



# Schedule of Works

for Listed Building Consent

## Proposed Alterations to Slade Lane Neighbourhood Centre

Slade Lane, Longsight M13 0QJ

December 2021- Rev.B

|            | Element                                                         | Summary of Work                                                                                                      | Design Justification                                                                       | Method Statement                                                                                                                                                                                                                                                 | Qty / sq.m |
|------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>1.0</b> | <b>External Walls</b>                                           |                                                                                                                      |                                                                                            |                                                                                                                                                                                                                                                                  |            |
| 1.1        | Brick                                                           | Repairs & rectifications of cracks in walls (if any)                                                                 | To maintain structural integrity of external envelope                                      | Raking out external cracks and re-pointing, replacement of cracked bricks                                                                                                                                                                                        |            |
| 1.2        | Masonry                                                         | Masonry stitch of cracked bricks                                                                                     |                                                                                            | Repairing of cracked bricks                                                                                                                                                                                                                                      |            |
| 1.3        | Damp proof course                                               | Repairs to main damp proof course as identified in Survey Report of 15.12.2020                                       | To maintain structural integrity of external envelope                                      | Rake out any mortar that has covered existing DPC course; remove and repair where necessary                                                                                                                                                                      |            |
| <b>2.0</b> | <b>Roof</b>                                                     |                                                                                                                      |                                                                                            |                                                                                                                                                                                                                                                                  |            |
| 2.1        | Main slate roof                                                 | Replacement of slate roof covering with new slates                                                                   | General repair to maintain integrity of building                                           | Erect scaffold around building for access to roof; Remove and replace any damaged lead flashing, slates and/or battens, fit new and line with breather membrane where necessary                                                                                  |            |
| 2.2        |                                                                 | Repair or replace existing roof timber and/or ceiling joists                                                         | Area in need of repair as identified in roof survey                                        | Expose timber joists in roof in re-slating works and remove pigeons and pigeon excrement in loft area. Examine roof timbers and repair or replace timbers with rot or damage where necessary; Line ceiling with min. 300mm moisture open mineral wool insulation | 90.6sq.m   |
| 2.3        | 20th century non-original Flat roof rear extension              | Replacement of bituminous felt roof covering including fascia boards                                                 | General repair to maintain integrity of building. Thermal insulation for energy efficiency | All existing felt to be removed to the 20th century rear flat roof including the decking. Where necessary, existing roof joists are to be inspected for damage or rot and replaced. Fit moisture open insulation min. 300mm & maintain roof ventilation          | 20sq.m     |
| 2.4        | Decorative timber fascias bargeboards & finials front elevation | Repair & replace decorative timber fascia, bargeboards & finials in both gables at front elevation to match existing | General repair to maintain integrity of building                                           | Existing timber fascias, bargeboards and finials are to be removed carefully whilst the roof is being re-slatted. Repair any damaged; replicate as existing any that are missing from site. Paint finish to match existing                                       |            |
| 2.5        | Lead flashing                                                   | Repair & replace lead flashing                                                                                       | General repair to maintain integrity of building                                           | All lead flashing around chimney stacks to be carefully removed. All lead flashing including valley box gutters are to be replaced to match existing                                                                                                             |            |

|            |                                                               |                                                         |                                                                                                                                       |                                                                                                                                                        |  |
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| 2.6        | Guttering & downpipes                                         | uPVC guttering and downpipes & some cast iron downpipes | General repair to maintain integrity of building                                                                                      | Replace all damaged downpipes where necessary. Valley box gutters in lead are to be repaired and where necessary replaced with metal to match existing |  |
| <b>3.0</b> | <b>Windows</b>                                                |                                                         |                                                                                                                                       |                                                                                                                                                        |  |
| 3.1        | 20th century non-original windows at front                    | Replacement of timber windows to match existing         | Existing windows are to be matched for maintain historic identity and increase thermal insulation                                     | Existing windows are to be carefully removed and replicated to match existing                                                                          |  |
| 3.2        | 20th century windows non-original at rear and side elevations | Replacement of single glazing in timber windows         | Unless necessary, existing timber windows are to be repaired or refurbished to maintain in working order                              | Existing single glazing are to be carefully removed and replaced with double glazing units. Ironmongery to be refurbished to working order             |  |
| 3.3        | Lintels above 20th century window                             | Replace lintels above window                            | Lintel which have been identified as rotten in the survey will be replaced to maintain the structural integrity of the external walls | Existing lintel which has rotted will be carefully removed and replaced as specified by Structural Engineer                                            |  |

