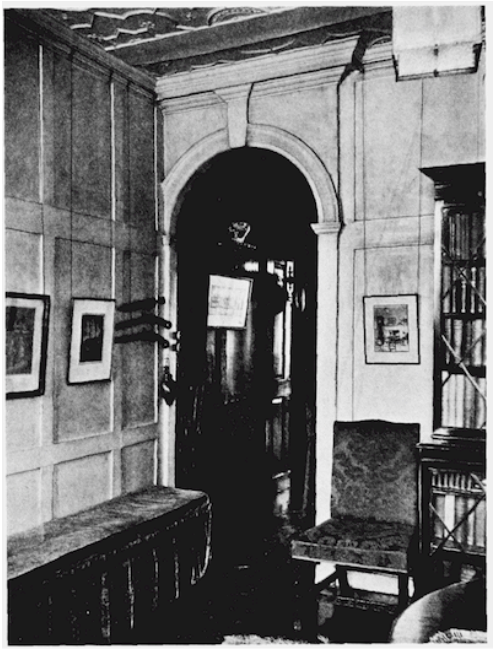
# 4 THE GROVE, LONDON N6 6JU

## OUTLINE SCHEDULE OF WORKS part 2

Planning Permission and Listed Building Consent Application no. 2
11th March 2016



*Note: No duplicated items approved under 2015/6817/L listed within this document*

**C O N T E N T S**

**PROTECTION**

1 GENERAL PROTECTION

1.0 No hot works will be permitted in the listed building or within 3 m of the building

1.1 No flammable liquids or gases are to be stored in the listed building or within 5m of the building

1.2 Before any works are undertaken to the listed building, fit temporary protection to the historic staircase treads (carpets may be retained in situ), handrails, newels and turned balusters. The protection materials are available from Protec International Limited, Construction House, Adlington Industrial Estate, Adlington, Cheshire SK10 4NL (Tel. 0800 834704).

1.3 Before any works are undertaken ensure the on-going stability and survival of the staircase by carrying out essential repairs and inserting props within the new Shoe Store as required. The stair is at particular risk during construction work from repeated very heavy use and impact damage from materials in transit. All operatives to be instructed concerning careful use of the stair.

1.4 During the works, and to reasonable programme, provide suitable temporary impact protection:
4mm thick white Correx sheeting fixed with low-tack tape to historic glazing (review with Architect)
Min 12mm ply boxes to fireplaces and original hearths

1.5 Record, number and lift deal floor boards where access required to floor voids; lay temporary ply flooring for use during works

1.6 Scaffold to be designed to avoid risk to external timber projecting cornices to front and rear

2 ACCESS

2.0 Any scaffold or support structures must not use putlogs and must not be fixed into the building or through any door or window openings. The scaffold lifts must be located to allow access to remove and install external joinery. Safety/debris netting is to be provided. The scaffold should be inspected by a suitably competent person under the CISRS.

## EXTERNAL REPAIRS AND ALTERATIONS

3 STRIP OUT, DEMOLITION & EXCAVATION

3.0 **General**

3.0.1 Room names/ areas

For clarity for purpose of stripping out schedule room names are those on SU drawings

3.0.2 Security

Stripping out and demolition to be programmed to maintain security at all times

3.0.3 Asbestos

All operatives to be familiar with contents of OCS *Schedule of bulk samples taken at 4 The Grove* dated December 2015 prior to carrying out any stripping out or demolition work

3.1 **Lower ground floor**

3.1.1 Walls

Main House: To rear terrace carefully lift and set aside brick paving in location of proposed rear areas to windows WL3 and WL5; Excavate to from areas to Architect's setting out;
To each adjusted rear opening dismantle 2 no. courses of masonry to rear wall to 9" thickness only; set aside for reuse

Rear garden: Demolish and cart away concrete retaining walls and rendered cappings to pond

3.1.2 Joinery

Main House: Remove and discard modern casement windows WL3 & WL5 to rear Lower Ground floor
Remove glazing to WL11 to flank Lower Ground floor Kitchen window to accommodate new casement

Extension: Remove and discard modern casement window WLC2 to rear Lower Ground floor

**3.2 Roof and rainwater good**s

3.2.1 Roof

Main House: Strip concrete tiles to internal pitches of roof; retain battens, felt etc.
In accordance with structural engineer's method statement, strip and set aside lower courses of clay tiles to rear slope to provide access for repair work to reconnect rafters and joists; Accordingly carefully dismantle and remove sections of formation boards and mouldings to rear box gutter to enable repairs; set aside for re-fixing.

4 EXTERNAL WALLS

4.0 **Brickwork**

4.0.1 Rear wells to WL3 and WL5

Excavate and cast mass concrete trench footings to SE detail to support:
Dwarf flank retaining walls and steps formed in reclaimed 9" purple London stocks in NHL5 hydraulic lime mortar with flush pointing; provide sample bricks for Architect's approval;
Lean mix base to floor of well with reclaimed 9" purple London stocks as paving.
Where cill level dropped to opening (2-3 courses), stitch in reveals in rear wall brickwork of suitable match.
All to architect's detail.

