



THE COACH HOUSE

(08)004_Unit 2 & 3 - Schedule of Internal Works
Revision: P01

Bowden Hall
Chapel-en-le-Frith,
SK23 0QP

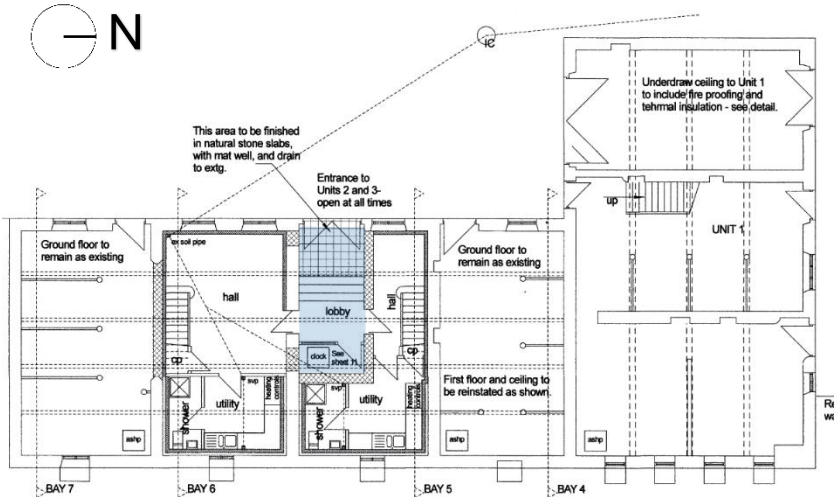
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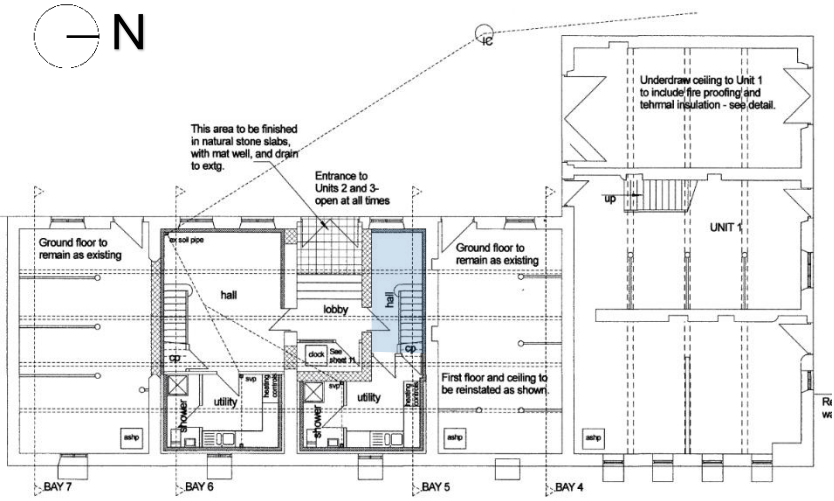
Revision History

Revision	Date	Issued	Description
P01	10/09/2025	PS	Initial Issue

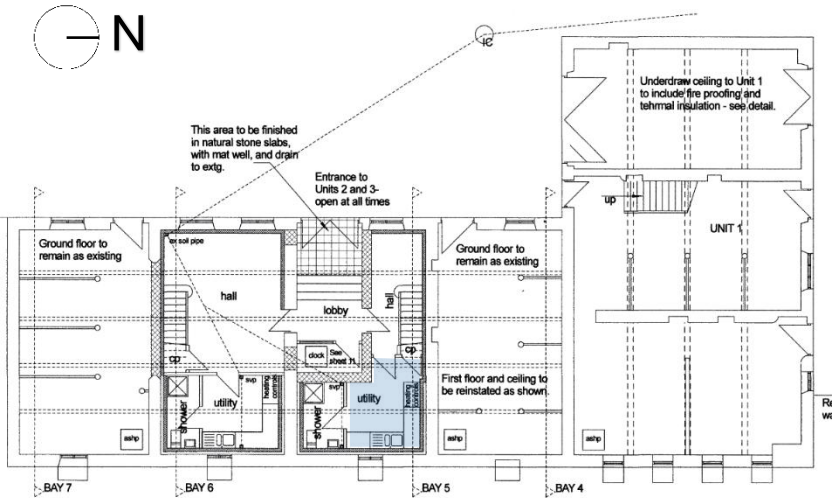
The Coach House – Unit 02 & 03		Room 00.G01 – Ground Floor Lobby		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Construct new partition to form lobby. Include for localised excavations for new footings. All excavations to be minimal and localised. All disturbances to be made good. Construct new partition to form lobby. Include for localised excavations for new footings. All excavations to be minimal and localised to the areas of works. All disturbances to be made good. Install screen to display historic clock mechanism. Clean surfaces as necessary and make good all areas disturbed during works. Infill where necessary. Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric. No historic skirtings, cornices and architraves remain. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	WEBB 106 – Proposed Ground Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall		
1.3	Wall Surfaces	South Wall		
1.4	Wall Surfaces	West Wall		
1.5	Skirtings, Cornices, Architraves	Generally,		
2 Floors				
2.1	Floors	Raised Floor	Clean surfaces as necessary and make good all areas disturbed during works. New suspended floor to be installed over existing to provide space for services & insulation. Insulation is to be of a breathable material - flexible Woodfibre Insulation batts between new joists. New finishes to be installed over.	WEBB 106 – Proposed Ground Floor WEBB 116 – Details of Works to Walls WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	Existing ceiling is to be underdrawn, thermally insulated and fireproofed. Existing ceiling is to remain in situ, with like for like patch repairs to the historic lath and plaster where necessary.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4 Decoration				
4.1	Wall Finishes	-	New stone slabs to entrance with mat well and drainage. New floor finishes to be laid over new raised floor & steps. Patch repair lath and plaster ceiling as necessary in accordance with M20 & M60. Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, F20, M20 & M60.
4.2	Floors Finishes	-		
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	Generally,		
5 Spot Items				
5.1	Steps to new level	Entrance lobby	New staircase inserted in accordance with drawing WEBB121 Details of Stairs. Make good to all disturbances to satisfaction of CA.	WEBB 106 – Proposed Ground Floor WEBB 121 – Details of Stairs Specification Clauses: C51a, C51b, M60
6 Fittings, Furniture and Chattels				
6.1	Clock Mechanism	Entrance lobby	Clock mechanism to be stored on display within lobby.	-
7 Environmental Services				
7.1	N/A	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	WEBB 106 – Proposed Ground Floor Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	External Doors	West Wall	Historic double doors to be repaired and held back in a fixed open position.	(08)002 External Window and Door Schedule WEBB 117 Schedule of Doors & Windows Specification Clauses C51b,
10 Fire Protection				
10.1	Ceiling & Service Penetrations	Ceiling	Refer to sections 3 & 4.4	Refer to sections 3 & 4.4
11 Ventilation				
11.1	N/A	-	No direct changes proposed to existing fabric.	-
12 Drainage				
12.1	N/A	-	-	-



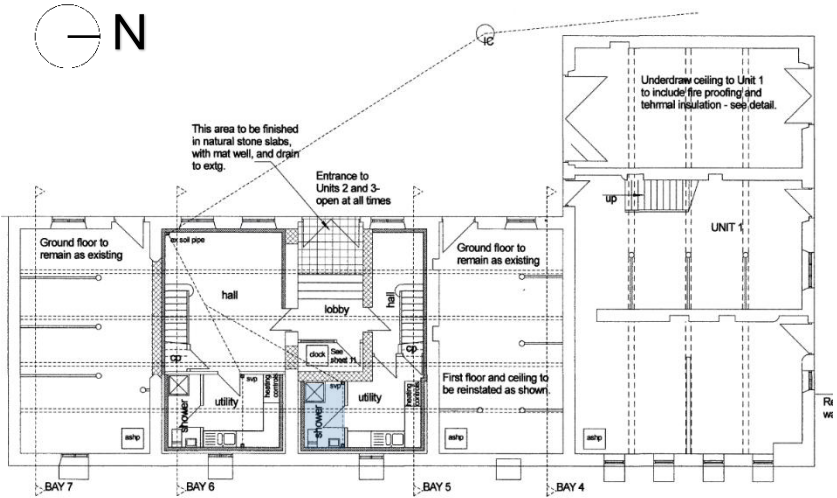
The Coach House – Unit 02		Room 02.G01 – Ground Floor – Hall		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	WEBB 106 – Proposed Ground Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	New lightweight stud partition infill inserted to form rooms. Plaster finish to stud partition.	
1.3	Wall Surfaces	South Wall	Construct new partition to form lobby. Include for localised excavations for new footings. All excavations to be minimal and localised. All disturbances to be made good.	
1.4	Wall Surfaces	West Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves remain. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Raised Floor	Clean surfaces as necessary and make good all areas disturbed during works. New suspended floor to be installed over existing to provide space for services & insulation. Insulation is to be of a breathable material - flexible Woodfibre Insulation batts between new joists. New finishes to be installed over.	WEBB 106 – Proposed Ground Floor WEBB 116 – Details of Works to Walls WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	Existing ceiling is to remain in situ, with like for like patch repairs to the historic lath and plaster where necessary, redecorating with breathable paint finishes.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4 Decoration				
4.1	Wall Finishes	-	Patch repair lath and plaster ceiling as necessary in accordance with M20 & M60. Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New carpet to be fitted to suitable substrate over floor to manufacturer’s recommendations.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: -C51a Repairing & Renovating Timber -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-		
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	-		
5 Spot Items				
5.1	Staircase	West Wall	New staircase inserted in accordance with drawing WEBB121 Details of Stairs. Make good to all disturbances to satisfaction of CA.	WEBB 106 – Proposed Ground Floor WEBB 121 – Details of Stairs Specification Clauses: C51a, C51b, M60
6 Fittings, Furniture and Chattels				
6.1	NA	-	NA	-
7 Environmental Services				
7.1	NA	-	NA	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	External Doors	South Wall	New entrance door to be fitted within proposed south wall. Locking mechanisms to building control approval.	-
10 Fire Protection				
10.1	-	-	-	-
11 Ventilation				
11.1	Existing Window	West Wall	Historic timber framed window to be retained, restored and refurbished. Insert opening quarterlight into existing window to allow natural ventilation.	(08)002 External Window and Door Schedule WEBB 117 Schedule of Doors & Windows
12 Drainage				
12.1	N/A	-	No direct changes proposed to existing fabric.	-



