24 hour analogue type programmer should allow for the following programmes:- Water only / heating only / heating and hot water together.		
46	Room thermostat to be fitted in entrance hall. Hot water storage tanks and distribution pipes in cold areas to be adequately insulated.		
47	**Electrical**		
48	The number and type of points to be provided as shown on electrical layout. All fitting to be installed in accordance with manufactures written instruction and at a height of between 450mm and 1250mm above FFL, as required by approved document M diagram 29.		

Ground Floor Existing Court Yard Room 3 & Vaulted ceiling Room (G9)

Photo 6

Photo 7

Photo 8

Ground Floor Main Corridor Area (G10)

Item No	Description		
1	**Floor (Photo 9-10)**		
2	The existing tiled floor is to be retained, as existing. The floor to be cleaned with mild detergent.		
3	Where new door openings are formed, leading from the tiled areas, the tiled floor is to be extended through this area to match the existing details as shown within the attached photographs, which will comprise of contrasting colored tiles being laid diagonally within a tiled boarder.		
4	This will allow a suitable finish to be achieved without the need for purpose made tiles having to be obtained.		
5	**Doors**		
6	The existing timber panelled doors are to be lightly sanded and a further application of clear varnish is to be applied.		
7	**Walls (Photo 11,12-13)**		
8	The existing walls are wet lime plaster on brickwork, with a tiled lower section up to a marble dado rail.		
9	Any damaged existing wet plaster areas are to be made good with lime plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice		
10	A number of new openings are to be formed within the existing tiled central corridor, to allow access between the new apartments.		
11	The existing tiling has been cut in accordance with the previously submitted method statement which included the tiles being taped and a fine still saw wet cut undertaken so as to ensure a clean finish to the tile edges.		
12	The tiles to the area which is to be removed are to be removed and cleaned for reuse as appropriate to make good any damaged areas, as necessary.		
13	The existing brickwork is to be removed and new precast concrete lintols inserted to support the new opening in accordance with structural engineers details.		
14	The new opening is to have a new hard wood architrave and the reveal lined and panelled to match the existing openings within the corridor as per the photograph.		

Ground Floor Main Corridor Area (G10) Cont/

Item No	Description		
15	All existing loose sections of tiling to be made good as necessary, with the reclaimed removed tiles, where the new openings have been formed.		
16	Finished tiles to receive an approved sealer, and polish.		
17	**Curved Vaulted Ceiling**		
18	The ceiling generally comprises of a number of curved structures, which have been formed between a number of arches across the corridor, sitting on stone risers. The ceiling is generally in a good state of repair and as such will only require to be repainted.		
19	The proposed division walls along the corridor are to be constructed of 75x50mm SW timber studs with 75mm of insulation quilt between, studs, with 12.5mm plasterboard and skim to both sides, to provide a minimum of 30mins fire protection. The new partitions are to be constructed centrally, below an existing arch, so as to avoid any damage to the existing ceiling.		
20	**Staircase**		
21	The existing stone staircase is to remain as existing, with the cast iron supports being redecorated, in high gloss black paint.		
22	Existing timber handrail to receive a light sanding and 3 coat varnish finish.		

Ground Floor Main Corridor Area (G10) Cont/

Photo 9

Existing tiled floor and Hardwood skirting and architrave, with hard wood panelled doors.

Photo 10

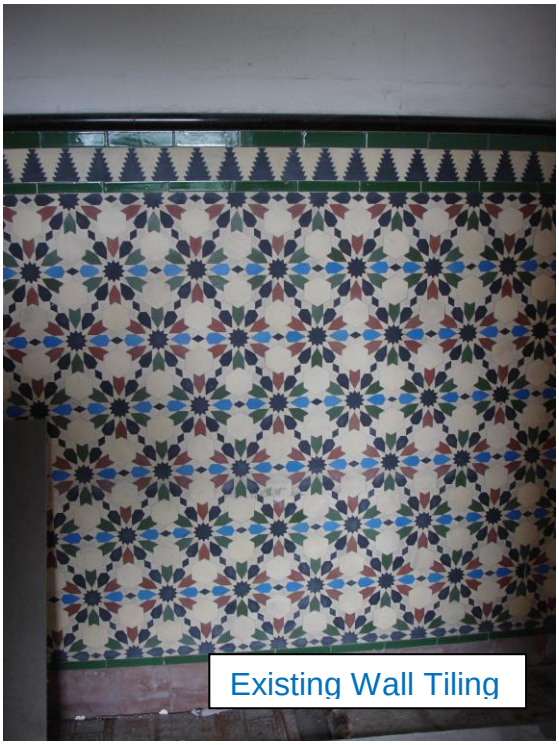
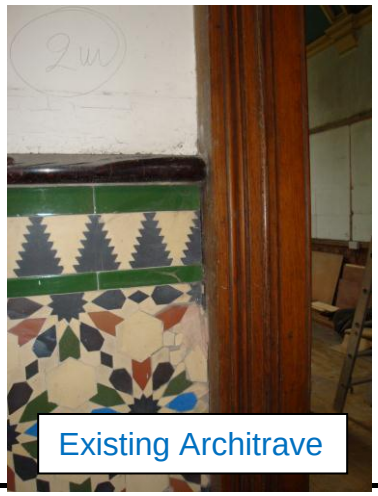


