

SCHEDULE OF AMENDMENTS

PLANNING AMENDMENTS & DIFFERENCES FROM ORIGINAL RJCA CHARTERED ARCHITECTS PROPOSED FLOOR PLANS, DRAWING NO. 07 / 49 / 02, REV B, DATED JULY '08.

BASEMENT

SHELLY HOUSE:

- No amendments.

GROUND FLOOR

ELM TREE STORES:

- New glazed draught lobby added to main entrance with automatic sliding door to include automatic opener, fused spur supply, PIR sensors, manifestation and signage all in safety glass.
- Staff Room layout changed to remove blocking up of bay window, small Kitchenette added and WC configuration amended.
- New steel security door added to rear of shop extension, to be used as fire exit.
- Post Office relocated and formation of new admin office and recessed sink area to original storage area.
- Double doors from retail area to storage area changed to recessed / set back large single steel security door.

SHELLY HOUSE (UNIT 8):

- New window to Unit 8 kitchen omitted from plan and elevation.

FIRST FLOOR

ELM TREE STORES

UNIT 1: 1 No. conservation rooflight removed from kitchen and relocated to bathroom to replace omitted window.

Entrance hall opened up to become part of the living room layout.

- UNIT 2:** 1 No. conservation rooflight removed from kitchen and relocated to bathroom to provide provision of natural light.
Entrance hall opened up to become part of the living room layout.
- UNIT 3:** 1 No. conservation rooflight removed from kitchen.
Entrance hall opened up to become part of the living room layout.
- UNITS 4 & 5:** Layout reconfigured due to pitched roof arrangement and location of skellings to both units, limiting the usability of bathroom locations with regard to headroom.
New layouts provide better use of the floor area, eliminating the hazardous obstruction of low skellings to bath locations.

SHELLY HOUSE

- UNIT 6 & 7:** Bathroom to Unit 6 changed to Shower Room, accessed off Bedroom rather than Entrance Lobby to allow for amended Kitchen layout.
1 No. conservation rooflight added to Kitchen in Unit 6 to provide provision of natural light.
Built-in wardrobe added to Unit 6 bedroom.
Built-in closet added to Entrance Hall in Unit 6.
Living room angled wall simplified with straight section of wall in Unit 6.
Removal of Unit 7's originally designed Entrance Hall to allow larger floor area to Unit 6.
Entrance door to Unit 7 repositioned to adjacent elevation.
Reduction of Unit 7's Bedroom 2 for new Entrance Hall & Cloak Area.

PLANNING AMENDMENTS & DIFFERENCES FROM ORIGINAL RJCA CHARTERED ARCHITECTS PROPOSED ELEVATIONS, DRAWING NO. 07 / 49 / 03, REV B, DATED JULY '08.

ELM TREE STORES & SHELLY HOUSE:

- E01:** Brick buttresses omitted due to new less intrusive structural tie option.
- E02 / E03:** Additional conservation rooflight added to Unit 6 kitchen. Wall construction to first floor extension changed from flint finish to painted lime render finish, pitched roof changed from slate roof to handmade plain clay tile roof, layout of dormer windows and additional conservation rooflights change due to layout amendments to units 4 & 5.
- E04:** Wall construction to first floor extension changed from flint finish to painted lime render finish, pitched roof changed from slate roof to handmade plain clay tile roof, 3 No. conservation rooflights omitted.
- E05:** Pitched roof changed from slate roof to handmade plain clay tile roof
- E06:** Pitched roof changed from slate roof to handmade plain clay tile roof, 2 No. new conservation rooflights added to bathrooms in Units 1 & 2 and timber staircase and balustrade changed from timber to metal.
- E07:** Pitched roof changed from slate roof to handmade plain clay tile roof, 2 No. new conservation rooflights added to Unit 4 bathroom, new window with dormer above to suit new layout of Unit 5, timber balustrade changed from timber to metal, new 2.1 m high security barrier spanning between corner of Unit 5 to corner of Unit 6 to increase security to low level single storey section of pitched roof and new security steel fire exit door added to extension at rear of shop.
- E08:** Entrance to Unit 7 omitted and dormer roof adjusted to suit.
- E09:** New entrance to Unit 7 shown to new elevation to suit new plan layout.
- E10:** New window to Unit 8 kitchen omitted from plan and elevation.