4.0.2 Crack repairs

Stitch debonding/ cracking masonry to top of rear wall of main house to SE detail using 6mm ø Helifix Resities in every second course bed joint at 450mm centres to full length of main house. Pigmented mortar repair by specialist if required;
Stitch vertical crack to south chimney stack above roof level using Helibar helical reinforcing rods fixed with Helibbond Grout at every fourth course extending 500mm either side of crack; to SE and Helifix detail/ recommendations; grout to crack.

4.1 **Repointing**

Provide sample (under Listed Building Consent 2015/6817/L ) and make available for Conservation Officer inspection as required.
Subject to approval of sample, specialist to carry out repointing to front and flank elevations with mortar base mix as ascertained by specialist mortar anaylsis, ref Appendix A, comprising:

1pt feebly naturally hydraulic lime (2)
1 ½ pts sieved sharp sand
½ pt fine builders sand
½ pt crushed chalk crumb

Subject to temperature and timing, specialist to consider use of lime putty binder instead of NHL 2 hydraulic lime.

Subject to approval of sample remove existing cement pointing and cut back lime behind it to a depth of at least 20mm utilizing a small diamond tipped cutting wheel run through the centre of all horizontal joints (not the perps). The remaining material to be cut into the void away from the arris using tungsten tipped chisels.

4.2 **Pointing repair**

In accordance with to approval of sample, carry out pointing repair where crack repairs carried out to high level rear wall to main house and south chimney stack and other areas as required.

5 ROOFS AND RAINWATER GOODS

**5.0 General**

5.0.1 Protection

Full scaffold roof and sheet protection as required whilst interior exposed

5.0.2 Survey

Prior to stripping of existing lead or tiles provide Architect with access to carry out survey of existing to include measurements of laps, flashing girths, weight, lead type etc.

**5.1 Structural roof repair to Main House**

Carry out the following repairs to roof structure (including second floor structure, being a composite part of roof structure):

5.1.1 Repair of rear elevation and gutter

When replacement floor joists were installed at second floor, probably within the last fifty years, they were not tied to the rafter feet to the rear pitch; the original joists were cut and stumps remain in situ, still connected to the rafters but providing no restraint to their outward thrust, which has caused the outer 100mm leaf of brickwork, onto which the wall plate is fixed, to peel away from the head of the remaining 225mm inner brickwork, resulting in a crack of up to 100mm. Once the brickwork is stitched with ref to 2.0.2 above, it is proposed to reconnect the joists and rafters with reference to the structural engineer's details, as follows, working on only 3 rafters at any one time:

Prop rafters onto modern joist ends using suitable section sw birds-mouthed onto dwarf wall plate;

Fix new 100x50 wall plate to head of plumb inner brickwork leaf; splice joist extensions, with notches to suit as far as box gutter, and fix into new wall plate;

Dismantle rear box gutter and strip lower courses of tiles (ref above) and close boarding to provide access to rafter ends;

Splice new rafter ends on new spreader plate connected on to new joists.

Reconstruct box gutter using original boarding as possible.

5.1.2 Repair of purlin fracture

Repair major fracture at north east purlin at junction with primary north east truss to SE detail

5.1.3 Timber collar and purlin struts to roof

Provide collar and purlin struts to roof to SE detail

5.1.4 Second floor joist connections

Using strapping to SE detail, reconnect existing second floor joists to bressummers to achieve continuity of roof structure

**5.2 Pitched roof finishes to Main House**

5.2.1 Rear pitch

Reinstate tiles to eaves to rear elevation on new close boarding and felt to match existing at location of repairs.

5.2.2 Replacement tiles to internal pitches

Replace cement tiles to internal pitches with Peg tiles from Keymer Weathered or Antique range subject to review of samples;
Available from:
Keymer Tiles Ltd
Ewhurst Works, Wallis Wood, Ockley, Surrey, RH5 5QH
info@keymer.co.uk
01444 232931
Fixed to Keymer specification guide

Install preformed lead sheet vents to terminate soil vent pipe and extractors to internal pitches; size to suit.
Available from:
O'Brien Sheet Lead Fabricators
Unit 3 Corbin Way
Gore Cross Business Park
Bridport, Dorset DT6 3UX
01308 421810

Re-bed ridge tiles as required

**5.3 Hatch to main roof valley**

5.3.1 Repair access hatch

Repair and renew formation boards and timber framing like-for-like subject to further inspection and on Architects instruction only

**5.4 Alteration to Extension roof**

Raise ceiling to underside of rafter structure, all to SE detail, as follows:

5.4.1 Structural alteration

Provide temporary timber bracing structure between rafters as required;
Cut out ceiling joists, retaining short sections at connection with rafter feet and wall plate to rear wall;
Provide timber noggins between original joist stubs above rear wall line and between rafters above wall plate over partition wall.
Fix mild steel angle to noggins and joist ends to SE detail with welded threaded sleeves to take 2 no. 12mm mild steel threaded rods to replace tensile action of ceiling joists.