Photo 11,12 - 13



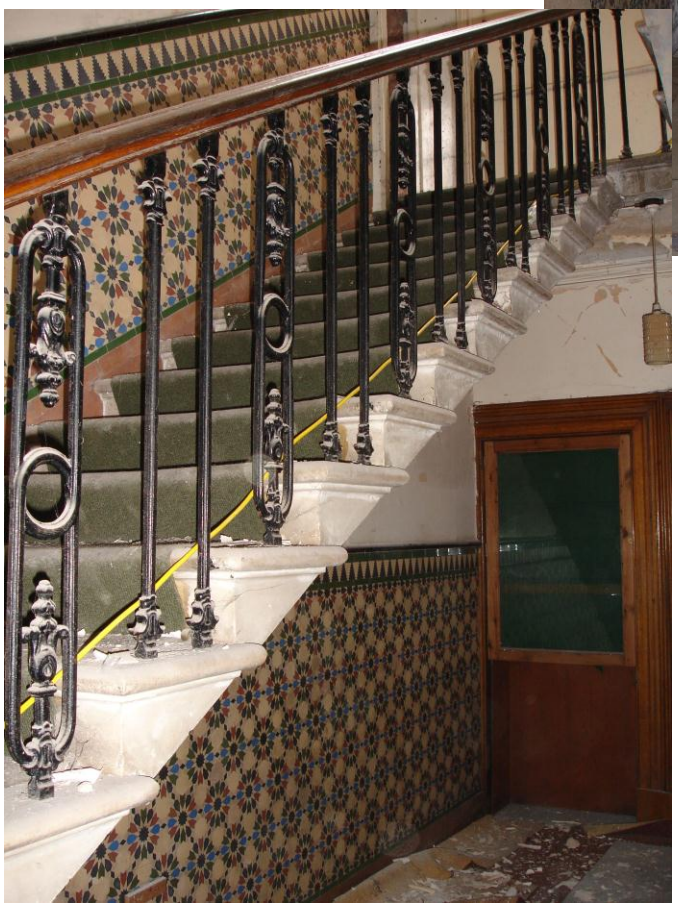
Ground Floor Main Corridor Area (G10) Cont/

Photo 14

Main internal corridor, with vaulted ceiling, and ornate tiling to walls.

Photo 14

Existing Stone staircase, with cast Iron balustrading and timber handrail.



Ground Floor Main (Former Headmasters Room) Area (G6)

Item No	Description		
1	**Former Headmasters Room (Photo 15)**		
2	The existing room was the former headmaster's room, and has an ornate painted vaulted ceiling, and a number of bookcases to the perimeter walls. The large sash windows have timber folding shutters.		
3	**Floor (Timber)**		
4	The existing timber floor is to be retained, as existing, with any damaged areas being made good to match existing as necessary.		
5	**New Opening to Corridor**		
6	Where a new opening is formed, leading from the tiled areas, the tiled floor is to be extended through this area to match the existing details as shown within the attached photographs, which will comprise of contrasting colored tiles being laid diagonally within a tiled boarder.		
7	This will allow a suitable finish to be achieved without the need for purpose made tiles having to be obtained.		
8	**Doors**		
9	The existing timber panelled door, forming the existing access to the room is to be secured shut and over boarded to the internal face to provide the necessary sound and fire compartmentation, to meet the building regulations for fire and sound. The external face of the door is to be lightly sanded and a further application of clear varnish is to be applied, as per works indicated to main corridor.		
10	Existing door between G6 and G5 is to be retained and repaired as necessary, to its former condition.		
11	**Walls**		
12	The existing walls are wet lime plaster on brickwork, any damaged existing wet plaster areas are to be made good with lime plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice		
13	The existing timber book cases are to be repaired and retained, and to be lightly sanded and 3 coats of a light varnish applied.		

Ground Floor Main (Former Headmasters Room) Areas (G6) Cont/

Item No	Description		
14	**Painted Curved Vaulted Ceiling (Photo 16-17)**		
15	The ceiling comprises of a curved vaulted structure, with a central circular plaster feature, from which a chandelier is hung.		
16	The existing painted ceiling within the former Head Teachers room is to be repainted as necessary, to repair damaged and flaking areas.		
17	A number of areas have previously been re-decorated to a poor standard and these areas are to be restored, in line with the general standard, by a specialist.		
18	The remaining areas are to be subject to a light clean.		
19	**Existing Fireplace (Photo 19)**		
20	The existing marble fire place is to be cleaned to remove loose dust and dirt from the surface, as appropriate, with a mild detergent, and washed down with clean water.		
21	The inlaid copper panels around the fire place are to be restored or replaced as necessary.		
22	**Existing Timber Folding Shutters (Photo 18)**		
23	Two of the existing principle ground floor rooms (G3 & G6) have timber laminated shutters, which have over the years been exposed to strong sunlight and temperature changes, which has resulted in sections of the various timber laminates, either falling off or distorting as a result of this prolonged exposure, without any treatment or maintenance, as can be seen in the photograph.		
24	It is intended where possible to reinstate these to a fully operational condition, where possible the existing laminate is to be repaired, and restored, to its original condition.		
25	Repaired or refurbished shutters to receive, a suitable French polish.		
26	All existing brass fixings, etc to be reused or replaced with like for like as necessary to facilitate the operation, of the shutters.		

