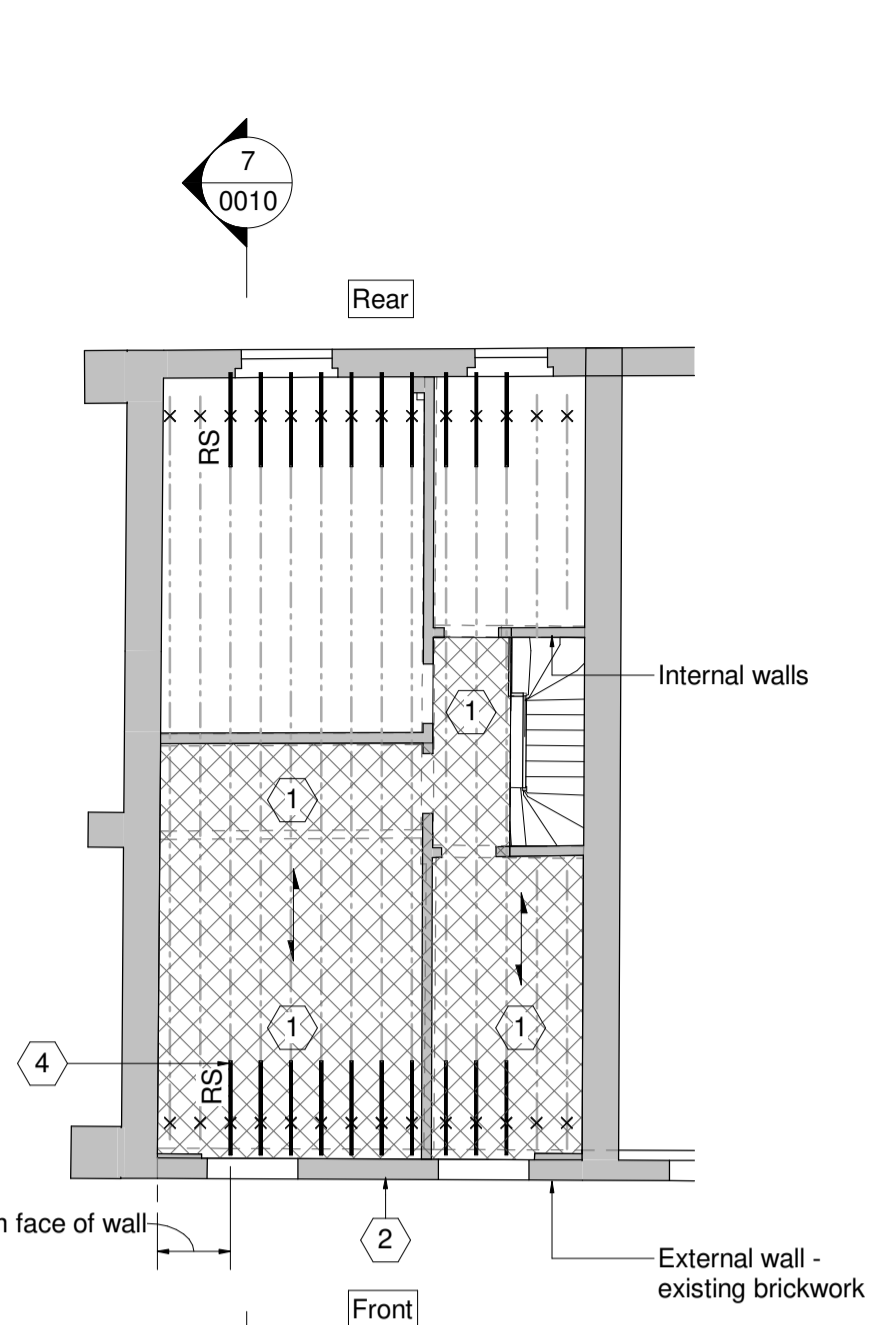