5.4.2 New lining

Insert 60mm thick Kingspan K7 Roofboard between rafters, to leave 50mm void above;
Fix 47.5mm Kingspan K7 insulation to underside of rafters;
Fix 25x32 battens to underside of K7 in line with rafters and fixed through insulation;
Fix 120mm t&g boarding for paint finish over vapour barrier with;
Flat section of boarding at apex subject to size of ridge timber.

5.4.3 Cornice

Flat softwood trim to head of perimeter wall to conceal steel plates at location of tie rods.

**5.5 Rainwater**

5.5.1 Main valley gutter

Subject to condition and fall, adjust formation boards to achieve suitable fall to eliminate standing water and debris

5.5.2 New threshold drains at WL3 & WL5

Aco Raindrain with cast iron removable cover and trapped sump unit to each of new rear wells; to detail

6 PAVING

**6.0 Rear terrace**

Carefully lift and set aside London stock brick paving;
Specialist to relocate carp, fauna and weeds from pond to suitably prepared destination; bail out pond;
Lift lining and hack up concrete kerbs and base to pond;
Back fill with suitably compacted hardcore as required;
Review quality of existing sub-base; if required excavate to suitable depth to lay new 75-100mm DTp Type 1 unbound granular sub-base compacted with a vibrating plate or roller;
Lay to fall away from the house, towards the rear and sides of the terrace;
Set perimeter bricks into a concrete haunched base to secure;
Prepare sample of laid paving for approval;
Relay brick paving on 25-40mm thickness coarse sharp sand with minimum joint thickness (approx. 3mm)
Carry out dry jointing using kiln dried silica sand; sweep off excess
Pass over paving with vibrating plate compactor twice; top up missing sand as required and continue to do so over first few weeks of use.

7 FOUL DRAINAGE

7.0 **Below ground combined drains**

7.0.1 Below ground branches

Extend below ground branches to serve new threshold drains, to discharge via new below ground installation to manhole in Yard

7.1 **Above ground foul drainage**

7.1.1 Extend SVP 2

Extend existing SVP2 from Ensuite Bathroom to terminate at low level mushroom vent within east pitch of Extension roo
Branch to serve: Ensuite Shower 1 wc, basin and shower

7.1.2 Extend SVP 3

Extend existing SVP from first to second floors within new studwork wall to Bathroom to vent at lead termination to east internal pitch of main roof.
Branch to serve: Ensuite Shower 2 wc, basin and shower

8 EXTERNAL DOORS

8.0 **Lower ground floor**

8.0.1 DL1: Lower Hall

*Studded timber boarded door with wrought iron lift-off strap hinges, integral historic hinge bolts with remains of leather stays (to be retained), rim lock and slide bolt.*

Wear to iron hinges to be repaired by George James and Sons or equal and approved:

- Lift door off hinges;
- Weld and build up hinges; shape to profile
- Re-hang and test

Strip alarm fittings, modern ineffective brass face-mounted bolts and draft proofing carriage.

Allow for independent internal painted softwood framing to take surface-mounted draft brushes to interior of door; rebating or routing into door face/ edge will not be acceptable.

Restore and re-mount iron rim lock; reinstate external escutcheon; provide new keys;

New Banham cylinder rim lock and dead bolt in bronze finish.

8.0.2 DL11: Tool Store

*Four square-paneled door with painted rim lock (in working order) and brass knobs*

Ease as required;

Retain existing ironmongery; supplement with new New Banham cylinder rim lock bronze finish.

8.0.3 DLC1: Grove Annex front door

*Modern fielded six-paneled door with brass ironmongery/ furniture.*

Replacement nightlatch and with new New Banham cylinder rim lock and dead bolt bronze finish.

Allow for supply and installation of weather seal to external lining from http://www.ravenseals.co.uk/ type RP94Si or equal/ approved to be used in conjunction with threshold seal RP31 with RP82

Remove and discard knocker.

Retain letter plate

8.0.4 WL3 & 4: New glazed doors to Living and Play Rooms

Adapt existing opening ref Walls, above, to take new glazed timber framed doors to Architect's detail CO101;

Hardwood rebated frames etc. for paint finish;

Push fit Raven silicone weather stripping from RP500 Series subject to manufacturer's recommendation;

6.4mm laminated clear float glass; bead fixed to exterior;

Suitable narrow stile mortice latch to take:

- Black iron lever handles on narrow back plate with;
- Cylinder with thumb-turn to interior; blank to exterior.
- Additional mortice dead lock to low level with thumb turn to interior; blank to exterior

Steel butt hinges for paint finish to suit.

Black iron cabin hook to further spec.