Ground Floor Main (Former Headmasters Room) Area (G6) Cont/

Photo 15

Former Headmasters room

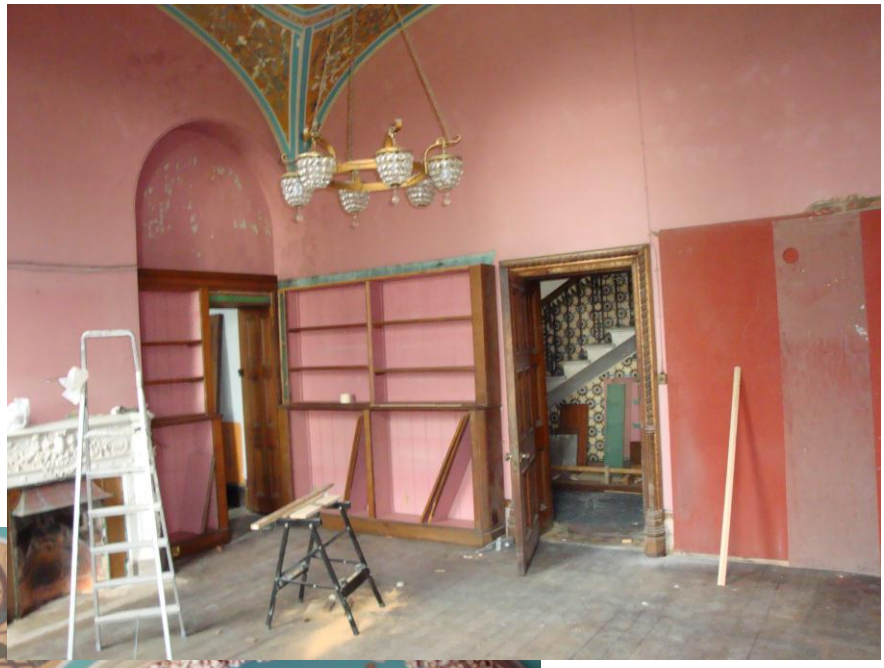
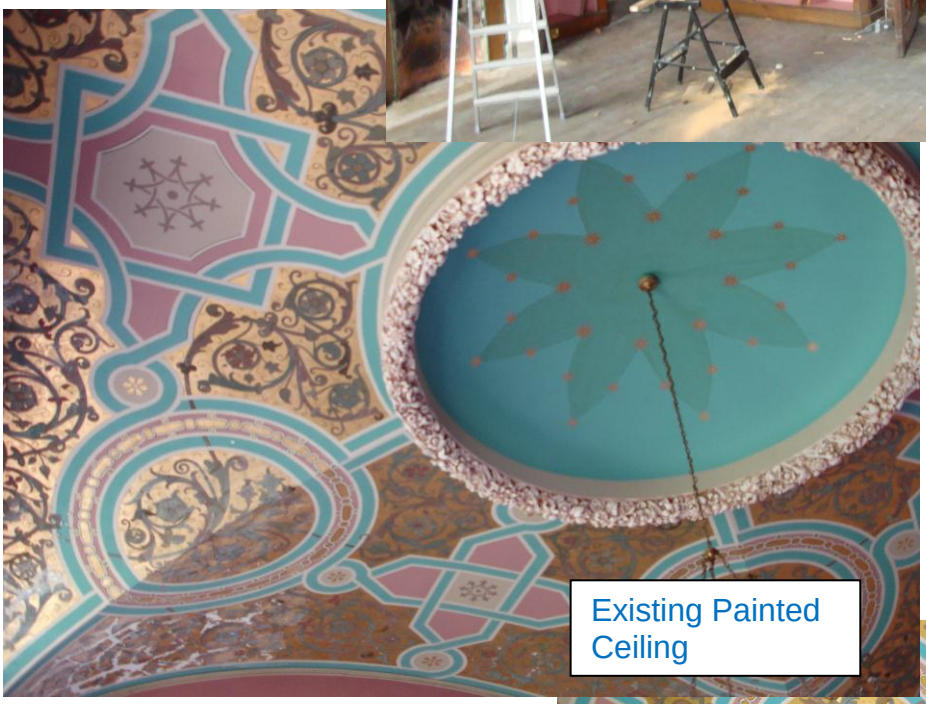
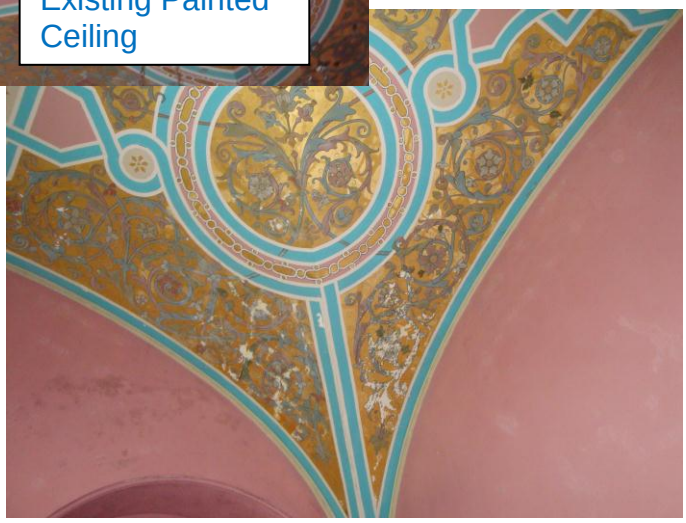


Photo 16-17

Painted vaulted ceiling





Ground Floor Main (Former Headmasters

Room) Area (G6) Cont/

Photo 18

Timber folding shutters

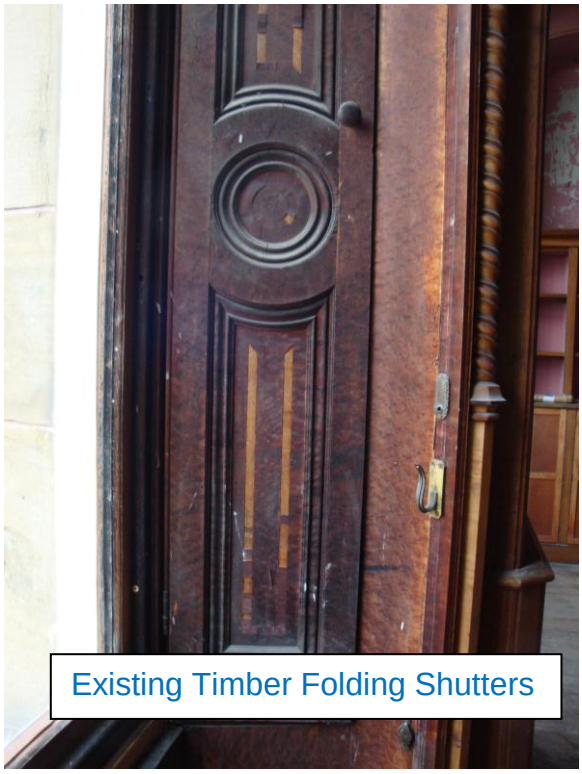


Photo 19

Existing Marble Fire place

Ground Floor Main (Former Headmasters Room) Area (G4-5)

Item No	Description		
1	**Proposed Kitchen / Dining Room**		
2	The existing room is to be converted into a kitchen and dining room. With a new pair of entrance doors formed with in an existing window opening.		
3	**New External Openings (Photo 20)**		
4	The structural opening has been formed under a previous agreement and the stone work completed.		
5	The new external doors have now been fitted.		
6	The external stone steps have been formed and are due to be clad, in stone to match the existing, with wrought iron hand rails fitted, which are to be painted black.		
7	**Floor (Timber)**		
8	The existing timber floor is to be retained, as existing, with any damaged areas being made good to match existing as necessary so as to accept new floor finish.		
9	**Door**		
10	The existing timber panelled door, to the proposed lounge is covered under section G6.		
11	**Walls**		
12	The existing walls are wet lime plaster on brickwork, any damaged existing wet plaster areas are to be made good with lime plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice		
13	**Existing Fireplace (Photo 21)**		
14	All existing fireplaces are to be retained and repaired as necessary, as these will be the focal point of each room.		
15	The existing fireplaces have been protected and will remain so until the works are complete.		
16	The existing marble fire place is to be cleaned to remove loose dust and dirt from the surface, as appropriate, with a mild detergent, and washed down with clean water.		

