

COLES FARM

Corsham

Outline Schedule of Works to Accompany Planning and Listed Buildings Application



Appendix A – Schedule of Works

1.0 Introduction

- 1.1 The following schedule provides an overview of the proposed scope of works for the existing fabric of Coles Farm. The schedule, while comprehensive in its inclusion of the proposed changes and remedial works, does not attempt to provide a detailed specification of the works, but is intended as an aid to those involved in the determination of Listed Building Consent.
- 1.2 The report starts by describing internal alterations and refurbishment works on a room-by-room basis, with the external and new works described elevation by elevation. Please note only the rooms and areas being physically altered are described in the following schedule.

2.0 Basement Floor

BF01 – Basement (proposed storage)		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Cementitious render tanking.	Floors to be prepared for installation of a type C cavity drain basement waterproofing system. Existing sump and pump to be reused. Floors to be refinished with tumbled and etched square format natural limestone flags. Existing finish to stairs to be retained but cleaned down.
Skirting	No skirting present. Exposed stone plinth in stair lobby.	No skirting proposed. Any exposed stone plinths to be retained.
Walls	Cementitious render tanking. Surface mounted services, cables and switches/sockets.	Walls to be prepared for installation of a type C cavity drain basement waterproofing system. Existing sump and pump to be reused.
Windows	Metal framed fixed casements. Single-glazed windows with genuine leaded panes in diamond pattern. Vertical saddle bars set into ashlar stone surround. Smaller window to south facing elevation has been replaced with metal ventilation grille. Cementitious render tanking to reveals and raking wall under window.	All plant material/vegetation to be carefully removed from inside and outside of windows. Existing metal casement windows to be fully refurbished, eased and repaired as necessary. New single glazed metal framed casement window to match existing adjacent windows to be installed to south facing elevation as per detail drawing. Soffits and reveals to be made good and painted. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Asbestos panelled ceiling with visible board edges and fixing positions. Existing beams formed as down stands. Surface mounted pipework and services.	Asbestos panels to be removed by specialist remover and replaced with a plasterboard and skim finish. Existing floor to ceiling height to be maintained. Replacement ceiling to be painted.
Doors	Plain painted flush plank doors with simple chamfered architrave. Cast metal ring handled door latch and butt hinges.	Existing doors and ironmongery to be retained and reused in new openings. Doors and ironmongery to be eased, prepared and redecorated. No new doors proposed.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	No existing radiator panels or heating source in basement.	No heating or radiator panels proposed.

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Lighting & Sockets	Existing ceiling pendants with plain white plastic surface mounted sockets and switches.	Ceiling pendant fittings in new locations to suit layout. Replacement ceiling. White plastic or paintable socket and switch faceplates to match wall colour. Switches to be toggle type to light switches and rocker type to power outlets. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Linear drain to base of stairs to be retained.	Grille cover over linear drain to be replaced with new aged brass grille.

3.0 Ground Floor

GF01 – Kitchen & Pantry		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Mock stone square format ceramic tiling in linear block pattern. Dark coloured grout.	Existing floor finish and structural floors removed. Replace floor with new insulated limecrete floor with integrated wet underfloor heating. Floor finish to be natural tumbled limestone with light coloured grout.
Skirting	Dark stained timber skirting in ogee profile. Mitres to corners.	Skirtings to be rationalised and renewed to be a consistent profile across ground floor.
Walls	Painted plastered walls. Gloss cream colour brick tiles behind range cooker.	Painted plastered walls. New replacement tiling behind range cooker.
Windows	Metal framed fixed and side opening casements. Single-glazed windows with genuine leaded panes. Vertical saddle bars set into ashlar stone surround. Painted, plastered reveals to stone surround.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Modern painted plasterboard ceiling. Partially raking.	Ceiling to be made good as necessary and re-painted
Doors	Painted plank door to entrance hall with cover strips. Iron ring turn handle. New painted ledged and braced door to cupboard. Black cast metal lever handle and black cast metal hinges. New half-glazed 'Cottage' door to pantry. Single panel below with vertical planks. Black cast metal lever handle and black cast metal hinges.	Existing door to entrance hall to be retained and redecorated. Ironmongery to be refinished or replaced in aged brass to match new kitchen hardware. New doors to be carefully removed and carted away. Decorative panelled painted double doors to recessed fridge freezer in alcove formed by removal of former cupboard. Replacement-stained hardwood glazed screen to pantry with central door and sidelights. Glazing to be aged with bullseye detail to some panes.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	New powder coated pressed steel wall mounted radiator to north wall.	Existing radiator to be carefully removed and carted away.

	Ambient heat provided from range cooker to south wall.	New wet underfloor heating system to be installed. See floor above. Ambient heat to continue to be provided from replacement range cooker, relocated to south wall.
Lighting & Sockets	2 no. hanging pendant lights with recessed downlights. New white plastic chamfered socket and switch faceplates.	Existing lighting to be removed with ceiling made good. New ceiling mounted light fittings to be incorporated (surface mounted only). Aged brass or paintable socket and switch faceplates to match wall colour. Switches to be toggle type to light switches and rocker type to power outlets. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Painted timber kitchen base and wall units with dark granite worksurface. Modern integrated appliances. Oil fired range cooker with flue. Loft access hatch to ceiling with simple chamfered architrave. Simple painted timber shelving on wall battens to pantry over marble worksurface. Former chimney over range cooker appears to have been lifted up and supported at high level or corbelled back to main wall in the past. Fabric manual roller blinds to all windows.	All kitchen units to be carefully removed and carted away, including appliances. Oil fired range cooker to be carefully removed and carted away. Replacement electric powered AGA with induction hob installed. Loft access to be renewed in same location as existing. All pantry shelving to be carefully removed and carted away. All roller blinds to be carefully removed and carted away. All fixing holes to be made good in matching materials.

GF02 WC		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Mock stone square format ceramic tiling in linear block pattern. Dark coloured grout.	Existing floor finish and structural floors removed. Replace floor with new insulated limecrete floor. Floor finish to be natural tumbled limestone with light coloured grout.
Skirting	Dark stained timber skirting in ogee profile. Mitres to corners.	Skirtings to be rationalised and renewed to be a consistent profile across ground floor.
Walls	Painted plastered walls. Low level 'bead and butt' clad boxing behind WC pan assumed to be concealing drainage and domestic cold-water pipework above the floor. Surface mounted domestic hot and cold-water supply pipework to wash-handbasin.	Dado height painted timber panelling with wallpapered walls above.
Windows	Metal framed side hung opening casement. Single-glazed windows with genuine leaded panes. Vertical saddle bars set into ashlar stone surround. Painted, plastered reveals to stone surround. Painted timber sill with bullnose moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Modern painted plasterboard ceiling. Partially raking.	Ceiling to be made good as necessary and re-painted
Doors	Painted plank door to entrance hall with cover strips. Iron ring turn handle.	Existing door to entrance hall to be retained and redecorated. Ironmongery to be refinished or replaced in aged brass.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	New powder coated pressed steel wall mounted radiator to north wall.	Proposed 480mm wide towel radiator to be installed. Flow and return pipework to be fitted within replacement floor.
Lighting & Sockets	Assumed high level pendant fitting controlled from pull cord by doorway.	Please refer to lighting and electrical plans for full details of proposed positions. Pull cord to be renewed or external light switch to be incorporated in an aged brass or paintable faceplate to match adjacent wall finish. Please refer to lighting and electrical plans for full details of proposed positions.

