

**SCHEDULE OF WORKS**
**2 ST MARTINS ALMSHOUSES, BAYHAM STREET, LONDON NW1 0BD**
**Proposed Works: Subsidence Repairs**
**GENERAL REPAIR PRINCIPLES**

All repairs are to be carried out by a competent contractor experienced in working with traditional materials and on historic and listed buildings.

All repairs are to be carried out with materials that will match existing, with particular reference to mortars, plasters and renders.

The property has undergone previous repairs and renovation that has included extensive areas of modern gypsum plaster and cement mortar that may not be considered appropriate. It is intended to repair damage to these elements in matching materials. The scope of the works does not extend to the removal and replacement of previously used inappropriate materials.

Since the subsidence damage occurred temporary repairs / filling of cracks has been carried out for the benefit of the property occupants. These cosmetic repairs have partially masked the extent of the damage currently visible, but require proper repair as outlined below.

Item	Element	Material Construction	Proposed Works	Quantity
<b>EXTERNAL WORKS FRONT ELEVATION</b>				
1	Access		All repair works at height to be carried out from scaffold.	-
2	External walls	Weathered yellow London stock brick.	Cut out cracked bricks and replace with new brick to match existing. Reclaimed matching bricks to be sourced and used where possible.	6
3	External walls	Lime mortar joints, repointed with sand cement mortar with weatherstruck profile.	Rake out staggered crack in mortar joint to brickwork and repoint/bonding in mortar gauged to match existing.	6m <sup>2</sup>
4	External walls	Sand cement pointing.	Remove cracked and open joint between sash window frame and brickwork reveal and repoint.	2

5	Brick arches	Tapered flat brick arches with fine lime mortar joints, repointed with sand cement mortar.	Craftsman to carefully cut out brick arches numbering and setting aside each taper cut brick and reconstructing brick arch to original profile.  Ground and first floor windows.	All
6	Windows	Painted timber sash windows.	Ease and adjust sash windows as required to reinstate functionality following structural movement to aperture.  To include shaving timber elements, adjusting furniture and redecoration.	All
<b>INTERNAL FRONT LEFT BEDROOM</b>				
7	Walls	Solid brickwork in lime mortar originally finished with lime plaster; areas may have been refinished in gypsum plaster.	Internal Wall Subsidence Repair, - For cracks over 5mm, cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and replaster.	4m
8	Decoration walls and ceilings	Walls and ceilings finished with emulsion paint.	Fill minor cracks with flexible filler as required, sand down, prepare and apply two full coats of breathable emulsion paint to plastered or plasterboard surfaces.	All
9	Decoration woodwork	Satin finished oil based paint.	Clean down, sand back and fully prepare previously painted woodwork and two coats of oil based paint to internal window surfaces.  Care to be taken to window sashes not to overpaint and hinder operation.	All
<b>FRONT RIGHT BEDROOM</b>				
10	Walls	Solid brickwork in lime mortar originally finished with lime plaster; areas may have been refinished in gypsum plaster.	Internal Wall Subsidence Repair:  For cracks over 5mm, cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and replaster.	4m
11	Decoration walls and ceilings	Walls and ceilings finished with emulsion paint.	Fill minor cracks with flexible filler as required, sand down, prepare and apply two full coats of breathable emulsion paint to plastered or plasterboard surfaces.	All

12	Decoration woodwork	Satin finished oil based paint.	Clean down, sand back and fully prepare previously painted woodwork and two coats of oil based paint to all.  Care to be taken to door frames and window sashes not to overpaint and hinder operation.	All
<b>LANDING</b>				
13	Ceiling	Painted lining paper over lath & plaster ceiling.	Soak, strip any paper (all layers) on ceiling.	7m2
14	Ceiling	Painted lining paper over lath & plaster ceiling.	Cut out fine plaster cracks and fill with lime putty surface filler.	16m
15	Ceiling	Painted lining paper over lath & plaster ceiling.	Supply and hang new lining paper.	7m2
16	Decoration walls and ceilings	Walls and ceilings finished with emulsion paint.	Fill minor cracks with flexible filler as required, sand down, prepare and apply two full coats of breathable emulsion paint to plastered or plasterboard surfaces.	All
17	Decoration woodwork	Satin finished oil based paint.	Clean down, sand back and fully prepare previously painted woodwork and two coats of oil based paint to all.  Care to be taken to door frames and window sashes not to overpaint and hinder operation.	All
<b>HALLWAY</b>				
18	Walls	Solid brickwork in lime mortar originally finished with lime plaster; areas may have been refinished in gypsum plaster.	Internal Wall Subsidence Repair:  For cracks over 5mm, cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and replaster.	6m
19	Walls	Solid brickwork in lime mortar originally finished with lime plaster; areas may have been refinished in gypsum plaster.	Internal Wall Subsidence Repair:  Cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Rake out joint for full width on internal brickwork/blockwork. Supply and fix internally 1000mm stainless steel stitching anchors using 6mm diameter austenitic stainless steel rods (6mm Helibar rods	8no