Ground Floor Main (Former Headmasters Room) Area (G4-5) Cont/

Item No	Description		
17	**Kitchen units**		
18	New proprietary Kitchen units are to be fitted as necessary , and to include sink, fridge, washer, and supplied through specialist supplier.		
19	**Plumbing ducts**		
20	Generally pipes to be encased in 12.7mm wallboard on softwood frame.		
21	**Hot & Cold water**		
22	Hot and cold water installation will be in plastic pipe 1st fix carcass with copper gas carcass (no gas points in lounge). 15mm back siphon age check valve to BS6282 part 1 fitted as a pair to hose fed appliances (e.g. washing machine) All work to be to the satisfaction of the water Bylaws. All pipes in roof space will be lagged with approved material and security sound.		
23	All storage tanks will be fitted with lids, vent pipes, overflows and insulation in accordance with bylaw 30.		
24	**Central Heating**		
25	All dwellings will run on gas. A suitable combination boiler will heat the hot water and provide heating to the dwellings, via appropriate radiators.		
26	Anti-corrosion inhibitor additives must be provided in all wet systems on installation. Heating controls be upgraded by installation of a 24 hour analogue type programmer should allow for the following programmes:- Water only / heating only / heating and hot water together.		
27	Room thermostat to be fitted in entrance hall. Hot water storage tanks and distribution pipes in cold areas to be adequately insulated.		
28	**Electrical**		
29	The number and type of points to be provided as shown on electrical layout. All fitting to be installed in accordance with manufactures written instruction and at a height of between 450mm and 1250mm above FFL, as required by approved document M diagram 29.		

Ground Floor Main (Former Headmasters Room) Area (G4-5) Cont/

Photo 20

New External opening

Photo 21

Existing Marble Fireplace

Ground Floor Proposed Lounge Area (G3)

Item No	Description		
1	**Proposed Lounge (Photo 24)**		
2	The proposed lounge has timber wall panelling below a timber dado rail, with an ornate timber fire place, below a vaulted ceiling which incorporates a number of plaster crests, with two large sash windows have timber folding shutters.		
3	**Floor (Timber)**		
4	The existing timber floor is to be retained, as existing, with any damaged areas being made good to match existing as necessary so as to accept new floor finish.		
5	**Existing Door**		
6	The existing timber panelled door, forming the existing access to the room is to be retained, the door is to be lightly sanded and finished with 3 light coats of varnish, as per works indicated to main corridor.		
7	**Walls**		
8	The existing walls are wet lime plaster on brickwork, any damaged existing wet plaster areas are to be made good with lime plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice.		
9	**Timber Panelling**		
	The existing timber panelling is to be cleaned down, as necessary with a fine sand paper, to remove any areas of damage to the surface finish and 3 coats of a light varnish applied.		
10	**Painted Curved Ceiling (Photo 25)**		
11	The ceiling comprises of a curved structure, with a number of feature arches across the room, which spring from stone risers.		
12	Within these plaster arches a number of painted crests are inset.		
13	The existing flaking paint is to be removed and the existing surface repaired as necessary, prior to re painting.		

Ground Floor Proposed Lounge Area (G3) Cont/

Item No	Description		
14	**Existing Fireplace (Photo 24)**		
15	The existing timber fire place is to be cleaned as necessary with a fine sand paper or wire wool, to remove any areas of damage to the surface finish and 3 coats of a light varnish applied.		
16	**Existing Timber Folding Shutters (26)**		
17	Two of the existing principle ground floor rooms (G3 & G6) have timber laminated shutters, which have over the years been exposed to strong sunlight and temperature changes, which has resulted in sections of the various timber laminates, either falling off or distorting as a result of this prolonged exposure, without any treatment or maintenance, as can be seen in the photograph.		
18	It is intended where possible to reinstate these to a fully operational condition, where possible the existing laminate is to be repaired, and restored, to its original condition.		
19	Repaired or refurbished shutters to receive, a suitable French polish.		
20	All existing brass fixings, etc. to be reused or replaced with like for like as necessary to facilitate the operation, of the shutters.		

Ground Floor Proposed Lounge Area (G3) Cont/

Photo 24

Room G3 showing Timber fireplace, panelling, and curved painted ceiling.

Photo 25

Painted crest within curved ceiling.

Photos 26

Existing timber shutters

First Floor Proposed Lounge Area (F4)

Item No	Description		
1	**Proposed Lounge (Photo 27)**		
2	The proposed lounge has full height sash windows, with timber painted shutters, below a lath and plaster ceiling with plaster and timber cornice mouldings around the ceiling.		
3	**Floor (Timber)**		
4	The existing timber floor is to be retained, as existing, with any damaged areas being made good to match existing as necessary so as to accept new floor finish.		
5	**Existing Door**		
6	The existing timber flush door, forming the existing access to the room is to be replaced with a new panelled timber door, which is to be painted white.		
7	**Walls**		
8	The existing walls are wet lime plaster on brickwork, a number of areas have been exposed to both dry and wet rot, which has resulted in a significant area of both plaster and timber members having to be removed and the affected areas treated by an approved specialist.		
9	Any damaged existing wet plaster areas are to be made good with lime plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice.		
10	**Ceiling (Photo 25)**		
11	A number of the principle rooms to the first floor front of the building (F1-4) have various timber and plaster moulding features, which have been removed or damaged in part, due to the eradication of dry rot, which had been found, throughout a number of areas of the building.		
12	These areas have been stripped back in consultation with a specialist, and treated appropriately.		
13	The various mouldings are to be repaired to match the existing with appropriate sections of timber and plaster mouldings, by specialists.		

