

1. EXTERNAL WORKS

1A Replacement Roof Coverings

Stripping Off

Existing lead flashings to be carefully stripped off and disposed. Existing Westmoreland slate coverings to be stripped off and set aside, disposing of all damaged/defective slates as necessary. Approximately 25% of existing slates anticipated for disposal – the exact number of defective slates cannot be determined until removal.

Once exposed, timber sarking boards and structural roof timbers to be assessed for timber decay and damage. Where damaged, splice repairs/replacements to be carried out where necessary. All replacements to match the lines and dimensions of the existing.

Reinstatement

New breathable sarking membrane to be installed above timber sarking boards. Slates previously set aside to be re-installed to match existing configuration. Where damaged, slates to be replaced with new Westmoreland slates to match colour and texture of existing.

Sample of replacement slates to be provided by the contractor for acceptance prior to installation.

Lead flashings to perimeter upstands to be replaced with new code 4 lead flashings dressed into brickwork as per the existing detail and configuration.

1B Replacement Rainwater Goods

All existing cast iron and uPVC gutters and down pipes to be carefully removed and disposed of.

All rainwater goods to be replaced with new cast iron 'Ogee' style guttering and associated circular downpipes to match existing configuration.

1C Replacement Rooflights

4 no. damaged Georgian wire glazed, metal framed roof-lights to rear elevations to be carefully removed and dispose of.

Rooflights to be replaced with new double glazed, metal framed rooflights to match the dimensions, style and fenestration of the existing.

1D Insulation

Existing mineral wool insulation laid to ceiling joists within roof void to be taken up and disposed of. New mineral fibre insulation to be laid between and across existing ceiling joists to a 250 mm depth. Care to be taken at perimeter junctions to ensure eaves ventilation is maintained.

To roof void between House no's 1 and 2, and House no's 3 and 4, supply and install vertical mineral wool fire barrier from existing party wall to full height including all support framework. This barrier will comprise 2 no. layers of 50 mm back-to-back butt jointed layers with staggered vertical joints in order to provide a minimum of 60 minutes fire resistance between each respective roof void.

1E Flat Roofs To Ground Floor Extensions

Stripping off

Existing failed built up felt roof coverings and underlying damp affected timber decking to be taken up and disposed of.

Where affected by damp and timber decay, the existing structural roof timbers will be removed and disposed of. It is not possible to determine the full extent of decay until exposed; however it is likely that the majority of roof timbers are damaged and will require replacement.

Asbestos containing materials identified in the existing fascia and soffit boards to be removed and replaced with timber soffits and fascias to match the style and profile of the existing.

Reinstatement

Roof timbers will be replaced in accordance with attached drawings numbered WHC-ACM-XX-XX-DE-SE-0001 and WHC-ACM-XX-XX-DR-SE-0001.

New 18 mm plywood decking to all newly repaired/replaced timber roof structures to be installed.

New build-up-felt roofing system complete with all flashing and edging details to be installed with all falls laid to perimeter rainwater goods.

1F Front Elevation Entrance Canopies

The existing lead coverings and flashings are to be carefully stripped off and disposed of. Once exposed, all timber decking, fascia boards and underlying support timbers to be checked for decay. Any decayed timber to be replaced to match the dimensions and profiles of the existing.

New Code 5 lead sheet roof coverings complete with welted joints and perimeter flashings to be installed, to match the dimensions and profiles of the existing.

1G Patch Repairs to Existing Roughcast Render

Full scaffold to be erected to allow full access to all roughcast render surfaces.

Full DOFF clean to be carried out to all roughcast render surfaces to remove paint and debris build up and all loose and friable material.

All loose, damaged and delaminating material to be removed back to stable substrate.

Hammer testing to be undertaken to all roughcast surfaces. Where loose areas identified, these are to be removed as above.

Patch repairs to be undertaken using lime-based render mix and aggregates to match dimensions of existing surfaces. All localised repairs to match profiles of the existing.

1H Replacement of Ground Floor Rendered Surfaces

All existing cementitious rendering to ground floor surfaces to be removed using hand tools only. Following removal of rendered surfaces, all loose and friable material is to be removed.