8.1 **Upper ground floor**

8.1.1 DU1: Entrance Hall

*Original fielded 8-panelled door with lights to top panels;*

*Externally: brass knocker, pull knob, letter plate, escutcheon, cylinder pull, viewer and kick plate;*
*Internally: possibly original wrought iron 'L' strap hinges with return; overhead self closer; surface mounted slide bolt; pull handle; safety chain and escutcheon; draught brush in brass face mounted carriage; atlas strip to lining;*
*Face of door has been fitted with hardboard flush panels.*
Use of front door is to be minimised during works: main site access to side; do not remove door from hinges.
Remove internal hardboard to expose original paneling;
Strip security chain, rim lock, self closer, draft brush and security contacts;
New Banham cylinder rim lock and dead bolt in brass finish.
Review performance of atlas strip; no allowance for replacement;
Face fix new 15mm thick sw draught stop to internal face of bottom edge of door with chamfer to top surface and push fit draft strip to contact with stone cill to further detail.

8.1.2 DU8: Rear glazed door

*Painted timber framed 9-pane glazed outward opening door with solid panel to bottom and 6-pane fixed fanlight over; internal stops appear to be new, possibly for draught proofing purposes.*
*Externally knob on square plate; overpainted escutcheon and eye for cabin hook or similar;*
*Internally morticed latch with reeded brass knob and overpainted escutcheon; chub security bolt; slide bolts to head and foot; security alarm contact to face.*
Replace surface bolts and fixing plates with cranked unlacquered brass bolts to further spec; check dimensions to suit shutters
Replace mortice latch/ lock with new to take 5-lever cylinder by specialist with thumb turn to interior to further spec.
New black iron cabin hook to exterior to further spec

8.1.3 DU9: Side gate

*Painted ledged braced and boarded gate with wrought iron strap hinge, face monted self closer, rim lock and surface bolts. Decay to bottom edge of boards*
Cut boards back to sound timber; replace internal base rail with full depth rail with chamfered upper face
Make good decay to bottom of frame posts;
Ease gate as required;
Strip existing bolts and rim lock;
New rim lock by specialist for number push entry associated with entrypanel installation.

9 WINDOWS

9.0 **Existing sash windows**

9.0.1 Scope

36 no. existing painted timber framed single glazed sash windows, varying in age from late C18 to late C20, are to be retained and refurbished to include the following works:

9.0.2 Timber repairs

Sub-cills are primarily hardwood and are to be checked for rot and repaired/ replaced as required;

Carry out resin repair or replace cills only where beyond repair in suitable hardwood;

Allow for repairs to bottom of sash boxes where affected by rot, noticeably to newer windows to dormers to front and rear; resin repairs where scarfing not possible;

Repair/ reinforce tenon joints to sashes as necessary; replacement sashes only with agreement of architect following inspection.

Where bottom internal staff beads have been extended to conceal whole of bottom sash rail, most notably at second floor, these are to be replace to detail;

Make good frames where drilled out for historic services installations.

9.0.3 Ease/ release

Many sashes are painted shut or are inoperable due to faulty cords.

All windows to be released and eased as required to ensure smooth operation and tight alignment when closed;

Replace all sash cords; painted cords will not be acceptable; ease pulley wheels or replace only where beyond repair;

Supplement weights if required.

Where beads of sash weight box access panels are fixed with slot head screws these are to be retained.

9.0.4 Draft proofing

Replace staff and parting beads as necessary with proprietary draft brush beads; provide sample for approval

Brush to be removed where it would otherwise be visible when window is closed.

9.0.5 Glazing

All historic glass has been recorded and is to be protected prior to commencement of work on site; where replacement glass is required to C18 or C19 windows this is to be clear hand blown cylinder glass available from http://www.tatra-glass.co.uk/

Replacement glass to late C20 windows may be modern float glass; ask Architect for schedule for clarity

9.0.6 Ironmongery

Carefully remove existing ironmongery, and where possible remove blocks used to support catch plates where sashes do not align. Remove all alarm contacts;

All fixings in slot head screws, aligned where possible;

Replace window catches, 1 no. per window with Frank Allart 0194 fitch sash fastener in unlacquered brass finish; off centre as necessary.

Remove sash window screw locks and Banham type surface two-position locks and make good;

Unless otherwise noted below allow for the following to each window:

Supply and fit www.fultonandbray.co.uk Roller Sash Window Stop Set 19mm long FB319PB; 2 no. pairs per window. Strip lacquer from brass.

Provide 1 no. key per window FBK01

Retain existing flush sash lifts for paint finish; carry out test paint strip for architects consideration;
Where none present fit lifts to internal bottom sashes only Frank Allart 1436 127mm long in unlacquered brass only where face of bottom sash rail is suitably accessible.

9.0.7 Preparation for decoration
Work is to be carefully coordinated between decorator and joiner to ensure minimium disturbance to joinery to achieve suitable decorative results.

9.1 **New sash windows**

9.1.1 Scope
New sash windows as follows:
Annex: Kitchen Dining living WLC2
Bedroom 5: dormers WS8 & WS9 with rounded heads

9.1.2 Detail
Traditional double hung painted timber framed sash windows
To Architect's detail CO131/ to match existing windows

9.1.3 Joinery
Hardwood cills, boxes and sash frames for paint finish

9.1.4 Draft proofing
Proprietary draft brush beads; provide sample for approval
Brush to be removed where it would otherwise be visible when window is closed.