			Grade 304 or similar approved). Ensure adequate key through dampening of surface and stitch in new work using a 1:1:6 cement:lime:sand mortar. Supply and fit Expamet mesh, fixed to brick and replaster. (See Detail)	
20	Decoration walls and ceilings	Walls and ceilings finished with emulsion paint.	Fill minor cracks with flexible filler as required, sand down, prepare and apply two full coats of breathable emulsion paint to plastered or plasterboard surfaces.	All
21	Decoration woodwork	Satin finished oil based paint.	Clean down, sand back and fully prepare previously painted woodwork and two coats of oil based paint to all.  Care to be taken to door frames and window sashes not to overpaint and hinder operation.	All
<b>THROUGH LOUNGE</b>				
22	Walls	Solid brickwork in lime mortar originally finished with lime plaster, areas may have been re-finished in gypsum plater.	Internal Wall Subsidence Repair:  For cracks over 5mm, cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and replaster.	4m
23	Decoration walls and ceilings	Walls and ceilings finished with emulsion paint.	Fill minor cracks with flexible filler as required, sand down, prepare and apply two full coats of breathable emulsion paint to plastered or plasterboard surfaces.	All
24	Decoration woodwork	Satin finished oil based paint.	Clean down, sand back and fully prepare previously painted woodwork and two coats of oil based paint to all.  Care to be taken to door frames and window sashes not to overpaint and hinder operation.	All
<b>FRONT RIGHT DINING ROOM</b>				
25	Walls	Solid brickwork in lime mortar originally finished with lime plaster; areas may have been refinished in gypsum plaster.	Internal Wall Subsidence Repair:  For cracks over 5mm, cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint	2m

			and stitch in new work, fix Expamet mesh and replaster.	
26	Decoration walls and ceilings	Walls and ceilings finished with emulsion paint.	Fill minor cracks with flexible filler as required, sand down, prepare and apply two full coats of breathable emulsion paint to plastered or plasterboard surfaces.	All
27	Decoration woodwork	Satin finished oil based paint.	Clean down, sand back and fully prepare previously painted woodwork and two coats of oil based paint to all.  Care to be taken to door frames and window sashes not to overpaint and hinder operation.	All
28	Secondary glazing	Metal framed secondary glazing to inner face of sash windows.	To all rooms / areas above, utilise manufacturer or specialist installer to adjust and overhaul secondary glazing to ensure free operations.	All

## TRADITIONAL REPAIR MATERIAL SPECIFICATION

### General Repair Principles

**All repairs are to be carried out by a competent contractor experienced in working with traditional materials and on historic and listed buildings.**

**All repairs are to be carried out with materials that will match existing, with particular reference to the repair of brickwork and plaster. Lime mortars and plaster are to be used and finished with permeable paint to allow the structure to breath. High vinyl paints, wallpapers, etc, are not to be used.**

All repairs to traditional plaster / render to be carried out in matching materials as follows:

#### Repairs to Lath and Plaster Ceilings and Internal Walls

Remove de-bonded and severely cracked plaster from ceiling, leaving lathes in place where possible.

Re-plaster as necessary as follows:

Apply new 3 coat lime plaster finish to consist of:

- Haired lime and sand render coat 1:3 mix
- Sand and lime float coat 1:3 mix
- Lime and water finish coat trowelled smooth

Fill fine cracks in lime plaster conservation filler as follows:

- Clear any loose material from the surface you are repairing. Lightly moisten the area with a water spray bottle
- Apply a very thin layer over the repair area, use a credit card or flexible wall-paper scraper to work the material into the void being repaired.
- As the filler dries, wipe of the excess with a sponge to produce a smooth and flush repair.
- Repeat the process for larger repairs (Above 2mm), building layers until the damage is completely filled.

#### Repairs to Wall Plasters

Hack off existing wall plaster / render 75mm either side of crack in masonry substrate. Rake out cracked joints and re-point with 1:3 lime sand mortar.

Apply new 3 coat lime plaster finish to consist of:

- Haired lime and sand render coat 1:3 mix

- Sand and lime float coat 1:3 mix
- Lime & water finish coat trowelled smooth

#### Brickwork Pointing Repairs

Rake out cracked joints and repoint with 1:3 hydraulic lime sand mortar. New mortar to be packed firmly into the joint and surplus mortar struck off so that it is flush with the edge of the adjoining brick. When the mortar is starting to set it should be compacted with a brush to leave a rough slightly recessed surface. It is important that the brick edges, no matter how worn, are not covered with mortar such that the joints would appear wider than they actually are. With lime mortar the brickwork should be dampened first before pointing to ensure the even set of the mortar and at the right speed.

Bucket handle, weathered or struck pointing is NOT acceptable.

NB: The brickwork has been extensively repointed in what appears to be a sand cement mortar over the lime which in some areas is becoming de-bonded and falling from the joints.