

	DESCRIPTION
	Schedule of Proposed Works - Old Lyric Hall, Clifford Street, Barrow In Furness, Cumbria, LA14 2NJ
1	Storage / Office Space / Meter Cupboard / stairwell
	DESCRIPTION
1.01	Remove and make good the existing staircase to the Clifford street entrance
1.02	Clear ceiling void in place of existing staircase with new floor joists to Structural Engineer's details. Insert restraint strapping to secure floor joists.
1.03	Remove existing door set to front entrance. Install like-for-like replacement door as per door schedule.
1.04	Eliminate damp with an injected DPC and waterproof render finish to inside.
1.05	Construct stud wall as per DG number OLH-BC-113 for wall type 2. Ensuring studs adequately strapped to floor joists above.
1.06	Using suitable support, remove brickwork above doorway in courtyard and raise lintel to 2200mm to allow for new door set to plant room.
1.07	Install new FD30S door set to plant room.
1.08	Construct stud walling to create plant room house HW tank and boiler.
1.09	Plaster and paint inside of both plant and meter rooms
1.10	Line ceiling with 2 layers of 15mm Gyproc Fireline board to provide minimum 30 minutes fire protection.
1.11	Construct new concrete foundations to a minimum depth of 1000mm for the office and new staircase walls. All to Structural Engineer's specification and Building Control officer's satisfaction.
1.12	Construct substructure brick/block cavity wall up to a DPC level of 150mm above external yard level. Ensure a 135mm insulated cavity.
1.13	Lay DPC membrane to substructure brickwork/blockwork, with lapped and taped joints.
1.14	Construct new concrete floor - excavate to required level and lay 150mm minimum compacted hardcore and 50mm sand blinding,
1.15	Install 1200g visqueen, or suitable damp proof membrane over sand binding and lapped with perimeter dpc.
1.16	Construct 100mm concrete floor slab ensuring the concrete cures
1.17	Install 100mm GA4000 rigid insulation to floor and rigid insulation upstands at room extremities ensure all joints are taped and sealed
1.18	Install a 65mm sand/cement screed to finish floor level
1.19	Construct new external wall comprising brick outer leaf, 135mm clean cavity containing rigid insulation, blockwork inner skin.
1.20	Allow for all cavity ties, and wall starter kits to tie to adjoining existing walls.
1.21	Arrange for energy providers to install new incoming gas main, water main, and 3 phase electrical mains. Carry out all builders work required to enable the network suppliers' works, including all ducts, and making good.
1.22	Carry out all works to enable installation of gas meter, water meter and stop cock, and electrical meter and distribution board.
1.23	Install rising gas pipework, water pipework and electrical mains to remainder of the building.
2	STRIP OUT OF MAIN BUILDING & INSPECTION

2.01	Strip out all existing plaster finishes back to brickwork to all walls, ceilings and partitions throughout the building, including all existing lath and plaster or plasterboarded ceilings and soffits.
2.02	Remove all redundant existing non loadbearing internal stud walls as shown on Demolition drawing OLH-BC-107 Rev 1.
2.03	Remove all existing floor finishes such as carpets and tiles
2.04	Strip out all existing internal electrical wiring and fittings, and all existing pipework and fittings including existing central heating fixtures
2.05	Remove all existing windows when ready for replacements to be installed.
2.06	Remove existing external doors when ready for replacement.
2.07	Strip out plaster Infill between buttons to underside of roof
2.08	Allow for taking up floorboards as necessary to allow for insection of floor joist ends by the Structural Engineer. Carry out any repairs revealed to be required.
2.09	Expose the steel structural support in the under croft for inspection by the Structural Engineer and carry out any remedial works found necessary.
2.10	Install new structural support, to Structural Engineer's specification, to allow removal of the temporary acrow props.
3	External Works
3.01	Arrange for the design, erection, hire and striking of all access scaffolding required to carry out the works, including to the roof.
3.02	Carry out a detailed survey of all external wall brickwork. Rake out to a depth of 20mm all loose or defective pointing, and repoint in suitable mortar to match adjacent areas.
3.03	Carefully remove any spalled bricks and replace with matching bricks.spect any brickwork for damp. repair any brickwork as necessary with the correct mortar mixture
3.04	Carefully remove existing roof slating, and set aside all slates that are in re-usable condition. Discard any slates that are in poor condition together with existing battening. Assume 30% of slates need to be replaced with new matching slates- use these randomly intersperced with salvaged slates.
3.05	Inspect all rafters for damage, signs of water ingress or pests. Repair or replace rotten timber as necessary.
3.06	Re-lay all roof coverings on new breathable sarking felt and new preservative treated battens. Refix all ridge tiles, replacing any damaged decorative ridge tiles with new to match existing. Renew all flashings and abutments. Dress sarking over over new eaves trays address into gutters.
3.07	Remove all soffit boards and gutter boards and replace with new timber soffit, fascia and gutter boards.
3.08	Remove all rain water goods and replace with new black painted aluminium gutters and downpipes.
3.09	Supply and install new and replacement double glazed timber windows as shown on elevation drawings, including for new external seals around frames and making good internally with beading, trims and window boards.
3.1	Supply and install new and replacement external doors as shown on elevation drawings, including all seals, trims and locks..

