

SCHEDULE OF WORKS

Listed Building Consent For

Change of Use of Ground Floor to A5 Hot Food Takeaway with Extract equipment internally and flue through roof; Internal alterations to provide sound- and fire-proofing

The Old Newsagents, Bell Hill Cottage, The Street, Rickinghall

January 2019

1.	<p>General – the building is Listed and as such no historic or original fabric is to be removed without prior strict instruction. All new finishes are subject to Local Authority approval. All repairs and replacements are to match adjoining adjacent materials.</p>
2.	<p>The Works to historic and non-historic areas - The building has been used as a retail shop with storage in the ground floor middle room and associated living accommodation in the rear ground floor rooms and the first floor. The stair is located within the living accommodation. The proposed Listed Building alteration works are:</p> <ul style="list-style-type: none">a) Independent fire and acoustic separating partition added to front room Party Wallb) Independent ceiling supported off new wall lining in order to provide sound and fire-proofing to the flying freehold.c) Fire and acoustic plasterboard ceiling added to modern first Floors to rear rooms. (No removal of historic fabric. All linings will be added to modern fabric)d) Installation of extract system through first floor and ceiling and new flue through modern roof tile covering, with fire-proof cupboard in modern room.
3.	<p>Front Room Party wall with neighbouring residential house: Existing historic oak-framed, wattle & daub wall to the front Shop – to be upgraded with British Gypsum Gyproc independent lining – 30mm continuous cavity air gap; independent 47x89mm SWV studs or Gyproc 70 metal stud system; 50mm Gypglas medium density lining batts between studs; 15mm Wallboard; all junctions sealed; gypsum plaster finish. Stud partition to be self-supporting, continuous with new ceiling lining.</p> <p>Opposite external wall lining: Stud wall to match, forming support for new independent ceiling lining.</p>
4.	<p>Front Room Party First Floor to neighbour's rooms above - all from below: Existing – independent levelling floor with carpet or vinyl finish upstairs; original traditional timber floor with floorboards; plasterboard and skim. Proposed additional independently supported ceiling to provide sound insulation and fire separation – 100x50mm softwood stud ceiling joists, following line of existing shaped ceiling and supported on central doubled-up joists and new timber posts; 2 layers 15mm Wallboard, skim finish; void depth to be as deep as possible (taking into account existing ceiling height, window levels, etc) with 100mm Rockwool Flexi above; 43dB airbourne acoustic separation. (Cannot be sound-tested owing to neighbour restrictions). Ensure continuous sound-proofing around main front wall downstand beam. Decorative timber cover plate option over central ceiling joint.</p>
5.	<p>Ventilation Noise and Odour Control Ducted ventilated system from new Grill kitchen to be installed through modern ceiling; main ventilation equipment to be located in new cupboard within first floor room; Ductwork then to pass through new opening in modern ceiling, into modern roofspace; New metal flue through modern roof and tiles; new lead flashing. See Internal Section EE for equipment elevation.</p>