Localised brickwork replacements to be carried out where existing is damaged/defective or missing. All replacement brickwork is to match the existing – samples to be provided by the contractor and agreed prior to replacement.

Where damaged, all friable pointing to be removed and pointing repairs undertaken using lime based mortar.

Following localised repairs, as above, existing brickwork surfaces to be repaired and a new lime based render coating applied to all newly exposed brickwork surfaces.

All newly rendered surfaces to follow the lines and levels of the existing façade to ensure all original details remain visible.

1G External Redecorations

All previously decorated masonry surfaces to be thoroughly prepared prior to application of minimum 2 no. coats of good quality exterior weathershield paint. Colours to be agreed.

All newly applied rendered surfaces at ground floor level to be suitably prepared prior to application of colour wash/suitable paint coating. Colour to be agreed.

2. INTERNAL WORKS

2A Original Floor Boards

Where original timber floor boards have been lifted but remain on site and are in good condition, these are to be re-positioned in their original location and re-secured.

Where individual floor boards are missing from original sections or are damaged beyond repair, these are to be replaced with new timber floorboards to match the dimensions of the original.

The location of original floor boards are indicated on attached drawing no 26849-10.

2B Non-original Floor Boards

All non original plywood and or chipboard floor boards to remain in place where in a good and stable condition. Where such boards are missing or are damaged beyond repair, these will be replaced with new to match the existing.

The location of non-original floor boards are indicated on attached drawing no. 26849-10.

2C Original Lath & Plaster Ceilings

Where lath & plaster ceilings remain in place, these will be retained. All applied ceiling paper/polystyrene tile finishes will be carefully removed and disposed of.

Where damage to lath & plaster ceiling surfaces is evident and/or revealed during removal of existing finishes, all loose/friable materials will be removed, all timber laths secured and all missing plaster surfaces replaced with a lime-based plaster mix.

All replacement plaster to match the lines and profiles of the existing.

The location of all original lath and plaster ceilings are indicated on attached drawing no. 26849-12.

2D Plasterboard Ceilings

The majority of existing plasterboard ceilings have been found to be damp affected and/or damaged. All existing plasterboard ceilings will therefore be removed and replaced in their entirety with new plasterboard ceilings.

All newly applied plasterboard surfaces to be skimmed and skrimmed to match the profiles and lines of the existing and prepared ready for redecoration.

The location of all plasterboard ceilings are indicated on attached drawing no. 26849-12.

2E Replacement of Damp Affected Structural Floor Timbers to Rear of Houses 2 and 4

The timber floor structures to the rear of houses 2 and 4 have been subjected to prolonged water ingress and have suffered extensive dry and wet-rot infestation and decay. As such, these areas are no longer structurally sound. All visible timbers have decayed beyond repair and must be replaced.

These areas are identified on attached drawing no. WHC-ACM-XX-XX-DR-SE-0001

All decayed floor/ceiling timbers are to be carefully removed and disposed of. Where timbers are unaffected by decay, these are to be set-aside for re-use.

Where large timbers are partially affected by decay, these are to be cut back to sound timber and spliced with new.

New joisted timber floor structures are to be installed in accordance with drawing no's WHC-ACM-XX-XX-DE-SE-0001 and WHC-ACM-XX-XX-DR-SE-0001.

2F Replacement of Damaged/Damp Affected Plaster Wall Coverings

All existing wallpaper coverings, ceramic tile coverings to be stripped off and disposed of. To damp affected/damaged areas, all loose, friable and damp affected plaster surfaces to be removed to stable substrate.

The full extent of damp affected plasterwork will be assessed following the removal of surface floor coverings. However, the location of all known damp affected plaster surfaces are indicated on attached drawing no.26849-11.

Where removed, all plaster surfaces to be reinstated using non-hydraulic lime-based plaster re-applied to level of existing finishes.

2G Strip out Damp Affected Joinery and Replace

Damp affected/decayed/timber architraves, picture rails, dado rails and skirting have been identified. These items appear to vary significantly in design, age and quality.

Where items have been damaged beyond repair and/or have been contaminated by fungal growth, they will be carefully removed and disposed of.

Where removed, all joinery items will be replaced as per attached drawing nos.26849-13 A-E.