SOW Document Rev 2

Redfern House

4th August 2025



NOTE 1

Assigned To OVB

GF/2

Sensitively remove all localised blown plaster.

Allow for new bond, board & skim to all exposed brickwork areas below existing windows



NOTE 2

Assigned To OVB

GF/2

Ensure listed curved wall design is maintained to re-bonded, skimmed and finished walls



NOTE 3

Assigned To OVB

GF/2

Remove any old paper and flaking paintwork before making good and painting existing concrete columns.

Paint Colour - Brilliant White



NOTE 4

Assigned To OVB

GF/2

See 'Note 1' comment



NOTE 5

Assigned To OVB

GF/2

Fill any holes before making good and painting existing concrete columns

Paint Colour - Brilliant White



NOTE 6

Assigned To OVB

GF/2

Fill any holes before making good and painting existing concrete columns

Paint Colour - Brilliant White



NOTE 7

Assigned To OVB

GF/2

Sensitively remove all blown localised plaster.

Allow for new bond, board & skim to all exposed brickwork areas around existing windows



NOTE 9

Assigned To OVB

GF/2

Encapsulate all exposed raw beam edges with GypLyner / plasterboard.

Make good to all exposed rebar. (Resin)



NOTE 10

Assigned To OVB

GF/2

Option 1 - New plasterboard to full height of wall.

Option 2 - Encapsulate exposed raw beam edges to centre of wall with GypLyner / plasterboard. Expose all existing brickwork above and below, re-point and make good as required.



NOTE 11

Assigned To OVB

GF/2

See 'Note 10' comments



ISSUE 12

Assigned To OVB

GF/1

See 'Note 10' comments



NOTE 13

Assigned To OVB

GF/1

Sensitively remove all localised blown plaster.

Allow for new bond, board & skim to all exposed brickwork areas.



NOTE 14

Assigned To OVB

GF/2

See 'Note 9' comment



NOTE 15

Assigned To OVB

GF/2

See 'Note 9' comment



NOTE 16

Assigned To OVB

GF/2

Strip out any existing vinyl and apply new 6mm screed to full area (both floors)



NOTE 17
Assigned To OVB
GF/2
Make good & re-paint ceiling
Including all concrete beams
Paint Colour: Brilliant White



NOTE 18
Assigned To OVB
GF/2
See 'Note 17' comment



NOTE 19
Assigned To OVB
GF/2
Sand and fill existing walls. Redecorate.
Paint Colour: Brilliant White



NOTE 20
Assigned To OVB
GF/2
See 'Note 17' comment



NOTE 27
Assigned To OVB
GF/1
Encapsulate all exposed raw beam edges with GypLyner / plasterboard.
Make good to all exposed rebar. (Resin)



NOTE 28
Assigned To OVB
GF/1



NOTE 30

Assigned To OVB

GF/2

Sand and fill existing walls. Redecorate.

No doors included.



NOTE 31

Assigned To OVB

GF/2

Clean existing wall tiles.

Dot and dab to make good plastered walls.



NOTE 32

Assigned To OVB

GF/2

See 'Note 31' comment



NOTE 33

Assigned To OVB

GF/2

See 'Note 31' comment



NOTE 34

Assigned To OVB

GF/2

Extend 6mm screed into back of house areas.



NOTE 35

Assigned To OVB

GF/2

No ceiling to be installed.

Lighting and fire alarm as per the electrical design.



NOTE 36

Assigned To OVB

GF/2

See 'Note 35' comment



NOTE 37
Assigned To OVB
GF/2
See 'Note 35' comment



NOTE 38
Assigned To OVB
GF/2
See 'Note 35' comment



NOTE 39
Assigned To OVB
GF/2
See 'Note 35' comment



NOTE 40
Assigned To OVB
GF/2
See 'Note 35' comment



NOTE 41
Assigned To OVB
GF/1
Main access doors on GF/1.



NOTE 42
Assigned To OVB
GF/1
Sensitively remove all localised blown plaster.
Allow for new bond, board & skim to all exposed brickwork areas below existing windows



NOTE 43
Assigned To OVB
GF/1
See 'Note 42' comment



NOTE 44
Assigned To OVB
GF/1
See 'Note 42' comment



NOTE 45

Assigned To OVB

GF/1

See 'Note 42' comment

Make good to soffit and redecorate. (Incl concrete beams)



NOTE 46

Assigned To OVB

GF/1

See 'Note 42' comment



NOTE 47

Assigned To OVB

GF/1

Install new MF ceiling detail to window reveal.

Make good.



NOTE 48

Assigned To OVB

GF/1

Ceiling to be resin treated and re-plastered.

Only to section of ceiling to corner window.



NOTE 49

Assigned To OVB

GF/1

Minor making good to all exposed concrete columns.

Option 1: retain existing raw concrete look & feel.

Option 2: Paint finish - white.