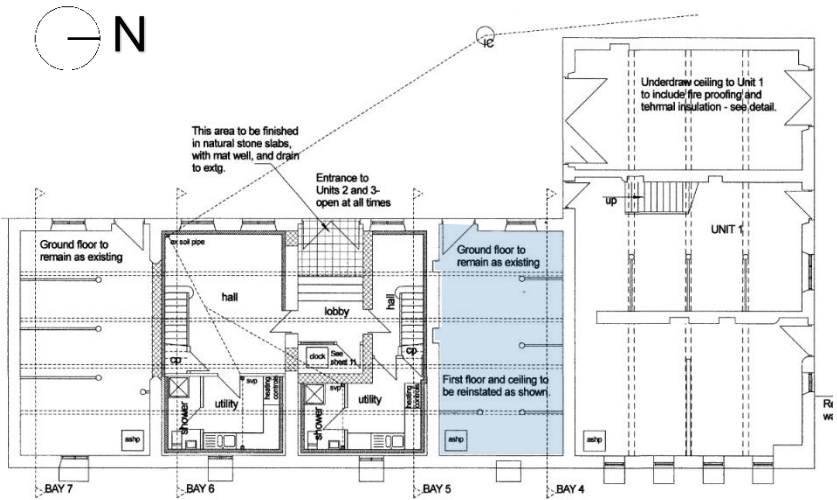
The Coach House – Unit 02		Room 02.G02 – Ground Floor – Utility		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	WEBB 106 – Proposed Ground Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.3	Wall Surfaces	South Wall	New lightweight stud partition infill inserted to form rooms. Plaster finish to stud partition.	
1.4	Wall Surfaces	West Wall	New lightweight stud partition infill inserted to form rooms. Plaster finish to stud partition.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves remain. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Raised Floor	Clean surfaces as necessary and make good all areas disturbed during works. New suspended floor to be installed over existing to provide space for services & insulation. Insulation is to be of a breathable material - flexible Woodfibre Insulation batts between new joists. New finishes to be installed over.	WEBB 106 – Proposed Ground Floor WEBB 116 – Details of Works to Walls WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	Existing ceiling is to remain in situ, with like for like patch repairs to the historic lath and plaster where necessary, redecorating with breathable paint finishes.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4 Decoration				
4.1	Wall Finishes	-	Patch repair lath and plaster ceiling as necessary in accordance with M20 & M60. Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New vinyl to be fitted to suitable substrate over floor to manufacturer’s recommendations.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: -C51a Repairing & Renovating Timber -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-		
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	-		
5 Spot Items				
5.1	NA	-	-	-
6 Fittings, Furniture and Chattels				
6.1	NA	-	-	-
7 Environmental Services				
7.1	NA	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	WEBB 106 – Proposed Ground Floor Plan Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	NA	-	-	-
10 Fire Protection				
10.1	NA	-	-	-
11 Ventilation				
11.1	NA	-	-	-
12 Drainage				
12.1	Drainage Generally	Generally,	Drainage to be installed for all relevant items as part of the new utility installation, make good all areas disturbed during the works. Utilise void under raised floor as detailed in drawings WEBB 122 Drains, Heating, Etc	WEBB 106 – Proposed Ground Floor WEBB 122 Drains, Heating, Etc



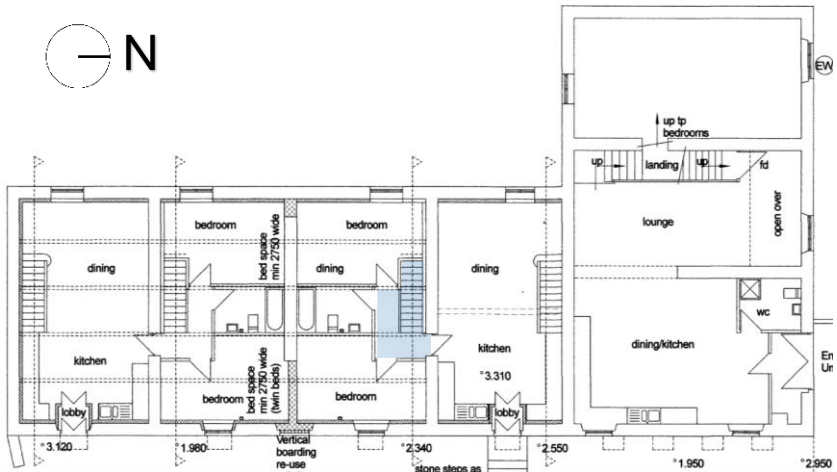
The Coach House – Unit 02		Room 02.G03 –Ground Floor – Shower Room		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	New lightweight stud partition infill inserted to form rooms. Plaster finish to stud partition. Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster. Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	WEBB 106 – Proposed Ground Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	Construct new partition to form lobby. Include for localised excavations for new footings. All excavations to be minimal and localised. All disturbances to be made good.	
1.3	Wall Surfaces	South Wall	No historic skirtings, cornices and architraves remain. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
1.4	Wall Surfaces	West Wall		
1.5	Skirtings, Cornices, Architraves	Generally,		
2 Floors				
2.1	Floors	Raised Floor	Clean surfaces as necessary and make good all areas disturbed during works. New suspended floor to be installed over existing to provide space for services & insulation. Insulation is to be of a breathable material - flexible Woodfibre Insulation batts between new joists. New finishes to be installed over.	WEBB 106 – Proposed Ground Floor WEBB 116 – Details of Works to Walls WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	Existing ceiling is to remain in situ, with like for like patch repairs to the historic lath and plaster where necessary, redecorating with breathable paint finishes.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4 Decoration				
4.1	Wall Finishes	-	Patch repair lath and plaster ceiling as necessary in accordance with M20 & M60. Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New vinyl to be fitted to suitable substrate over floor to manufacturer’s recommendations.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: -C51a Repairing & Renovating Timber -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-		
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	-		
5 Spot Items				
5.1	NA	-	-	-
6 Fittings, Furniture and Chattels				
6.1	NA	-	-	-
7 Environmental Services				
7.1	NA	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	WEBB 106 – Proposed Ground Floor Plan Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	NA	-	-	-
10 Fire Protection				
10.1	NA	-	-	-
11 Ventilation				
11.1	NA	-	-	-
12 Drainage				
12.1	Drainage Generally	Generally,	Drainage to be installed for all relevant items as part of the new WC installation, make good all areas disturbed during the works. Utilise void under raised floor as detailed in drawings WEBB 122 Drains, Heating, Etc	WEBB 106 – Proposed Ground Floor WEBB 122 Drains, Heating, Etc



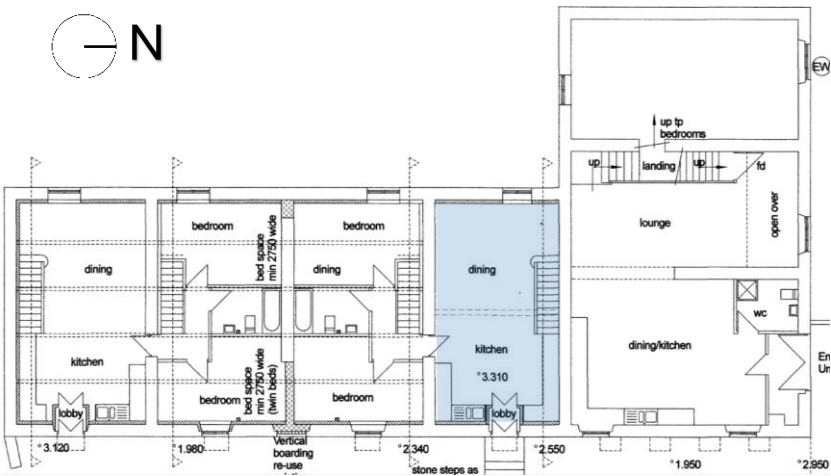
The Coach House – Unit 02		Room 02.G04 – Ground Floor – Stable / Store Room		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	WEBB 106 – Proposed Ground Floor WEBB 115 – Schedule of Works to Walls Specification Clauses: C41, C51a, C52, M20 & M60.
1.2	Wall Surfaces	East Wall	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	
1.3	Wall Surfaces	South Wall	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	
1.4	Wall Surfaces	West Wall	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	
1.5	Skirtings, Cornices, Architraves	Generally,	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	
2 Floors				
2.1	Floors	Floor throughout	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, M20 & M60.
3 Ceilings				
3.1	Ceiling	Ceiling throughout	Existing ceiling is to remain in situ, with like for like repairs where necessary.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, M20 & M60.
4 Decoration				
4.1	Wall Finishes	-	No change. Clean surfaces as necessary and make good all areas disturbed during works.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, M20 & M60.
4.2	Floors Finishes	-	No change. Clean surfaces as necessary and make good all areas disturbed during works.	
4.3	Ceiling Finishes	-	Clean surfaces, making good to any disturbances and redecorate using breathable paint all in accordance with specification clause M20 & M60.	
4.4	Joinery Finishes	Generally,	No change. Clean surfaces as necessary and make good all areas disturbed during works.	
5 Spot Items				
5.1	N/A	-	-	-
6 Fittings, Furniture and Chattels				
6.1	N/A	-	No direct changes proposed to existing fabric.	-
7 Environmental Services				
7.1	Air Source Heat Pump	East Wall (indicated)	Install heat pump to specialist design and details. Make good to all disturbances to satisfaction of CA.	WEBB 106 – Proposed Ground Floor WEBB 122 – Drains, Heating, Etc
8 Electrical Supplies and Lighting				
8.1	Existing Lighting	-	No direct changes proposed to existing fabric	-
9 Security and Access				
9.1	External Doors	West Wall	Refer to Door Schedule for additional details where required.	(08)002 External Window and Door Schedule WEBB 117 Schedule of Doors & Windows Specification Clauses C51b,
10 Fire Protection				
10.1	N/A	-	-	-
11 Ventilation				
11.1	N/A	-	No direct changes proposed to existing fabric.	-
12 Drainage				
12.1	N/A	-	No direct changes proposed to existing fabric.	-



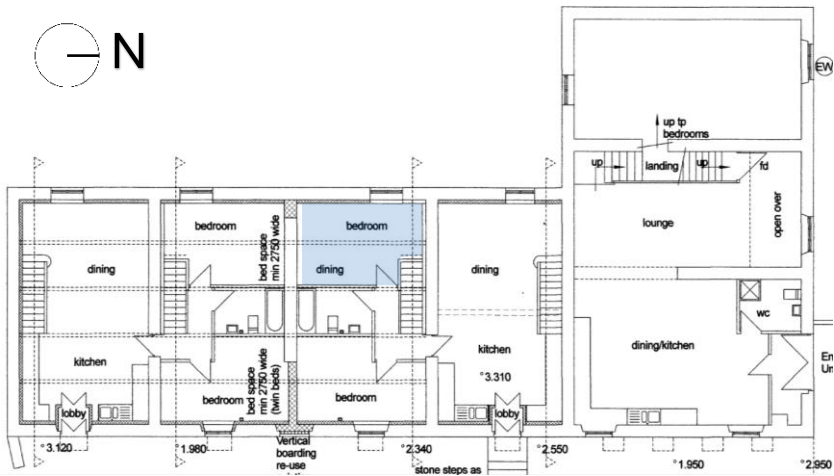
The Coach House – Unit 02		Room 02.F01 – First Floor – Landing		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	WEBB 107 – Proposed First Floor Plan WEBB 115 – Schedule of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	New lightweight stud partition infill inserted to form bedrooms. Plaster finish to stud partition.	
1.3	Wall Surfaces	South Wall	New lightweight stud partition infill inserted to form bedrooms. Plaster finish to stud partition.	
1.4	Wall Surfaces	West Wall	New lightweight stud partition infill inserted to form bedrooms. Plaster finish to stud partition.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	Existing ceiling and floor structure to be retained and repaired as required. New independent suspended floor to be installed over existing to accommodate new floor height.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No ceiling, historic floor has collapsed and is now missing. New timber suspended second floor installed. Plasterboard ceiling installed to the underside.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors
4 Decoration				
4.1	Wall Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New carpet to be fitted to suitable substrate over existing floor to manufacturer’s recommendations. Clean surfaces, making good to any disturbances and redecorate using breathable paint all in accordance with specification clause M20 & M60.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-		
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	Generally,		
5 Spot Items				
5.1	Staircase	North Wall	New staircase inserted in accordance with drawing WEBB121 Details of Stairs. Make good to all disturbances to satisfaction of CA.	WEBB 107 – Proposed First Floor Plan WEBB 121 – Details of Stairs Specification Clauses: C51a, C51b, M60
6 Fittings, Furniture and Chattels				
6.1	NA	-	-	-
7 Environmental Services				
7.1	NA	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, M20 & M60.
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	N/A	-	-	-
10 Fire Protection				
10.1	N/A	-	-	-
11 Ventilation				
11.1	N/A	-	No direct changes proposed to existing fabric.	-
12 Drainage				
12.1	N/A	-	No direct changes proposed to existing fabric.	-