9.1.5 Glazing
6.4mm laminated clear float glass
Fixed with glazing sprigs and butyl putty to exterior

9.1.6 Ironmongery
Sash pully wheels in unlacquered brass
Window catches, 1 no. per window Frank Allart 0194 fitch sash fastener in unlacquered brass finish;
www.fultonandbray.co.uk Roller Sash Window Stop Set 19mm long FB319PB; 2 no. pairs per window. Strip lacquer from brass.
Provide 1 no. key per window FBK01
To internal bottom sashes only Frank Allart 1436 127mm long in unlacquered brass

9.1.7 Preparation for decoration
Deliver with hand applied primer finish prior to installation

9.2 **Existing external casement windows**

9.2.1 Scope
Existing painted timber framed single glazed casement windows, varying in age from C17 to early C20 are to be retained. Of the six, three are fixed and three have at some time been opening.

9.2.2 Timber repairs
Check subcills for rot and repair/ replace as required;
Carry out resin repair or replace cills only where beyond repair in suitable hardwood where required;
Allow for repairs to casements and frames of sash boxes where affected by rot; resin repairs where scarfing not possible;

9.2.3 Ease
Ease only WS1: Second floor Linen to continue in use as opening casement; all other casements to remain fixed shut

9.2.4 Glazing
All historic glass has been recorded and is to be protected prior to commencement of work on site; where replacement glass is required to C18

or C19 windows this is to be clear hand blown cylinder glass available from http://www.tatra-glass.co.uk/
Replacement glass to late C20 windows may be modern float glass
Replace cast textured glass to WS1 with clear laminated glass;

9.2.5 Ironmongery
No alterations

9.3 **New casement windows**

9.3.1 Scope
New casement within existing historic Kitchen window WL11

9.3.2 Detail
To Architect's detail CO102

9.3.3 Joinery
Hardwood frame for paint finish

9.3.4 Draft proofing
Push fit Raven silicone weather stripping from RP500 Series subject to specialist recommendation

9.3.5 Glazing
6.4mm laminated clear float glass
Fixed with glazing sprigs and butyl putty to exterior

9.3.6 Ironmongery
Black iron rat tail casement fastener Conquest Battel Black Ref: 450.1206.XX http://www.blackironmongery.co.uk/ or similar
Black iron casement stay Conquest Battel Black ref 460.1201.XX or similar, size to suit.
Retain existing internal security bars

9.3.7 Preparation for decoration
Deliver with hand applied primer finish prior to installation

10 WROUGHT IRONWORK

**10.0 Existing Wrought Ironwork**

10.0.1 Scope

It is likely that the ironwork is contemporaneous with the original build of 1688, and as such will be charcoal wrought iron requiring specialist skills and sympathetic treatment in its repair and refinishing. It is proposed to commission George James and Sons, Blacksmiths to carry out specialist repair and renewal to the following specification:

10.0.2 Specialist notes

Refer to specialist report and specification at Appendix B

10.0.3 Specification

Repair and conserve balustrades to front areas and rear staircase as follows:

Photograph, tag and record.
Carry out paint analysis prior to removal.
Carefully break out modern concrete bases to release verticals
Carefully dismantle and remove ironwork with use of supporting splint timbers to prevent damage due to absence of bottom rails; remove vertical stumps from original stone capping/ treads to stair.
Transport to workshop for assessment.
Clean and strip.
Note iron founders marks and features.
Forge, fabricate and fit replacement components as required or repair existing (see Appendix)
Paint in Dulux Metalshied 3-coat system
Return to site and assist in fitting to repaired stonework
Repair and re-fit boot scrapers.

Provide report to include photographic evidence of works carried out, process and findings.

**10.1 New Metalwork**

10.1.1 Scope

A 4.5m drop exists between the top of the garden wall to the west of the upper lawn to the lower garden path level; the wall is only approximately 0.5m above the level of the adjacent flower bed. It is proposed to install a low painted steel balustrade primarily for safety purposes with minimal permanent impact on the brickwork retaining wall which dates from the construction of Dorchester House c1600.

10.1.2 Specialist notes

Refer to specialist report and specification at Appendix B

10.1.3 Specification

Forge, fabricate and fit new steel balustrade to rear garden with reference to drawing GROCO342

Galvanise, etch, prime and apply paint finish prior to installation on site.

11 STONEWORK

**11.0 Portland stone**

11.0.1 Scope

Front area wall cappings and rear external steps are formed in dressed limestone, probably of Portland Stone; if the ironwork is of the first build then it is very likely that the stonework is also. Both areas of stone are presently partly concealed by modern concrete cappings. These are likely to have been installed to give restraint to the historic wrought iron balustrades, either due to degradation of the ironwork itself and/or decay about the sockets in the stone into which the iron verticals were fixed. Corrosion to the ironwork is likely to have caused spalling in the stone and loss of material further accelerating the decay to the ironwork.

To the rear stair some damage is evident to the bullnose nosings as a likely result of impact. Wear to the treads is not significant.