First Floor Proposed Lounge Area (F4) Cont/

Item No	Description		
14	The ceiling comprises of a lath and plaster ceiling with ornate plaster and timber mouldings. The damaged areas which have been removed are to be made good on a like for like basis. The ceiling is to be painted upon completion.		
15	**Existing Painted Timber Folding Shutters (Photo 25)**		
16	The two sash windows both have timber painted shutters, which are to be refurbished and re painted as necessary.		
17	The timber panelling below the windows has split and is to be replaced as necessary with a new infill timber panel to match the existing.		
18	All existing brass fixings, etc. to be reused or replaced with like for like as necessary to facilitate the operation, of the shutters.		

First Floor Proposed Lounge Area (F4) Cont/

Photo 27

Proposed Lounge showing large sash windows.

Photo 28

Existing flush door to be replaced, with new panelled door.

First Floor Proposed Lounge Area (F1)

Item No	Description		
1	**Proposed Lounge (Photo 29)**		
2	The proposed lounge has full height sash windows, with timber painted shutters, below a lath and plaster ceiling with plaster and timber cornice mouldings around the ceiling.		
3	**Floor (Timber)**		
4	The existing timber floor is to be retained, as existing, with any damaged areas being made good to match existing as necessary so as to accept new floor finish.		
5	**Existing Door**		
6	The existing timber door, forming the existing access to the room is to be retained, and lightly sanded and to receive 3 coats of light varnish.		
7	**Walls**		
8	The existing walls were wet lime plaster on brickwork, a significant amount of this has previously been removed by others due to significant water ingress problems, as a result of which a number of areas have been exposed to both dry and wet rot, which has resulted in a significant area of both the remaining plaster and timber members having to be removed and the affected areas treated by an approved specialist.		
9	Any damaged existing wet plaster areas are to be made good with lime plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice.		
10	**Ceiling (Photo 30)**		
11	A number of the principle rooms to the first floor front of the building (F1-4) have various timber and plaster moulding features, which have been removed or damaged in part, due to the eradication of dry rot, which had been found, throughout a number of areas of the building.		
12	These areas have been stripped back in consultation with a specialist, and treated appropriately.		
13	The various mouldings are to be repaired to match the existing with appropriate sections of timber and plaster mouldings, by specialists.		

First Floor Proposed Lounge Area (F1) Cont/

Item No	Description		
14	The ceiling comprises of a lath and plaster ceiling with ornate plaster and timber mouldings. The damaged areas which have been removed are to be made good on a like for like basis. The ceiling is to be painted upon completion.		
15	**Windows**		
16	The existing sash windows have both been fully refurbished and are now both fully operational.		
17	**Existing Painted Timber Folding Shutters**		
18	The sash window has timber painted shutters, which are to be refurbished and re painted as necessary.		
19	The timber panelling below the windows is to be refurbished and replaced as necessary with a new infill timber panel to match the existing.		
20	All existing brass fixings, etc. to be reused or replaced with like for like as necessary to facilitate the operation, of the shutters.		
21	**Fire Place**		
22	The existing fire place was removed a number of years ago and is to be replaced with a suitable alternate period fire place to provide the necessary focal point to this principle room.		

First Floor Proposed Lounge Area (F1) Cont/

Photo 29

Photograph showing previous condition of existing room. The existing missing sash window has now been replaced on a like for like basis.

Photo 30

Existing damaged plaster cornice etc. to be repaired as necessary to match existing.

First Floor Proposed Bedroom / En-suite / Stairs Area (F2)

Item No	Description		
1	**Proposed Bedroom**		
2	The proposed Bedroom has a full height sash window, with, below a lath and plaster ceiling with plaster and timber cornice mouldings around the ceiling, together with a fire place.		
3	**Floor (Timber)**		
4	The existing timber floor is to be retained, as existing, with any damaged areas being made good to match existing as necessary so as to accept new floor finish.		
5	**Existing Door**		
6	The existing timber door, forming the existing access to the room is to be retained and lightly sanded and to receive 3 coats of light varnish.		
7	**Walls**		
8	The existing walls are wet lime plaster on brickwork, a significant amount of this has previously been removed by others due to significant water ingress problems, as a result of which a number of areas have been exposed to both dry and wet rot, which has resulted in a significant area of both the remaining plaster and timber members having to be removed and the affected areas treated by an approved specialist.		
9	Any damaged existing wet plaster areas are to be made good with lime plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice.		
10	**Ceiling**		
11	A number of the principle rooms to the first floor front of the building (F1-4) have various timber and plaster moulding features, which have been removed or damaged in part, due to the eradication of dry rot, which had been found, throughout a number of areas of the building.		
12	These areas have been stripped back in consultation with a specialist, and treated appropriately.		
13	The various mouldings are to be repaired to match the existing with appropriate sections of timber and plaster mouldings, by specialists.		

First Floor Proposed Bedroom / En-suite / Stairs Area (F2) Cont/

Item No	Description		
14	The ceiling comprises of a lath and plaster ceiling with ornate plaster and timber mouldings. The damaged areas which have been removed are to be made good on a like for like basis. The ceiling is to be painted upon completion.		
15	**Windows**		
16	The existing sash window is to be fully refurbished and redecorated upon completion.		
17	**New Stud walls**		
18	New internal walls are to be constructed of 75x50mm SW timber studs with 75mm of insulation quilt between, studs, with 12.5mm plasterboard and skim to both sides, to provide a minimum of 30mins fire protection.		
19	**Sanitary Ware and Plumbing**		
20	All sinks etc to be fitted with 75mm deep seal traps. Waste pipe shall be 40mm to baths and sinks and 50mm waste pipes to washing space. PVC waste pipes to be used internally with solvent welded joints discharging in to aluminium cast pipes externally to match rainwater goods. Separate waste runs shall incorporate 75mm deep seal traps. 40mm wastes exceeding 1.7mts and wastes exceeding 3.0mts in length shall be fitted with ant siphon traps. Anti-siphon traps shall be used in other cases. All traps shall be removable or fitted with a cleaning eye.		
21	All new white sanitary ware to be fitted in accordance with manufactures recommendations.		
22	Glazed wall tiling to be applied to form splash backs etc., as necessary.(Colour to choice)		
23	**Joinery**		
24	Timber for joinery work will be either hard wood, soft wood or MDF and painted to match the windows. All timber should be free from insect attach and be stained before delivery to site.		
25	**Architraves & skirting**		
26	All architraves and skirting will be of good quality with scribed internal angles and mitred external angle. (Skirting to be 180mm and Architraves to be 75mm, or to match existing).		