SCHEDULE OF MATERIALS

ELM TREE STORES & RESIDENTIAL UNITS 1-5

EXTERNAL WALLS

New cavity walls are to be constructed to ground floor of shop and garages to have outer leaf brickwork to meet the planner's requirements.

Build up existing west boundary flint wall to match existing construction using lime mortar. Wall is to have new brick capping to top of wall with slate DPC, materials to meet full satisfaction of conservation officer.

Existing west gable to shop to have height reduced and new brick capping to be provided ready to take lime render panels above.

Front / north face of shop flint and brick wall to be built up to provide level wall with brick capping with overhang brick feature band ready to take new lead flashing and repair wall where needed ready for decoration to match existing.

Residential units above shop to be constructed of timber frame, faced with concrete blocks with render finished to allow for final decorations.

EXTERNAL BALCONY AND STAIRS TO RESIDENTIAL UNITS

Provide to first floor flats 1-5 with new timber and steel insulated framed units, erected off of new block and beam floor/steel frame new balcony area with timber / metal banisters and balustrade including stairs to match, construction to meet current standards set out in the Building Regulations.

Balustrade is to be securely fixed to new concrete floor balcony with intermediate metal posts and sockets.

Provide high balustrade / security screen at rear of Unit 5 and 6 to prevent illegal access to single storey roof that links units 5 & 6. Lead cill flashing to be used to all windows and lime render.

New lead capping / upstand detail to elevation E03 to junction between repaired top edge of brick / flint wall and lime render with lip over brick corbel, to be dressed under render.

ROOFING

Plain clay handmade tiled pitched hipped roof with matching half round ridge tiles and bonnet hip tiles bedded in natural mortar to be constructed to first floor residential units 1-5. All roofing to match that provide for Shelly House. Single storey pitched link roof between units 5 & 6 to match above. All valleys formed to dormer windows and rear gables to be formed using valley tiles and verges using traditional tiled undercloaks.

Code 5 lead lined hidden box gutter to be provided behind rear west boundary wall to gap between first floor flats and external lime rendered wall and rear boundary wall with min, 150 mm upstands. Gutter to discharge either end into lead lined chutes with intermediate roof outlets built along new steel column. . Code 4 stepped lead flashing to be used to new single storey link roof junctions with units 5 & 6.

Provide 7 No. Conservation rooflights to residential units 1-5, locations as shown on drawings.

Balcony flat roof to be insulated roof system suitable for regular foot traffic using Bauder waterproofing system or similar, comprising;

- Grout beam and block system deck
- Bauder VB4 Expal vapour barrier
- Bauder PIR 100 mm insulation
- Bauder G4E underlay
- Bauder K5K capping sheet
- Promenade tiles bonded to upper layer

RAINWATER GOODS

All areas of pitched roofs to have new cast iron half round rainwater guttering and round rainwater pipes. All downpipes to discharge into shoes to discharge locally onto paving to elevations E03 and E04 with 2 No. discharging into lead box gutters and E05 direct into surface water system with E06 & E07 discharging onto balcony. Box gutters to west elevation to be internal rainwater pipes connecting into underground system. Balcony rainwater pipes to be concealed within brick piers to garage.

EXTERNAL JOINERY

Fascias, bargeboards, barge ends, exposed rafter feet to be treated softwood timber finished to meet planner's approval. All gables where shown on drawings to have featheredged timber cladding to meet planners approval.

New composite external doors, five in total to entrances of residential units, with letterboxes and glazed panels e.g. Jeld-Wen cottage style or similar to meet Secure by Design requirements.