3.11	Reinstall UPVC soffits and fascia boarding ensuring that the eaves tray and sarking felt is correctly installed and overlapped
3.12	Renew all external soil and vent pipes.
3.13	Excavate the proposed drainage trenches in the courtyard area and expose the existing drainage runs, test and repair as necessary. Supply and lay new drainage as shown and connect into existing drainage system. Allow inspection by Building Control and testing before backfilling with pea gravel.
3.14	Break up and dispose of existing concrete courtyard surfacing , excavate to a suitable depth to allow 150 mm compacted and blinded hardcore and 150mm depth and lay new concrete surfacing to falls and finish with textured surface treatment as shown.
3.15	Remove existing gates and supply and install new wrought iron gates to client specification
3.16	Supply and install outdoor furniture to courtyard as shown on drawings and courtyard renders, including bike storage and waste storage facilities.
3.17	Install external lighting and power to courtyard, and lighting to undercroft ceiling.
3.18	Line undercroft ceiling with 2 layers of 15mm Gyproc Fireline board to provide minimum 60 minutes fire protection.
4	GENERAL ALTERATIONS
4.01	Repair the temporary staircase to rear of main hall to allow it to be used for construction works until new staircase is complete.
4.02	Strip out the staircase over the proposed meter area, and infill floor with joists and moisture resistant ply boarding flush with adjacent floor finish. New ceiling below allowed elsewhere.
4.03	Provide all temporary support and structural alteration works, to allow the removal of the loadbearing partitions as shown on Demolition drawing OLH-BC-107 Rev 1 . All works to be carried out in accordance with Structural Engineer's specification
4.04	Install new padstones, lintels and beams to form new openings all in accordance with Structural Engineer's specification
4.05	Survey the existing floor levels throughout the ground floor and agree a new finished floor level. Upgrade the existing ground floor throughout as follows:
4.06	Remove any existing screed. Lay 50mm sand blinding, visqueen damp proof membrane, lapped 150mm up all walls. Tape all joints and upstands
4.07	Install 100mm GA4000 rigid insulation to the floor including perimeter upstands. Ensure all joints are taped and sealed. All to meet current Building Regulations and energy targets.
4.08	Install a 65mm sand/cement screed to agreed finished floor level.
4.09	Excavate where required and lay new internal drainage runs to ground floor ensuite and soil vent pipes serving first floor ensuite.
	GROUND FLOOR ROOMS
5.01	Staircase Lobby
5.02	Construct new first floor to Structural Engineer's details, ensure correct trimming /double joists around stair well
5.03	Supply and install new timber staircase from ground to first floor, including all balusters and handrails.