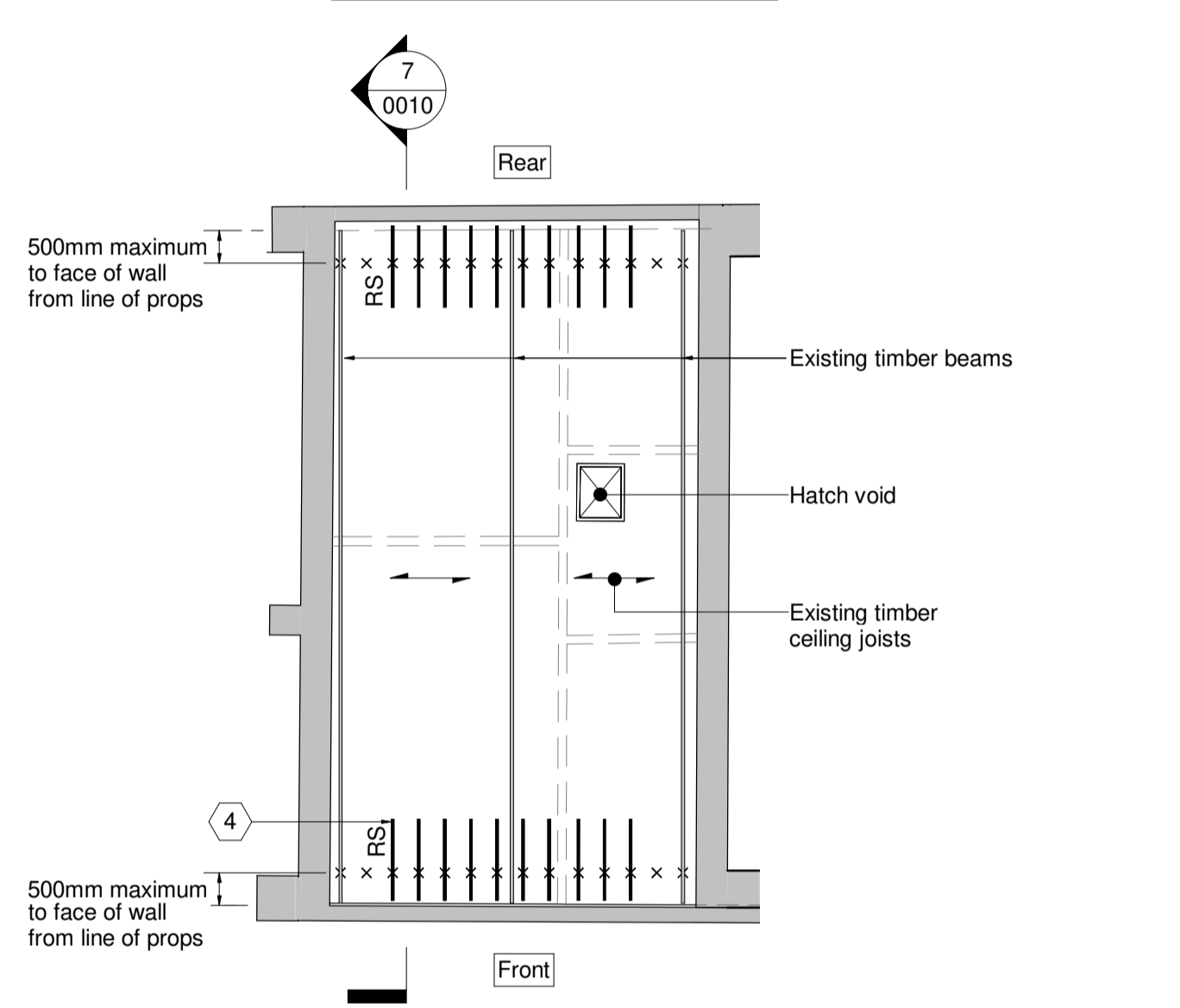