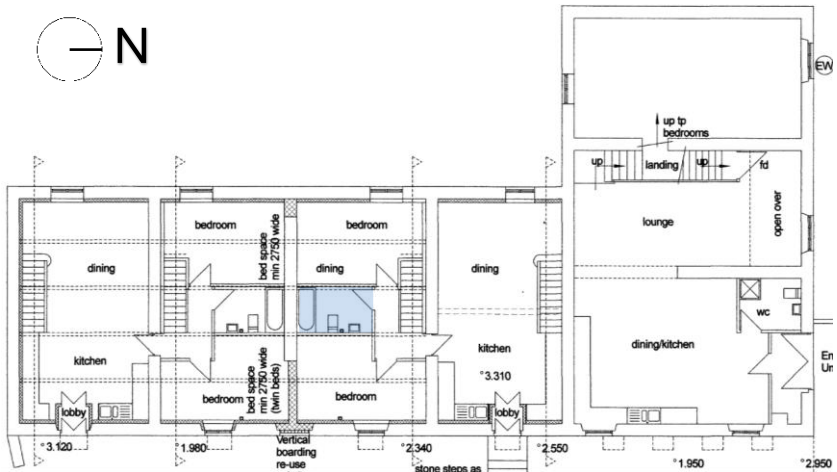
The Coach House – Unit 02		Room 01.F02 –First Floor – Kitchen & Dining		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	WEBB 107 – Proposed First Floor Plan WEBB 115 – Schedule of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.3	Wall Surfaces	South Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	
1.4	Wall Surfaces	West Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	Existing ceiling and floor structure to be retained and repaired as required. New independent suspended floor to be installed over existing to accommodate new floor height.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No ceiling, historic floor has collapsed and is now missing. New timber suspended second floor installed. Plasterboard ceiling installed to the underside.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors
4 Decoration				
4.1	Wall Finishes	-	Exposed stonework to remain exposed.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60.	
4.3	Ceiling Finishes	-	Floor finishes to consist of tile in the kitchen area carpet to be fitted to suitable substrate over existing floor to manufacturer’s recommendations.	
4.4	Joinery Finishes	Generally,	No change to exposed beams, clean surfaces as necessary and make good all areas disturbed during works.	
5 Spot Items				
5.1	Staircase	North Wall	New staircase inserted in accordance with drawing WEBB121 Details of Stairs. Make good to all disturbances to satisfaction of CA.	WEBB 107 – Proposed First Floor Plan WEBB 121 – Details of Stairs Specification Clauses: C51a, C51b, M60
6 Fittings, Furniture and Chattels				
6.1	Kitchen Fit Out	East Wall	Kitchen fit out to be sensitively installed. Make good all areas disturbed during the works.	-
7 Environmental Services				
7.1	NA	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	External Doors	East Wall	New entrance door to be fitted within proposed east wall. Locking mechanisms to building control approval.	(08)002 External Window and Door Schedule WEBB 117 Schedule of Doors & Windows Specification Clauses C51b,
10 Fire Protection				
10.1	N/A	-	-	-
11 Ventilation				
11.1	Mechanical Ventilation	South Wall	Extractor fan over hob to be installed, make good all areas disturbed during the works.	-
12 Drainage				
12.1	Drainage	Generally,	Drainage to be installed for all relevant items as part of the new kitchen installation, make good all areas disturbed during the works.	WEBB 107 – Proposed First Floor Plan



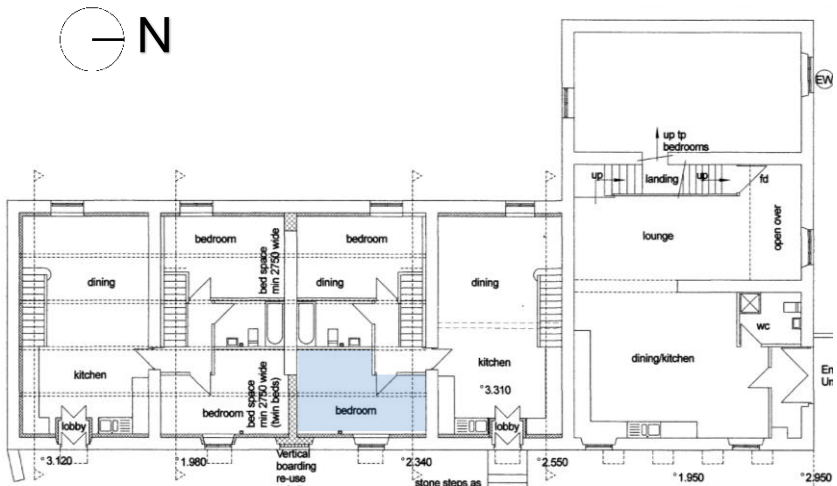
The Coach House – Unit 02					Room 02.F03 – First Floor - Bedroom				
Ref.	Item - Chronology		Location	Action & associated Trade Preamble:		To be read with:			
1 Walls									
1.1	Wall Surfaces		North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.		WEBB 107 – Proposed First Floor Plan WEBB 115 – Schedule of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings			
1.2	Wall Surfaces		East Wall	New lightweight stud partition infill inserted to form bedrooms. Plaster finish to stud partition.					
1.3	Wall Surfaces		South Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances. Party wall infill to opening to enclose bedroom.					
1.4	Wall Surfaces		West Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.					
1.5	Skirtings, Cornices, Architraves		Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter, Provide architraves to doors within studwork partition.					
2 Floors									
2.1	Floors		Floor throughout	Existing floor to be retained. Restore and repair as necessary. New finishes over.		WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors			
3 Ceilings									
3.1	Ceiling		Ceiling throughout	No ceiling, historic floor has collapsed and is now missing. New timber suspended second floor installed. Plasterboard ceiling installed to the underside.		WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clause: M20 Plastered Rendered Coatings			
4 Decoration									
4.1	Wall Finishes			Exposed stonework to remain exposed. Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. Carpet floor finishes to be fitted to suitable substrate over existing floor to manufacturer’s recommendations.		WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing			
4.2	Floors Finishes								
4.3	Ceiling Finishes								
4.4	Joinery Finishes								
5 Spot Items									
5.1	-		-	-		-			
6 Fittings, Furniture and Chattels									
6.1	-		-	-		-			
7 Environmental Services									
7.1	N/A		-	-		-			
8 Electrical Supplies and Lighting									
8.1	Ceiling Lights & wiring		Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint. Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.		WEBB 107 – Proposed First Floor Plan Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing			
8.2	Wall Fixtures & wiring		Walls						
9 Security and Access									
9.1	N/A		-	-		-			
10 Fire Protection									
10.1	N/A		-	-		-			
11 Ventilation									
11.1	N/A		-	No direct changes proposed to existing fabric.		-			
12 Drainage									
12.1	N/A		-	-		-			



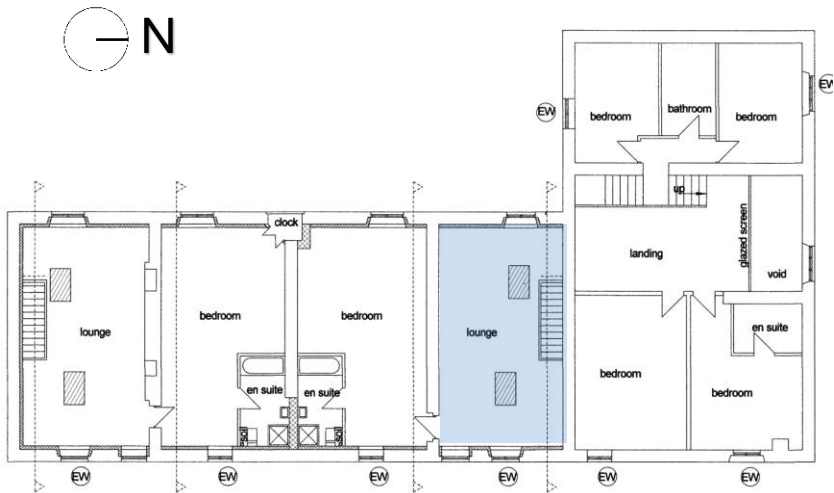
The Coach House – Unit 02		Room 02.F04 – First Floor – Bathroom		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	New lightweight stud partition infill inserted to form room. Plaster finish to stud partition.	WEBB 107 – Proposed First Floor Plan WEBB 115 – Schedule of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	New lightweight stud partition infill inserted to form room. Plaster finish to stud partition.	
1.3	Wall Surfaces	South Wall	New stud partition to be set back from historic rubble stone wall to form service void. Plaster finish to stud partition. Historic rubble stone wall to cleaned as required and left undisturbed.	
1.4	Wall Surfaces	West Wall	New lightweight stud partition infill inserted to form room. Plaster finish to stud partition.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	Existing floor to be retained. Restore and repair as necessary. New finishes over.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No ceiling, historic floor has collapsed and is now missing. New timber suspended second floor installed. Plasterboard ceiling installed to the underside.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors
4 Decoration				
4.1	Wall Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New tile / vinyl to be fitted to suitable substrate over existing floor to manufacturer’s recommendations.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-		
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	Generally,		
5 Spot Items				
5.1	N/A	-	-	-
6 Fittings, Furniture and Chattels				
6.1	Bathroom Fittings	-	New Bathroom fittings to be sensitively installed within room. Ensure fitting do not interfere with historic fabric. No irreversible direct changes proposed to existing fabric.	WEBB 107 – Proposed First Floor Plan
7 Environmental Services				
7.1	N/A	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint. Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	WEBB 107 – Proposed First Floor Plan Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls		
9 Security and Access				
9.1	N/A	-	-	-
10 Fire Protection				
10.1	N/A	-	-	-
11 Ventilation				
11.1	N/A	-	No direct changes proposed to existing fabric.	-
12 Drainage				
12.1	Drainage	Generally,	Drainage to be installed for all relevant items as part of the new WC installation, make good all areas disturbed during the works. Ensure drainage routes are surface mounted and fitted with removable boxings, or concealed within ne studwork partitions	WEBB 107 – Proposed First Floor Plan