NOTE 50

Assigned To OVB

GF/1



NOTE 51

Assigned To OVB

GF/1



NOTE 52

Assigned To OVB

GF/1

Mist coat to existing block work walls on GF/1.



NOTE 53
Assigned To OVB
GF/1
External photo.
Replace glazed panel with new door.
To match existing.



NOTE 54
Assigned To OVB
GF/1
See 'Note 53' comment
Photo shows internal view.



NOTE 55
Assigned To OVB
GF/1
Step will be required.
Note: Investigation into closed sill will be required.
Tight head height.



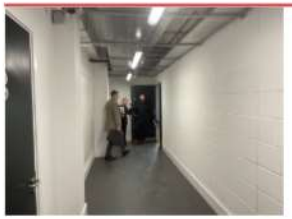
NOTE 56
Assigned To OVB
GF/1



NOTE 57
Assigned To OVB
GF/1
No works to this area.



NOTE 58
Assigned To OVB
GF/1
Photo shows existing doors into rear corridor that serves shower room facilities for the whole building.
Note: This will need to be retained due to the space being used by current building users?
Client to advise.



NOTE 59
Assigned To OVB
GF/1
Photo shows existing rear corridor that links to shower rooms.



NOTE 60
Assigned To OVB
GF/1
See 'Note 58 & 59' comments



NOTE 61

Assigned To OVB

GF/1

See ‘Note 58 & 59’ comments

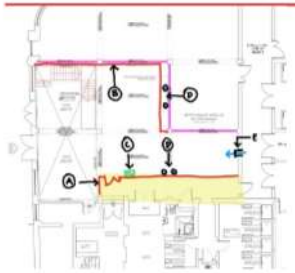


NOTE 62

Assigned To OVB

GF/1

See ‘Note 58 & 59’ comments



NOTE 63

Assigned To OVB

GF/1

A = Existing wall and door leading you into the communal corridor space that contains access to bike stores and showers.

B = Move line of new wall as shown.

C = Existing DB board to wall to be retained.

D = Existing waste pop-up locations.

E = Existing H/L water supply location.



Issue 1

Assigned To Overbury

Red Note No 8 from SOW R1 - Ventilation Penetrations to external perimeter windows now omitted from SOW



Issue 2

Assigned To Overbury

Note: SOW / Design amendment for location of new staircase. Amendment from existing detail including within SOW R1Note 24



Issue 3

Assigned To Overbury

Ref SOW R1 NOTE 48 - Celing Soffit - amendment to install new GF ceiling within GF floor WC accommodations



Issue 4

Assigned To Overbury

Note - GF ceramic tile remedial works is excluded from scope. Remedial worka to existing 1st floor ceramic tiles within WC / rear corridor to meet the the restored ceramic tiling to GF existing WC accommodation.



Issue 5

Assigned To Overbury

Note: current proposal excludes the installation of single MVHR unit above new staircase void. Due to concerns over undertaking works in a safe manner, Overbury would propose alternative scope based on the installation of multiple smaller units. Clarification of inclusion and specifications are to be agreed.



Issue 6

Assigned To Overbury

Carefully form new opening to existing timber Soffit to accommodate new ventilation ductwork run. Allowing to form considered additional timber bracing for strength. Final ductwork detailed drawings and specifications to be approved by Arup



Issue 7

Assigned To Overbury

Installation of new MF plasterboard ceiling within GF WC corridor



Issue 8

Assigned To Overbury

Installation of new MF plasterboard ceiking within 1F WC block



Issue 11

Assigned To Overbury

Allow to install supporting steel framework to accommodate new steel staircase - full structural drawings to be issued and agreed.



Issue 13

Assigned To Overbury

Allow to sensitively remove off blown plaster, patch repair and apply new plasterboard / skim finish. Fire rating of plant room is to be confirmed, noting that current access door to be retained is non FR and no allowance has been made to upgrade/ replace.



Issue 14

Assigned To Overbury

Proposal allows to install new fixed secondary glazing to GF window elevations. To include bespoke unit to curved elevation. Final proposal is based upon agreed secondary framework sectional detail of which is to achieve a lesser dimension of the exterior window central aluminium mullions. Final detail and proposed drawings are to be provided for approval.



Issue 15

Assigned To Overbury

Proposal includes a provision to install new BG foul drainage to accomdote proposed new Lower GF & GF WC accommodations. Final termination, bedding depths and routes are to be approved prior to commencment.



Issue 16

Assigned To Overbury

Currently scope excludes application of fire risistant upgardes to proposed ground floor plant room. It is noted existing room within includes as detailed opening into adjacent area. Further clarity is to be agreed on room usage and associated room perfomance.



Issue 17

Assigned To Overbury

Proposal allows to introduce secoudary sub DB to serve GF accomodation. Currently Lower GF DB is to be retained. Final location of new sub-board is to be confirmed.



Issue 18

Assigned To Overbury

Proposal to include installation of new steel staircase and balustrade. Noting amendment to previous staircase riser / landing arrangement. Detail notes revised location for quater, half and top landing locations