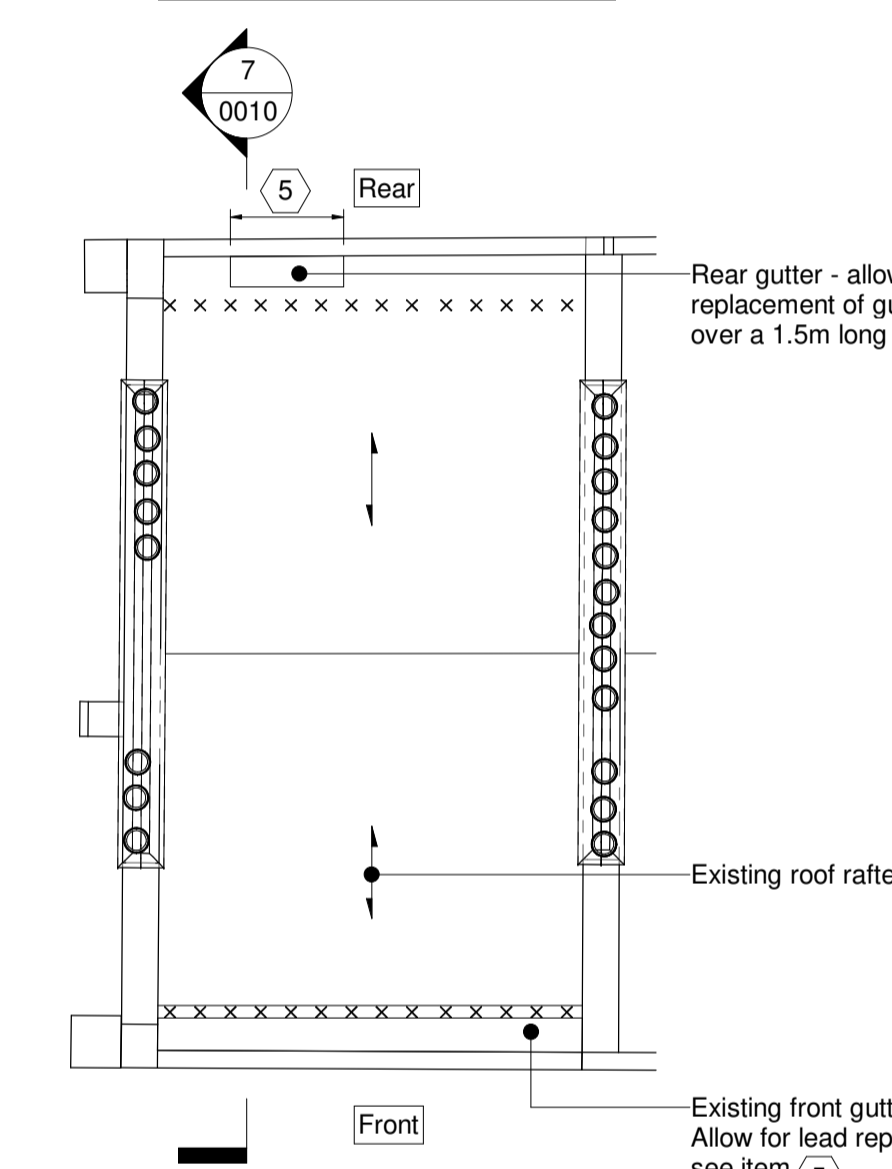
Second Floor Plan - 1



Third Floor Plan - 2



Loft Plan - 3



Roof Plan - 4

- ### Legend
- Existing
 - Denotes span of existing floor/ceiling joists/roof rafters
 - Item of works defined in Schedule of works
 - Areas of floors and facade where items of work (1) (floors) and (2) (facade) will take place
 - RS Restraint Straps (see (4) of schedule of works and details)
 - Denotes temporary props to be installed directly under each of the existing beams down to basement slab
 - Ties omitted for clarity, refer to J2889-S-DR-0011, 0012 and General Arrangements
 - Strengthening of joists omitted for clarity, refer to J2889-S-DR-0011, 0012 and General Arrangements