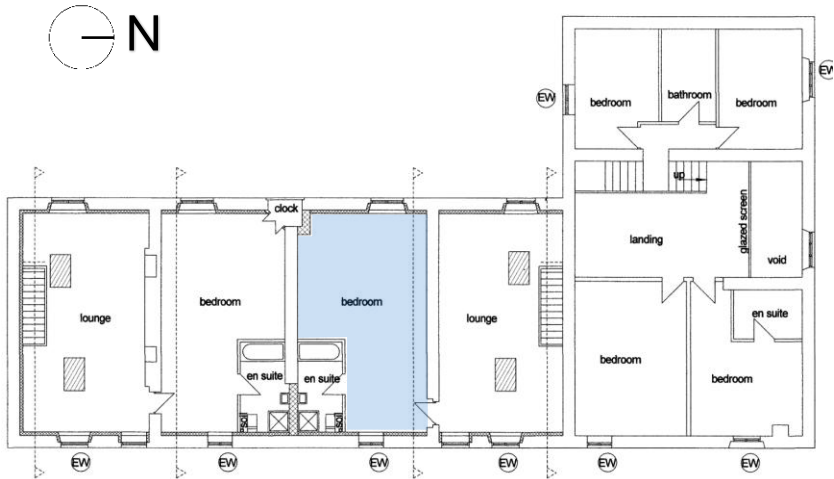
The Coach House – Unit 01					Room 01.F05 – First Floor – Bedroom				
Ref.	Item - Chronology			Location	Action & associated Trade Preamble:			To be read with:	
1 Walls									
1.1	Wall Surfaces			North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances. Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster. Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances. Party wall infill to opening to enclose bedroom. New lightweight stud partition infill inserted to form room. Plaster finish to stud partition. No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.			WEBB 107 – Proposed First Floor Plan WEBB 115 – Schedule of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings	
1.2	Wall Surfaces			East Wall					
1.3	Wall Surfaces			South Wall					
1.4	Wall Surfaces			West Wall					
1.5	Skirtings, Cornices, Architraves			Generally,					
2 Floors									
2.1	Floors			Floor throughout	Existing floor to be retained. Restore and repair as necessary. New finishes over.			WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors	
3 Ceilings									
3.1	Ceiling			Ceiling throughout	No ceiling – existing rafters, purlins, and roofing elements to be retained. New flat ceiling to be inserted of raised tie. Sloped roof to be insulated at rafter level with wood fibre between and below rafters. Flat ceiling to be insulated with natural material i.e. wood or hemp fibre. New lime plaster ceiling below.			WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors	
4 Decoration									
4.1	Wall Finishes			-	Exposed stonework on internal walls to remain exposed. Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New carpet to be fitted to suitable substrate over existing floor to manufacturer’s recommendations.			WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
4.2	Floors Finishes			-					
4.3	Ceiling Finishes			-					
4.4	Joinery Finishes			Generally,					
5 Spot Items									
5.1	N/A			-	-			-	
6 Fittings, Furniture and Chattels									
6.1	N/A			-	No direct changes proposed to existing fabric.			-	
7 Environmental Services									
7.1	N/A			-	-			-	
8 Electrical Supplies and Lighting									
8.1	Ceiling Lights & wiring			Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint. Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.			WEBB 107 – Proposed First Floor Plan Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
8.2	Wall Fixtures & wiring			Walls					
9 Security and Access									
9.1	N/A			-	-			-	
10 Fire Protection									
10.1	N/A			-	-			-	
11 Ventilation									
11.1	N/A			-	No direct changes proposed to existing fabric.			-	
12 Drainage									
12.1	N/A			-	No direct changes proposed to existing fabric.			-	



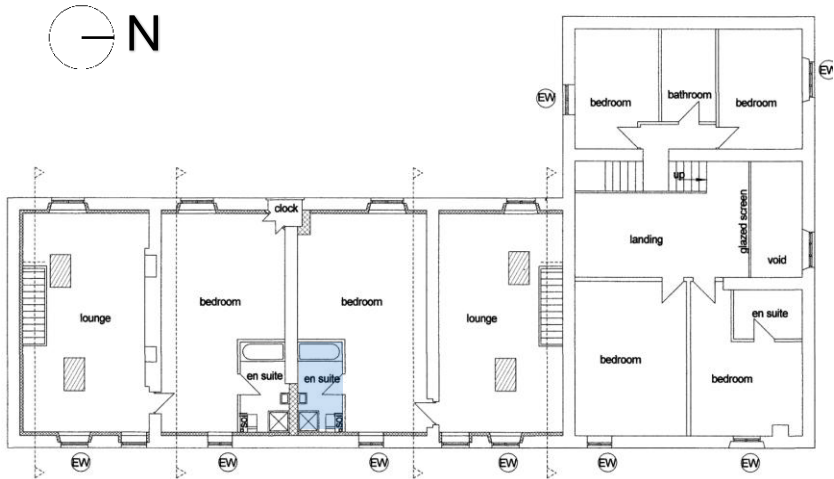
The Coach House – Unit 02		Room 02.S01 – Second Floor – Lounge		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	WEBB 108 – Proposed Second Floor Plan WEBB 115 – Schedule of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.3	Wall Surfaces	South Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	
1.4	Wall Surfaces	West Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	No floor present. New second floor to be instated in accordance with drawings.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No ceiling – existing rafters, purlins, and roofing elements to be retained. New flat ceiling to be inserted of raised tie. Sloped roof to be insulated at rafter level with wood fibre between and below rafters. Flat ceiling to be insulated with natural material i.e. wood or hemp fibre. New lime plaster ceiling below.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors
4 Decoration				
4.1	Wall Finishes	-	Exposed stonework to remain exposed.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60.	
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	Generally,	New carpet finish to be fitted to suitable substrate over floor to manufacturer’s recommendations.	
5 Spot Items				
5.1	N/A	-	-	-
6 Fittings, Furniture and Chattels				
6.1	N/A	-	No direct changes proposed to existing fabric.	-
7 Environmental Services				
7.1	N/A	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	WEBB 108 – Proposed Second Floor Plan Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	N/A	-	-	-
10 Fire Protection				
10.1	N/A	-	-	-
11 Ventilation				
11.1	N/A	-	-	-
12 Drainage				
12.1	N/A	-	-	-



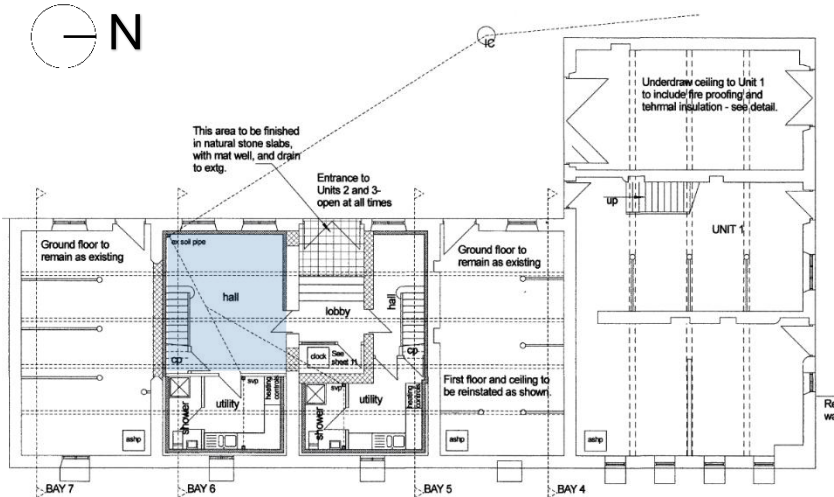
The Coach House – Unit 02		Room 02.S02 – Second Floor – Bedroom		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	WEBB 108 – Proposed Second Floor Plan WEBB 115 – Schedule of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.3	Wall Surfaces	South Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances. New lightweight stud partition infill inserted to form ensuite. Plaster finish to stud partition.	
1.4	Wall Surfaces	West Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	No floor present. New second floor to be instated in accordance with drawings.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No ceiling – existing rafters, purlins, and roofing elements to be retained. New flat ceiling to be inserted of raised tie. Sloped roof to be insulated at rafter level with wood fibre between and below rafters. Flat ceiling to be insulated with natural material i.e. wood or hemp fibre. New lime plaster ceiling below.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors
4 Decoration				
4.1	Wall Finishes	-	Exposed stonework to remain exposed.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60.	
4.3	Ceiling Finishes	-	New carpet to be fitted to suitable substrate over floor to manufacturer’s recommendations.	
4.4	Joinery Finishes	Generally,		
5 Spot Items				
5.1	N/A	-	-	-
6 Fittings, Furniture and Chattels				
6.1	N/A	-	No direct changes proposed to existing fabric.	-
7 Environmental Services				
7.1	N/A	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	WEBB 108 – Proposed Second Floor Plan Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	N/A	-	-	-
10 Fire Protection				
10.1	N/A	-	-	-
11 Ventilation				
11.1	N/A	-	No direct changes proposed to existing fabric.	-
12 Drainage				
12.1	N/A	-	-	-



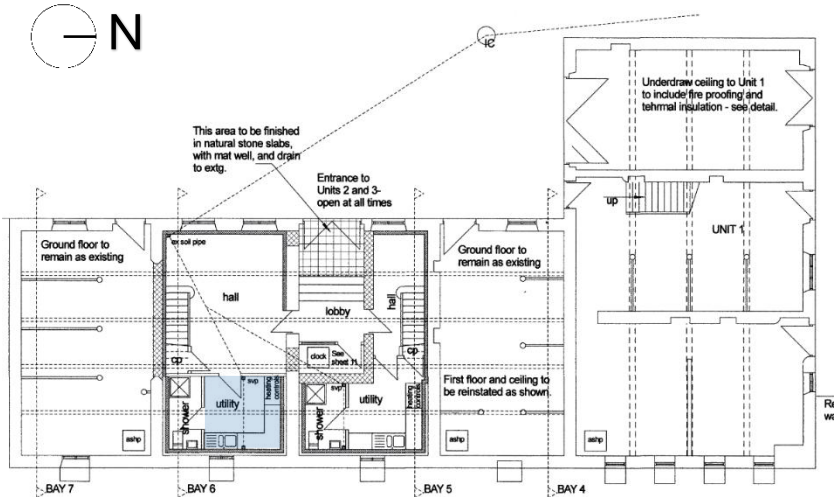
The Coach House – Unit 02			Room 02.S03 – Second Floor – Ensuite	
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	New lightweight stud partition infill inserted to form ensuite. Plaster finish to stud partition.	WEBB 108 – Proposed Second Floor Plan WEBB 115 – Schedule of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	New lightweight stud partition infill inserted to form ensuite. Plaster finish to stud partition.	
1.3	Wall Surfaces	South Wall	New stud partition to be set back from historic rubble stone wall to form service void. Plaster finish to stud partition. Historic rubble stone wall to cleaned as required and left undisturbed.	
1.4	Wall Surfaces	West Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	No floor present. New second floor to be instated in accordance with drawings.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No ceiling – existing rafters, purlins, and roofing elements to be retained. New flat ceiling to be inserted of raised tie. Sloped roof to be insulated at rafter level with wood fibre between and below rafters. Flat ceiling to be insulated with natural material i.e. wood or hemp fibre. New lime plaster ceiling below.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors
4 Decoration				
4.1	Wall Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New vinyl / tile to be fitted to suitable substrate over floor to manufacturer’s recommendations.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-		
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	Generally,		
5 Spot Items				
5.1	N/A	-	-	-
6 Fittings, Furniture and Chattels				
6.1	Bathroom Fittings	-	New Bathroom fittings to be installed within room in accordance with extant 2007 consent. Ensure fitting do not interfere with historic fabric. No irreversible direct changes proposed to existing fabric.	WEBB 108 – Proposed Second Floor Plan
7 Environmental Services				
7.1	N/A	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint. Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	WEBB 108 – Proposed Second Floor Plan Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls		
9 Security and Access				
9.1	N/A	-	-	-
10 Fire Protection				
10.1	N/A	-	-	-
11 Ventilation				
11.1	N/A	-	No direct changes proposed to existing fabric.	-
12 Drainage				
12.1	Drainage	Generally,	Drainage to be installed for all relevant items as part of the new WC installation, make good all areas disturbed during the works. Ensure drainage routes are surface mounted and fitted with removable boxings, or concealed within ne studwork partitions	WEBB 108 – Proposed Second Floor Plan



