

Schedule of Works to accompany application for listed building consent.

SITE AT : WHALLEY OLD GRAMMAR SCHOOL, STATION ROAD, WHALLEY. BB7 9RH

PROPOSALS : NEW EXTENSION AND ALTERATIONS

OUR REF : WHAL/01

as at.....November 2020.

Introduction

1. This schedule of works accompanies a listed building application for the demolition of an existing extension, construction of new extension and alterations. As such it is to be read in conjunction with the submitted drawings and specifications on the application and not read in isolation.

General purpose

2. This schedule of work is a list, in outline, of the building work required for the proposed works to take place. It is therefore a checklist for the purposes of administration and record and it is not to be used as a tender document, pricing document, contract document or as a task list for the contracted builders on site.
3. This list may be subject to contract variations for the preferred building works because the description of works may not necessarily be complete as they are provided in outline form only. Any variations that result in changes to the approved drawings or technical specifications must be agreed, in advance, with the relevant statutory authorities.

General form and content

4. As the building works comprise refurbishment and alterations, there is no particular building contract format to follow as far as describing the need to carry out one particular set of works before another. The order of work will be determined by the contractor on site. Where any new construction works may be required, these are separately identified.
5. This report is therefore broken down into areas of work, in terms of a logical progression from outside and the externals of the building and internally from ground floor upwards. As works of conversion, individual rooms are not identified but rather each floor is dealt with as a whole.
6. This schedule of works is not to be taken as indicative of the programme of works, for the works to take place. This is for determination of the building contractor for which reference should be made to the complete description of works given in the working drawings package of plans and documents and any building contract or tender documents.

Limitations

7. This statement is produced to provide a written description and justification of the proposals only and is not intended for any other purpose. It should be read in conjunction with the plans and information supplied in the planning and listed building applications and not read in isolation.
8. No part of this statement should be reproduced or used in any other document or circular without the prior approval of its authors as to the form and content in which it may occur, as the planning references used may not be appropriate for other purposes. The report is intended for the person to whom it is addressed only and no responsibility can be accepted for any third party for its use of a part or the whole of its content.

Note

9. This building is a listed building and as such any work specified in this schedule is subject to obtaining the appropriate listed building consent from the local authority.

Schedule of works.

External

Demolition works/west elevation

1. Check extension to be removed for asbestos. Any asbestos removal to comply with asbestos removal licence and practices.
2. Utilities to be disconnected by Contractor.
3. Form site compound and secure the area to be demolished.
4. Carry out internal soft strip of the building.
5. Hand demolition to separate from main building that adjoins the structure to be demolished.
6. Mechanical demolition of superstructure to ground level.
7. Excavation of ground slabs, foundations, redundant drainage.
8. Excavate/treat or dispose of contaminated soils.
9. Turnover reengineered made ground to achieve proposed development level.
10. All materials processed and crushed on site.

New Extension/west elevation

11. Excavate for foundation.
12. Pour footing.
13. Lay block foundation
14. Install ground floor slab.
15. Build external walls.
16. Install roof structure. Cover with slates. Rooflight to be 'conservation' style. PV solar panels to be installed.
17. Windows doors and soffits fitted.
18. Rainwater goods and external finish.
19. Fix electrical and plumbing.
20. Internal plastering.
21. Heating system installed.
22. Fixtures, fittings, flooring completed.

East elevation.

23. Ground floor external door carefully removed and retained.
24. Stone surrounds to door removed by hand and retained.
25. Adjust opening to allow for window installation.
26. New window to be that reused from the south elevation.
27. All repair work to walls to match existing coursing and stone type.
28. Window to be hand painted if necessary.

South Elevation.

- 29. Third window from right ground floor to be carefully removed.
- 30. Wall opening adjusted to allow for new door.
- 31. New door installed is that relocated from east elevation, including surrounds.
- 32. Area round opening repaired to match existing stone coursing and mortar jointing.

Play area

- 33. Area marked out and cleared of debris.
- 34. Fence footings poured.
- 35. Fences fixed at manufacturers recommendations and tolerances.

Internal

Ground Floor

- 36. New first floor installed over Calder Room. Ceiling added.
- 37. New door openings created to Calder Room and Main Hall as shown on approved plan.
- 38. Door openings blocked up as shown on approved plan.
- 39. Blocked up door opening to match existing inner walls finishes.
- 40. Partitions, ceiling area and walls removed for lift installation.
- 41. Lift installed on completion of associated works at first floor level.
- 42. Door to pre-school W.C. rehung.
- 43. Reconfiguration of ground floor W.C's
- 44. Wooden stairs removed to headmasters' room.

First Floor

- 45. New door openings created to headmasters' room and Upper Calder Room and new store area.
- 46. Disabled W.C. to Altham Room installed.
- 47. New lift area partitions installed.
- 48. New store area partitions installed.
- 49. Lift installed in combination with completion of ground floor work to this area.

Internal finishing general

- 50. Existing floor coverings retained in situ
- 51. Plasterboard to walls and ceilings with coving, skirting board and skimmed painted finish as appropriate.
- 52. Timber panelled internal doors throughout or as required for fire safety.