First Floor Proposed Bedroom / En-suite / Stairs Area (F2) Cont/

Item No	Description		
27	**Ironmongery (New Doors)**		
28	Ironmongery to be chrome as scheduled and comprise of: - 3 hinges 1 handle (Colour to match electrical goods) Bathroom & WC will both be fitted with locks.		
29	**Plumbing ducts**		
30	Generally pipes to be encased in 12.7mm wallboard on softwood frame.		
31	**Hot & Cold water**		
32	Hot and cold water installation will be in plastic pipe 1st fix carcass with copper gas carcass (no gas points in lounge). 15mm back siphon age check valve to BS6282 part 1 fitted as a pair to hose fed appliances (e.g. washing machine) All work to be to the satisfaction of the water Bylaws. All pipes in roof space will be lagged with approved material and security sound.		
33	All storage tanks will be fitted with lids, vent pipes, overflows and insulation in accordance with bylaw 30.		
34	**New Spiral staircase**		
35	A new proprietary square spiral staircase is to be provided, to provide the new access to the second floor accommodation The staircase is to be a combination of timber and stee.as per the previous one installed in phase 1.		
36	**Electrical**		
37	The number and type of points to be provided as shown on electrical layout. All fitting to be installed in accordance with manufactures written instruction and at a height of between 450mm and 1250mm above FFL, as required by approved document M diagram 29.		
38	**Fire Place**		
39	The existing fire place was removed a number of years ago and is to be replaced with a suitable alternate period fire place to provide the necessary focal point to this principle room.		

First Floor Proposed Bedroom / En-suite / Stairs Area (F2) Cont/

Item No	Description		
40	**Existing Painted Timber Folding Shutters**		
41	The sash window has timber painted shutters, which are to be refurbished and re painted as necessary.		
42	The timber panelling below the windows is to be refurbished and replaced as necessary with a new infill timber panel to match the existing.		
43	All existing brass fixings, etc. to be reused or replaced with like for like as necessary to facilitate the operation, of the shutters.		

First Floor Proposed Bedroom / Shower / Stairs Area (F3) (Photo 31)

Item No	Description		
1	**Proposed Kitchen**		
2	The proposed Kitchen has a full height sash window, with, below a lath and plaster ceiling with plaster and timber cornice mouldings around the ceiling, together with a fire place.		
3	**Floor (Timber)**		
4	The existing timber floor is to be retained, as existing, with any damaged areas being made good to match existing as necessary so as to accept new floor finish.		
5	**Existing Door**		
6	The existing timber door, forming the existing access to the room is to be retained and lightly sanded and to receive 3 coats of light varnish.		
7	**Walls**		
8	The existing walls are wet lime plaster on brickwork, a significant amount of this has previously been removed by others due to significant water ingress problems, as a result of which a number of areas have been exposed to both dry and wet rot, which has resulted in a significant area of both the remaining plaster and timber members having to be removed and the affected areas treated by an approved specialist.		
9	Any damaged existing wet plaster areas are to be made good with lime plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice.		
10	**Ceiling**		
11	A number of the principle rooms to the first floor front of the building (F1-4) have various timber and plaster moulding features, which have been removed or damaged in part, due to the eradication of dry rot, which had been found, throughout a number of areas of the building.		
12	These areas have been stripped back in consultation with a specialist, and treated appropriately.		
13	The various mouldings are to be repaired to match the existing with appropriate sections of timber and plaster mouldings, by specialists.		

First Floor Proposed Kitchen/ Shower / Stairs Area (F3) Cont/

Item No	Description		
14	The ceiling comprises of a lath and plaster ceiling with ornate plaster and timber mouldings. The damaged areas which have been removed are to be made good on a like for like basis. The ceiling is to be painted upon completion.		
15	**Windows**		
16	The existing sash window is to be fully refurbished and redecorated upon completion.		
17	**New Stud walls**		
18	New internal walls are to be constructed of 75x50mm SW timber studs with 75mm of insulation quilt between, studs, with 12.5mm plasterboard and skim to both sides, to provide a minimum of 30mins fire protection.		
19	**Sanitary Ware and Plumbing**		
20	All whb's etc to be fitted with 75mm deep seal traps. Waste pipe shall be 40mm to shower and whbs. PVC waste pipes to be used internally with solvent welded joints discharging in to aluminium cast pipes externally to match rainwater goods. Separate waste runs shall incorporate 75mm deep seal traps. 40mm wastes exceeding 1.7mts and wastes exceeding 3.0mts in length shall be fitted with ant siphon traps. Anti-siphon traps shall be used in other cases. All traps shall be removable or fitted with a cleaning eye.		
21	All new white sanitary ware to be fitted in accordance with manufactures recommendations.		
22	Glazed wall tiling to be applied to form splash backs etc., as necessary.(Colour to choice)		
23	**Joinery**		
24	Timber for joinery work will be either hard wood, soft wood or MDF and painted to match the windows. All timber should be free from insect attach and be stained before delivery to site.		
25	**Architraves & skirting**		
26	All architraves and skirting will be of good quality with scribed internal angles and mitred external angle. (Skirting to be 180mm and Architraves to be 75mm, or to match existing).		

First Floor Proposed Kitchen / Shower / Stairs Area (F3) Cont/

Item No	Description		
27	**Ironmongery (New Doors)**		
28	Ironmongery to be chrome as scheduled and comprise of: - 3 hinges 1 handle (Colour to match electrical goods) Bathroom & WC will both be fitted with locks.		
29	**Plumbing ducts**		
30	Generally pipes to be encased in 12.7mm wallboard on softwood frame.		
31	**Hot & Cold water**		
32	Hot and cold water installation will be in plastic pipe 1st fix carcass with copper gas carcass (no gas points in lounge). 15mm back siphon age check valve to BS6282 part 1 fitted as a pair to hose fed appliances (e.g. washing machine) All work to be to the satisfaction of the water Bylaws. All pipes in roof space will be lagged with approved material and security sound.		
33	All storage tanks will be fitted with lids, vent pipes, overflows and insulation in accordance with bylaw 30.		
34	**New Spiral staircase**		
35	A new proprietary square spiral staircase is to be provided, to provide the new access to the second floor accommodation The staircase is to be a combination of timber and stee.as per the previous one installed in phase 1.		
36	**Electrical**		
37	The number and type of points to be provided as shown on electrical layout. All fitting to be installed in accordance with manufactures written instruction and at a height of between 450mm and 1250mm above FFL, as required by approved document M diagram 29.		