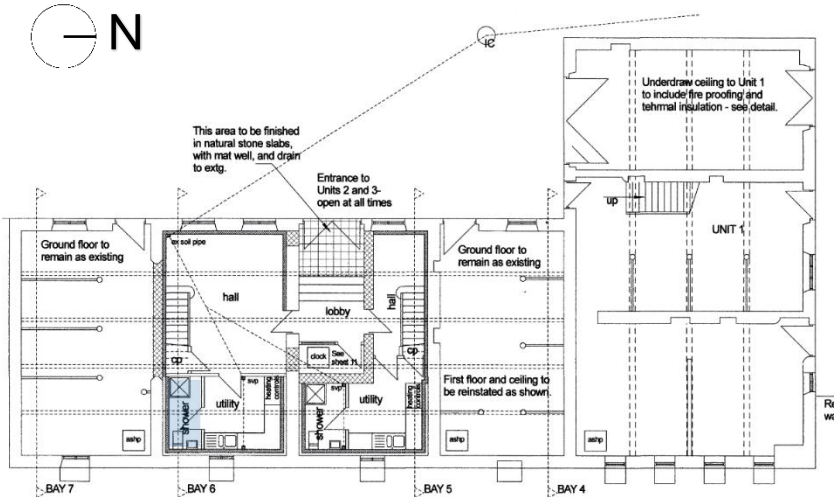
The Coach House – Unit 03					Room 03.G01 – Ground Floor - Hall				
Ref.	Item - Chronology			Location	Action & associated Trade Preamble:			To be read with:	
1 Walls									
1.1	Wall Surfaces			North Wall	Clean surfaces as necessary and make good all areas disturbed during works. Infill where necessary to form separation from lobby. Include for localised excavations for new footings. All excavations to be minimal and localised. Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.			WEBB 106 – Proposed Ground Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings	
1.2	Wall Surfaces			East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.				
1.3	Wall Surfaces			South Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.				
1.4	Wall Surfaces			West Wall	New lightweight stud partition infill inserted to form room. Plaster finish to stud partition.				
1.5	Skirtings, Cornices, Architraves			Generally,	No historic skirtings, cornices and architraves remain. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.				
2 Floors									
2.1	Floors			Raised Floor	Clean surfaces as necessary and make good all areas disturbed during works. New suspended floor to be installed over existing to provide space for services & insulation. Insulation is to be of a breathable material - flexible Woodfibre Insulation batts between new joists. New finishes to be installed over.			WEBB 106 – Proposed Ground Floor WEBB 116 – Details of Works to Walls WEBB 119 – Schedule of Works to Floors	
3 Ceilings									
3.1	Ceiling			Ceiling throughout	Existing ceiling is to remain in situ, with like for like patch repairs to the historic lath and plaster where necessary, redecorating with breathable paint finishes.			WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
4 Decoration									
4.1	Wall Finishes			-	Patch repair lath and plaster ceiling as necessary in accordance with M20 & M60. Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New carpet to be fitted to suitable substrate over floor to manufacturer’s recommendations.			WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, F20, M20 & M60.	
4.2	Floors Finishes			-					
4.3	Ceiling Finishes			-					
4.4	Joinery Finishes			Generally,					
5 Spot Items									
5.1	Steps to new level			South Wall	New staircase inserted in accordance with drawing WEBB121 Details of Stairs. Make good to all disturbances to satisfaction of CA.			WEBB 106 – Proposed Ground Floor WEBB 121 – Details of Stairs Specification Clauses: C51a, C51b, M60	
6 Fittings, Furniture and Chattels									
6.1	N/A			-	-			-	
7 Environmental Services									
7.1	N/A			-	-			-	
8 Electrical Supplies and Lighting									
8.1	Ceiling Lights & wiring			Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint. Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.			WEBB 106 – Proposed Ground Floor Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
8.2	Wall Fixtures & wiring			Walls					
9 Security and Access									
9.1	External Doors			North Wall	New Opening to be formed in the North Wall to accommodate new ground floor access to unit 03. Locking mechanisms to building control approval.			(08)002 External Window and Door Schedule WEBB 117 Schedule of Doors & Windows Specification Clauses C51b,	
10 Fire Protection									
10.1	Ceiling & Service Penetrations			Ceiling	Refer to sections 3 & 4.4			Refer to sections 3 & 4.4	
11 Ventilation									
11.1	N/A			-	No direct changes proposed to existing fabric.			-	
12 Drainage									
12.1	N/A			-	-			-	



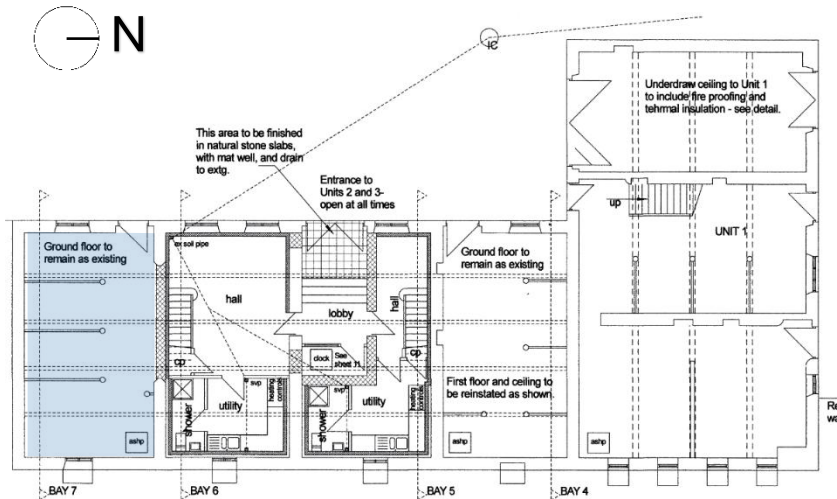
The Coach House – Unit 03					Room 03.G02 – Ground Floor - Utility				
Ref.	Item - Chronology			Location	Action & associated Trade Preamble:			To be read with:	
1 Walls									
1.1	Wall Surfaces			North Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.			WEBB 106 – Proposed Ground Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings	
1.2	Wall Surfaces			East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.				
1.3	Wall Surfaces			South Wall	New lightweight stud partition infill inserted to form room. Plaster finish to stud partition.				
1.4	Wall Surfaces			West Wall	New lightweight stud partition infill inserted to form room. Plaster finish to stud partition.				
1.5	Skirtings, Cornices, Architraves			Generally,	No historic skirtings, cornices and architraves remain. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.				
2 Floors									
2.1	Floors			Raised Floor	Clean surfaces as necessary and make good all areas disturbed during works. New suspended floor to be installed over existing to provide space for services & insulation. Insulation is to be of a breathable material - flexible Woodfibre Insulation batts between new joists. New finishes to be installed over.			WEBB 106 – Proposed Ground Floor WEBB 116 – Details of Works to Walls WEBB 119 – Schedule of Works to Floors	
3 Ceilings									
3.1	Ceiling			Ceiling throughout	Existing ceiling is to remain in situ, with like for like patch repairs to the historic lath and plaster where necessary, redecorating with breathable paint finishes.			WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
4 Decoration									
4.1	Wall Finishes			-	Patch repair lath and plaster ceiling as necessary in accordance with M20 & M60. Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New vinyl / tile to be fitted to suitable substrate over new floor to manufacturer’s recommendations.			WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, F20, M20 & M60.	
4.2	Floors Finishes			-					
4.3	Ceiling Finishes			-					
4.4	Joinery Finishes			Generally,					
5 Spot Items									
5.1	NA			-	-			-	
6 Fittings, Furniture and Chattels									
6.1	N/A			-	-			-	
7 Environmental Services									
7.1	N/A			-	-			-	
8 Electrical Supplies and Lighting									
8.1	Ceiling Lights & wiring			Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.			WEBB 106 – Proposed Ground Floor Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
8.2	Wall Fixtures & wiring			Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.				
9 Security and Access									
9.1	N/A			-	-			-	
10 Fire Protection									
10.1	Ceiling & Service Penetrations			Ceiling	Refer to sections 3 & 4.4			Refer to sections 3 & 4.4	
11 Ventilation									
11.1	N/A			-	No direct changes proposed to existing fabric.			-	
12 Drainage									
12.1	Drainage Generally			Generally,	Drainage to be installed for all relevant items as part of the new utility installation, make good all areas disturbed during the works. Utilise void under raised floor as detailed in drawings WEBB 122 Drains, Heating, Etc			WEBB 106 – Proposed Ground Floor WEBB 122 Drains, Heating, Etc	



