

Schedule of Works

OB-04 | Revision 01 | 6 September 2026

Listed Building Consent + Householder Planning Permission

Scope specification for both applications. Exact construction details identified below must be supplied by the appointed installer/designer; this is not an installation instruction or authority to commence.

W01 - Record and set out

Before intrusive work, photograph all affected fabric. Survey wall construction, plain-wall dimensions, services and structure. Mark unit positions and the complete route on measured drawings. Confirm that both indoor units align back-to-back while maintaining manufacturer clearances without cutting mouldings.

W02 - Outdoor plant

Install one unit, 805 W x 330 D x 554 H mm, at courtyard ground level on proprietary independent anti-vibration supports. No mechanical fixing of the condenser to historic walls. Confirm base bearing, level, support height, airflow, maintenance space and boundary/window distances. No new slab or excavation is included in the current proposal.

W03 - Indoor units

Install two Bosch Climate 3200i 3.5 kW wall units using manufacturer mounting plates and the minimum suitable fixings into surveyed substrate. Preserve cornices, mouldings and architraves intact. Do not use the full yellow bedroom highlight as the installation footprint.

W04 - Services and openings

Consolidate insulated refrigerant pipes, controls, electrical connections and condensate routes where practical. First assess suitable existing routes/openings. Record every unavoidable new hole, its count, diameter/shape, location, depth, substrate and making-good detail. No assumed core diameter or hidden chased route is approved by this schedule.

W05 - External containment

Keep the route discreet, alongside existing rear services where feasible without interfering with them. Specify dark containment to correspond with rainwater goods. Confirm material, section, fixings and final colour on drawings. Use compatible sacrificial mortar joints for suitable fixings where technically appropriate; do not assume drilling masonry units is acceptable.

W06 - Drainage and electrical work

Design indoor condensate and outdoor defrost disposal with confirmed falls/outfall; avoid uncontrolled discharge onto walls, neighbours' land or circulation space. Identify any pump and its noise. Confirm electrical supply, isolation, cable route and compliance arrangements through the appointed installer.

W07 - Protection and making good

Protect joinery, plasterwork and finishes. Avoid wholesale stripping, structural cutting or window/sill penetrations. Seal entries for weather resistance with compatible materials and detail moisture management. Match existing finishes locally; use repair materials suited to the confirmed historic substrate.

W08 - Commission and record

After both required consents and applicable conditions are satisfied, install to the approved details. Commission vibration, noise and drainage performance. Record product models, routes and openings with photographs. If significant fabric or an unapproved route is encountered, stop that part and obtain revised approval as needed.

W09 - Future removal

Remove equipment, supports and containment carefully; retain sound historic fabric and make good fixing holes and service entries with compatible materials. Preserve records. Reversibility relates to equipment removal and local repair, not restoration of fabric already lost.