

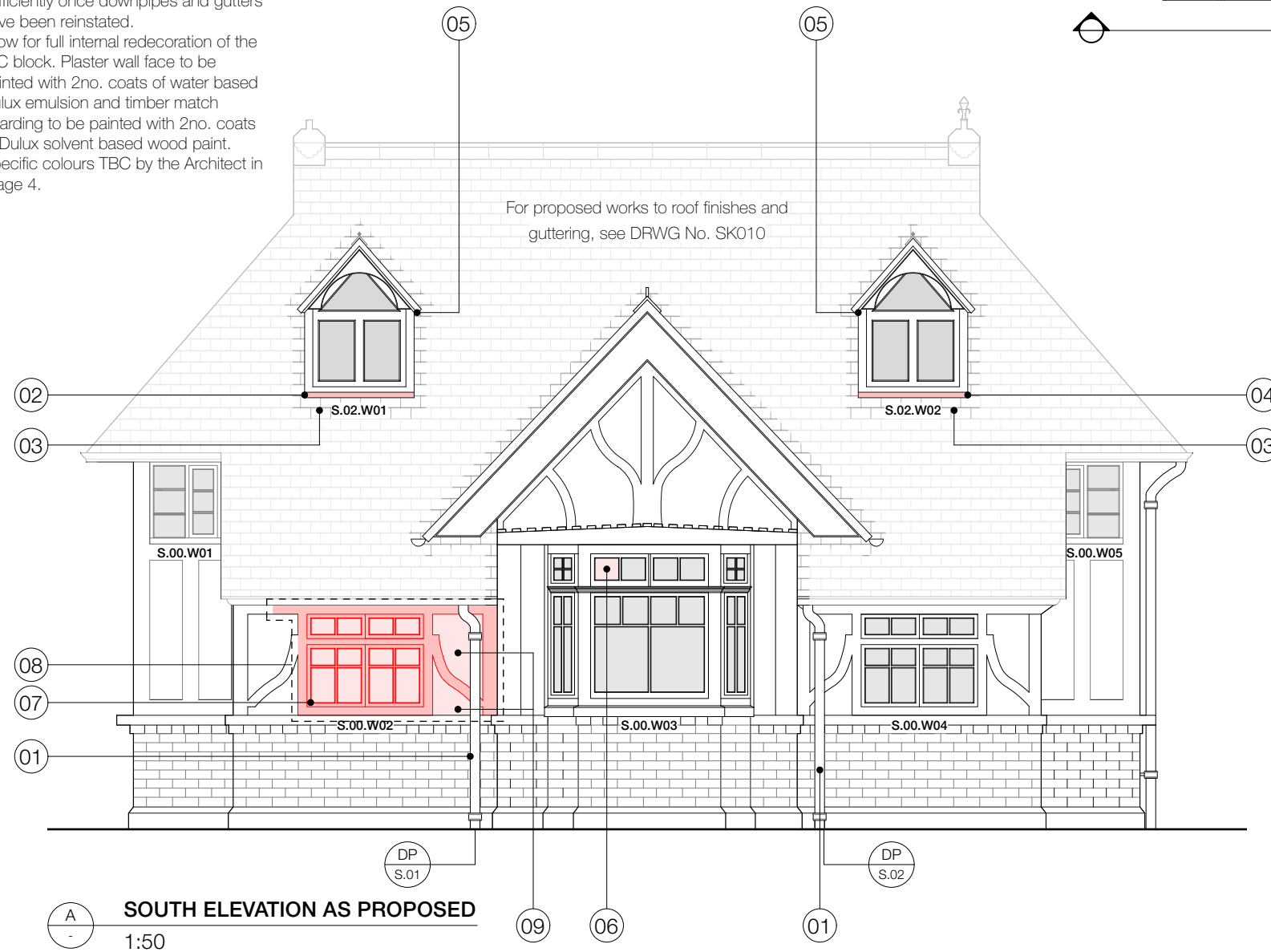
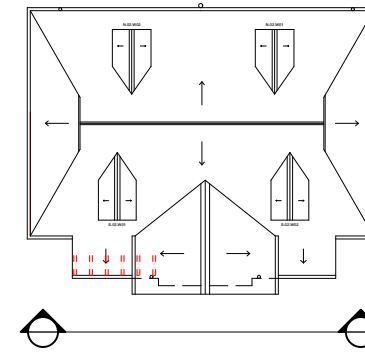
SCOPE OF WORKS:

- 01. Cast iron downpipes to be labelled and carefully dismantled, inclusive of swan-neck, collars and iron shoe. Allow for removal of existing paint layers with light sand blasting back to bare metal. Allow for full redecoration to include priming with red oxide paint, 1no. undercoat and 2no. top coats. Reassemble and refix with S/s bolts. Joints are not to be caulked but wedged in place with lead locating wedges.
- 02. Cill to dormer window S.02.W01 badly decayed - Renew entirely with larger cill and drip detail to underside as detailed design (to be developed in Stage 4)
- 03. Flashing to 2No. dormer window aprons to be renewed in Code 6 lead, with scalloped design to match existing.
- 04. Cill to dormer window S.02.W02 badly decayed - Renew entirely with larger cill and drip detail to underside as detailed design (to be developed in Stage 4)
- 05. Install insect mesh under dormer eaves.
- 06. Renew broken glazing panel to bay window - 1no. pane.
- 07. Decayed casement to be removed and replaced like-for-like with new premium quality softwood casement with profiles and dimensions to match existing. Cill to be formed in hardwood with drip to underside. Ironmongery to be salvaged from decayed casement and installed on the replacement window. Single glazed units to be matched to the existing and linseed puttied in place.
- 08. Cut out and replace structural framing members around decayed window to the approximate extent shown here. Allow for temporary works design and installation of propping to support eaves and rafters to undertake repair.
- 09. 2 No. rendered infill panels, adjacent to decayed bracing member, to be broken out to enable structural repairs. Panels to be renewed. Infill construction TBC following laboratory testing of the existing. For pricing purposes allow wood fibre insulation board, wood wool board, external render and internal plaster, as per Historic England recommendations for infill panels in timber framed buildings.

General Allowances:

- Redecorate all external joinery - Allow for re-staining all structural timbers - spec. TBC in Stage 4.
- Redecorate all windows & doors - Allow 1no. undercoat and 2no. top coats of solvent based paint. Spec. TBC in Stage 4.
- Redecorate all rendered infill panels - Allow Keim or similar mineral paint - 2no. coats.
- Complete water jet cleaning of below ground drainage and undertake flow test to ensure rainwater shed is discharge sufficiently once downpipes and gutters have been reinstated.
- Allow for full internal redecoration of the WC block. Plaster wall face to be painted with 2no. coats of water based Dulux emulsion and timber match boarding to be painted with 2no. coats of Dulux solvent based wood paint. Specific colours TBC by the Architect in Stage 4.

REFERENCE PLAN 1:200



KEY:

Fabric to be replaced



SCALE 1:50

DRAFT



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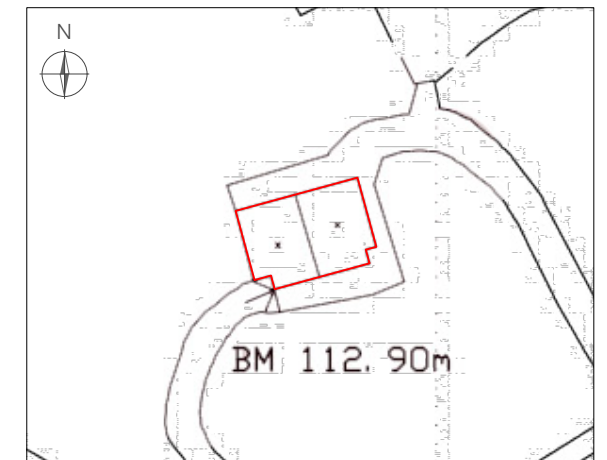
NOTES

Please note, the adjacent drawing has been created using site measurements and photographs, and has not been produced by means of a 3D Geospatial measured survey. Therefore, the on-site conditions may vary from that shown here.

The works described on this drawing have been specified using photography and observations made on site. Not all elements of the building were accessible at the time of inspection. As such, appropriate allowances for repairs in these areas have been made. Once safe access has been provided the scope of repairs is to be reviewed and amended as required. No opening up works nor invasive specialist surveys were carried out as part of the condition survey. A timber decay survey will be undertaken by Environmental Building Services ahead of the site work.

This drawing is to be read in conjunction with DRWG. No.'s SK006-010.

LOCATION PLAN 1:500



DRAWING REVISIONS

REV.	DESCRIPTION	DATE
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-	-	-/-/----
-	-	-/-/----
-	-	-/-/----

VALE OF HEALTH PUBLIC CONVENIENCES

PROJECT No:	P221
DRAWING No:	SK008
DRAWING TITLE:	SOUTH ELEVATION SCOPE OF WORKS
REV:	-
SCALE:	1:50 @ A3
DATE:	08.11.2024
RIBA STAGE:	STAGE 3