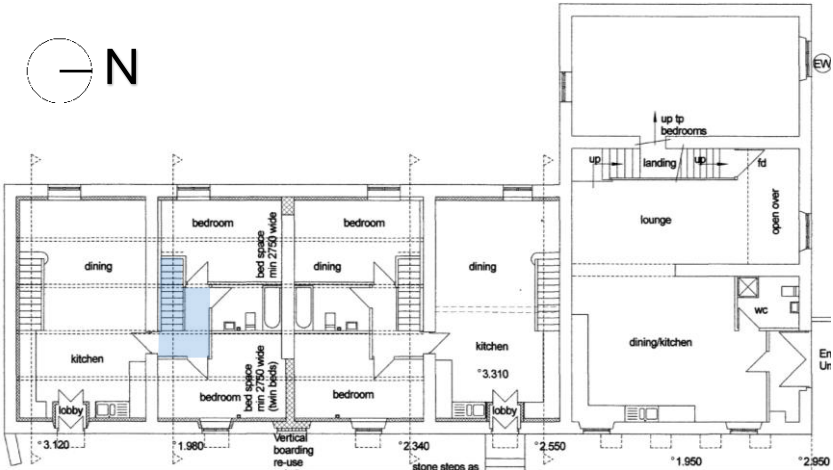
The Coach House – Unit 03					Room 03.G03 – Ground Floor – Shower Room				
Ref.	Item - Chronology			Location	Action & associated Trade Preamble:			To be read with:	
1 Walls									
1.1	Wall Surfaces			North Wall	New lightweight stud partition infill inserted to form room. Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster. Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster. New lightweight stud partition infill inserted to form room. Plaster finish to stud partition. No historic skirtings, cornices and architraves remain. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.			WEBB 106 – Proposed Ground Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings	
1.2	Wall Surfaces			East Wall					
1.3	Wall Surfaces			South Wall					
1.4	Wall Surfaces			West Wall					
1.5	Skirtings, Cornices, Architraves			Generally,					
2 Floors									
2.1	Floors			Raised Floor	Clean surfaces as necessary and make good all areas disturbed during works. New suspended floor to be installed over existing to provide space for services & insulation. Insulation is to be of a breathable material - flexible Woodfibre Insulation batts between new joists. New finishes to be installed over.			WEBB 106 – Proposed Ground Floor WEBB 116 – Details of Works to Walls WEBB 119 – Schedule of Works to Floors	
3 Ceilings									
3.1	Ceiling			Ceiling throughout	Existing ceiling is to remain in situ, with like for like patch repairs to the historic lath and plaster where necessary, redecorating with breathable paint finishes.			WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
4 Decoration									
4.1	Wall Finishes			-	Patch repair lath and plaster ceiling as necessary in accordance with M20 & M60. Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New vinyl / tile to be fitted to suitable substrate over floor to manufacturer’s recommendations.			WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, F20, M20 & M60.	
4.2	Floors Finishes			-					
4.3	Ceiling Finishes			-					
4.4	Joinery Finishes			Generally,					
5 Spot Items									
5.1	N/A			-	-			-	
6 Fittings, Furniture and Chattels									
6.1	N/A			-	-			-	
7 Environmental Services									
7.1	N/A			-	-			-	
8 Electrical Supplies and Lighting									
8.1	Ceiling Lights & wiring			Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.			WEBB 106 – Proposed Ground Floor Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
8.2	Wall Fixtures & wiring			Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.				
9 Security and Access									
9.1	N/A			-	-			-	
10 Fire Protection									
10.1	Ceiling & Service Penetrations			Ceiling	Refer to sections 3 & 4.4			Refer to sections 3 & 4.4	
11 Ventilation									
11.1	N/A			-	No direct changes proposed to existing fabric.			-	
12 Drainage									
12.1	Drainage Generally			Generally,	Drainage to be installed for all relevant items as part of the new WC installation, make good all areas disturbed during the works. Utilise void under raised floor as detailed in drawings WEBB 122 Drains, Heating, Etc			WEBB 106 – Proposed Ground Floor WEBB 122 Drains, Heating, Etc	



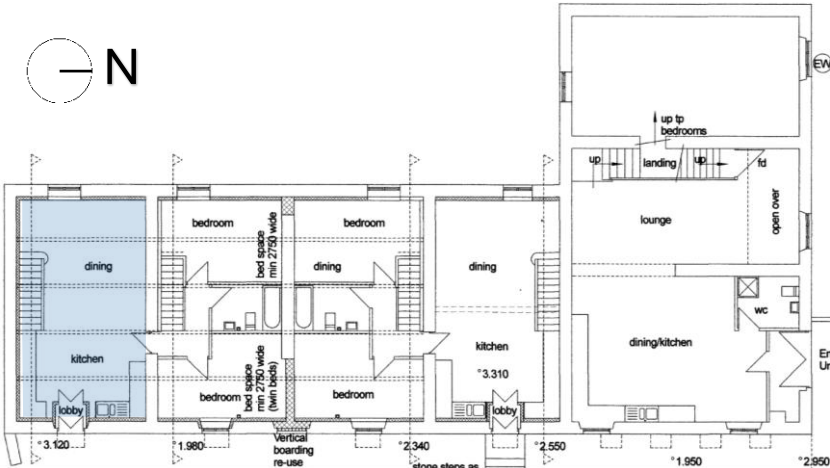
The Coach House – Unit 03		Room 03.G04 – Ground Floor – Stable / Store Room		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	WEBB 106 – Proposed Ground Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	
1.3	Wall Surfaces	South Wall	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	
1.4	Wall Surfaces	West Wall	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	
1.5	Skirtings, Cornices, Architraves	Generally,	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	
2 Floors				
2.1	Floors	Raised Floor	Clean surfaces as necessary and make good all areas disturbed during works. No direct changes proposed to existing fabric.	WEBB 106 – Proposed Ground Floor WEBB 116 – Details of Works to Walls WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	Existing ceiling is to remain in situ, with like for like repairs where necessary.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4 Decoration				
4.1	Wall Finishes	-	No change. Clean surfaces as necessary and make good all areas disturbed during works.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, F20, M20 & M60.
4.2	Floors Finishes	-	No change. Clean surfaces as necessary and make good all areas disturbed during works.	
4.3	Ceiling Finishes	-	No change. Clean surfaces as necessary and make good all areas disturbed during works.	
4.4	Joinery Finishes	Generally,	Clean surfaces, making good to any disturbances and redecorate using breathable paint all in accordance with specification clause M20 & M60. No change. Clean surfaces as necessary and make good all areas disturbed during works.	
5 Spot Items				
5.1	N/A	-	-	-
6 Fittings, Furniture and Chattels				
6.1	N/A	-	-	-
7 Environmental Services				
7.1	Air Source Heat Pump	East Wall (indicated)	Install heat pump to specialist design and details. Make good to all disturbances to satisfaction of CA.	WEBB 106 – Proposed Ground Floor WEBB 122 – Drains, Heating, Etc
8 Electrical Supplies and Lighting				
8.1	Existing Lighting	-	No direct changes proposed to existing fabric	-
9 Security and Access				
9.1	N/A	-	-	-
10 Fire Protection				
10.1	Ceiling & Service Penetrations	Ceiling	Refer to sections 3 & 4.4	Refer to sections 3 & 4.4
11 Ventilation				
11.1	N/A	-	No direct changes proposed to existing fabric.	-
12 Drainage				
12.1	N/A	-	No direct changes proposed to existing fabric.	-



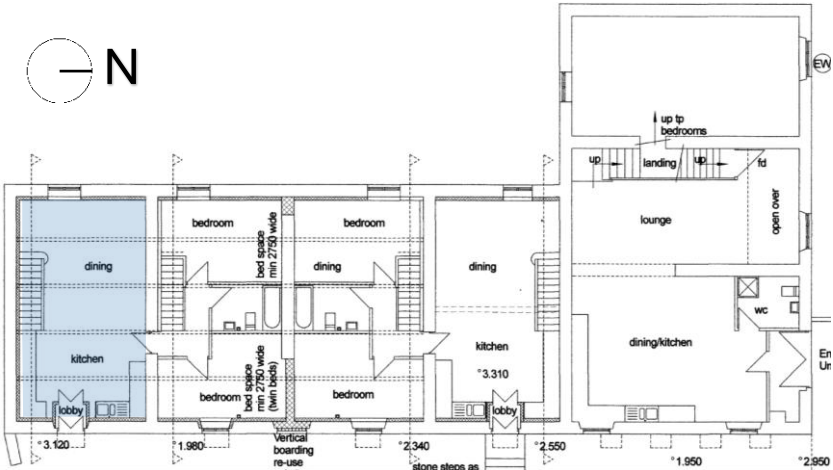
The Coach House – Unit 03					Room 03.F01 – First Floor – Landing				
Ref.	Item - Chronology			Location	Action & associated Trade Preamble:			To be read with:	
1 Walls									
1.1	Wall Surfaces			North Wall	New lightweight stud partition infill inserted to form bedrooms. Plaster finish to stud partition.			WEBB 107 – Proposed First Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings	
1.2	Wall Surfaces			East Wall	New lightweight stud partition infill inserted to form bedrooms. Plaster finish to stud partition.				
1.3	Wall Surfaces			South Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.				
1.4	Wall Surfaces			West Wall	New lightweight stud partition infill inserted to form bedrooms. Plaster finish to stud partition.				
1.5	Skirtings, Cornices, Architraves			Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.				
2 Floors									
2.1	Floors			Floor throughout	Existing floor structure to be retained and repaired as required. New independent suspended floor to be installed over existing to accommodate new floor height.			WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors	
3 Ceilings									
3.1	Ceiling			Ceiling throughout	No existing ceiling present. Historic beams & joists to be retained to be underdrawn with plasterboard to create a new ceiling.			WEBB 107 – Proposed First Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
4 Decoration									
4.1	Wall Finishes			-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New carpet to be fitted to suitable substrate over existing floor to manufacturer’s recommendations. Clean surfaces, making good to any disturbances and redecorate using breathable paint all in accordance with specification clause M20 & M60.			WEBB 107 – Proposed First Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, F20, M20 & M60.	
4.2	Floors Finishes			-					
4.3	Ceiling Finishes			-					
4.4	Joinery Finishes			Generally,					
5 Spot Items									
5.1	Staircase			South Wall	New staircase inserted in accordance with drawing WEBB121 Details of Stairs. Make good to all disturbances to satisfaction of CA.			WEBB 107 – Proposed First Floor WEBB 121 – Details of Stairs Specification Clauses: C51a, C51b, M60	
6 Fittings, Furniture and Chattels									
6.1	N/A			-	-			-	
7 Environmental Services									
7.1	N/A			-	-			-	
8 Electrical Supplies and Lighting									
8.1	Ceiling Lights & wiring			Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint. Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.			WEBB 107 – Proposed First Floor Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
8.2	Wall Fixtures & wiring			Walls					
9 Security and Access									
9.1	N/A			-	-			-	
10 Fire Protection									
10.1	Ceiling & Service Penetrations			Ceiling	Refer to sections 3 & 4.4			Refer to sections 3 & 4.4	
11 Ventilation									
11.1	N/A			-	No direct changes proposed to existing fabric.			-	
12 Drainage									
12.1	N/A			-	No direct changes proposed to existing fabric.			-	