11.0.2 Specialist

Carry out careful test removal of section of concrete for Architect's and specialist's inspection. Subject to approval, remove all concrete. Following careful removal of ironwork (ref Existing Wrought Ironwork), commission specialist (PAYE or similar) to carry out survey, and determine repairs.

11.0.3 Specification

Subject to agreement with specialist:

Remove redundant fixings/ corroded ironwork from stone;

Subject to approval of sample area, carry out steam cleaning using Doff or similar system;

Prepare and install indent Portland Stone repairs to areas of substantial decay, dowelled and dove tailed as required;

Repoint joints subject to approval of sample in suitable lime mix mortar.

**INTERNAL REPAIRS AND ALTERATIONS**

12 STRIP OUT AND DEMOLITIONS

12.0 **General**

12.0.1 Room names/ areas
For clarity for purpose of stripping out schedule room names are those on SU drawings

12.0.2 Security
Stripping out and demolition to be programmed to maintain security at all times

12.0.3 Asbestos
All operatives to be familiar with contents of OCS *Schedule of bulk samples taken at 4 The Grove* dated December 2015 prior to carrying out any stripping out or demolition work

12.0.4 Joinery
Reveal and release mechanical fixings wherever possible;
Carefully remove and set aside internal doors where at risk of damage due to existing poor fit or intense use during the construction works.

12.1 **Lower ground floor**

12.1.1 Walls

Main House: To WC demolish concrete block lining wall to recover party wall, full profile of corbelled chimney breast and stone larder shelves

12.2 **Upper ground floor**

12.2.1 Ceilings

Main House: To Hallway strip modern plaster board ceiling taking care to protect adjacent timber cornices
To Library strip modern cover-board to reveal early profiled section

12.3 **First floor**

12.3.1 Walls

Main House: To Ensuite Bathroom carefully remove and set aside cornice where possible; strip planted paneling and demolish 50mm thick concrete blockwork enclosure walls;
To Bedroom 2 strip ply paneling to recover original fireplace opening;
To Dressing Room strip out modern brick lining to fireplace to recover original opening;

Extension: Strip linings and studwork to form new door opening from existing Bedroom 8 (proposed Ensuite) into WC (proposed Boudoir)

12.3.2 Ceilings

Extension: To Bedroom 8 (proposed Ensuite) strip cement plaster and lath ceiling and associated timber cornice.

12.4 **Second floor**

12.4.1 Walls

Main House: To Bedroom 3 demolish brickwork to recover original fireplace opening;
To Bedroom 6 demolish brickwork to recover original fireplace opening;

Strip linings and studwork to form new or recover existing door opening from existing Bathroom (proposed Bedroom 6) into Bedroom 4
Strip high level service boxings to Second Half Landing
To Bedrooms 3 and 5 (west) strip plasterboard linings to dwarf walls to eaves to provide access for repair work to SE detail;
To Bedrooms 4 (south east) strip cement render/ laths to to dwarf walls to eaves to provide access for repair work to SE detail;
To Bedroom 6 (north east) retain plaster and lath and timber boarded finishes to dwarf wall; carry out inspection of rafters using Laserliner Videoscope or similar. Report condition to architect
strip cement render/ laths to to dwarf walls to eaves to provide access for repair work to SE detail;

13 FLOORS

**13.0 Solid floors**

13.0.1 Underpinning

Blockwork wall between Larder and Utility bears onto existing concrete slab, which needs to be supported prior to replacement of slab to Utility.
Carry out 5-stage underpinning to SE detail and strict sequence.

13.0.2 Stone slab

Original lower york stone slab shelf to Lower ground floor WC has been cut back in the past to create the wc, creating a rough, shelled exposed edge; cut back using suitable stone grinding tools to achieve square edge

**13.1 Suspended floors**

13.1.1 Timber joist and bressummer structure generally

In areas identified by the structural engineer (primarily within second floor ref Roof Repairs), re-connect floor joists to bressummers to achieve connectivity to engineer's specification and detail.
Supplement existing upper ground floor joists to provide additional support to east-west spine wall to SE detail

13.1.2 Support to new walls to Ensuite shower rooms 1& 2

Carefully lift and set aside boards locally to proposed partition walls;s
Carefully install new joists to SE detail to avoid disruption to plaster and lath ceilings below

13.1.3 New raised shower floors to Ensuite shower rooms 1& 2

Carefully lift and set aside boards locally to proposed raised shower trays;
Firrings on existing joists to achieve level;
Fix 25mm wbp ply spreader to support:

- New 175x50 joists/ noggins to suit drainage outlets with;
- treated sw firrings to achieve fall to drainage outlet with;
- 18wbp ply deck to take tanking.

All to SE further detail.

14 INTERNAL WALLS

**14.0 Lower ground floor**

14.0.1 Annex Kitchen Living Dining

Thermal lining to 100mm thick masonry wall comprising:
- 25x32 treated battens fixed to existing render/ skim with
- 32.5mm Kingspan K18 insulation backed pb;
- Skim finish;
- Reinstate skirting to match existing.