Schedule of Works for Repairs to Front & Rear Facades

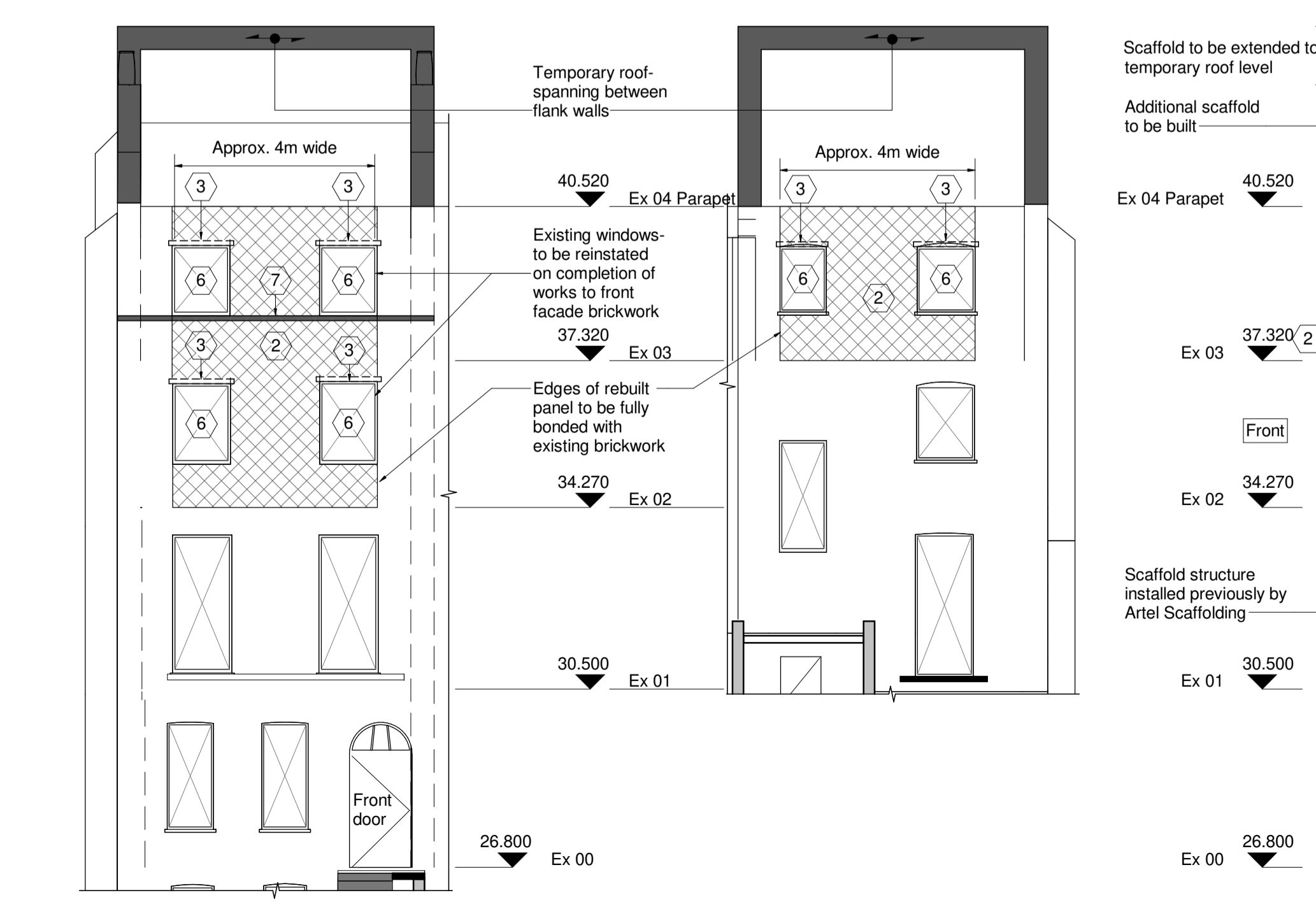
- Refer to Site Set up and Temporary Works notes for details of items of works to be completed before repair works take place. The numbering of the items below correspond to numbers detailed on the views on the drawing.
- 1) Prior to the works to the facade taking place, part of the existing ceilings needs to be strengthened. These ceilings are in the two front rooms at first, second, and third floor levels, as well as ceilings in stairwell used for access during the works (see extent on plans). Refer to detail view TBC on WYE drg. J2889-S-DR-0011. The fixings will have to be placed on every other joist, and at a maximum spacing of 900 mm c/c along the joist line.
 - 2) Works to the front facade brickwork
 - Remove the bricks of the central facade panel from the parapet level down to second floor level (see indicative extent of panel on view 5 Front Facade Elevation. Care must be taken to ensure that the removal of the bricks does not affect the brick below. If damage to the bricks below is identified, the Engineer is to be notified immediately, and the works put on hold until a site visit is arranged.
 - Cut mortar off from the face of the bricks and store the bricks so that they can be reused. Facing bricks are to be stored in separate piles to the internal bricks.
 - If existing facing bricks are too damaged to be reused, they are to be replaced by existing internal bricks. If required, new bricks can be used but only in parts of the wall which are not exposed. Allow for 100 existing bricks to be replaced.
 - Remove the existing stone slabs forming the third floor cill band. The stone slabs are to be stored during the works, and reinstated as existing.
 - Once the brickwork has been removed, the condition of the retained brickwork between second floor and roof levels are to be surveyed by the contractor. The findings are to be submitted to the Engineer, to determine if any further areas need to be rebuilt.
 - The temporary bracing system, installed to restrain the facade off the flank and party walls, can be removed at this stage.
 - Rebuild the front facade panel with the existing internal and facing bricks using lime mortar. The same brick bond (Flemish) detail, as existing, is to be used. The rebuilt masonry is to be fully bonded to the retained masonry.
 - The lime mortar is to have a 1:3 binder:aggregate proportions, comprising:
 - 1 part mature non-hydraulic lime putty
 - 2 parts well-graded sand
 - 1 part crushed brick (typically 400 to 20 microns)
 - The bearing of the existing roof beams onto the facade is to be reinstated, as existing.
 - 3) The external brick lintels over the windows are to be rebuilt as existing, using the same bricks which have been removed, in the exact same locations. S10 (100x100) prestressed concrete lintels by Supreme Concrete Ltd (or similar approved) are to be used to support the inner part of the facade, in lieu of the existing timber lintels. The ends of the concrete lintels are to bear 150 mm on the brickwork.