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Fixture/Fixings	New traditional style close-coupled WC pan and cistern. Dark stained timber seat and lid. Chrome brassware. New traditional style wash-handbasin on pedestal. Chrome brassware. Fabric manual roller blind to window. Mirror splashback to wash-handbasin.	Extract ventilation to be incorporated to meet requirements of Approved Document F of Building Regulations. Exhaust to be taken to pre-formed triangle lead roof vent and incorporated into existing stone roof tiling. All existing sanitaryware, fixtures and fittings to be removed and renewed. All roller blinds to be carefully removed and carted away. Mirror splashback to wash-handbasin to be carefully removed and carted away. All fixing holes for removed fixtures and fittings to be made good in matching materials.
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GF03 Entrance Hall		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Flagstone floors in various stone types. Wider dark grout to lower floor and rougher, highly textured limestone. Finer grain stone to steps and upper floor with light coloured narrow grout lines. Dark colour mock slate ceramic tiled floor to cupboard at end of corridor.	Floor finish to upper level and steps to be replaced with natural tumbled limestone with light coloured grout. Floor to lower level to be retained and cleaned/refurbished. Natural sisal runner with linen trim to be added to steps.
Skirting	Dark stained timber skirting in ogee profile. Mitres to corners. No string to steps and skirting self-retained at top of steps.	Limestone skirting and stringer to match flooring or timber skirting and stringer to match rest of ground floor.
Walls	Painted plastered walls.	Walls to be made good and prepared for redecoration. Painted plastered walls.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Newer profile than adjacent windows. Painted, plastered reveals to stone surround. Painted timber sill with bullnose moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Modern painted plasterboard ceiling. Partially raking.	Ceiling to be made good as necessary and re-painted
Doors	Painted plank doors to kitchen, boot room, WC and cupboard with cover strips. Iron ring turn handle. Painted or polished brass hinges. Stained timber ledged plank external door with strap hinges on pintle hinge. Base of door showing signs of water damage/deterioration. New night latch and digital lock in brass/chrome finishes. New door alarm contact in white plastic. New alarm panic button in reveal of the door. New 4 panel solid oak door to dining room in solid oak lining. Iron ring turn handle.	Existing doors to kitchen, boot room, WC and cupboard to be retained and redecorated. Ironmongery to be refinished or replaced in aged brass. Existing external door to be retained and refurbished. All ironmongery to be removed and restored, then reinstated. Base of door to be repaired using scarfed matching timber with matching grain and stained to match door. All modern hardware to be carefully removed and carted away. Fixing holes to be repaired using matching timber dowels/pellets and stained to match door. Existing modern solid oak door to dining room to be replaced with new internal door replicating door to living room.
Fireplace	Not applicable.	Not applicable.

Heating/Radiators	New powder coated pressed steel wall mounted radiator to north wall.	New traditional column radiator to be installed to replace existing.
Lighting & Sockets	Central pendant fitting over upper entrance landing. Wall sconce lighting to south wall. New white plastic chamfered socket and switch faceplates.	Existing lighting to be removed with ceiling made good. New ceiling mounted light fittings to be incorporated (surface mounted only). Aged brass or paintable socket and switch faceplates to match wall colour. Switches to be toggle type to light switches and rocker type to power outlets. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Painted softwood shelving in cupboard to end of hallway. Fabric manual roller blinds to windows.	Curtain pole to be removed. Stone lintel over door to WC retained. Fabric blinds to be carefully removed and carted away. Fixing holes in reveals and stone window surrounds to be made good as required.

GF04 Boot Room/Utility Room		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Dark colour mock slate ceramic tiled floor in linear block pattern. Dark grout.	Existing floor finish and structural floors removed. Replace floor with new insulated limecrete floor. Floor finish to be natural tumbled limestone with light coloured grout.
Skirting	Dark stained timber skirting in ogee profile. Mitres to corners.	Skirtings to be rationalised and renewed to be a consistent profile across ground floor.
Walls	Painted plaster.	Picture rail (3/4) height painted timber panelling with painted plaster above.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround. Painted timber sill with bullnose moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted/panelled according to position in wall. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Modern painted plasterboard ceiling. Partially raking.	Ceiling to be made good as necessary and re-painted
Doors	Painted plank door to entrance hall with cover strips. Iron ring turn handle. Polished brass hinges. New painted ledged and braced door to cupboard. New simple black gate latch and 'T' hinges. New ogee architrave.	Existing door to entrance hall to be retained and redecorated. Ironmongery to be refinished or replaced in aged brass to match new kitchen hardware. Door to cupboard to be replaced with new painted ledged and braced door and new ironmongery.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	New powder coated pressed steel wall mounted radiator to west wall.	Existing radiator to be carefully removed and carted away. New wet underfloor heating system to be installed. See floor above.
Lighting & Sockets	Recessed downlights to modern plasterboard ceiling. New white plastic chamfered socket and switch faceplates.	Existing lighting to be removed with ceiling made good. New ceiling mounted light fittings to be incorporated (surface mounted only). Aged brass or paintable socket and switch faceplates to match wall colour. Switches to be toggle type to

		light switches and rocker type to power outlets. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Various new timber and metal shelving mounted to walls. Solid stained and painted timber base units with Belfast sink and mock stone (laminated) worktops. Ceiling mounted Sheila Maid. Intruder alarm panel and main electrical distribution board to west wall adjacent to window.	All existing fixtures and fittings are to be carefully removed and carted away including base units and shelving. Walls to be made good following removal. Intruder alarm panel and distribution board to be carefully removed, renewed and relocated.