2 No. Jeld-Wen steel security doors 980SD5ET 2075 x 980 mm for the shop rear entrances, one acting as fire escape from the shop.

Existing door to be replaced to elevation E03 with new doorset to match existing with glazed side panels and associated cladding panels (ready for advertising).

CARPENTRY, WINDOWS AND DOORS

Double glazed low E insulated windows with opening casements with back to back glazing bars, silver spaces and black weather-strips, espagnolette locking and projecting cills with weather clips. Side hung sashes with 1 pair of heavy duty stainless steel sliding function or butt hinges.

Windows to rear elevation to be glazed to achieve half-hour fire resistance. Windows to front elevation are classified as means of escape, fire escape window casements with floating mullions. All fixed light windows to have dummy sashes.

DECORATION

Decoration to be from the Dulux and Hammerite range and will be used in accordance with the manufacturer recommendations. All external surfaces to be prepared and decorated in accordance with the following schedule of decorations in colours selected by the client:

Element/ Item

- | | |
|-------------------------------------|---|
| a) All joinery, metalwork etc: | 1 No. coat white primer, 1 No. undercoat and 2 No. gloss or satinwood finishing coats |
| b) Oak joinery: | 2 No. full coats of 'Danish' oil (or similar finishing oil) |
| c) Barges and exposed roof timbers: | 3 No full coats of black stain |
| d) Cast Iron Gutters and downpipes: | 3 No full coats Hammerite smooth black |
| e) Masonry surfaces: | Full Weathershield two-coat system. |

EXTERNAL BOUNDARY WALLS

To the West boundary wall between the South East corner of Unit 1 and the existing gate pier allow for repairing wall both sides and top. Include for East boundary wall from South East corner of Shelley House up to right hand gate post and pier. Cut back left hand corner of gate as drawing to facilitate 4.5 m wide access for deliveries. Reduce height of wall and on opposite side from 3 m to 1 m to provide suitable visibility splay for lengths of 4 m on West side and 4.5 m on East side. Salvage brickwork and flints for rebuilding capping to wall in reduced position and walls to change height using smooth curved transition and not sharp abutment.

HARD AND SOFT LANDSCAPING

Form new rear car parking area and garage parking using Charcon or similar Infilta pervious block paving system or 50 mm thick 6 mm basalt aggregate with Geotextile membrane on Type 3 porous sub-base with Aqua-cell surface water system below. Parking bays to be delineated by use of contrasting colour bricks.

PCC kerbs are to be installed to delineate car parking and driveway, as drawing. New 125 mm thick concrete base is to be installed to cycle store with 4 No. Sheffield stand cycle racks concreted in with base plates finish powder-coated black. New 125 mm thick concrete base is to be installed to bin storage area. To soft landscaping area allow for digging over to remove all debris and lay 150 mm of graded top soil ready for planting by Client.

FENCING / GATES

Provide fencing to enclose bin store adjoining using 100 x 100 mm posts with cedar panel fencing. No gates are required to the rear vehicular access.

GLAZED SCREEN AND SLIDING DOOR

Provide glazed draught lobby to main entrance door of Shelley House with automatic sliding door to include automatic opener, fused spur supply, PIR sensors, manifestation and signage all in safety glass as indicated on drawing PR2.

SHELLY HOUSE

MASONRY WORKS

Chimney CH1 (north gable) chimney CH2 (south east gable) and chimney CH3 (south west gable) to be have defective joints re-pointed with St Astier NHL 5 hydraulic lime mixed at a guide ratio of 1:2:5 (lime:well-graded sand). All visible external pointing is to be finished with a neat 'struck' joint using the tip of a trowel to finish the mortar to match existing.