- 4) The brickwork is to be tied to the second, third floor and roof structures using restraint straps (RS) to be installed @ 400mm c/c refer to detail drg. J2889-S-DR-0011
- 5) Works to Lead Flashing/Gutter
 - Along the front facade, reinstate the existing lead flashing at the rear of the roof parapet.
 - Along the rear facade, allow for replacing 1.5 m long section of the lead gutter and flashing, where the existing flashing has failed.
 - All lead roof coverings are to be in accordance with BS 6915:2001.
 - Code 8 lead sheets are to be used throughout.
 - All lead covering is to be laid on 15 mm thick Finnish Birch plywood deck.
 - The maximum spacing of joints in lead roof coverings is to be 750mm for joints with fall and 3000mm for joints across the fall.
- 6) Works to the existing windows and existing cill band.
 - Reinstall the existing windows (frames and sashes), rebuild window cills and reveals.
 - Recreate the cill band at third floor level reusing the existing stone slabs.
- 7) Once the brickwork has been rebuilt, the plaster on the inner face of the wall is to be recreated using lime plaster on new timber laths. All laths are to be riven hardwood (oak, sweet chestnut, or pine) and to comprise 30 mm to 38 mm width and 6 mm to 8 mm thickness, and to be fixed to new timber framing in front of brickwork using stainless steel nails. All laths are to be spaced 6 mm to 8 mm clear apart, and end butt joints are to be placed over vertical studs with a minimum 3 mm gap between adjacent lath butt ends. Butt joints in laths are to be staggered between adjacent timber frame studs in groups of 12 laths. The plaster is to be placed in three coats; a pricking up coat over the laths, a floating coat, and a setting coat. The pricking up and floating coats are to comprise:
 - 1 part mature non-hydraulic lime putty
 - 2.5 parts well-graded sand
 - 5 kg of hair per cubic metre in pricking up coat and 3 to 5 kg in the floating coat.
 The setting coat is to comprise:
 - 1 part mature non-hydraulic lime putty
 - 1 part fine sand.
- 8) Wherever cement mortar has been used for historic repairs to the brickwork, the cement mortar is to be removed to expose the existing limemortar behind, and the brickwork is to be repointed using lime mortar (refer to item 2 for mortar composition). Joints to be repointed should be completely cleared of all old cement mortar back to the original lime mortar, without widening of the joint, without damage to the arrises of the bricks, or disruption of the masonry face. The ability to deliver this result must be demonstrated by the contractor at the commencement of work by completion of an exemplar that will be retained for the duration of the work. This applies to the front facade and to chimney stacks above roof level. The contractor is to survey the brickwork at the start on site to determine the extent of the repairs required (allow for 50 m² total repointing area), and the findings are to be submitted for Contract Administrators approval. The contractor is to submit a detailed method statement.
- 9) Strengthening of the existing floors is to be carried out by removing the existing floorboards, and strengthening existing floor joists by installing additional steel PFC joists. Where required, timber furring pieces on top of the joists are to be added on top of the joists to provide even level. The existing floor boards can then be reinstated. At location of local dip in the floor (identified at third floor stairwell landing), the Engineer is to be notified the existing floor structure has been exposed so that a site visit can be arranged, to determine extent of strengthening to the existing floor joists.
- 10) In conjunction to the works to the rear lead gutter (see item 5), the internal wall finishes are to be removed locally in the rear room at third floor level, at the locations where water ingress has been identified in WYE Structural Survey Report J2889-S-RP-0001. The area of wall finishes to be removed are located along the length of the lintel above the window and at the top corner between the rear facade and the flank wall. The Engineer is to be notified when the finishes have been removed, and the internal lintel above the window has been exposed, so that the condition of the lintel and the wall structure can be surveyed, and extent of the remedial works, if any, can be assessed. Allow for the replacement of the internal lintel by a 100x100 prestressed concrete lintel by Supreme Concrete Ltd.
- 11) Where defects are found the facades are to be repointed to ensure water tightness. The Contractor is to Survey the brickwork to determine the extent of repair required (at start on site). All repointing with lime mortar.