GF05 Dining Room		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Carpet and underlay over existing stone flag floor.	Carpet and underlay to be carefully lifted and carted away. All carpet grippers and threshold strips to be carefully lifted and carted away. Existing stone flag floor to be cleaned and restored.
Skirting	Dark stained timber skirting in ogee profile. Mitres to corners.	Skirtings to be rationalised and renewed to be a consistent profile across ground floor.
Walls	Painted plaster assumed to be a lime plaster applied directly to stone substrate. Exposed stained timber lintels over doors and windows.	Existing plaster to be made good. Walls cross-lined with lining paper and natural, breathable non-plastic adhesive. Decorative wallpaper to be applied to walls (compatible with lime plaster) using natural, breathable non-plastic adhesive.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround. Stained timber sills with bullnose moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted/panelled according to position in wall. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Lath and lime plastered ceiling with dark stained exposed timber beams.	Ceiling to be repaired locally and redecorated.
Doors	New 4 panel raised and fielded solid oak door to entrance hall in solid oak lining. Iron ring turn handle. Black cast metal hinges. New 4 panel solid oak door to cupboard in solid oak lining. Iron ring turn handle. Black cast metal hinges. New 'cottage' style solid oak external door with single glazed genuine leaded glazing. Oak lining. 2 panel raised and fielded solid hardwood door to living room. Metal ring turn handle and latch. Wrought iron decorative 'L' shaped strap hinges. Assumed original door with new handle.	Existing door to entrance hall to be Replaced with new internal door matching the door to the living room. Ironmongery to be refinished or replaced in aged brass. Door to cupboard to be carefully removed and carted away. Insert new bespoke joinery with shelving and low-level cupboard in niche to form bar. Existing external door to be retained and refurbished. Ironmongery to be refinished or replaced in aged brass.

	Surface mounted rim lock and black cast metal ring handle. Black hinges. Black sliding bolt lock to head of door.	
Fireplace	Large arched ashlar stone surround to inglenook fireplace. Stone exposed and recessed behind plasterwork. Rubble stone interior and hearth appear to have been repointed in cementitious mortar. Black modern wood burning appliance, scalloped hood and flue. Arched 'bread oven' with brick arch over, brick lining and brick sill within inglenook. Appears modern to fireplace. Mock chain, ring handle and hook assumed to have previously operated a flue damper.	Fireplace to be retained and stonework cleaned gently with de-ionised water. Repointing within fireplace to replace cementitious mortar. Wood burner to be renewed and flue checked for compliance with HETAS requirements. Mock chain, ring handle and hook assumed to have previously been used to operate a flue damper to be restored and retained.
Heating/Radiators	New powder coated pressed steel wall mounted radiator to north and south walls.	Existing radiators to be carefully removed and carted away. New traditional column radiators installed.
Lighting & Sockets	Wall mounted sconce and picture lighting only. New white plastic chamfered socket and switch faceplates.	Existing lighting to be removed with walls made good as required. New wall mounted light fittings to be incorporated (surface mounted only). Aged brass or paintable socket and switch faceplates to match wall colour. Switches to be toggle type to light switches and rocker type to power outlets. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	2 no. wrought iron trammel or hearth tool hooks protruding from ceiling over fireplace. White plastic alarm sensor to boxing in north-east corner of room. Fabric manual roller blinds to windows. New swing arm curtain poles that rotate into reveal.	Trammel hooks to be retained. Intruder alarm and sensors to be renewed using existing locations where possible. Fabric blinds and swing arm curtain poles to be carefully removed and carted away. Fixing holes in reveals and stone window surrounds to be made good as required.

GF06 Living Room		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Sisal fitted carpet with latex backing on underlay over solid timber parquet flooring in brick bond pattern.	Carpet and underlay to be carefully removed and existing parquet flooring exposed. All carpet grippers and threshold strips to be carefully removed and carted away, with sympathetic dowel or pellet repairs to fixing holes in the timber. All repair timber to be of matching species and grain.
Skirting	Dark stained and natural timber skirting in ogee profile. Mitres to corners.	Skirtings to be rationalised and renewed to be a consistent profile across ground floor.
Walls	Painted plaster assumed to be a lime plaster applied directly to stone substrate. Exposed stained timber lintels over doors and windows. Stained timber panelled wall to west between living room and study. Appears contemporary to internal door to study.	Walls to be made good and prepared for redecoration. Painted plastered walls.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround to most windows, with stone reveal to south window and entrance door Stained timber sills with bullnose moulding to most windows. Original stone sill remains to window to east wall.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted/panelled according to position in wall. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Lath and lime plastered ceiling with dark stained exposed timber beams. Ceiling deteriorating and delaminating from laths to large extent of ceiling following leaks from bathrooms above. Ceiling partially damaged by water leak from radiator above. Curved sloping ceiling over stairs to basement. Partial down stand/bulkhead over area of first floor staircase landing.	Ceiling to be carefully taken down and carted away. New hardwood laths to be installed to existing joists and refinish in lime putty plaster (mix to match existing plaster) between exposed timber beams.
Doors	4 panel raised and fielded solid hardwood door to dining room (2 panel on dining room side). Metal ring turn handle and latch. Wrought iron decorative 'L' shaped strap	Existing doors to dining room and study to be eased, refurbished and retained. Existing external door to be retained but enclosed behind false, reversible

	hinges. Assumed original door with new handle. 7 panel raised and fielded solid hardwood door to study. Forged metal thumb latch, decorative surface mounted butt hinges and forged metal sliding bolt. Assumed original door or door that may have been adapted or relocated here at some stage. Tudor arch front entrance door. Original outward facing door appears to have been reinforced later with horizontal planks to inside. Forged metal strap hinges. Forged metal latch with timber retainer. Large, boxed surface rim lock. Forged metal sliding bolts.	partition, plastered into adjacent wall finishes.
Fireplace	Large Tudor arched ashlar stone surround to fireplace. Stone exposed and recessed behind plasterwork. Rubble stone interior appears to have been repointed in cementitious mortar. Black modern wood burning appliance, scalloped hood and flue. Flagstone hearth. Square top 'bread oven' with stone lintel over. Stone sill. Assumed original forge metal hooks to RHS of fireplace for hearth tools.	Fireplace to be retained and stonework cleaned gently with de-ionised water. Repointing within fireplace to replace cementitious mortar. Wood burner to be renewed and flue checked for compliance with HETAS requirements.
Heating/Radiators	New powder coated pressed steel wall mounted radiator to east and south walls.	Existing radiators to be carefully removed and carted away. New traditional column radiators installed.
Lighting & Sockets	Wall mounted sconce lighting to north wall only. New white plastic chamfered socket and switch faceplates. Some light switches have timber faceplates to west panelled wall to study.	Existing lighting to be removed with walls made good as required. New wall mounted light fittings to be incorporated (surface mounted only). Aged brass or paintable socket and switch faceplates to match wall colour. Switches to be toggle type to light switches and rocker type to power outlets. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Chamfered solid timber column/post and junction of exposed timber beams adjacent to basement staircase.	Timber post retained. Intruder alarm and sensors to be renewed using existing locations where possible.