5.04	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all external openings
5.05	Plasterboard ceiling and staircase soffit with 2 layers Fireline plasterboard to provide 60 minutes fire protection.
5.06	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
5.07	Supply and install new external door to courtyard
5.08	Supply and install first fix and second fix key access/entryphone system to extend throughout the building.
5.09	Supply and install first fix and second fix of fire detection panel, fire alarm and smoke detection system and emergency lighting system to extend throughout the building.
	GF Lobby
5.10	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets
5.11	Construct MF suspended ceiling including specified acoustic treatment for airbourne sound
5.12	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
5.13	Supply and install new external door to courtyard
	Linen Room
5.14	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets
5.15	Construct MF suspended ceiling including specified acoustic treatment for airbourne sound
5.16	Construct shelving system
5.17	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
5.18	Supply and install new external door to courtyard
	Office
5.19	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets
5.20	Construct MF suspended ceiling including specified acoustic treatment for airbourne sound
5.21	route wiring through internal surfaces including any passthrough
5.22	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
5.23	Supply and install new external door to courtyard
	Plant Room
5.24	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets
5.25	Construct MF suspended ceiling including specified acoustic treatment for airbourne sound
5.26	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.

5.27	Supply and install new external door to courtyard
5.28	Install lighting and power circuit cabling, switches, sockets and fittings throughout the building, in accordance with the electrical layout drawings.
5.29	Supply and install suitable HW tank for the supply of 10 showers and HW taps. Allow hot and cold pipework, waste pipework throughout the building in accordance with the mechanical layout drawings
5.30	Supply and install suitable boiler and central heating system for the supply of 15 radiators, including all central heating pipework , radiators, thermostatic valves and controls.
	Apartment 1 & Ensuite
5.31	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all openings.
5.32	Construct new acoustic partitions separating room from adjacent room and common parts.
5.33	Construct new timber studwork wall for ensuite and wardrobe/kitchen area
5.34	Install new timber door sets to ensuite, including all frame, architraves and ironmongery in accordance with door schedule.
5.35	Construct MF suspended ceiling and specified acoustic treatments to apartment and ensuite
5.36	Install mechanical ventilation to ensuite and kitchen area.
5.37	Install 1st fix wiring and plumbing to all room outlets, switches, sockets and fittings.
5.38	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
5.39	Supply and fit duo sliding door to wardrobe/kitchen area
5.40	supply and install Elfin kitchen
5.41	Supply and install new FD30S fire door and ancillaries to lobby
5.42	Supply and install room furnishings, light fittings, and second fix electrics, plumbing and fire detection
	Apartment 2 & Ensuite
5.43	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all openings.
5.44	Construct new acoustic partitions separating room from adjacent room and common parts.
5.45	Construct new timber studwork wall for ensuite and wardrobe/kitchen area
5.46	Install new timber door sets to ensuite, including all frame, architraves and ironmongery in accordance with door schedule.
5.47	Construct MF suspended ceiling and specified acoustic treatments to apartment and ensuite
5.48	Install mechanical ventilation to ensuite and kitchen area.
5.49	Install 1st fix wiring and plumbing to all room outlets, switches, sockets and fittings.
5.50	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
5.51	Supply and fit duo sliding door to wardrobe/kitchen area
5.52	supply and install Elfin kitchen
5.53	Supply and install new FD30S fire door and ancillaries to lobby

5.54	Supply and install room furnishings, light fittings, and second fix electrics, plumbing and fire detection
	Apartment 3 & Ensuite
5.55	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all openings.
5.56	Construct new acoustic partitions separating room from adjacent room and common parts.
5.57	Construct new timber studwork wall for ensuite and wardrobe/kitchen area
5.58	Install new timber door sets to ensuite, including all frame, architraves and ironmongery in accordance with door schedule.
5.59	Construct MF suspended ceiling and specified acoustic treatments to apartment and ensuite
5.60	Install mechanical ventilation to ensuite and kitchen area.
5.61	install 1st fix wiring and plumbing to room outlets, fittings and fixtures
5.62	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
5.63	Supply and fit duo sliding door to wardrobe/kitchen area
5.64	supply and install Elfin kitchen
5.65	Supply and install new FD30S fire door and ancillaries to lobby
5.66	Supply and install room furnishings, light fittings, and second fix electrics, plumbing and fire detection
	Apartment 4 & Ensuite
5.67	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all openings.
5.68	Construct new acoustic partitions separating room from adjacent room and common parts.
5.69	Construct new timber studwork wall for ensuite and wardrobe/kitchen area
5.70	Install new timber door sets to ensuite, including all frame, architraves and ironmongery in accordance with door schedule.
5.71	Construct MF suspended ceiling and specified acoustic treatments to apartment and ensuite
5.72	Install mechanical ventilation to ensuite and kitchen area.
5.73	install 1st fix wiring and plumbing to room outlets, fittings and fixtures
5.74	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
5.75	Supply and fit duo sliding door to wardrobe/kitchen area
5.76	supply and install Elfin kitchen
5.77	Supply and install new FD30S fire door and ancillaries to lobby
5.78	Supply and install room furnishings, light fittings, and second fix electrics, plumbing and fire detection
	FIRST FLOOR ROOMS
6.0	Staircase Lobby and Upper Corridor
6.01	Supply and install staircase balustrade to first floor

