

Schedule of Works – Planning

Project: 085_Lloyds House

Date: 23.08.2023 – REV B

Strip Out – To be read in conjunction with drawing **085-SO-1.01**

Care to be taken whilst removing materials from site as not to damage any existing walls, ceilings, cornices etc.

Basement

SO.01

Existing non-original stud partition wall and doors to be removed. Care to be taken as to not damage original fabric of building. Should erection of these walls in the first instance have caused damage to the existing fabric of the building, this is to be made good using the same materials and construction methods as that used to construct the existing fabric of the building.

SO.02

Toilet and sink to be removed by qualified contractor and plumbing capped and covered.

Walls to toilet to be carefully demolished and removed from site as to avoid any damage to existing fabric of building. Should erection of these walls in the first instance have caused damage to the existing fabric of the building, this is to be made good using the same materials and construction methods as that used to construct the existing fabric of the building. **Original/historic outriggers to external wall retained in-situ and creatively incorporated into the proposed layout.**

SO.03

Removal of non-original section of wall and low door. Care to be taken as not to damage any existing fabric of building whilst removing. Extra care to be taken at junction with original wall.

Should erection of these walls in the first instance have caused damage to the existing fabric of the building, this is to be made good using the same materials and construction methods as that used to construct the existing fabric of the building.

SO.04

Removal of non-original section of wall. Care to be taken as not to damage any existing fabric of building whilst removing. Extra care to be taken at junction with original wall.

Should erection of these walls in the first instance have caused damage to the existing fabric of the building, this is to be made good using the same materials and construction methods as that used to construct the existing fabric of the building.

SO.05

Removal of small section of non-original brick wall, to allow access to **accessible WC**. Care to be taken as not to damage any existing fabric of building whilst removing.

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SO.06

Removal of small section of original brick wall, to allow access to **accessible WC**. Care to be taken as not to damage any further elements of existing fabric of building whilst removing.

SO.07

Indicated floor area excavated approx. 860mm deep, to allow access from main basement to store underneath ancillary latter addition ramp. This will allow access to an area which has not been accessible since the latter introduction of the ramp to the space. Excavation to be made to structural engineers' instruction. Excavation to be set back from and care to be taken to avoid original foundations of original columns as well as original walls of building.

SO.08

Removal of small section of original brick wall, to allow for platform lift and access to store. Care to be taken as not to damage any further elements of existing fabric of building whilst removing.

SO.09

Existing metal staircase carefully removed, to allow for platform lift and and new staircase. Care to be taken as not to damage any further elements of existing fabric of building whilst removing.

Ground Level

Air conditioning units to be inspected, and careful removal required for redundant Units, by suitably qualified contractor, to expose existing fabric of building. Care to be taken as to not cause any damage to existing façade.

Should installation of these units in the first instance have caused damage to the existing fabric of the building, this is to be made good using the same materials and construction methods as that used to construct the existing fabric of the building.

Construction Proposals - for Planning Purposes Only (not for construction or manufacture)**Basement****Proposed Walls** – shown hatched Grey on 085-PL-1.01

To be constructed in timber stud work with acoustic insulation between studs. Lined with 12.5mm Gyproc fireboard (or equivalent, carpark side, and Gyprock Wallboard (or equivalent) bar side.

Stud work to be fixed using appropriately sized galvanised fixings, fixed into concrete floor.

Any fixings to existing ceiling/walls to be agreed in conjunction with local planning authority and building control.

Toilet cubicles to be constructed in timber stud and lined with Gyproc moisture resistant 12.5mm plasterboard. Void to be left between existing original wall and stud, to allow for pipework and drainage to reduce alteration of existing fabric.

No new lining or similar should be installed to the existing brick walls, which should be left exposed and repaired as required

Prior to any paintwork stripping and the redecoration of the original features, including cast iron columns and the original steel doors, a paintwork analysis is required to inform the new redecoration scheme.

New partitions should incorporate a shadow gap where these abut original brick walls.

Fixtures and Fittings**Original Fixtures**, those of a historical nature;

- OGF-01 - Original hoist, in south east corner
- OGF-02- Original Fixed Door, to rear of booth sitting in between Small Waiting Area and Cellar/Store/Office

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The above listed items are to be covered and protected during construction work.

Following this these are to be cleaned with the relevant equipment as to not cause any damage to their materials and are to be highlighted within the space as per item shown below (fig.1 and 2)

Original hoist to be protected within clear safety glass casing or behind clear glass screen.

Fig.1



Fig.2



Furniture

Proposed furniture, including main bar, all seating and tables are to be free standing and not to be fixed to fabric of original walls, columns or ceilings of the building.

Lighting and Electrical

Lighting and electrical sockets to be fixed to non-original walls, or furniture. If necessary, any lighting or electrical sockets required in locations where there isn't an available 'new' wall, any fittings to be surface mounted and with exposed galvanised steel conduit.

Non-Original existing cable trays to be utilised and repaired where necessary.

Plumbing

Existing pipework in-situ, supported from and fixed to existing structure to be utilised for plumbing and drainage. Repairs to be made to these upon inspection where necessary.

Any further piping required to be in style of existing already in place.

Finishes

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Existing Original Walls/Ceiling

The existing brick walls should be stripped where covered in modern paintwork and left exposed unless otherwise agreed (i.e. sanitary finishes in toilets), with any repairs in lime mortar as required.

Columns

Original Columns in situ, currently re-finished in white with base level car protection barricade fixed.

None original fixing to be removed from column, taking care not to damage the existing column. Should the addition of these in the first instance have caused damage to the column, then this is to be made good.

Columns to be refinished in black paint in homage to how it would have appeared originally.