	White plastic alarm sensor to panelled wall in south-west corner of room. Fabric manual roller blinds to windows. New swing arm curtain poles that rotate into reveal. Full height newel. Winding timber staircase up to first floor, assumed original, with flat carved timber baluster and moulded timber handrail. Acorn moulding to newel post.	Fabric blinds and swing arm curtain poles to be carefully removed and carted away. Fixing holes in reveals and stone window surrounds to be made good as required using indent/mortar repairs. Staircase to be retained, repaired and made good as necessary.
Staircase	Stone staircase down to basement, with contemporary stained timber stairgate and flat bottle baluster guarding. Full height newel. Main stair - winding timber staircase up to first floor, assumed original, with flat carved timber baluster and moulded timber handrail. Acorn moulding to newel post. Dark stained timber string from ground to first floor.	Staircase to be retained, repaired and made good as necessary.

GF07 Study		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Carpet and underlay over existing timber floorboards. Narrow floorboards appear contemporary to panelling.	Carpet and underlay to be carefully lifted and carted away. All carpet grippers and threshold strips to be carefully lifted and carted away. Existing contemporary timber floor to be cleaned, sanded and stained to match panelling.
Skirting	Stained timber base rail to wall panelling	To be repaired as necessary and retained.
Walls	Picture rail (3/4) height-stained timber panelling to walls. Assumed adapted at some stage as there are missing and replacement elements in comparison to historic images. Painted plaster above with decorative fibrous plaster frieze and cornice.	Timber panelling retained and repaired as necessary. Painted plaster above panelled all retained and repaired as necessary.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Partially panelled reveals with painted plaster above to stone surround to windows Stained timber sills with bullnose moulding to most windows. Original stone sill remains to window to east wall.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted/panelled according to position in wall. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Painted plaster ceiling with decorative applied roundels and enrichment. Decorative exposed plaster down stand and plaster cornice to perimeter.	Ceiling to be repaired, carefully prepared and re-decorated with thinned paints to avoid loss of detail to decorative elements.
Doors	7 panel raised and fielded solid hardwood door to living room. Forged metal thumb latch, decorative surface mounted butt hinges and forged metal sliding bolt. Assumed original door or door that may have been adapted or relocated here at some stage.	Existing door to living room to be eased, refurbished and retained.
Fireplace	Decorative stone Tudor arch fire surround with floral band and fluted arch frieze. Moulded mantle with dentil details below. Understood to be a reproduction surround following removal of original fireplace (see historical background report).	Fireplace to be retained and stonework cleaned gently with de-ionised water. Repointing within fireplace to replace cementitious mortar. Crack to top of Tudor arch to be stabilised by specialist stonemason

	Visible crack to top of Tudor arch. Rubble stone interior appears to have been repointed in cementitious mortar. Black modern wood burning appliance, scalloped hood and flue. Flagstone hearth.	using stainless steel dowels to soffit of fire opening and the crack repointed in lime mortar matched to colour of the original stone. Wood burner to be renewed and flue checked for compliance with HETAS requirements.
Heating/Radiators	New white powder coated pressed steel wall mounted radiator mounted to north panelled wall.	Existing radiators to be carefully removed and carted away. Fixing holes to be repaired using timber dowels or pellets in matching timber species and grain, stained to match surrounding timber. Replacement floor mounted traditional column radiators to be installed to north and south walls.
Lighting & Sockets	Room formerly lit via table lamps on 5A circuit. New timber faceplate light switch with brass toggle switches and fixings. Contemporary to panelling. Aged brass socket faceplates mounted panelling.	New wall mounted light fittings to be incorporated (surface mounted only) with 5A circuit for lamps maintained. Aged brass socket and switch faceplates. Switches to be toggle type to light switches and rocker type to power outlets. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Not applicable.	Not applicable.

2.1 First Floor

FF01 Landing		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Fitted carpet on underlay. Stair risers and goings are in dark stained timber.	Carpet and underlay to be carefully removed and existing timber floorboards exposed and reviewed for suitability. Proposed engineered timber to match existing to be installed if the existing is inconsistent, damaged or is found to be a modern replacement floorboard. All carpet grippers and threshold strips to be carefully removed and carted away, with sympathetic dowel or pellet repairs to fixing holes in the timber. All repair timber to be of matching species and grain. Floor within lobby between principal bedroom and principal bathroom to be levelled following removal of modern partition and step up into bedroom reduced in height.
Skirting	Dark stained timber in various profiles. Torus, Ogee and square profiles utilised.	Skirtings to be rationalised and renewed to be a consistent profile across first floor.
Walls	Painted plaster walls. Curved soffit painted plaster to staircase. Dark stained timber staircase balustrades, stringers and aprons.	Existing modern partition running into centre of existing window mullion to be removed. Timber frame around openings to be retained. Existing plaster to be made good and redecorated. Walls to lobby between principal bedroom and principal bathroom cross-lined with lining paper and natural, breathable non-plastic adhesive. Decorative wallpaper to be applied to walls (compatible with lime plaster) using natural, breathable non-plastic adhesive.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround to most windows, with stone reveal to south window and entrance door Stained timber sills with bullnose or square moulding to most windows.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted/panelled according to position in wall. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.

Ceiling	Lath and lime plastered ceiling with modern plasterboard ceiling to lobby between bedroom and bathroom. Curved sloping ceiling over stairs to ground floor. Partial bulkheads and steps in ceiling reflecting second floor landing over.	Ceiling to be prepared and redecorated.
Doors	Dark stained plank door to bedrooms and bathroom with cover strips (door painted white on bedroom/bathroom side). Forged metal ring turn handle and keyhole escutcheon.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	New white powder coated pressed steel wall mounted radiator mounted to east wall.	Existing radiators to be carefully removed and carted away. Fixing holes to be made good. Replacement floor mounted traditional column radiators to be installed to east wall.
Lighting & Sockets	Wall mounted scone lighting to staircase. Modern white plastic pendant light to lobby between bedroom and bathroom. White plastic chamfered light switches and sockets.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	White plastic motion sensor for intruder alarm to north-east corner of landing.	Intruder alarm and sensors to be renewed using existing locations where possible.
Staircase	Dark stained timber risers and goings and flat bottle baluster guarding. Full height newel. Dark stained timber string from ground to first floor but does not continue from first to second floor. Winding timber staircase up to second floor, assumed original, with flat carved timber baluster and moulded timber handrail. Acorn moulding to newel post.	Staircase to be retained, repaired and made good as necessary.

