

7 Market Place, Ramsbottom
Bury. BL0 9AJ

Scope of Works

This Scope of works has been prepared to accompany a planning application for the change of use and sub-division of the upper floors of the above address. The proposal is to subdivide the first and second floors of the front building into two, one bed apartments, whilst changing the use of the first floor of the rear, from a vacant retail unit to a two bedroom apartment. The building is listed and lies within the conservation area.

1. Existing ground floor retail frontages to remain.
2. Form new layout to ground floor retail unit, form new openings on either side of existing chimney, brick up openings and form new partitions as indicated.
3. Replace door and frame to the new residential access.
4. Form new openings to Bin and Cycle Stores, new doors make good to existing render.
5. Remove existing staircase up to the first floor retail unit, make good to walls and floor.
6. Existing floor coverings through out to be removed and replaced with new, exact specification of floor finishes to be confirmed.
7. Circulation areas to be made good where plaster requires with new paint decorated finish.
8. Communal areas have fire protection in accordance with building regulations.
9. Existing staircase to be retained inspected and repaired, finished as required.
10. Underline existing ceilings with plasterboard suspended ceilings to meet fire and acoustic requirements.
11. Overlay existing floors with acoustic boarding to meet acoustic requirements.
12. Sub divide first and second floors as indicated, remove existing partitions and sanitary equipment as indicated.
13. Existing external walls may require dry lining to meet current building regulation requirements.
14. Roof spaces to be thermally insulated in accordance with building regulation requirements.
15. Existing internal doors and frames, architraves and skirting to be removed and replaced with new to meet building regulations / fire officer requirements.
16. Replace existing timber windows to the front building with black sliding sash upvc windows to match the adjoining neighbour's.
17. Replace existing timber windows to the rear building with white upvc windows to match the existing.
18. Provide heating and electrical services to first and second floor apartments.
19. Building structure, roof, walls and floors to be inspected and repaired accordingly.