14.0.2 Annex Bedroom 8

Acoustic lining to party wall comprising:
- Strip skirting;
- 75x50 studwork framing held min 10mm from party wall plaster surface with
- 2 no. layers 12.5mm British Gypsum Soundbloc with skim finish and
- 100mm Rockwool ARW45 insulation to void;
- Reinstate skirting to match existing.

**14.1 First floor**

14.1.1 Dressing room/ Boudoir

Infil opening in flank wall to main house with
100x50 studwork framing with
1 no. layer British Gypsum Soundbloc/ skim to each side; scrim/ reinforcement as required at junction with render finish to masonry to avoid cracking (to be finished in decorative paper);
100mm Rockwool ARW45 insulation to void

14.1.2 Dressing room

Where existing fitted wardrobes stripped, make good plaster finishes without loss of original framing/ paneling on plaster/ lath beneath

14.1.3 Ensuite bathroom

*Acoustic lining* to party wall comprising:
- Strip skirting;
- 75x50 studwork framing held min 10mm from party wall plaster surface with
- 2 no. layers 12.5mm British Gypsum Soundbloc with skim finish and
- 100mm Rockwool ARW45 insulation to void;
- Reinstate skirting to match existing.

*Services lining* comprising:
- Strip skirting;
- 50x50 studwork framing to suit to form boxing/lining to detail
- 1 no. layers 12.5mm British Gypsum Wallboard with skim finish and
- 100mm Rockwool ARW45 insulation to void
- Reinstate skirting to match existing.

*Render repair*
- Make good render to head of wall where original ceiling and structure removed

14.1.4 Ensuite bathroom/Boudoir

Form new door opening in existing partition wall to take gib door to detail;
Posts/ doubled timbers as lintol over

14.1.5 Bathroom/ Bedroom 7/ Lobby

Review sufficiency of support structure/ joists with SE following demolition of blockwork wall.

New partition wall comprising:
- SC4 tanalised softwood generally 100 or 75 x 50 studs @ 600 ccs for vertical studs and 900 ccs for horizontal blocking; unless otherwise

specified or indicated on drawings. Design of studwork framing by contractor.
12.5mm British Gypsum Soundbloc with taped and filled joints;
Overlay with panelling for paint finish comprising 25mm thick sw framing and 12mm ply fields, to detail;
Make good/ repair and refix existing cornice.
Pack wall void with Rockwool ARW45;

Form door opening with suitable timber posts and lintol to Architect's setting out.
Form low level boxing with 25mm sw pot board with bullnose to front edge to detail to accommodate transfer svp beneath window

**14.2 Second floor**

14.2.1 Second half landing

Reinstate missing paneling to match opposite; material, detail and methods to match existing

14.2.2 Ensuite shower rooms 1 and 2

New partition walls comprising:

SC4 tanalised softwood 75 x 50 studs @ 600 ccs for vertical studs and 900 ccs for horizontal blocking; unless otherwise specified or indicated on drawings
Door opening with suitable timber posts and lintol to Architect's setting out.
12.5mm British Gypsum Soundbloc/ skim to side of Bedrooms 3, 4 and 5;
12.5mm British Gypsum Soundbloc/ skim to Shower room side, or 12.5mm Wediboard within shower enclosure.
Form niche to detail within shower enclosure
Cistern boxing to wc to suit.

A connecting door probably existed between Bedrooms 4 and 6; investigate wall to identify location. If present, re-open. If absent, form new door opening with suitable timber posts and lintol to Architect's setting out.

15 CEILINGS

**15.0 Lower ground floor**

15.0.1 Entrance Hall

Replace existing modern ceiling with new plaster and lath ceiling with hand modeled and moulded fibrous plaster enrichment.
Narrow rib and enriched design to be developed from preliminary sketches by specialist (PAYE or similar) derived from research and evidence in historic photograph ref GROCO311.

Sub-structure:

Carry out any repairs/ firring to existing ceiling structure

Plaster and lath ceiling:

To existing joists reinstate plaster and lath ceiling; if laths are missing, fix riven oak or chestnut laths of sufficient thickness to span joists withiout flex, and to be spaced with 6-8mm gaps. Do not overlap laths at joist fixings but cut to leave approx. 3mm gap to allow expansion. Fixings to joists should be staggered every twelve of so laths to minimise flex. Counter laths as required to ensure that plaster has expansion space at locations of bressummers if required. 3-coat work of pricking up coat, with suitable hair content scratched for adherence of setting coat and final gypsum skim coat.

Decoration:

Run elements of approved design on a bench and cast in fibrous plaster. Install insitu by hand for paint finish.

**15.1 First floor**

15.1.1 Extension

New boarded ceiling to underside of rafters ref Roofs 3.4.2

16 INTERNAL DOORS

**16.0 Upper ground floor**

16.0.1 DL2: Kitchen

*Rehang door to hand*
New iron butt hinges to match existing;
Remove and set aside rim latch for use on DF11 (below);
Fit salvaged black iron rim latch and knob to match existing but to suitable hand.

