

SCHEDULE OF WORKS

71 South End Road, London, NW3 2RJ

1.0 Top Bathroom / Cupboard – See Photos P1 – P3			
	<i>Area</i>	<i>Existing Material</i>	<i>Intended Repair</i>
	Ceiling	Two coat lime plaster on laths on softwood joists. Finished with painted lining paper (no lining paper within the cupboard).	Strip lining paper, remove loose and debonded plaster from laths. Replace water damaged / deformed laths. Reapply two coat lime plaster.
	Cup'd	Softwood framing forming internal shelves supporting plastic water tank. Two coat lime plaster on laths on softwood joists.	Remove water tank to allow access for plastering to cupboard ceiling. Remove softwood framing as required. Remove loose and debonded plaster from laths and replace water damaged / deformed laths. Reapply two coat lime plaster.
	Walls	Painted lining paper on lime plaster on masonry. Boxing out behind bath formed with softwood framing and faced with modern plasterboard and gypsum plaster skim.	Remove lining paper. Remove water damaged and debonded lime plaster from the walls and replaster with new lime plaster. Replace water damaged plasterboard with new and apply gypsum plaster skim. Apply new tiled splashback behind basin and above bath.
	Decoration	All surfaces.	Supply and hang lining paper. Emulsion paint to walls and ceiling. Prepare and repaint all woodwork.

2.0 Hall / Stairs / Landing		
<i>Area</i>	<i>Existing Material</i>	<i>Intended Repair</i>
Second Floor Landing – See Photos P4 – P6		To rear external wall and part internal wall between landing and bathroom.
Walls	Decorative wallpaper (dating to circa 1970) on lime plaster on masonry walls.	Allow to strip decorative paper. Remove water damaged and debonded lime plaster from the walls and replaster with new lime plaster.
First Floor Landing – See Photos P15 – P18		To rear external wall and part internal wall between landing and bathroom.
Walls	Decorative wallpaper (dating to circa 1970) on lime plaster on masonry walls.	Allow to strip decorative paper to the walls and make good walls prior to application of new decorative paper. Remove water damaged and debonded lime plaster from the walls and replaster with new lime plaster.
Ground Floor – See Photos P25 & P26		To internal wall between the rear hall areas and the kitchen wall.
Walls	Decorative wallpaper (dating to circa 1970) on lime plaster on masonry walls.	Allow to strip decorative paper. Remove water damaged and debonded lime plaster from the walls and replaster with new lime plaster.
Underside of stair	Two coat gypsum plaster to underside of stair rise between first and second floor.	Apply new gypsum plaster skim to existing basecoat ready for redecoration.
All areas	Decoration	Supply and hang new decorative paper to the entire hall, stair and landing. Emulsion paint to ceilings. Repaint all woodwork.
3.0 Piano Room – See Photos P7 – P10		
<i>Area</i>	<i>Existing Material</i>	<i>Intended Repair</i>
Bookcase shelves	Painted softwood.	Carefully remove shelves to allow access to repair walls and reinstate on completion.

	Walls	Decorative wallpaper (dating to circa 1970) on lime plaster on masonry walls.	Remove lining paper. Remove water damaged and debonded lime plaster from the walls and replaster with new lime plaster.
	Decoration	All surfaces.	Supply and hang lining paper. Emulsion paint to walls and ceiling. Prepare and repaint all woodwork.
4.0	First Floor Bathroom – See Photos P11 – P14		
	<i>Area</i>	<i>Existing Material</i>	<i>Intended Repair</i>
	Ceiling	Two coat lime plaster on laths on softwood joists. Finished with painted lining paper.	Strip lining paper, remove loose and debonded plaster from laths. Replace water damaged / deformed laths. Reapply two coat lime plaster.
	Walls	Decorative wallpaper (dating to circa 1970) on lime plaster on masonry walls. Area of lath and plaster wall to the side of the chimney breast (see floor plan). Ceramic tiles to shower, bath and sink splashback. High softwood skirtings.	Allow to strip decorative paper. Remove ceramic wall tiles. Remove water damaged and debonded lime plaster from the walls and replaster with new lime plaster. Remove water damaged and debonded lime plaster from wall laths. Refinish wall with new lime plaster. Retile walls to bath, shower and splashback. Remove water damaged skirting sections, dry and reuse where possible, replace with pattern matched sections as required.
	Decoration	All surfaces.	Supply and hang new decorative paper to walls. Hang lining paper to ceiling. Emulsion paint to ceiling. Prepare and repaint all woodwork.