First Floor Proposed Kitchen / Shower / Stairs Area (F3) Cont/

Item No	Description		
38	**Existing Painted Timber Folding Shutters**		
39	The sash window has timber painted shutters, which are to be refurbished and re painted as necessary.		
40	The timber panelling below the windows is to be refurbished and replaced as necessary with a new infill timber panel to match the existing.		
41	All existing brass fixings, etc. to be reused or replaced with like for like as necessary to facilitate the operation, of the shutters.		

First Floor Proposed Kitchen / Shower / Stairs Area (F3) Cont/

Photo 31

Proposed Kitchen/ Shower room and second floor access stairs.

First Floor Proposed Kitchen Area (F5)

Item No	Description		
1	**Proposed Kitchen (Photo 32)**		
2	The proposed Kitchen has a sash window, within the external wall and a plaster ceiling with plaster cornice mouldings.		
3	**Floor (Timber)**		
4	The existing timber floor is to be retained, as existing, with any damaged areas being made good to match existing as necessary so as to accept new floor finish.		
5	**Existing Door**		
6	The existing timber flush door, forming the existing access to the room is to be replaced with a new panelled timber door, which is to be painted white.		
7	**Walls**		
8	The existing walls are wet lime plaster on brickwork, a number of areas have been exposed to both dry and wet rot, which has resulted in a significant area of both plaster and timber members having to be removed and the affected areas treated by an approved specialist.		
9	Any damaged existing wet plaster areas are to be made good with lime plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice.		
10	**Ceiling**		
11	The ceiling comprises of a lath and plaster ceiling with plaster mouldings. The damaged areas which have been removed are to be made good on a like for like basis. The ceiling is to be painted upon completion.		
12	**Kitchen units**		
13	New proprietary Kitchen units are to be fitted as necessary, and to include sink, fridge, washer, and supplied through specialist supplier.		
14	**Plumbing ducts**		
15	Generally pipes to be encased in 12.7mm wallboard on softwood frame.		

First Floor Proposed Kitchen Area (F5) Cont/

Item No	Description		
14	**Hot & Cold water** Hot and cold water installation will be in plastic pipe 1st fix carcass with copper gas carcass (no gas points in lounge). 15mm back siphon age check valve to BS6282 part 1 fitted as a pair to hose fed appliances (e.g. washing machine) All work to be to the satisfaction of the water Bylaws. All pipes in roof space will be lagged with approved material and security sound.		
15	All storage tanks will be fitted with lids, vent pipes, overflows and insulation in accordance with bylaw 30.		
16	**Electrical**		
17	The number and type of points to be provided as shown on electrical layout. All fitting to be installed in accordance with manufactures written instruction and at a height of between 450mm and 1250mm above FFL, as required by approved document M diagram 29		
18	**Existing Fireplace** The existing fireplace is to be retained as a focal point within the kitchen, and restored to a good condition, with an appropriate kitchen layout to facilitate this		

First Floor Proposed Kitchen Area (F5) Cont/

Photo 32

Proposed kitchen area.

First Floor Main Corridor Area (F6)

Item No	Description		
1	**Floor (Photo 33)**		
2	The existing tiled first floor is to be retained, as existing. The floor to be cleaned with mild detergent.		
3	**Doors**		
4	The existing timber panelled doors are to be lightly sanded and a further application of clear varnish is to be applied.		
5	The new door to unit G will be of a panelled type to match the existing door in style and form.		
6	**Walls (Photo 34)**		
7	The existing walls were previously wet lime plaster on brickwork, are to be re plastered with an approved mix, to be agreed with LA, following the removal of the new plasterboard.		
8	Any damaged existing wet plaster areas remaining are to be made good with lime plaster to match the existing as necessary, and painted with a Farrow and Ball paint colour to client's choice		
9	The proposed division walls along the corridor are to be constructed of 75x50mm SW timber studs with 75mm of insulation quilt between, studs, with 12.5mm plasterboard and skim to both sides, to provide a minimum of 30mins fire protection.		
10	**Ceiling**		
11	The existing ceiling has been removed as a result of the previous water ingress and dry rot, as previously identified. The new ceiling is to be replaced in its entirety with a new timber structure and plasterboard finish, complete with new plaster mouldings to match that which existed previously.		

First Floor Main Corridor Area (F6) Cont/

Item No	Description		
13	**Staircase (As G10)**		
14	The existing stone staircase is to remain as existing, with the cast iron supports being redecorated, in high gloss black paint.		
15	Existing timber handrail to receive a light sanding and 3 coat varnish finish.		
16	**Windows**		
17	The existing sash windows are to be fully refurbished and to be lightly sanded and to receive 2 light coats of varnish as necessary.		

First Floor Main Corridor Area (F6) Cont/

Photo 33

Existing Tiled floor

Photo 34

Proposed First Floor Corridor dry lined.

First Floor Terrace Area

Item No	Description		
13	**Proposed Terrace (PHOTO 35 - 36)**		
14	The existing steel terrace area has been recovered with a grey fiberglass surface, to provide a water tight construction, which is integral with the recently refurbished roof coverings.		
15	The terraced area is to receive a timber decking finish to match previous external areas, so as to provide an external area for unit G.		
16	The new internal terrace is to have a new Handrail /balustrading which are to be galvanized mild steel to match that as installed adjacent to it on the great hall balcony. This will ensure continuity and maintain a visual empathy with the existing completed works.		
17	**Windows**		
18	The existing sash windows are to be fully refurbished externally and to be lightly sanded prior to receiving 3 light coats of varnish as necessary.		
19	**External Doors**		
20	The existing external doors are to be redecorated as necessary and all ironmongery either serviced or replaced as necessary.		