FF02 Principal Bedroom		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Carpet and underlay over modern pine floorboards in narrow width.	Carpet and underlay to be carefully removed and existing timber floorboards exposed and reviewed for suitability. Proposed engineered timber to match existing original boards to be installed. All former carpet grippers and threshold strips to be carefully removed and carted away.
Skirting	Square or pencil round profile skirting painted white.	Skirtings to be rationalised and renewed to be a consistent profile across first floor.
Walls	Decorative wallpaper floor to ceiling – no cornice Painted plaster within cupboard off bedroom with simple painted timber shelving and built-in drawers.	Existing wallpaper to be removed and allow for replastering whole space. Assumed to be lime putty plaster applied directly to stone walls. Walls to be cross lined with lining paper and natural, breathable non-plastic adhesive. Decorative wallpaper to be applied to walls (compatible with lime plaster) using natural, breathable non-plastic adhesive. Shelving and drawers to cupboard to be carefully removed and carted away. Walls within cupboard to be prepared and redecorated.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround to most windows, with stone reveal to south window and entrance door Stained timber sills with bullnose moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted/panelled according to position in wall. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Painted plastered ceiling – assumed to be modern gypsum plasterboard and skim – no cornice	Made good and re-decorated
Doors	Painted plank door to landing and dressing room with cover strips (dark stained finish on landing side). Forged metal ring turn handle/latch and keyhole escutcheon. Black metal 'T' hinges. Surface mounted rim lock and forged metal slide bolt.	All existing doors and ironmongery to be eased, refurbished and retained.

	Painted plank doors to snug and cupboard. Forged metal ring turn handle/latch to both doors. Black 'T' hinges.	
Fireplace	Ashlar stone surround to fireplace with bolection moulding. Plain ashlar frieze and moulded mantel over. Poorly matched (suspected cementitious) pointing to mantle and frieze. Flue blocked at soffit. Flagstone hearth.	Existing surround and hearth to be retained, with flue reopened and returned to working fireplace. Existing pointing to be raked out carefully and replaced with colour matched lime mortar repairs.
Heating/Radiators	New white powder coated pressed steel wall mounted radiator mounted to north wall (1 no. below each window).	Existing radiators to be carefully removed and carted away. Replacement floor mounted traditional column radiators to be installed to north wall.
Lighting & Sockets	Table mounted 5A lamps only. White plastic chamfered light switches and sockets.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Existing sill level break-front built-in joinery to south wall. Drawers to central portion and cupboards to outer portions. Top of unit forms sill to windows. Fabric curtains and fabric covered rail/fascia to each window.	Existing joinery to be replaced with new low level built-in joinery or reconfigured and redecorated. All existing curtains and rails to be carefully removed and fixing holes made good.

FF03 Snug		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Carpet and underlay over modern pine floorboards in narrow width.	Carpet and underlay to be carefully removed and existing timber floorboards exposed and reviewed for suitability. Proposed engineered timber to match existing original boards to be installed. All former carpet grippers and threshold strips to be carefully removed and carted away.
Skirting	Square or pencil round profile skirting painted white to passage and steps up into snug.	Skirtings to be rationalised and renewed to be a consistent profile across first floor.
Walls	Painted plaster walls. Assumed lime plaster applied directly to stone walls. Existing modern built-in joinery to eaves, either side of space. Stained timber and painted timber. Exposed primary timbers in dark stain.	Existing plaster to be made good and redecorated. Walls to be cross-lined with lining paper and natural, breathable non-plastic adhesive. Decorative wallpaper to be applied to walls (compatible with lime plaster) using natural, breathable non-plastic adhesive.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows fitted within stone surrounds. Painted, plastered reveals to stone surround. Painted plastered sills.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and redecorated. Cementitious repairs to stone surrounds to be removed. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	White painted raking plaster ceilings. Dark stained timber primary structure exposed. Some modern timbers.	Existing ceilings to be retained and redecorated.
Doors	Painted plank door to bedroom with cover strips. Forged metal ring turn handle/latch. Black metal 'T' hinges.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	New white powder coated pressed steel wall mounted radiator mounted to joinery in eaves.	Existing radiators to be carefully removed and carted away. Replacement floor mounted traditional column radiators to be installed.
Lighting & Sockets	Single white plastic pendant light mounted to modern timber overhead.	All existing lighting and electrical points to be replaced with new aged brass faceplates.

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	White plastic chamfered light switches and sockets.	Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Not applicable.	Not applicable.

FF04 Bathroom		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Vinyl flooring in timber board appearance over modern pine floorboards in narrow width.	Modern vinyl flooring to be carefully removed and carted away. Existing timber floorboards exposed and reviewed for suitability. Proposed engineered timber to match existing original boards to be installed. Mosaic tile to shower floor with light coloured grout.
Skirting	White painted timber skirting in 'Torus' profile.	Skirtings to be rationalised and renewed to be a consistent profile across first floor.
Walls	Partial painted plaster walls. Modern glazed ceramic tiles to walls around bathtub and splashback to wash-handbasin. Bead and butt T&G boxing to back of close-coupled WC concealing pipework.	Existing wall tiling to be carefully removed. Allow for replastering walls throughout this room following tiling removal. Assume lime putty plaster on existing stone walls and on laths to studwork partitions. Partial painted plaster walls. Wall tiling to proposed shower area.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround. Painted timber sill with bullnose moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted. Cementitious repairs to stone surround to be removed and repair. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair. Restore mullion where previously concealed by partition and make good.
Ceiling	Painted plastered ceiling – assumed to be modern gypsum plasterboard and skim – no cornice	Made good and re-decorated
Doors	Stained timber plank door to landing with cover strips (dark stained finish on both sides). Forged metal ring turn handle/latch and keyhole escutcheon. Black metal 'T' hinges. Surface mounted rim lock and forged metal slide bolt.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	New white powder coated pressed steel wall mounted radiator mounted to wall.	Existing radiators to be carefully removed and carted away. Replacement towel radiator to be installed.

Lighting & Sockets	White plastic pull cord light switch. Wall mounted sconce light fittings.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Existing modern glass shelf with chrome brackets mounted to wall. Chrome towel rail in front of existing radiator. Dark stained timber shelf mounted to wall. Wall mounted mirror and polished brass wall lights over wash-handbasin. Traditional sanitaryware incl. bathtub, wash-handbasin and close-coupled WC. Bead and butt cladding to two sides of bathtub. Chrome brassware. Metal robe hooks to back of door.	All sanitaryware, fittings and brassware to be carefully removed, all walls and floors to be made good. New sanitaryware, fitting and brassware to be installed to new arrangement. Carefully remove all existing wall mounted shelves, mirrors and towel rails and cart away.