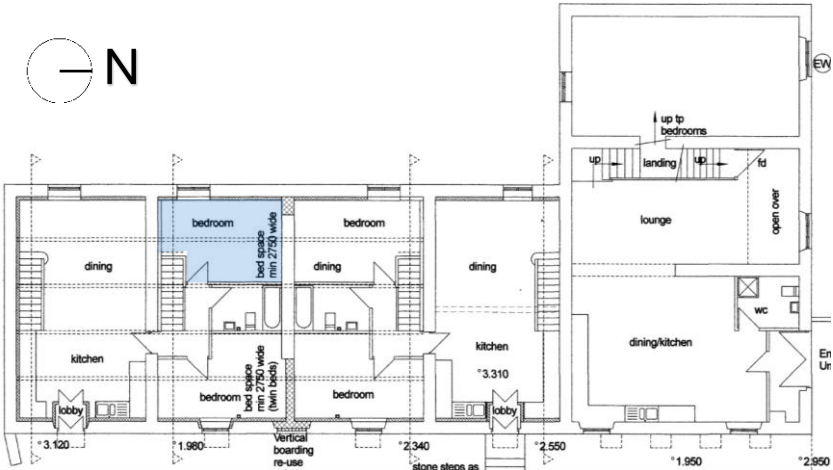
The Coach House – Unit 03				
Room 03.F02 – First Floor – Kitchen & Dining				
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	WEBB 107 – Proposed First Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.3	Wall Surfaces	South Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.4	Wall Surfaces	West Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	Existing floor over stable below to be retained as existing. Restore and repair as necessary. Insulate with Wood fibre insulation between joists and fireproof to the underside.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No existing ceiling present. Historic beams & joists to be retained to be underdrawn with plasterboard to create a new ceiling.	WEBB 107 – Proposed First Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4 Decoration				
4.1	Wall Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60.	WEBB 107 – Proposed First Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, F20, M20 & M60.
4.2	Floors Finishes	-		
4.3	Ceiling Finishes	-	Floor finishes to consist of tile in the kitchen area carpet to be fitted to suitable substrate over existing floor to manufacturer’s recommendations.	
4.4	Joinery Finishes	Generally,	Clean surfaces, making good to any disturbances and redecorate using breathable paint all in accordance with specification clause M20 & M60.	
5 Spot Items				
5.1	Staircase	South Wall	New staircase inserted in accordance with drawing WEBB121 Details of Stairs. Make good to all disturbances to CA Approval.	WEBB 121 – Details of Stairs Specification Clauses: C51a, C51b, M60
6 Fittings, Furniture and Chattels				
6.1	Kitchen Fit Out	East Wall	Kitchen fit out to be sensitively installed. Make good all areas disturbed during the works.	-
7 Environmental Services				
7.1	N/A	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	External Doors	East Wall	New entrance door to be fitted within proposed east wall. Locking mechanisms to building control approval.	(08)002 External Window and Door Schedule WEBB 117 Schedule of Doors & Windows Specification Clauses C51b,
10 Fire Protection				
10.1	Ceiling & Service Penetrations	Ceiling	Refer to sections 3 & 4.4	Refer to sections 3 & 4.4
11 Ventilation				
11.1	Mechanical Ventilation	South Wall	Extractor fan over hob to be installed, make good all areas disturbed during the works.	-
12 Drainage				
12.1	Drainage	Generally,	Drainage to be installed for all relevant items as part of the new kitchen installation, make good all areas disturbed during the works.	WEBB 107 – Proposed First Floor Plan



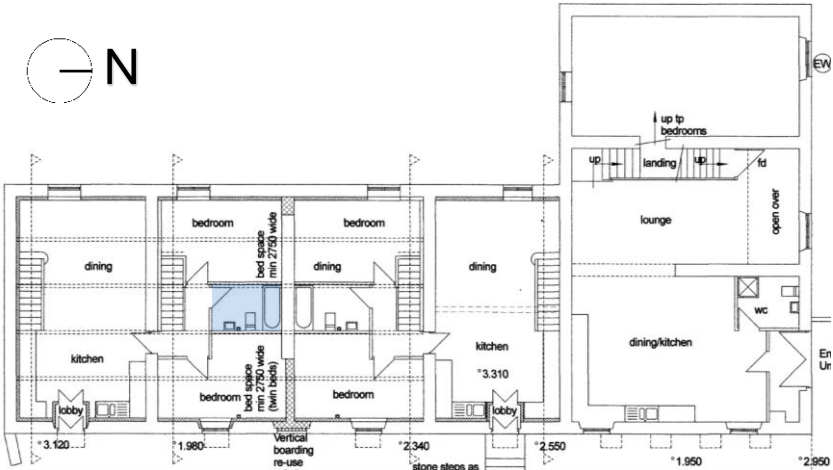
The Coach House – Unit 03				
Room 03.F02 – First Floor – Kitchen & Dining				
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	WEBB 107 – Proposed First Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.3	Wall Surfaces	South Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.4	Wall Surfaces	West Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	Existing floor over stable below to be retained as existing. Restore and repair as necessary. Insulate with Wood fibre insulation between joists and fireproof to the underside.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No existing ceiling present. Historic beams & joists to be retained to be underdrawn with plasterboard to create a new ceiling.	WEBB 107 – Proposed First Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4 Decoration				
4.1	Wall Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60.	WEBB 106 – Proposed Ground Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, F20, M20 & M60.
4.2	Floors Finishes	-		
4.3	Ceiling Finishes	-	Floor finishes to consist of tile in the kitchen area carpet to be fitted to suitable substrate over existing floor to manufacturer’s recommendations.	
4.4	Joinery Finishes	Generally,	Clean surfaces, making good to any disturbances and redecorate using breathable paint all in accordance with specification clause M20 & M60.	
5 Spot Items				
5.1	Staircase	South Wall	New staircase inserted in accordance with drawing WEBB121 Details of Stairs. Make good to all disturbances to CA Approval.	WEBB 121 – Details of Stairs Specification Clauses: C51a, C51b, M60
6 Fittings, Furniture and Chattels				
6.1	Kitchen Fit Out	East Wall	Kitchen fit out to be sensitively installed. Make good all areas disturbed during the works.	-
7 Environmental Services				
7.1	N/A	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	External Doors	East Wall	New entrance door to be fitted within proposed east wall. Locking mechanisms to building control approval.	(08)002 External Window and Door Schedule WEBB 117 Schedule of Doors & Windows Specification Clauses C51b,
10 Fire Protection				
10.1	Ceiling & Service Penetrations	Ceiling	Refer to sections 3 & 4.4	Refer to sections 3 & 4.4
11 Ventilation				
11.1	Mechanical Ventilation	South Wall	Extractor fan over hob to be installed, make good all areas disturbed during the works.	-
12 Drainage				
12.1	Drainage	Generally,	Drainage to be installed for all relevant items as part of the new kitchen installation, make good all areas disturbed during the works.	WEBB 107 – Proposed First Floor Plan



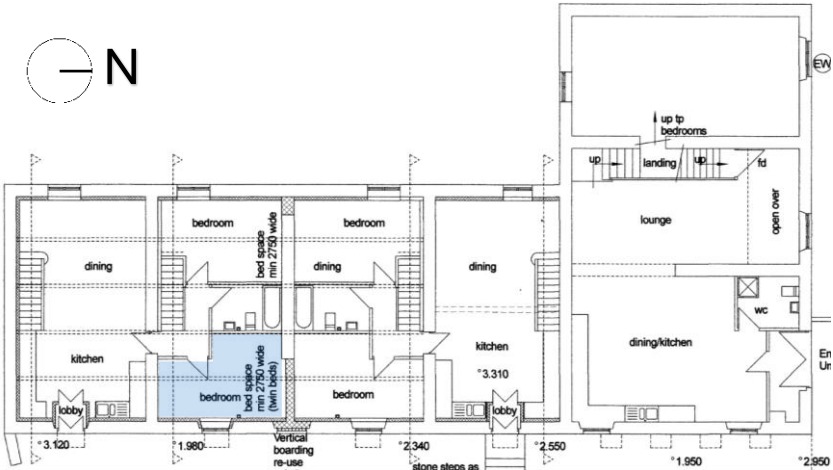
The Coach House – Unit 03		Room 03.F03 – First Floor – Bedroom		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances. Party wall infill to opening to enclose bedroom.	WEBB 107 – Proposed First Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	New lightweight stud partition infill inserted to form bedrooms. Plaster finish to stud partition.	
1.3	Wall Surfaces	South Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	
1.4	Wall Surfaces	West Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	Existing floor to be retained. Restore and repair as necessary. New finishes over.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No existing ceiling present. Historic beams & joists to be retained to be underdrawn with plasterboard to create a new ceiling.	WEBB 107 – Proposed First Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4 Decoration				
4.1	Wall Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. Carpet floor finishes to be fitted to suitable substrate over existing floor to manufacturer’s recommendations. Clean surfaces, making good to any disturbances and redecorate using breathable paint all in accordance with specification clause M20 & M60.	WEBB 107 – Proposed First Floor WEBB 119 – Schedule of Works to Floors Specification Clauses: C41, C51a, C52, F20, M20 & M60.
4.2	Floors Finishes	-		
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	Generally,		
5 Spot Items				
5.1	-	-	-	-
6 Fittings, Furniture and Chattels				
6.1	-	-	-	-
7 Environmental Services				
7.1	N/A	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint. Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls		
9 Security and Access				
9.1	N/A	-	-	-
10 Fire Protection				
10.1	N/A	-	-	-
11 Ventilation				
11.1	N/A	-	No direct changes proposed to existing fabric.	-
12 Drainage				
12.1	N/A	-	-	-



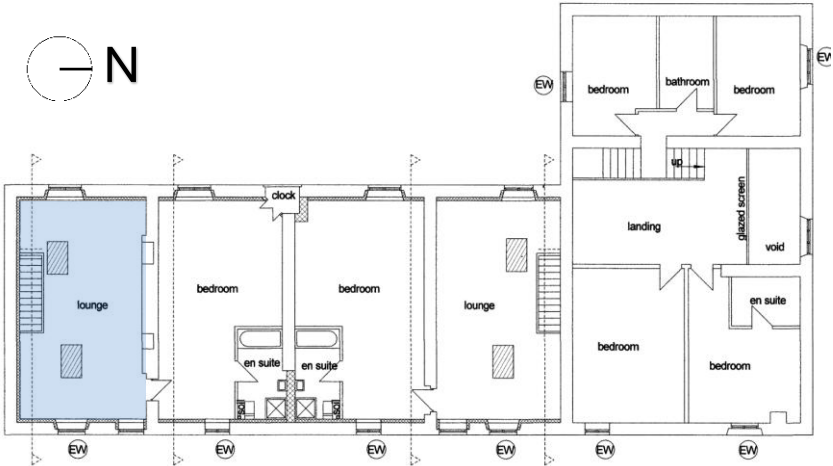
The Coach House – Unit 03					Room 03.F04 – First Floor – Bathroom				
Ref.	Item - Chronology			Location	Action & associated Trade Preamble:			To be read with:	
1 Walls									
1.1	Wall Surfaces			North Wall	New stud partition to be set back from historic rubble stone wall to form service void. Plaster finish to stud partition. Historic rubble stone wall to cleaned as required and left undisturbed. New lightweight stud partition infill inserted to form room. Plaster finish to stud partition. New lightweight stud partition infill inserted to form room. Plaster finish to stud partition. No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.			WEBB 107 – Proposed First Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings	
1.2	Wall Surfaces			East Wall					
1.3	Wall Surfaces			South Wall					
1.4	Wall Surfaces			West Wall					
1.5	Skirtings, Cornices, Architraves			Generally,					
2 Floors									
2.1	Floors			Floor throughout	Existing floor to be retained. Restore and repair as necessary. New finishes over.			WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors	
3 Ceilings									
3.1	Ceiling			Ceiling throughout	No existing ceiling present. Historic beams & joists to be retained to be underdrawn with plasterboard to create a new ceiling.			WEBB 107 – Proposed First Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
4 Decoration									
4.1	Wall Finishes			-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60. New tile / vinyl to be fitted to suitable substrate over existing floor to manufacturer’s recommendations.			WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
4.2	Floors Finishes			-					
4.3	Ceiling Finishes			-					
4.4	Joinery Finishes			Generally,					
5 Spot Items									
5.1	-			-	-			-	
6 Fittings, Furniture and Chattels									
6.1	Bathroom Fittings			-	New Bathroom fittings to be sensitively installed within room. Ensure fitting do not interfere with historic fabric. No irreversible direct changes proposed to existing fabric.			WEBB 107 – Proposed First Floor Plan	
7 Environmental Services									
7.1	N/A			-	-			-	
8 Electrical Supplies and Lighting									
8.1	Ceiling Lights & wiring			Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint. Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.			Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing	
8.2	Wall Fixtures & wiring			Walls					
9 Security and Access									
9.1	N/A			-	-			-	
10 Fire Protection									
10.1	N/A			-	-			-	
11 Ventilation									
11.1	N/A			-	No direct changes proposed to existing fabric.			-	
12 Drainage									
12.1	Drainage			Generally,	Drainage to be installed for all relevant items as part of the new WC installation, make good all areas disturbed during the works. Ensure drainage routes are surface mounted and fitted with removable boxings, or concealed within ne studwork partitions			WEBB 107 – Proposed First Floor Plan	