Chimney CH4 (large internal chimney which is capped at ceiling level) - Chimney to be carefully taken down and rebuild where affected defective sections of chimney are in need of repair, using lime mortar mix and salvaged/ second hand brickwork for full length of north flank from ground floor up to raised first floor including necessary toothing and tying in and allow for isolated repair to other areas of the chimney flanks.

Form new doorway for Unit 6 and Unit 7 main entrance doors and windows to Unit 6 living area - new formation of openings below new hipped dormers.

Flintwork walls to be opened up to form new openings and build up brickwork returns both sides using second-hand bricks with 9" and 4" quoins to match existing window to Unit 7 bedroom 2. New window opening is to be provided with new double plain tiled cill with brick band below. New arched head to be formed to Unit 7 door opening using traditional brick arch to match existing window.

Allow for formation of 1 No. new window opening to Unit 8 kitchen in south elevation of existing gable wall to match existing using salvaged second-hand brick quoins and flintwork to be made good with double tiled cill below ready for new timber window.

Window to Unit 8 kitchen, west elevation to be block up using two leafs of 100 mm Hemelite blockwork with starter bars and tie in at maximum 900 mm centres horizontally and 450 mm centres vertically.

ROOFING AND LEAD WORK

The property pitched roofs are to be re-tiled and re-roofed. As part of the setting out and execution of roofing work; full allowance will be made for the uneven and irregular nature of the existing roofs.

Existing tiles are to be carefully removed and cleaned and set aside all good tiles ready for reuse. Full mortar bedding (not just a thin mortar joint to the tile edges) and pointing to existing and new ridges with 1:4 (cement:sand) mixed with SBR admix to provide a 'high bond' waterproof mix and finished neatly with a trowel flush finish. Additional tiles where needed shall be sourced and suitably matched second hand plain clay tiles to match the existing as closely as possible in colour and profile.

Verges to be carefully removed with complete inclusive of plain tiling back onto the main roof slopes. Clean off old bedding mortar and set aside all good tiles ready for reuse. Verges to be reconstructed with tiles and tile and halves every alternate course with full bedding (not just a thin mortar joint to the tile edges) and pointing to the verges with a 1:4 (cement:sand) mixed with SBR admix to provide a 'high bond' waterproof mix and finish all joints neatly with a trowel weather-struck flush finish.

Plain tiling to main roof pitches and chimney pitches to be carefully strip the existing clay plain peg tiles and set aside for reuse approximately 60% salvage of all plain tiles. Existing abutment flashing, soakers etc. are to be removed. Tile all roof areas using reclaimed **good quality** 6 ½ " x 10 ½ " clay plain peg tiles and fittings to **all** components inclusive of plain end eaves tiles, gable tiles (tile and halves), and hog back ridge tiles etc. 40% of reclaimed plain tiles to be supplied to the works to make up the number lost from the 60% salvage allowance noted above. Adjustments to the numbers will be made once an accurate figure for salvage has been established.

Bonnet tiles to be carefully remove all bonnet tiles complete inclusive of plain tiling back onto the main roof slopes. Old bedding mortar is to be removed and set aside all good tiles ready for reuse. Reconstruct hips with bonnet tiles with full bedding and pointed with a 1:4 (cement:sand) mixed with SBR admix to provide a 'high bond' waterproof mix and finish all joints neatly with a trowel weather struck flush finish.

Leadwork to be installed in conjunction with roofing works. Chimney saddles to be Code 5 lead, soakers, step flashings and apron flashings to be Code 4 lead.

Provide lead flashing at changes between pitched roof to chimney and flat roof. (Pitched & flat) Soakers and flashing Code 4 lead, Cheek Code 6 lead.

Renew lead to main centre box gutter which runs at abutment between upper and lower roofs for full length in Code 5 maximum length 1.5 m and to return at junction of short cat slide roof and main roof pitch. Leadwork is to be cut and turned to provide decorative feature. **All** leadwork is to be finished with patination oil.