FF05 Bedroom 2 (proposed dressing room)		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Carpet and underlay over modern pine floorboards in narrow width.	Carpet and underlay to be carefully removed and existing timber floorboards exposed and reviewed for suitability. Proposed engineered timber to match existing original boards to be installed. All former carpet grippers and threshold strips to be carefully removed and carted away.
Skirting	Torus profile skirting painted white.	Skirtings to be rationalised and renewed to be a consistent profile across first floor.
Walls	Painted plastered walls.	Assumed to be lime putty plaster applied directly to stone walls and over laths to internal walls. Walls prepared and redecorated. Fitted joinery wardrobes and dressing table to perimeter of room.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround to windows. Stained timber sills with bullnose moulding. Ovolo moulding to low sill to north-east corner.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Painted plastered ceiling – assumed to be lath and plaster. Exposed dark stained timber beam.	Made good and re-decorate.
Doors	Painted plank door to landing with cover strips (dark stained finish on landing side). Forged metal ring turn handle/latch and keyhole escutcheon. Black metal 'T' hinges. Surface mounted rim lock and forged metal slide bolt.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Ashlar stone surround to fireplace with Tudor arch over. Plain ashlar head flush to wall. Heavily veined stone. Previously pointed but open crack to centre of stone head. Rubble stone fireback and dark stone hearth. Flue blocked at soffit.	Existing surround and hearth to be retained, with flue reopened and returned to working fireplace. Crack to top of Tudor arch to be stabilised by specialist stonemason using stainless steel dowels to soffit of fire opening and the crack repointed in lime mortar matched to colour of the original stone.

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Heating/Radiators	New white powder coated pressed steel wall mounted radiator mounted to wall.	Existing radiators to be carefully removed and carted away. Replacement floor mounted traditional column radiators to be installed.
Lighting & Sockets	Table mounted 5A lamps only. White plastic chamfered light switches and sockets.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Not applicable.	Not applicable.

FF06 Bathroom		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Carpet and underlay over modern pine floorboards in narrow width. Clear leak from radiator flow/return pipework resulting in damaged ceiling at ground floor.	Existing carpet and underlay to be carefully removed and carted away. Existing timber floorboards exposed and reviewed for suitability. Proposed engineered timber to match existing original boards to be installed. Mosaic tile to shower floor with light coloured grout.
Skirting	White painted timber skirting in square profile.	Skirtings to be rationalised and renewed to be a consistent profile across first floor.
Walls	Partial painted plaster walls. Modern glazed ceramic tiles to walls around bathtub. Shallow bulkhead at high level over wash-handbasin. Bead and butt cladding to side of bathtub.	Existing wall tiling to be carefully removed. Allow for replastering walls throughout this room following tiling removal. Assume lime putty plaster on existing stone walls and on laths to studwork partitions. Full height timber panelling to walls. Wall tiling to proposed shower area.
Windows	Metal framed side hung opening casement. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround. Painted timber sill with ovolo moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and panelled. Cementitious repairs to stone surround to be removed and repair. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Painted plastered ceiling – assumed to be lath and plaster.	Made good and re-decorated
Doors	Painted timber plank door to landing with cover strips (dark stained finish on landing side). Forged metal ring turn handle/latch and slide bolt. Black metal 'T' hinges.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	New white powder coated pressed steel wall mounted radiator mounted to wall.	Existing radiators to be carefully removed and carted away. Replacement floor mounted towel radiator to be installed.
Lighting & Sockets	White plastic pull cord light switch. Surface mounted ceiling light fittings.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.

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Fixture/Fixings	Chrome towel rail in front of existing radiator. Wall mounted mirror over wash-handbasin. Traditional sanitaryware incl. bathtub, wash-handbasin and close-coupled WC. Bead and butt cladding to one side of bathtub. Chrome brassware.	All sanitaryware, fittings and brassware to be carefully removed, all walls and floors to be made good. New sanitaryware, fitting and brassware to be installed to new arrangement. Carefully remove existing mirror and towel rail and cart away.
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FF07 Guest Bedroom		
Element/Item/Finish	Existing Description	Schedule of Works
Floor	Carpet and underlay over modern pine floorboards in narrow width.	Carpet and underlay to be carefully removed and existing timber floorboards exposed and reviewed for suitability. Proposed engineered timber to match existing original boards to be installed. All former carpet grippers and threshold strips to be carefully removed and carted away.
Skirting	Torus profile skirting painted white.	Skirtings to be rationalised and renewed to be a consistent profile across first floor.
Walls	Painted plastered walls.	Walls to be cross lined with lining paper and natural, breathable non-plastic adhesive. Decorative wallpaper to be applied to walls (compatible with lime plaster) using natural, breathable non-plastic adhesive.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround to windows. Painted timber sills with square moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and papered as walls. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Painted plastered ceiling – assumed to be lath and plaster. Exposed timber beam painted white.	Made good and re-decorate.
Doors	Painted plank door to landing with cover strips (dark stained finish on landing side). Forged metal ring turn handle/latch and keyhole escutcheon. Black metal 'T' hinges. Surface mounted rim lock and forged metal slide bolt.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Ashlar stone surround to fireplace with Tudor arch over. Moulded mantle. Previously repointed but poorly colour matched. Later ashlar stone infill to reduce opening. Flue blocked at soffit. Hearth removed and replaced with timber boards.	Existing surround and hearth to be retained, with flue reopened and returned to working fireplace. Fire surround to be repointed in lime mortar matched to colour of the original stone.
Heating/Radiators	New white powder coated pressed steel wall mounted radiator mounted to wall.	Existing radiators to be carefully removed and carted away.

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		Replacement floor mounted traditional column radiators to be installed.
Lighting & Sockets	Table mounted 5A lamps only. White plastic chamfered light switches and sockets.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Intruder alarm sensor and panic button.	Intruder alarm and sensors to be renewed using existing locations where possible.

2.1 Second Floor

SF01 Landing		
Element/Item/Finish	Description	Schedule of Works
Floor	Fitted carpet on underlay over existing timber floorboards. Age of floorboards varies. Stair risers and goings are in dark stained timber.	Carpet and underlay to be carefully removed and existing timber floorboards exposed and reviewed for suitability. Proposed natural sisal carpet flooring to be installed. All carpet grippers and threshold strips to be carefully removed and carted away, with sympathetic dowel or pellet repairs to fixing holes in the timber. All repair timber to be of matching species and grain. Original floorboards to top of staircase to be carefully lifted and relayed level.
Skirting	Skirting profile varies. Painted white.	Skirtings to be rationalised and renewed to be a consistent profile across second floor.
Walls	Painted plaster walls with modern built-in joinery to east wall to Utility. Dark stained timber staircase balustrades and aprons.	Existing walls, assumed to be lath and plaster or lime putty plaster applied directly to stone external walls, are to be made good, prepared and redecorated.
Windows	Metal framed side hung opening casement. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround. Stained timber sills with square moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and painted. Cementitious repairs to stone surround to be removed and repair. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Lath and lime plastered ceiling, partially raking over staircase. Dark stained timber primary roof members exposed. Loft access hatch painted white.	Ceiling to be prepared and redecorated. Loft access to be improved.
Doors	Painted plank door to bedrooms, bathroom and utility with cover strips. Forged metal ring turn handle and keyhole escutcheon.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	Not applicable.	Floor mounted traditional column radiators to be installed to east wall.