Site Set-up and Temporary Works Notes

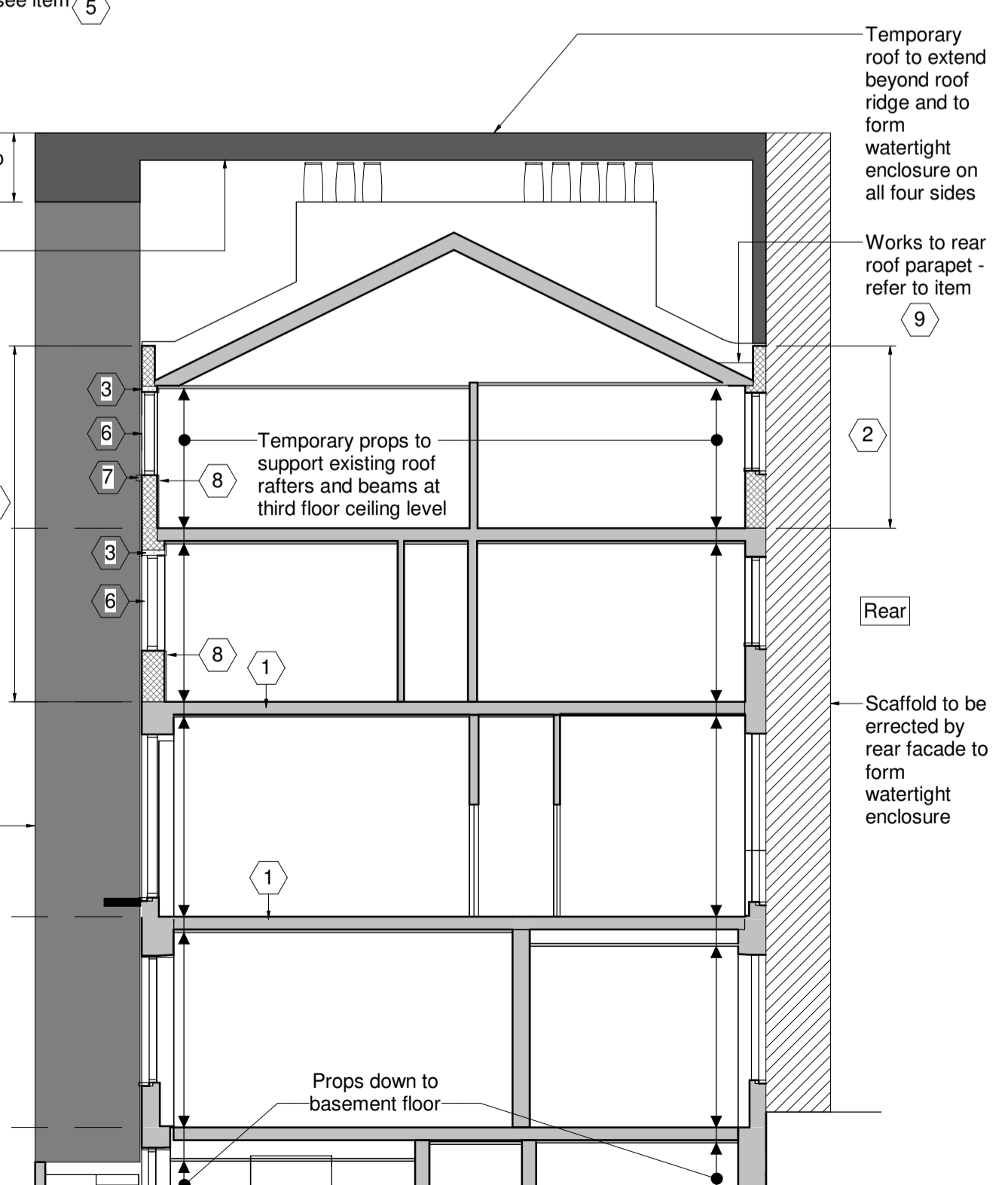
- Prior to the works to the existing fabric (other than item 1 of Schedule of Works) taking place, the following activities have to be completed:
- TW 1. An external access scaffold tower has been previously erected in front of the building, approximately to the top of the existing roof parapet. The scaffolding contractors are Artel Scaffolding Ltd (tel 0208 343 9600). The existing scaffold provides access to the external surface of the front facade and also acts as part of a temporary bracing system to the defective brickwork panel.
 - TW 2. The scaffold tower is to be extended upward and a temporary roof & rear scaffold is to be installed over the building, to form a watertight enclosure for the duration of the works to the front and rear wall and the roof/gutters.
 - TW 3. Install propping to underside of roof rafters and roof beams along the front facade. The props are to be extended down to the basement level. Propping is to be designed for a temporary works line load of 25 kN/m [wk] and point load from timber beam of 10 kN [wk] per floor, total 75 kN/m and 30kN per joist.
 - TW 4. The existing floors, other than at basement level, are not to be used for storage of heavy materials, nor as part of removal/delivery routes for heavy materials. Floors are only to be used for access.
 - TW 5. A detailed photographic survey of the conditions of the existing fabric of the building is to be carried out by the contractor and submitted to the Contract Administrator prior to start on site.
 - TW 6. Survey the conditions of the existing waterproofing and gutter details of the roof along the front facade parapet, as it will have to be reinstated once the front facade is rebuilt. Survey window reveals, heads and cills, as well as render band at third floor, as again these will have to be rebuilt.
 - TW 7. The contractor is to measure the plumb of the front and rear facade brickwork across the facade width, between second floor level and top of the roof parapet, and submit the findings to the Engineer so that the extent of the brickwork to be rebuilt can be confirmed.