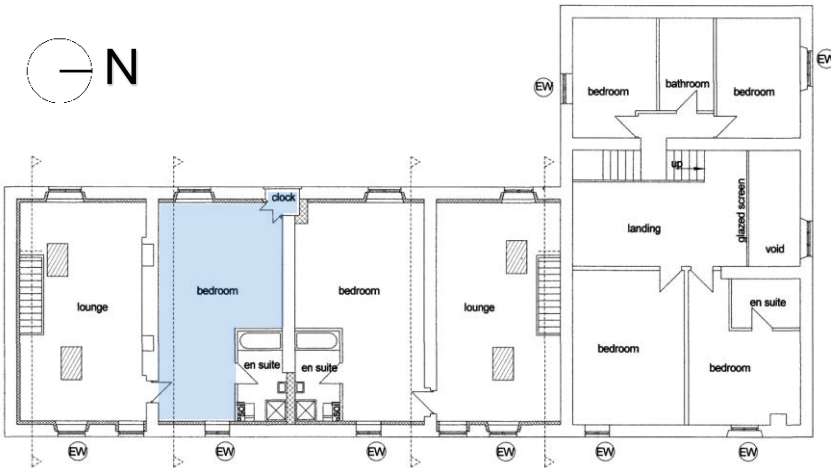
The Coach House – Unit 03		Room 03.F05 – First Floor – Bedroom		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances. Party wall infill to opening to enclose bedroom.	WEBB 107 – Proposed First Floor WEBB 115 – Schedule of Works to Walls WEBB 116 – Details of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.3	Wall Surfaces	South Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	
1.4	Wall Surfaces	West Wall	New lightweight stud partition infill inserted to form room. Plaster finish to stud partition.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	Existing floor to be retained. Restore and repair as necessary. New finishes over.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No existing ceiling present. Historic beams & joists to be retained to be underdrawn with plasterboard to create a new ceiling.	WEBB 107 – Proposed First Floor WEBB 119 – Schedule of Works to Floors Specification Clauses -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4 Decoration				
4.1	Wall Finishes	-	Exposed stonework on internal walls to remain exposed.	WEBB 107 – Proposed First Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60.	
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	Generally,	New carpet to be fitted to suitable substrate over existing floor to manufacturer’s recommendations.	
5 Spot Items				
5.1	-	-	-	-
6 Fittings, Furniture and Chattels				
6.1	Bathroom Fittings	-	New Bathroom fittings to be sensitively installed within room. Ensure fitting do not interfere with historic fabric. No irreversible direct changes proposed to existing fabric.	WEBB 107 – Proposed First Floor Plan
7 Environmental Services				
7.1	N/A	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	N/A	-	-	-
10 Fire Protection				
10.1	N/A	-	-	-
11 Ventilation				
11.1	N/A	-	No direct changes proposed to existing fabric.	-
12 Drainage				
12.1	N/A	-	No direct changes proposed to existing fabric.	-



The Coach House – Unit 03					Room 03.S01 – Second Floor – Lounge				
Ref.	Item - Chronology		Location	Action & associated Trade Preamble:	To be read with:				
1 Walls									
1.1	Wall Surfaces		North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	WEBB 108 – Proposed Second Floor Plan WEBB 115 – Schedule of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings				
1.2	Wall Surfaces		East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.					
1.3	Wall Surfaces		South Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.					
1.4	Wall Surfaces		West Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.					
1.5	Skirtings, Cornices, Architraves		Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.					
2 Floors									
2.1	Floors		Floor throughout	Existing floor to be retained. Restore and repair as necessary. New finishes over.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors				
3 Ceilings									
3.1	Ceiling		Ceiling throughout	No ceiling – existing rafters, purlins, and roofing elements to be retained. New flat ceiling to be inserted of raised tie. Sloped roof to be insulated at rafter level with wood fibre between and below rafters. Flat ceiling to be insulated with natural material i.e. wood or hemp fibre. New lime plaster ceiling below.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors				
4 Decoration									
4.1	Wall Finishes		-	Exposed stonework to remain exposed.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing				
4.2	Floors Finishes		-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60.					
4.3	Ceiling Finishes		-						
4.4	Joinery Finishes		Generally,	New carpet finish to be fitted to suitable substrate over floor to manufacturer’s recommendations.					
5 Spot Items									
5.1	-		-	-	-				
6 Fittings, Furniture and Chattels									
6.1	-		-	-	-				
7 Environmental Services									
7.1	N/A		-	-	-				
8 Electrical Supplies and Lighting									
8.1	Ceiling Lights & wiring		Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing				
8.2	Wall Fixtures & wiring		Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.					
9 Security and Access									
9.1	N/A		-	-	-				
10 Fire Protection									
10.1	N/A		-	-	-				
11 Ventilation									
11.1	N/A		-	-	-				
12 Drainage									
12.1	N/A		-	-	-				



The Coach House – Unit 03		Room 03.S02 – Second Floor – Bedroom		
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances. New lightweight stud partition infill inserted to form ensuite. Plaster finish to stud partition.	WEBB 108 – Proposed Second Floor Plan WEBB 115 – Schedule of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.3	Wall Surfaces	South Wall	Rubble stone wall to be cleaned as necessary, no proposed changes, make good to all disturbances.	
1.4	Wall Surfaces	West Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	Existing floor to be retained. Restore and repair as necessary. New finishes over.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No ceiling – existing rafters, purlins, and roofing elements to be retained. New flat ceiling to be inserted of raised tie. Sloped roof to be insulated at rafter level with wood fibre between and below rafters. Flat ceiling to be insulated with natural material i.e. wood or hemp fibre. New lime plaster ceiling below.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors
4 Decoration				
4.1	Wall Finishes	-	Exposed stonework to remain exposed.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60.	
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	Generally,	New carpet finish to be fitted to suitable substrate over floor to manufacturer’s recommendations.	
5 Spot Items				
5.1	-	-	-	-
6 Fittings, Furniture and Chattels				
6.1	-	-	-	-
7 Environmental Services				
7.1	N/A	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	N/A	-	-	-
10 Fire Protection				
10.1	N/A	-	-	-
11 Ventilation				
11.1	N/A	-	-	-
12 Drainage				
12.1	N/A	-	-	-



The Coach House – Unit 03			Room 03.S03 – Second Floor – Ensuite	
Ref.	Item - Chronology	Location	Action & associated Trade Preamble:	To be read with:
1 Walls				
1.1	Wall Surfaces	North Wall	New stud partition to be set back from historic rubble stone wall to form service void. Plaster finish to stud partition. Historic rubble stone wall to cleaned as required and left undisturbed.	WEBB 108 – Proposed Second Floor Plan WEBB 115 – Schedule of Works to Walls Specification Clauses: -F20 Repairs to Stone Walling -C41 Repointing -M20 Plastered Rendered Coatings
1.2	Wall Surfaces	East Wall	Clean surfaces as necessary and make good all areas disturbed during works. Insulate wall with wood fibreboard insulation and finish with lime plaster.	
1.3	Wall Surfaces	South Wall	New lightweight stud partition infill inserted to form ensuite. Plaster finish to stud partition.	
1.4	Wall Surfaces	West Wall	New lightweight stud partition infill inserted to form ensuite. Plaster finish to stud partition.	
1.5	Skirtings, Cornices, Architraves	Generally,	No historic skirtings, cornices and architraves. Provide skirtings to room perimeter. Provide architraves to doors within studwork partition.	
2 Floors				
2.1	Floors	Floor throughout	Existing floor to be retained. Restore and repair as necessary. New finishes over.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors
3 Ceilings				
3.1	Ceiling	Ceiling throughout	No ceiling – existing rafters, purlins, and roofing elements to be retained. New flat ceiling to be inserted of raised tie. Sloped roof to be insulated at rafter level with wood fibre between and below rafters. Flat ceiling to be insulated with natural material i.e. wood or hemp fibre. New lime plaster ceiling below.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors
4 Decoration				
4.1	Wall Finishes	-	Plastered walls, ceiling, and joinery painted in accordance with trade preamble M60.	WEBB 108 – Proposed Second Floor Plan WEBB 119 – Schedule of Works to Floors Specification Clauses: -C41 Repointing -C51a Repairing & Renovating Timber -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
4.2	Floors Finishes	-	New vinyl / tile to be fitted to suitable substrate over floor to manufacturer’s recommendations.	
4.3	Ceiling Finishes	-		
4.4	Joinery Finishes	Generally,		
5 Spot Items				
5.1	-	-	-	-
6 Fittings, Furniture and Chattels				
6.1	Bathroom Fittings	-	New Bathroom fittings to be installed within room in accordance with extant 2007 consent. Ensure fitting do not interfere with historic fabric. No irreversible direct changes proposed to existing fabric.	WEBB 108 – Proposed Second Floor Plan
7 Environmental Services				
7.1	N/A	-	-	-
8 Electrical Supplies and Lighting				
8.1	Ceiling Lights & wiring	Ceiling	Cable and light housings to be inserted into new ceiling finish. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	Specification clauses -F20 Repairs to Stone Walling -M20 Plastered Rendered Coatings -M60 Painting and Clear Finishing
8.2	Wall Fixtures & wiring	Walls	Generally, to be fitted within new studwork walls, where on exposed stone to be surface mounted. Make good any areas disturbed using lime plaster and redecorate with breathable paint.	
9 Security and Access				
9.1	N/A	-	-	-
10 Fire Protection				
10.1	N/A	-	-	-
11 Ventilation				
11.1	N/A	-	-	-
12 Drainage				
12.1	Drainage	Generally,	Drainage to be installed for all relevant items as part of the new WC installation, make good all areas disturbed during the works. Ensure drainage routes are surface mounted and fitted with removable boxings, or concealed within ne studwork partitions	WEBB 108 – Proposed Second Floor Plan