**16.1 First floor**

16.1.1 DF11: Bathroom

*New door in new opening*
New 32mm thick 6-panelled door to match DS5 without raised and fielded or beaded detail.
Linings and architraves to match detail to adjacent DF3 but with reduced depth flat section, to detail
New iron butt hinges to match existing
Re-use brass rim lock from DL6 (Kitchenette removed as per 2015/6817/L)

16.1.2 DF12: Bedroom 7

*New door in new wall*
New 32mm thick 6-panelled door to match DS5 without raised and fielded or beaded detail.
Linings and architraves to match detail to adjacent DF3 but with reduced depth flat section, to detail
New iron butt hinges to match existing
Re-use black iron rim lock from DL2 (above)

**16.2 Second floor**

16.2.1 DS1: WC

*Rehang door to hand*
Remove and discard existing ironmongery;
Turn door to expose paneled face to landing and boarded to wc;
Rehang in existing linings to hand;
New iron butt hinges to match existing;
New unlacquered brass rim lock with knob, without lock

16.2.2 DS9: Bedroom 6

*New door in new opening*
New 32mm thick 6-panelled door to match DS5 without raised and fielded or beaded detail.
Linings and architraves to match detail to adjacent DS5 to detail
New iron butt hinges to match existing
New unlacquered brass bathroom rim lock with knob and slide bolt.

16.2.3 DS10 & 11: Ensuite Shower roomss

*New gib doors in new walls*
Rebated sw frame concealed by wallpaper to room side; to take 44mm thick solid core door leaf on;
Centre hung pivot Recross: Rel.7253 or similar with
Suitable morticed bathroom lock with oval knob turn and release in unlacquered brass and;
Flush ring handle with spindle in unlacquered brass to exterior;
Brass knob on rose in unlacquered brass to interior.

## 17 FIREPLACES

### 17.0 Lower ground floor

17.0.1 Kitchen fireplace
To detail CO/011
Supply and fit new sandstone surround with mantle shelf to detail;
Install Yorkstone slab to provide cooking surface for open solid fuel spit cooking;
Render repair to interior

17.0.2 Bread oven
To detail CO/011
Install Yorkstone slab to provide support to;
Salvaged arched fronted cast iron bread oven;
Flued via main fireplace flue.
Build in York stone shelves beneath for fuel storage.

17.0.3 Playroom
To detail CO/012
Remove existing cast iron grate; commission restoration by specialist;
Cut back cement plinth;
Make good render linings to fireplace;
Reinstate grate with black grate polish finish or replace if beyond repair;
Fit salvaged sandstone chimney piece
York stone hearth
Decorative only

### 17.1 Upper ground floor

17.1.1 Hallway
Existing timber reproduction bolection chimney piece with mantle;
Replace polished granite hearth with reclaimed blue Welsh slate hearth set flush with floorboards
Cast iron reeded lining panels in black grate polish finish
Wrought iron basket for solid fuel fire

17.1.2 Living room
Existing timber reproduction bolection chimney piece with mantle;
Replace polished granite hearth with reclaimed blue Welsh slate hearth set flush with floorboards
Cast iron reeded lining panels in black grate polish finish
Wrought iron basket for solid fuel effect gas fire with concealed feed and controls

17.1.3 Library
Existing carrara marble bullseye chimney piece;
Replace polished granite hearth with reclaimed blue Welsh slate hearth set flush with floorboards
Cast iron reeded lining panels in black grate polish finish
Wrought iron basket or dogs for solid fuel fire

**17.2 First floor**

17.2.1 Bedroom 1
Existing pine chimney piece for paint finish;
Replace polished granite slips and hearth with reclaimed carrara marble set flush with floorboards as Bedroom 2;
Cast iron reeded lining panels in black grate polish finish;
Wrought iron basket or dogs for solid fuel fire

17.2.2 Dressing room
Strip out modern brick lining and fake timber dowels to lintol
Fit salvaged Belgian black marble bullseye chimney piece
Reclaimed blue Welsh slate heart set flush with floor
Make good/ repoint existing brick interior;
Wrought iron basket for solid fuel effect gas fire with concealed feed and controls

17.2.3 Bedroom 2
Open up original fireplace;
Fit salvaged C18 George III carved pine chimney piece for paint finish
Existing carrara marble flush hearth
New carrara marbel slips to suit
Cast iron reeded lining panels in black grate polish finish
Wrought iron basket or dogs for solid fuel fire

**17.3 Second floor**

17.3.1 Bedroom 3
Open up original fireplace;
Fit salvaged late C19 sandstone chimney piece
Sandstone slips and hearth set flush with floorboards
Render finish to interior for paint finish
Decorative only

17.3.2 Bedroom 6
Open up original fireplace; remove brick linings to recover original opening
Fit salvaged timber bolection chimney piece for paint finish
Sandstone slips and hearth set flush with floorboards
Cast iron reeded lining panels for paint finish
Decorative only

APPENDIX A Mortar Analysis

See separate document

APPENDIX B Wrought Iron

See separate document