- TW 8. Existing windows at second and third floor levels. The existing windows, including the sashes, frames and internal decorative wooden panels (below the third floor windows and around the second floor windows) are to be removed and reinstated, as existing, once the works to the front facade have been carried out. These elements are to be stored in an adequate manner during the works to prevent any damage. The contractor is to submit storage details for these elements.
- TW 9. The existing parapet coping stones and lead flashing along the inner faces of the rear and front facade parapet are to be reinstated once the works to the brickwork are completed.
- TW 10. Prior to the removal of the brickwork, the internal ceiling finishes along the front facade at third floor level have to be protected to prevent any damage during the removal of the brickwork. This could be achieved by creating a slot between the ceiling and front wall internal finishes.
- TW 11. Once the works to the rear and front facade have been completed, the temporary roof and rear and front facade scaffolds are to be removed and the holes in the masonry, for scaffold fixings, are to be infilled using lime mortar. The contractor is to produce design and details of the temporary roof, rear scaffold and temporary propping, which are to be submitted for Contract Administrators approval. The contractor is to submit a detailed construction method statement, including details of site compound, storage areas and delivery routes, for Contract Administrators approval.
- TW 12. Monitoring of the movement of the existing buildings is to be kept in place during construction.



Front Elevation - 5

Rear Elevation - 6



Section - 7

SAFETY, HEALTH AND ENVIRONMENT	
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:	
Construction	
Maintenance & Cleaning	
Decommissioning & Demolition	
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement	

Rev	Date	Description	JD	JW
05	05.03.18	Construction Issue	JD	CP
04	16.10.17	Tender Issue	JD	CP
03	11.09.17	Draft Tender Issue	JD	CP
02	25.08.17	Stage 4 Issue	OK	CP
01	21.07.17	Stage 3 Issue	MM	CP
00	13.07.17	Preliminary Stage 3	JD	JW

WEBB YATES ENGINEERS

48-50 Scrutton Street
London EC2A 4HH
020 3696 1550
www.webbyates.co.uk
london@webbyates.co.uk

Project				
Toddler Lab, 32 Torrington Square				
Drawing Title				
Facade Rebuild Front & Rear				
Drawing Status				
Construction				
Drawn by	Checked by	Sheet size	Scale	Rev Status
JD	CP	A1	1 : 100	S5
Drawing Number				Revision
J2889-S-DR-0010				05