6.02	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all openings.
6.03	Supply and mechanically install foil backed insulated plasterboard to underside of roof joists
6.04	route wiring through internal surfaces including any passthrough
6.05	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
6.06	Supply and install new external door to courtyard
	Apartment 5 & Ensuite
6.07	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all openings. Note the locations of exposed brickwork areas as shown on plan.
6.08	Construct new acoustic partitions separating room from adjacent room and common parts.
6.09	In vaulted ceiling areas, supply and mechanically install foil backed insulated plasterboard to underside of roof rafters to meet current Building Regulations and energy targets. In flat ceiling areas supply and install foil backed plasterboard to underside of ceiling joists and 300mm of glassfibre insulation between and above ceiling joists.
6.10	Construct new timber studwork wall for ensuite and wardrobe/kitchen area
6.11	Install new timber door sets to ensuite, including all frame, architraves and ironmongery in accordance with door schedule.
6.12	Construct MF suspended ceiling to ensuite.
6.13	Install mechanical ventilation to ensuite and kitchen area.
6.14	install 1st fix wiring and plumbing to room outlets, fittings and fixtures
6.15	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
6.16	Supply and fit duo sliding door to wardrobe/kitchen area
6.17	supply and install Elfin kitchen
6.18	Supply and install new FD30S fire door and ancillaries to lobby
6.19	Supply and install room furnishings, light fittings, and second fix electrics, plumbing and fire detection
	Apartment 6 & Ensuite
6.20	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all openings. Note the locations of exposed brickwork areas as shown on plan.
6.21	Construct new acoustic partitions separating room from adjacent room and common parts.
6.22	In vaulted ceiling areas, supply and mechanically install foil backed insulated plasterboard to underside of roof rafters to meet current Building Regulations and energy targets. In flat ceiling areas supply and install foil backed plasterboard to underside of ceiling joists and 300mm of glassfibre insulation between and above ceiling joists.
6.23	Construct new timber studwork wall for ensuite and wardrobe/kitchen area
6.24	Install new timber door sets to ensuite, including all frame, architraves and ironmongery in accordance with door schedule.
6.25	Construct MF suspended ceiling to ensuite.
6.26	Install mechanical ventilation to ensuite and kitchen area.

6.27	install 1st fix wiring and plumbing to room outlets, fittings and fixtures
6.28	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
6.29	Supply and fit duo sliding door to wardrobe/kitchen area
6.30	supply and install Elfin kitchen
6.31	Supply and install new FD30S fire door and ancillaries to lobby
6.32	Supply and install room furnishings, light fittings, and second fix electrics, plumbing and fire detection
Apartment 7 & Ensuite	
6.33	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all openings. Note the locations of exposed brickwork areas as shown on plan.
6.34	Construct new acoustic partitions separating room from adjacent room and common parts.
6.35	In vaulted ceiling areas, supply and mechanically install foil backed insulated plasterboard to underside of roof rafters to meet current Building Regulations and energy targets. In flat ceiling areas supply and install foil backed plasterboard to underside of ceiling joists and 300mm of glassfibre insulation between and above ceiling joists.
6.36	Construct new timber studwork wall for ensuite and wardrobe/kitchen area
6.37	Install new timber door sets to ensuite, including all frame, architraves and ironmongery in accordance with door schedule.
6.38	Construct MF suspended ceiling to ensuite.
6.39	Install mechanical ventilation to ensuite and kitchen area.
6.40	install 1st fix wiring and plumbing to room outlets, fittings and fixtures
6.41	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
6.42	Supply and fit duo sliding door to wardrobe/kitchen area
6.43	supply and install Elfin kitchen
6.44	Supply and install new FD30S fire door and ancillaries to lobby
6.45	Supply and install room furnishings, light fittings, and second fix electrics, plumbing and fire detection
Apartment 8 & Ensuite	
6.46	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all openings. Note the locations of exposed brickwork areas as shown on plan.
6.47	Construct new acoustic partitions separating room from adjacent room and common parts.
6.48	In vaulted ceiling areas, supply and mechanically install foil backed insulated plasterboard to underside of roof rafters to meet current Building Regulations and energy targets. In flat ceiling areas supply and install foil backed plasterboard to underside of ceiling joists and 300mm of glassfibre insulation between and above ceiling joists.
6.49	Construct new timber studwork wall for ensuite and wardrobe/kitchen area
6.50	Install new timber door sets to ensuite, including all frame, architraves and ironmongery in accordance with door schedule.
6.51	Construct MF suspended ceiling to ensuite.
6.52	Install mechanical ventilation to ensuite and kitchen area.
6.53	install 1st fix wiring and plumbing to room outlets, fittings and fixtures