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Lighting & Sockets	Wall mounted sconce lighting to staircase. Modern white plastic pendant light to landing. White plastic chamfered light switches and sockets.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	White plastic motion sensor for intruder alarm to north-east corner of landing.	Intruder alarm and sensors to be renewed using existing locations where possible.

SF02 Utility (proposed guest bathroom 2)		
Element/Item/Finish	Description	Schedule of Works
Floor	Beige/grey coloured vinyl flooring over modern pine narrow floorboards. Raised floor under dormer window with chrome nosing. Step down to landing. Polished brass threshold strip.	Flooring to be carefully removed. Modern floorboards to be carefully removed and replaced with WBP plywood and levelling compound. Install electric UFH and lay new mosaic tiling to floor.
Skirting	Not applicable.	Skirtings to be rationalised and renewed to be a consistent profile across second floor.
Walls	Painted plastered walls. Exposed timber stud wall to north elevation. Partially raking with exposed purlin. Modern double-glazed dormer window.	Half height painted timber panelling introduced with painted plaster walls above. Existing walls to be made good and redecorated.
Windows	Modern double-glazed dormer window in aluminium frame. Planted-on lead cames. Painted timber sill with square profile. Chamfered corners.	Not applicable.
Ceiling	Painted plastered ceiling. Partially raking with painted purlin.	Exposed timbers to be taken back to original finish. Ceilings prepared and redecorated.
Doors	Painted plank door to landing with cover strips. Forged metal ring turn handle.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	Painted pressed steel wall mounted radiator mounted to south wall.	Existing radiators to be carefully removed and carted away. Replacement towel radiator to be installed.
Lighting & Sockets	White plastic chamfered light switches and sockets.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Belfast janitor's sink on metal legs to north wall. Towel rail over radiator to south wall.	All existing sanitaryware and towel rails to be removed.

SF03 Bedroom (proposed guest bedroom 3)		
Element/Item/Finish	Description	Schedule of Works
Floor	Carpet and underlay over modern pine floorboards in narrow width.	Carpet and underlay to be carefully removed and existing timber floorboards exposed and reviewed for suitability. Proposed natural sisal carpet flooring to be installed. All former carpet grippers and threshold strips to be carefully removed and carted away.
Skirting	Low chamfered profile skirting painted white.	Skirtings to be rationalised and renewed to be a consistent profile across second floor.
Walls	Painted plastered walls with exposed dark stained timbers. Partially raking to follow roof form.	Walls to be prepared and redecorated.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround to windows. Painted timber sills with square moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and papered as walls. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Painted plastered ceiling – assumed to be lath and plaster. Exposed dark stained timbers. Partially raking to follow roof form.	Made good and re-decorate.
Doors	Painted plank door to landing with cover strips. Forged metal ring turn handle/latch and keyhole escutcheon. Black metal ‘T’ hinges. Surface mounted rim lock and forged metal slide bolt.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	New white powder coated pressed steel wall mounted radiator mounted to wall.	Existing radiators to be carefully removed and carted away. Replacement floor mounted traditional column radiators to be installed.
Lighting & Sockets	White plastic ceiling mounted pendant to horizontal ceiling. White plastic chamfered light switches and sockets.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.

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Fixture/Fixings	Wash-handbasin to north-east corner of room with wall mounted mirror, tiled splashback and shaving light. Fabric curtains and fabric covered rail/fascia to each window.	Wash-handbasin, mirror and tiled splashback to be removed and wall made good. Grub up and seal off existing waste and trap from wash-handbasin. Remove existing hot and cold-water feeds to taps, ensuring no dead legs. All existing curtains and rails to be carefully removed and fixing holes made good.
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SF04 Bathroom (proposed utility)		
Element/Item/Finish	Description	Schedule of Works
Floor	Carpet and underlay over existing pine narrow width floorboards.	Carpet and underlay to be carefully removed and carted away. Modern floorboards to be carefully removed and replaced with WBP plywood and levelling compound and lay new linoleum flooring.
Skirting	Not applicable. Partial boxing for cold water feed between bath and close-coupled WC.	Skirtings to be rationalised and renewed to be a consistent profile across second floor.
Walls	Painted plastered walls and T&G cladding to north wall. Stepped bulkheads over WC pan.	T&G cladding removed from north wall. Allow for replastering north wall following removal of cladding. Prepare and redecorate walls.
Windows	Modern double glazed Velux roof window and T&G cladding to lightwell.	Velux window to be checked and renewed if necessary. Allow for removal of T&G cladding to lightwell and replace with painted plastered cheeks to lightwell.
Ceiling	Painted plastered ceiling. Partially raking.	Ceilings prepared and redecorated.
Doors	Painted plank door to landing with cover strips. Forged metal ring turn handle.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	Painted pressed steel wall mounted radiator mounted to north wall.	Existing radiators to be carefully removed and carted away. Replacement towel radiator to be installed.
Lighting & Sockets	White plastic pull-cord light switch. Ceiling mounted ball flush light fitting.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Late 20th-century sanitaryware incl. bathtub, wash-handbasin and close coupled WC. Chrome towel rail in front of radiator.	All existing sanitaryware and towel rails to be removed.

SF05 Bedroom (proposed guest bedroom 2)		
Element/Item/Finish	Description	Schedule of Works
Floor	Carpet and underlay over modern pine floorboards in narrow width.	Carpet and underlay to be carefully removed and existing timber floorboards exposed and reviewed for suitability. Proposed natural sisal carpet flooring to be installed. All former carpet grippers and threshold strips to be carefully removed and carted away.
Skirting	Low chamfered profile skirting painted white.	Skirtings to be rationalised and renewed to be a consistent profile across second floor.
Walls	Painted plastered walls with exposed dark stained timbers. Partially raking to follow roof form.	Walls to be cross lined with lining paper and natural, breathable non-plastic adhesive. Decorative wallpaper to be applied to walls (compatible with lime plaster) using natural, breathable non-plastic adhesive.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround to windows. Painted timber sills with square moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and papered as walls. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Painted plastered ceiling – assumed to be lath and plaster. Partially raking to follow roof form.	Made good and re-decorate.
Doors	Painted plank door to landing with cover strips. Forged metal ring turn handle/latch and keyhole escutcheon. Black metal 'T' hinges. Surface mounted rim lock and forged metal slide bolt.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	New white powder coated pressed steel wall mounted radiator mounted to wall.	Existing radiators to be carefully removed and carted away. Replacement floor mounted traditional column radiators to be installed.
Lighting & Sockets	White plastic ceiling mounted pendant to horizontal ceiling. White plastic chamfered light switches and sockets.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.

