

SCHEDULE OF WORKS

7 HOLLY VILLAGE, CAMDEN, LONDON N6 6QJ

Proposed Works: Subsidence Repairs

GENERAL REPAIR PRINCIPLES

All works listed below have been determined to be required as a result of subsidence to the property and as such fall for consideration under an insurance claim.

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 scope of the works does not extend to the removal and replacement of previously used inappropriate materials.

Quantities shown are estimates and may change as works progresses.

Item	Element	Material / Construction	Proposed Works	Q'ty
EXTERNAL WORKS				
External works consist solely of localised re-pointing works to the rear and right-side elevations in the areas indicated on the photographs at Appendix A.				
1	Rear Walls	Solid brickwork laid in lime mortar with flush pointing, localised areas of re-pointing in what appears to be sand cement mortar with weatherstruck profile (see Photos 01 – 03).	Rake out and re-point fracture mortar beds in accordance with the traditional repair specification at Appendix B.	10m
2	Right walls	Solid brickwork laid in lime mortar with flush pointing, localised areas of re-pointing in what appears to be sand cement mortar with weatherstruck profile (see Photos 04 & 05).	Rake out and re-point fracture mortar beds in accordance with the traditional repair specification at Appendix B.	6m

INTERNAL WORKS				
HALL, LIVING ROOM, LANDING, BATHROOM, REAR LEFT & REAR RIGHT BEDROOMS				
The repair works to these areas consist of cosmetic minor crack filling and redecoration only as follows:				
3	Walls and Ceilings	Emulsion painted lining paper.	Where present, strip lining paper taking care not to disturb/damage lath and plaster.	
4	Ceiling	Lath and plaster on timber joists.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	
5	Walls	Lime plaster on solid masonry.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	
6	Cornice	Cast in situ perimeter cornice.	Where present cut out and fill cracks with plaster filler as required, sand down, prepare for repainting.	
7	Decorations	Lining paper.	Supply and hang new lining paper where removed.	
8		Breathable emulsion paint.	Apply one mist coat and 2 full coats of emulsion paint to walls, ceilings and cornice.	
DINING ROOM (see Photo 06)				
9	Walls	Lining paper on lime plaster on masonry.	Strip lining paper to affected walls.	20m2
10	Ceiling	Lath and plaster on timber joists.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	4m
11	Walls	Lime plaster on solid masonry.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	4m
12	Walls	Lime plaster on solid masonry (see Photo 07).	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.	3m

13	Skirting	Painted cast render/plaster.	Where possible retain moulded skirtings. Where removed, re-form using sand lime cement render profile to match existing.	6m
14	Skirting	Painted timber sections.	Remove skirting board and replace with new softwood skirting pattern matched to the existing.	10m
15	Floor tiles	150mm terracotta tiles in red and yellow-ochre set in alternating diagonal pattern (see Photos 08 & 09).	Carefully remove floor tiles, sort and set aside re-useable tiles. Supplement tiles with reclaimed original matching tiles. Tiles to be laid in lime/sand grout.	19m2
16	Floor slab	50mm limecrete base on sand blinding.	Remove existing slab and excavate to reduced level to allow for new limecrete floor build up. Lay new floor build up and limecrete slab in accordance with appended detail.	19m2
17	Wall render	Lime render on masonry (see Photo 10).	Re-finish wall section with lime plaster feathered into adjacent wall finish.	4m2
18	Wall plaster	Modern gypsum plaster to hearth and chimney breast (see Photo 11).	Remove loose plaster and re-finish in gypsum plaster to smooth finish ready for redecoration.	
19	Decoration	Wall lining paper.	Supply and hang new lining paper where removed.	20m2
20		Emulsion paint.	Apply one mist coat and 2 full coats of emulsion paint to walls, ceilings and cornice.	60m2
21		Woodwork.	Clean down, sand back and fully prepare previously painted woodwork and 2 coats of oil based paint to all. Care to be taken to door frames and window sashes not to overpaint and hinder operation and lose relief.	
KITCHEN				
22	Kitchen	Modern fitted units with laminate worktops and built in appliances.	Remove and refit on completion of repair and decoration works.	
23	Ceiling	Lath and plaster on timber joists.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	8m

24	Walls	Lime plaster on solid masonry.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	8m
25	Walls	Lime plaster on solid masonry.	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.	3m
26	Wall render	Lime render on masonry (see Photos 12 & 13).	Re-finish wall section with lime plaster feathered into adjacent wall finish.	5m2
27	Decoration	Emulsion paint.	Apply one mist coat and 2 full coats of emulsion paint to walls, ceilings and cornice.	40m2
REAR RIGHT BEDROOM				
28	Ceiling	Lath and plaster on timber joists.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	8m
29	Walls	Lime plaster on solid masonry.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	8m
30	Walls	Lime plaster on solid masonry (see Photos 14 & 15).	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.	2m
31	Decoration	Emulsion paint.	Apply one mist coat and 2 full coats of emulsion paint to walls, ceilings and cornice.	40m2

APPENDIX A – PHOTOGRAPHS



01



02



03



04



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08



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APPENDIX B – TRADITIONAL REPAIR 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 breathe. 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
- 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.