|            | Element                              | Summary of Work                                                          | Design Justification                                                                                           | Method Statement                                                                                                                                                                                                                                                                                                                                                       | Qty/sq.m                                              |
|------------|--------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <b>1.0</b> | <b>Internal structure</b>            |                                                                          |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                        |                                                       |
| 1.1        | Timber beam in basement              | Replacement of timber beam with steel                                    | Strengthen & support ground floor                                                                              | Rebuild masonry pier with padstone supports. Prop existing floor at basement and replace timber lintel with steel beams to structural engineer detail                                                                                                                                                                                                                  |                                                       |
| 1.2        | Lintel support at Room 1             | Expose and identify if structural support required for existing opening  | Strengthen & support first floor above                                                                         | If required, prop existing floor, replace lintel with steel beams on pad stones as specified by structural engineer                                                                                                                                                                                                                                                    |                                                       |
| 1.3        | New openings between existing        | New steel beams in existing internal walls for formation of new openings | Alterations undertaken as part of development to improve public areas and to provide services to the community | Rebuild masonry pier with padstone supports. Prop existing floor first floor. Carefully create openings and install steel beams as specified by Structural Engineer. Fit movable sliding partition supported from new steel beams Dining/Meeting room and in Multi-purpose hall at Ground and First floors. Where necessary, make good affected existing built fabric. | 2 x 4.2m wide x 2.1m high openings/ movable partition |
| <b>2.0</b> | <b>Walls</b>                         |                                                                          |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                        |                                                       |
| 2.1        | Internal timber partition in Kitchen | Removal of internal timber partition in Kitchen                          | Alterations undertaken as part of development to provide services to the community                             | Carefully remove timber partition from main external walls. Make good affected existing built fabric.                                                                                                                                                                                                                                                                  |                                                       |
| 2.2        | Internal walls                       | Repairs to existing plaster                                              | General repair to maintain integrity of existing building fabric and re-establish continuity of use            | Wherever practical existing plaster of historic significance is to be retained and repaired if necessary. Where plaster is debonded / damaged to such an extent that retention is impractical; such plaster is to be carefully removed to minimise risk of damage to sound plaster. Make good to existing                                                              |                                                       |

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| 2.3        |                  | Repair and renovation of existing skirtings | General repair to maintain integrity of existing building fabric and re-establish continuity of use | Where present in the Dining/ Meeting Room at Ground Floor and in Multi-Purpose Room on First Floor; skirtings to be rubbed down to remove excessive overpainting; chips and dents are to be filled with flexible timber filler. Draught seal gaps between wall & floors with proprietary foam rods or beads. All bare wood to be primed and painted with 2 coats of satinwood paint. In the main however, the mismatch of relatively modern skirtings are to be replaced with suitably decorative profile in keeping with the approved interior design. |         |
| 2.4        |                  | Repair & replacement of picture rails       | General repair to maintain integrity of existing building fabric and re-establish continuity of use | Where present in the Dining/ Meeting Room at Ground Floor and in Office 5 on First Floor; picture rails to be rubbed down to remove excessive overpainting; chips and dents are to be filled with flexible timber filler and painted with 2 coats of satinwood paint.                                                                                                                                                                                                                                                                                   |         |
| <b>3.0</b> | <b>Floors</b>    |                                             |                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |
| 3.1        | Ground and First | Removal of existing finishes                | Removal of existing finishes generally for new finishes to be installed                             | Any finishes; carpet, lino, vinyl, tiles etc are to be carefully removed incl. gripper rods etc. to minimise potential damage to existing floorboards.                                                                                                                                                                                                                                                                                                                                                                                                  | 200sq.m |
| 3.2        | Ground and First | Repairs to existing floorboards             | General repair to maintain integrity of existing building                                           | Screw down any bouncing floorboards to allow new floor to be laid. Replace rotten, damaged floorboards with new. Draught proof floorboards                                                                                                                                                                                                                                                                                                                                                                                                              |         |
| 3.3        | Ground and First | Installation of new floor finishes          | New finishes installed as part of development                                                       | Existing finishes are to be removed as 2.1 above. Floors are to be overlaid with isolating membrane to maintain integrity of existing surface and WBP plywood substrate to receive new finishes as specified. New finishes to abut skirtings with compressible joint to maintain integrity of skirtings & draught seal any gaps between walls & floor                                                                                                                                                                                                   | 200sq.m |