RAINWATER GOODS

Existing rainwater goods to be replaced with new cast iron half round guttering and rainwater pipes and for provision of new to the extension with 115 mm common half round gutters and 68 mm diameter rainwater pipes with associated fittings.

All new gutters and downpipes to be fitted with all necessary internal, external angles, top ends, rafter brackets, gutter bolts and nuts, offsets, adaptors, connectors, joining pieces and 2 No. H460 hopper heads. Include for all necessary gutter sealing strips, nuts, bolts, fixings, brackets, wedges and low modulus black silicone. Include for dressing of lead into hopper head. Include for connecting into existing underground drainage using necessary adaptors, couples, shoes etc.

EXTERNAL JOINERY

The following timber repairs to be carried out externally as follows:

- Splice repair 500 mm high both jambs of front door
- Replace rotten decorated fascia under lead covering to front of bay window for full length.
- Replace 3 metres of rotten beading to bay window
- Replace for full length of bay window and front sign to front elevation the rotten decorative bead
- Replace 4 panes of cracked glass to bay window
- Replace fascia for full length to east elevation at high level
- Replace fascia to north elevation above proposed doorway to Unit 6 and window W13.

CARPENTRY AND JOINERY, WINDOWS AND DOORS

New door and frame for Unit 6 and Unit 7 to new openings to be 1981 x 838 x 44 mm Jeld-Wen Croft FF Code fitted with Letter plate, security chain and viewer in silver.

Existing windows to be removed and replaced with made windows to W4, W5, W9, W11, W12, W13, W14 and W15. The section sizes shall be templated from the existing window such that the new items match the existing as closely as possible but with the additional detailing for better weathering. These items shall be manufactured from matching kiln dried hardwood and shall be detailed with full weather rebates fitted with high performance neoprene gaskets fitted into the grooved rebates.

Existing windows W1, W2, W3, W8, W10 and W11 are to be removed and replaced with new windows already on site into the existing openings.

The windows shall include for one central top opening vent and two side hung casements as shown on the drawings. All sections shall be glazed with Argon filled sealed 24 mm insulating glass units incorporating Low E glass to achieve U value of 2.2 W/m²K as approved document K. All units shall be secured within the glazing rebates with proprietary glazing compound and fully bedded and pinned matching oak beading. The external beading shall be finished with the top face chamfered to provide a weathering.

DECORATION, TILING AND SEALING

Decoration materials shall be from the Dulux Trade range and Hammerite and shall be used in accordance with the manufacturer's recommendations. New external surfaces of the project are to be decorated / finished in accordance with the following schedule of decoration finishes in colours to be selected by the client.

Element/ Item

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|----|----------------------------------|---|
| a) | All joinery, metalwork etc: | 1 No. coat white primer, 1 No. undercoat and 2 No. gloss or satinwood finishing coats |
| b) | Oak joinery: | 2 No. full coats of 'Danish' oil (or similar finishing oil) |
| c) | Barges and exposed roof timbers: | 3 No full coats of black stain |
| d) | Cast Iron Gutters and downpipes: | 3 No full coats Hammerite smooth black |
| e) | Masonry surfaces: | Full Weathershield two-coat system. |

EXTERNAL WORKS

Existing grassed areas to be stripped up and new good quality turf shall be laid (break pattern). Existing shrubs are to be removed.

A new beech hedgerow is to be planted along the boundary of the rear garden.

New patio / paving area is to be installed as indicated.

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|-----------|--|
| Type: | Bradstone's Old Town paving slabs in Grey-Green colour, 40 mm thick (in random sizes 450 x 450, 600 x 600, 300 x 450 & 600 x 450 mm) |
| Size: | Approximately 4 m x 3 m to rear garden. |
| Layout: | The flag stones shall be laid in a mixed random pattern as agreed with the Contract Administrator on site. |
| Pointing: | Flags shall be set with nominal 10 mm wide joint which shall be fully pointed with the above noted mortar mix and finished with a double struck trowel joint just recessed to the surface. |