

# CHALK FARM STABLE : SCHEDULE OF REPAIRS

DWG No. A-Sch REP-01 & 02

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR / UPGRADING WORKS	TOTAL AREA/ LENGTH (approx.)	QUANTITIVE REPAIR (approx.)	UNIT COST	COST
Roof	COVERING	n/a	Slates, remedial flashband, felt, turnerised areas, etc.	POOR	Slate covering in general dilapidated state with local inappropriate patch repairs throughout. The north facing roof slope to Bays 6 & 7 is turnerised. The roof is allowing rainwater penetration in numerous locations, particularly Bays nos. 1,3,4 & 9.	Remove all slates from roof, clean and salvage any slates in fair condition for reuse and carefully set aside. New slates to be natural blue-grey Welsh slate to match existing. Reuse salvaged slate tiles to complete a whole roof slope to be agreed with the architect. Sample of slates and sample area to match existing to be approved on site before proceeding with the works.	575M2	75%		
Roof	SARKING BOARDS	n/a	Timber	FAIR/GOOD	Only visible from underside. Generally sound with greater possible decay to those turnerised areas on north roof slope.	Remove existing slates and any tiling battens and expose sarking boards. Check boards for soundness and repair or replace defective with timber boards to match existing. Extent of sarking board replacement to be confirmed following removal of slates.	575M2	20%		
Roof	RAFTERS AND WALL PLATES	n/a	Timber	GOOD	Rafters and wall plates generally exposed to underside/sides although concealed by modern ceiling coverings in Bays nos.5,6, 8, part 9. Some evidence of structural movement/racking to rafters in Bay 2.	Allow for localised repairs/replacement to existing rafters and wall plates where substantially damaged by rainwater penetration/beetle attack. Structural Engineer to advise on possible structural movement of roof over Bay 2.	n/a	100M		
Roof	FASCIA	n/a	Timber	POOR	Damaged & decayed fascia boards. Mainly modern.	Remove existing fascias. Allow for repairs to under fascia structure and rafter ends. Retain all areas of timber in good order. Fit new fascias (refer to proposed detail design drawings). Decoration to architect's specification.	110M	110M		



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Roof	BOX GUTTER (Bays 1-7)	n/a	Assumed lead	SUBJECT TO FURTHER EXTERNAL INVESTIGA- TION	Timber framed box gutter supported on internal main trusses. Evidence of rainwater penetration in Bay no. 1,5.	Carry out further external inspection to ascertain condition particularly of any remaining leadwork. Repair and upgrade box gutter. Refer to detail design drawing.	62M	12M		
Roof	LEAD FLASHING (valley gutters, ridge, hips)	n/a	Lead/Flashband	POOR	Bituminous material covering ridges and valley gutters. Pulverised metal to ridges.	Remove all existing lead work from the works area including cover flashings at brickwall abutments. Install new leadwork in full accordance with the Lead Sheet Association's recommendations and manual. Lead soakers to be provided at abutments. Lead ridge detail to be provided at Bays 8 & 9 with blue/black clay ridge tile provided to Bays 1-7.	60M	60M		
Roof	LEAD FLASHINGS TO CHIMNEY STACK	n/a	Lead	POOR	Dilapidated/missing lead flashing.	Remove all existing leadwork and remedial flashbands from chimney stack . Install new chimney leadwork in full accordance with the Lead Sheet Association's recommendations and manual.	item	1 no.		
Roof	PRIMARY TIMBER STRUCTURE	n/a	Timber	GOOD	Some evidence of possible decay to horizontal truss ends at junction with wall (Bay 1). Evidence of structural movement at party wall (cracking) at purlin junction (Bay 5 )	Carry out further structural investigation.	n/a	n/a		
Roof	INSULATION	n/a		n/a	n/a	Provide and fit Dupont Tyvek Supro vapour membrane, Celotex GA4000 50mm insulation board, and 500 gauge polythene vapour check sheet as per dwg A-Sch REP-01.	575 sqm	n/a		



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Roof	ROOF LIGHTS	n/a	Timber/metal	FAIR/POOR	Bay no. 8 includes 2 no. rooflights, Bay no.9 a single rooflight.	Remove existing rooflights and fully reinstate roof covering and structure accordingly.	item	3no.		

Note that all measurements are approximations to be confirmed by the contractor.

**General Notes: All units showed evidence of multiple roof leaks except Bay 7 (no access at time of survey) and Bay 2.**



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## RAINWATER GOODS

DWG No. A-SchREP-03

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	CONDITION	DESCRIPTION	REPAIR/WORKS	TOTAL AREA (approx.)	QUANTITATIVE REPAIR (approx.)	UNIT COST	COST
RGW	Gutters	n/a	Various	FAIR/POOR	Some deteriorated and bended cast iron sections. Late uPVC sections.	Retain and realign existing cast iron gutter where and if possible. Replace decayed/non-serviceable gutters with cast iron Half Round 125mm gutter and accessories from J&JW Longbotton Ltd. Apply anti-rust primer and 3 coats of black paint.	107m	107m		
RGW	Down pipes South and West elevations	S09-R01, S08-R02, S08-R03, S07-R04, S05-R05, S03-R06, S02-R07, S07-R08, S06-R09, S05-R10, S03-R11, S02-R12, W01-R01	Various	POOR	Deteriorated cast iron and uPVC	Remove and replace uPVC pipes in cast iron including connexions from J&JW Longbotton Ltd. Saddle brackets and barrel clip every metre. Remove rust with wire brush and/or sandpaper on existing cast iron pipes. Badly damaged sections may need to be replaced by new castings (4") with matching profile from J&JW Longbotton Ltd. Apply anti-rust primer and 3 coats of black paint.	52.5m	52.5m		

Note that all measurements are approximations to be confirmed by the contractor.