6.54	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
6.55	Supply and fit duo sliding door to wardrobe/kitchen area
6.56	supply and install Elfin kitchen
6.57	Supply and install new FD30S fire door and ancillaries to lobby
6.58	Supply and install room furnishings, light fittings, and second fix electrics, plumbing and fire detection
	Apartment 9 & Ensuite
6.59	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all openings. Note the locations of exposed brickwork areas as shown on plan.
6.60	Construct new acoustic partitions separating room from adjacent room and common parts.
6.61	In vaulted ceiling areas, supply and mechanically install foil backed insulated plasterboard to underside of roof rafters to meet current Building Regulations and energy targets. In flat ceiling areas supply and install foil backed plasterboard to underside of ceiling joists and 300mm of glassfibre insulation between and above ceiling joists.
6.62	Construct new timber studwork wall for ensuite and wardrobe/kitchen area
6.63	Install new timber door sets to ensuite, including all frame, architraves and ironmongery in accordance with door schedule.
6.64	Construct MF suspended ceiling to ensuite.
6.65	Install mechanical ventilation to ensuite and kitchen area.
6.66	install 1st fix wiring and plumbing to room outlets, fittings and fixtures
6.67	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
6.68	Supply and fit duo sliding door to wardrobe/kitchen area
6.69	supply and install Elfin kitchen
6.70	Supply and install new FD30S fire door and ancillaries to lobby
6.71	Supply and install room furnishings, light fittings, and second fix electrics, plumbing and fire detection
	Apartment 10 & Ensuite
6.72	Supply and mechanically install foil backed insulated plasterboard to external walls indicated in plans, to meet current Building Regulations and energy targets. Allow for insulation to reveals of all openings. Note the locations of exposed brickwork areas as shown on plan.
6.73	In vaulted ceiling areas, supply and mechanically install foil backed insulated plasterboard to underside of roof rafters to meet current Building Regulations and energy targets. In flat ceiling areas supply and install foil backed plasterboard to underside of ceiling joists and 300mm of glassfibre insulation between and above ceiling joists.
6.74	Construct new acoustic partitions separating room from adjacent room and common parts.
6.75	Construct new timber studwork wall for ensuite and wardrobe/kitchen area
6.76	Install new timber door sets to ensuite, including all frame, architraves and ironmongery in accordance with door schedule.
6.77	Construct MF suspended ceiling to ensuite.
6.78	Install mechanical ventilation to ensuite and kitchen area.
6.79	install 1st fix wiring and plumbing to room outlets, fittings and fixtures

6.80	Apply wall, ceiling and floor finishes including decorations to all surfaces, in accordance with finishes schedule.
6.81	Supply and fit duo sliding door to wardrobe/kitchen area
6.82	Supply and install Elfin kitchen
6.83	Supply and install new FD30S fire door to room entrance, including frame intumescent strips, architraves and ironmongery , all as door schedule..
6.84	Supply and install room furnishings, light fittings, and second fix electrics, plumbing and fire detection