First Floor Terrace Area Cont/

Photo 35

Proposed terrace area showing existing access door.

Photo 36

The photograph shows the existing metal handrail to the adjacent Great Hall balcony.

Second Floor Accommodation (S1-S5)

Item No	Description		
1	**Proposed Second Floor Accommodation (Photo 37-39)**		
2	The second floor accommodation is to be formed within the existing tank room (Which have previously been removed) and the adjacent roof areas. Formal planning approval was granted previously for the conversion of these areas in to residential accommodation.		
3	The area will provide principally bedroom accommodation and en-suite facilities, with a further store being provided within the top of the tower.		
4	**Floor**		
5	The new floors area is to be provided within the existing structure height, with the existing floor being retained and repaired as necessary to the tank room within the tower.		
6	This area will be accessed as will all these areas by a new spiral staircase as indicated previously.		
7	The new second floor is to be formed around the existing large timbers, in accordance with the structural engineers details complete with a new 38mm chipboard timber floor finish.		
8	**Doors**		
9	The proposed new internal doors to the new rooms are to be a suitable hardwood panelled door, (Similar to phase 1), within a hard wood frame and architrave, (profile to be agreed), with appropriate ironmongery.		
10	**Walls (within the tower)**		
11	The existing perimeter walls are generally brickwork, on to which a plasterboard and skim will be applied and painted with a Farrow and Ball paint colour to client's choice.		
12	New internal walls are to be constructed of 75x50mm SW timber studs with 75mm of insulation quilt between, studs, with 12.5mm plasterboard and skim to both sides, to provide a minimum of 30mins fire protection.		

Second Floor Accommodation (S1-S5) Cont/

Item No	Description		
13	**Ceiling**		
14	The existing roof comprises of a number of large roof trusses with purlins. The existing roof has been recently replaced and will require new insulation to be applied between the rafters (50mm) and 77.5mm to the underside of the roof structure, to achieve a 'U' value of 0.2wm2K. With appropriate ventilation being maintained with new ridge and eaves vents, complete with a 12.5mm foil backed plasterboard and skim finish		
15	A number of new roof lights have been installed within this area to provide the necessary light etc.		
16	**New External Widow**		
17	A new window is be located within the existing former external access door, within the rear of the tower.		
18	**New internal openings**		
19	Two new internal openings are to be formed within the existing internal brickwork, and as such new precast concrete lintols are to be installed in accordance with the structural engineers details		
20	Mortar to be lime mixed in accordance of Council details to match existing Face work, as Phase I.		
21	All new glass to comply with BS6206 1981. All glazing to be double Glazed. Safety glass to be fitted in critical areas as noted in diagram 1 of approved document 1.		
22	**Sanitary Ware and Plumbing**		
23	All sinks etc to be fitted with 75mm deep seal traps. Waste pipe shall be 40mm to baths and sinks and 50mm waste pipes to washing space. PVC waste pipes to be used internally with solvent welded joints discharging in to aluminium cast pipes externally to match rainwater goods.		
24	Separate waste runs shall incorporate 75mm deep seal traps. 40mm wastes exceeding 1.7mts and wastes exceeding 3.0mts in length shall be fitted with ant siphon traps. Anti-siphon traps shall be used in other cases. All traps shall be removable or fitted with a cleaning eye.		

Second Floor Accommodation (S1-S5) Cont/

Item No	Description		
25	All new white sanitary ware to be fitted in accordance with manufactures recommendations.		
26	Glazed wall tiling to be applied to form splash backs etc., as necessary.(Colour to choice)		
27	**Joinery**		
28	Timber for joinery work will be either hard wood, soft wood or MDF and painted to match the windows. All timber should be free from insect attach and be stained before delivery to site.		
29	**Architraves & skirting**		
30	All architraves and skirting will be of good quality with scribed internal angles and mitred external angle. (Skirting to be 180mm and Architraves to be 75mm, or to match existing).		
31	**Window Boards**		
32	Window board to made from MDF Bull nose board and finished in white high gloss paint finish.		
33	**Ironmongery (New Doors)**		
34	Ironmongery to be chrome as scheduled and comprise of: - 3 hinges 1 handle (Colour to match electrical goods) Bathroom & WC will both be fitted with locks.		
35	**Plumbing ducts**		
36	Generally pipes to be encased in 12.7mm wallboard on softwood frame.		
37	**Hot & Cold water**		
38	Hot and cold water installation will be in plastic pipe 1st fix carcass with copper gas carcass (no gas points in lounge). 15mm back siphon age check valve to BS6282 part 1 fitted as a pair to hose fed appliances (e.g. washing machine) All work to be to the satisfaction of the water Bylaws. All pipes in roof space will be lagged with approved material and security sound.		
39	All storage tanks will be fitted with lids, vent pipes, overflows and insulation in accordance with bylaw 30.		

Second Floor Accommodation (S1-S5) Cont/

Item No	Description		
40	**Central Heating**		
41	All dwellings will run on gas. A suitable combination boiler will heat the hot water and provide heating to the dwellings, via appropriate radiators.		
42	Anti-corrosion inhibitor additives must be provided in all wet systems on installation.		
43	Heating controls be upgraded by installation of a 24 hour analogue type programmer should allow for the following programmes:- Water only / heating only / heating and hot water together.		
44	Room thermostat to be fitted in entrance hall. Hot water storage tanks and distribution pipes in cold areas to be adequately insulated.		
45	**Electrical**		
46	The number and type of points to be provided as shown on electrical layout. All fitting to be installed in accordance with manufactures written instruction and at a height of between 450mm and 1250mm above FFL, as required by approved document M diagram 29.		

Second Floor Accommodation (S1-S5) Cont/

Photo 37

Existing rear external door to Tank Room

Photo 38

View showing high level window to the front of the Tower

Second Floor Accommodation (S1-S5) Cont/

Photo 39

Existing roof space showing new roof lights.

Photo 40

New roof lights within existing roof.

This ***'Method Statement',*** forms part of the supporting documentation for the approval of the Planning Application. Please refer to the additional supporting documentation and drawn information for reference and further detail.

Paul Burton

AP Architecture Limited
16th November 2011

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