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Fixture/Fixings	Built-in wardrobe/cupboard under eaves to east wall. Fabric curtains and fabric covered rail/fascia to each window.	Modern cupboard to be removed. All existing curtains and rails to be carefully removed and fixing holes made good.
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SF06 Linen Cupboard		
Element/Item/Finish	Description	Schedule of Works
Floor	Carpet and underlay over modern pine floorboards in narrow width.	Carpet and underlay to be carefully removed and existing timber floorboards exposed and reviewed for suitability. Proposed natural sisal carpet flooring to be installed. All former carpet grippers and threshold strips to be carefully removed and carted away.
Skirting	Low chamfered profile skirting painted white.	Skirtings to be rationalised and renewed to be a consistent profile across second floor.
Walls	Painted plastered walls. Partially raking to follow roof form.	Prepare and redecorate walls.
Windows	Not applicable.	Not applicable.
Ceiling	Painted plastered ceiling – assumed to be lath and plaster. Partially raking to follow roof form.	Made good and re-decorate.
Doors	Painted plank door to landing with cover strips. Forged metal ring turn handle/latch and keyhole escutcheon. Black metal 'T' hinges.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	Not applicable.	Not applicable.
Lighting & Sockets	White plastic ceiling mounted pendant to horizontal ceiling. White plastic chamfered light switches and sockets.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Loose slatted shelving and frame.	Loose furniture to be removed and carted away.

SF07 Bedroom (proposed studio)		
Element/Item/Finish	Description	Schedule of Works
Floor	Carpet and underlay over modern pine floorboards in narrow width.	Carpet and underlay to be carefully removed and existing timber floorboards exposed. All former carpet grippers and threshold strips to be carefully removed and carted away. Modern floorboards to be carefully removed and replaced with WBP plywood and levelling compound and lay new linoleum flooring.
Skirting	Low chamfered profile skirting painted white.	Skirtings to be rationalised and renewed to be a consistent profile across second floor.
Walls	Painted plastered walls with exposed dark stained timbers. Partially raking to follow roof form. Stepped wall to north reflecting form of chimney running up through the building.	Prepare and redecorate walls.
Windows	Metal framed side hung opening casement and fixed casements. Single-glazed windows with genuine leaded panes. Painted, plastered reveals to stone surround to windows. Painted timber sills with bullnose moulding.	Existing metal casement windows to be fully refurbished, eased and repaired as necessary. Soffits and reveals to be made good and decorated as walls. Cementitious repairs to stone surround to be removed and repair made. All holes and large areas of damage to stone surrounds to be repaired with indent or colour matched lime mortar repair.
Ceiling	Painted plastered ceiling – assumed to be lath and plaster. Partially raking to follow roof form.	Made good and re-decorate.
Doors	Painted plank door to landing with cover strips. Forged metal ring turn handle/latch and keyhole escutcheon. Black metal 'T' hinges. Surface mounted rim lock and forged metal slide bolt. Painted plank door to cupboard with cover strips. Forged metal ring turn handle/latch. Flush painted hatch at high level to provide access to loftspace.	All existing doors and ironmongery to be eased, refurbished and retained.
Fireplace	Not applicable.	Not applicable.
Heating/Radiators	New white powder coated pressed steel wall mounted radiator mounted to north wall.	Existing radiators to be carefully removed and carted away.

GH/RC/CG/6564 – Coles Farm Schedule of Works

		Replacement floor mounted traditional column radiators to be installed.
Lighting & Sockets	White metal surface mounted directional spotlights mounted to trusses. White plastic chamfered light switches and sockets.	All existing lighting and electrical points to be replaced with new aged brass faceplates. Please refer to lighting and electrical plans for full details of proposed positions.
Fixture/Fixings	Not applicable.	Not applicable.

3.0 Interior General Notes

- 3.1 There will be an upgrading of the existing electrical, heating and plumbing fittings, with localised alterations to accommodate new sanitary ware, kitchen/utility rooms and general alterations related to the localised alteration and proposed works. There is to be minimal disruption to the historic fabric during the proposed alterations, reusing existing notches/holes in timbers and walls wherever possible. In no circumstances will primary timbers of merit be notched or cut. All new radiators where required will be of a suitable design and relocated in more appropriate positions, generally below windows and along external walls.
- 3.2 All windows (including sashes and casements of merit) and doors (including relocated doors and architraves of merit) throughout the house are to be refurbished and overhauled to ensure that they operate correctly. This is to include all works to timber elements, ironmongery and redecoration. Some of the windows require replacement elements owing to decay, all replacement elements will match the existing in material and profile. All serviceable ironmongery to be overhauled and where unserviceable replaced with new. Upgrading of discrete draft strips is also to be undertaken. All panelled reveals, soffits, shutters, shutter housings and architraves (except modern architraves which are to be replaced) are to be refurbished so that they operate correctly, including the retention of all original knobs and ironmongery locking systems, where found. Further to this, all doorcases, linings and architraves of merit are to be retained and refurbished.
- 3.3 All original and existing skirtings of merit are to be refurbished and repaired where necessary. Any piecing-in or partial replacement will be carried out using similar materials, matching original in terms of profile and detail.
- 3.4 All flues are to be checked, cleaned, and repaired as necessary. All venting to redundant flues to be checked and if found to be unvented, upgraded accordingly to current regulations.
- 3.5 All remedial works to existing walls, partitions and ceilings will be finished in plaster to match existing. Where possible, lath and plaster finishes will be retained and repaired in similar materials.
- 3.6 Salvaged items that are to be carefully removed may be reused where possible or sold for salvage including the modern sanitary ware. No early or original doors or joinery are to be removed from site.

4.0 External General Notes

- 4.1 All retained windows and doors throughout the house are to be refurbished to ensure that they operate correctly. This is to include all timber elements, ironmongery, redecoration and pointing between masonry/render and timber frames. All proposed replacement window and door and elements will match the existing in material and profile.
- 4.2 Any unnecessary cables, wires, nails, and other obsolete fixtures of little merit are to be carefully removed, and the mortar repaired as necessary.

- 4.3 Any damaged spalling render or paintwork is to be repaired and restored. Any new work is to match the existing in type and profile. All render repair works are to be undertaken using a lime-based natural coloured render.
- 4.4 All existing roof finishes and fabric are to be repaired with matching materials as appropriate/if and as required.
- 4.5 All chimney flues that are not in use or to be reused are to be inspected, repaired, capped and ventilated as necessary, including repairs to chimney pots, flaunching and flashings.
- 4.6 All existing internal and external hoppers and downpipes are to be overhauled. uPVC elements are to be carefully removed and replaced with cast iron.
- 4.7 The existing domestic drainage system is to be retained with adjustments to be made as necessary for internal alterations and to incorporate new requirements for the proposed facilities.
- 4.8 All external decorative surfaces and finishes are to be repainted, replaced, or restored and redecorated, including removal of excessive layers of paintwork to timber elements of the building.