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| <b>4.0</b> | <b>Doors</b>                       |                                                           |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |
| 4.1        | Internal doors                     | Repair or replacement of existing with new where required | Upgrading of existing rooms for fire safety                                       | There are no historic doors or door frames that remain in the building. All existing doors are flat panelled fire doors and are to be examined for fire integrity. Door jambs are to be upgraded to allow for new hinges, fire and smoke seals and door closers where necessary and required. Doors to be primed and painted with 2 coats of satinwood paint. New ironmongery to be installed only where required                                                                                                                |                                   |
|            |                                    |                                                           |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |
| <b>5.0</b> | <b>Ceiling</b>                     |                                                           |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |
| 5.1        | Basement, rear toilet block        | Repairs & renovation to existing ceiling                  | Area in need of repair. Thermal insulation addition to increase energy efficiency | Existing ceiling have failed and are beyond repair in this 20th century rear addition & not original to the existing building. It will be replaced with new 12.5mm gypsum plasterboard to be mechanically fixed to existing joists and finished with skimmed plaster & paint. If necessary, joists are to be checked for any signs of damage or rot while ceilings are removed and repaired or replaced. Mineral wool insulation to be laid on chicken wire between joists min. 50mm below joists to insulate ground floor above | 32<br>+7.85+6.3<br>=<br>46.15sq.m |
| 5.2        | Ground floor Dining / Meeting Room | Repairs & renovation to existing ceiling                  | Area in need of repair.                                                           | Where present in Dining/ Meeting Room at ground floor, cornices are to be repaired or replaced to match existing                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |
| 5.3        | Ground floor Kitchen               | Repairs & renovation to existing ceiling                  | Existing room to serve as Kitchen                                                 | Existing ceiling will be repaired where necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 17sq.m                            |
| 5.4        | First floor rooms                  | Repairs & renovation to existing ceiling                  | General repair to maintain integrity of existing building                         | Existing plasterboard ceilings will be repaired where necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |
| <b>6.0</b> | <b>Fixtures and Fittings</b>       |                                                           |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |

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| 6.1        | Kitchen                      | Removal of existing fixtures                                  | Upgrading of existing room to serve as Kitchen / Pantry                        | All existing kitchen units are to be carefully remove and replaced with new units in new kitchen layout Existing services are to be capped off if unused. Make good existing affected built fabric. |  |
| 6.2        | Ground floor kitchen         | Installation of new kitchen                                   | Upgrading of existing room to serve as Kitchen                                 | New kitchen units on feet max. 2.1m from FFL, sinks, and appliances using minimum mechanical fixings to existing structure                                                                          |  |
| 6.3        | First floor rooms            | Repair and renovation of existing built-in shelves            | Re-use of existing                                                             | Where existing built-in furniture of the 20th century is not damaged, it will be re-painted for re-use in new offices and meeting rooms                                                             |  |
| <b>7.0</b> | <b>Provision of Services</b> |                                                               |                                                                                |                                                                                                                                                                                                     |  |
| 7.1        |                              | Removal of redundant services                                 | Removal of existing redundant pipes, cables and ducts as part of refurbishment | Any redundant services are to be carefully removed and any services capped off where required. If any is required for removal, make good any affected built fabric                                  |  |
| 7.2        |                              | Installation of plumbing                                      | Installation of new services as part of upgrading works                        | Existing hot and cold pipework are to be retained. New disabled toilet to be upgraded to meet current building regulations standard                                                                 |  |
| 7.3        |                              | Installation of electrics                                     | Installation of new services as part of upgrading works                        | New cables where necessary will be pulled through existing routes and run within voids already in place. Existing IT, alarms, emergency lighting etc to be serviced.                                |  |
| 7.4        |                              | Installation of drainage                                      | Installation of new services as part of upgrading works                        | No new excavations to be carried out. Any new sanitary appliance to be connected to existing below ground drainage                                                                                  |  |
| 7.5        |                              | Installation of heating                                       | Installation of new services as part of upgrading works                        | Existing heating system to be serviced and repaired where necessary.                                                                                                                                |  |
| 7.6        |                              | Installation of mechanical extract ventilation of new kitchen | Installation of new services as part of upgrading works                        | New mechanical extract ventilation through existing rear window of room to manuf. detail                                                                                                            |  |