5.0 Kitchen – See Photos P19 & P20			
<i>Area</i>	<i>Existing Material</i>	<i>Intended Repair</i>	
Ceiling	Suspended ceiling consisting of modern softwood framing faced with plasterboard and gypsum plaster skim.	Allow to remove and dispose of existing ceiling. De-nail joists, supply and fix new 12.5mm plasterboard to ceiling joists. Scrim all joints and apply skim coat of plaster.	
Decoration	All surfaces.	Emulsion paint to new ceiling. Prepare and repaint all woodwork.	
6.0 Breakfast Room / Lounge – See Photos P21 – P24			
<i>Area</i>	<i>Existing Material</i>	<i>Intended Repair</i>	
Ceiling	Two coat lime plaster on laths on softwood joists. Finished with painted lining paper.	Strip lining paper, remove loose and debonded plaster from laths. Replace water damaged / deformed laths. Reapply two coat lime plaster.	
Perimeter Coving	Moulded in situ plaster plain radius cornice.	Take cast of remaining plaster cornice. Obtain new section of cornice pattern matched to the existing by specialist supplier. Fix new sections of plaster and join to existing.	
Walls	Painted lining paper on lime plaster on masonry.	Strip lining paper. Remove water damaged and debonded lime plaster from the walls and replaster with new lime plaster.	
Decoration	All surfaces.	Hang lining paper to walls and ceiling. Emulsion paint to ceiling and walls. Prepare and repaint all woodwork.	
7.0 Basement Lounge – See Photos P27 – P29			
<i>Area</i>	<i>Existing Material</i>	<i>Intended Repair</i>	
Walls	Painted gypsum plaster skim / renovating plaster over lime plaster masonry.	Remove water damaged and debonded lime plaster from the walls and replaster with new lime plaster.	

	Decoration	All surfaces.	Emulsion paint to ceiling and walls. Prepare and repaint all woodwork.
8.0	Basement Hallway – See Photos P30 & P31		
	<i>Area</i>	<i>Existing Material</i>	<i>Intended Repair</i>
	Walls	Painted gypsum plaster skim / renovating plaster over lime plaster masonry.	Sand down proud edges and fill cracks with gypsum based filler.
	Ceiling	Gypsum plaster on plasterboard. Modern plaster coving.	Fill ceiling cracks with suitable gypsum based filler ready for redecoration.
	Decoration	All surfaces.	Emulsion paint to ceiling and walls. Prepare and repaint all woodwork.
9.0	Basement Lobby		
	<i>Area</i>	<i>Existing Material</i>	<i>Intended Repair</i>
	All Areas	Gypsum plaster on walls and ceilings.	Localised plaster repairs. Where lime plaster is encountered this is to be repaired with lime plaster on a like for like basis.
	Decoration	All surfaces.	Emulsion paint to ceiling and walls. Prepare and repaint all woodwork.

TRADITIONAL REPAIR MATERIAL SPECIFICATION

General Repair Principles

All repairs are to be carried out by a competent contractor experienced in working with traditional materials and on historic and listed buildings.

All repairs are to be carried out with materials that will match existing, with particular reference to the repair of brickwork and plaster. Lime mortars and plaster are to be used and finished with permeable paint to allow the structure to breathe. High vinyl paints, wallpapers, etc, are not to be used.

All repairs to traditional plaster / render to be carried out in matching materials as follows:

Repairs to Lath and Plaster Ceilings and Internal Walls

Remove de-bonded and severely cracked plaster from ceiling, leaving lathes in place where possible.

Re-plaster as necessary as follows:

Apply new 3 coat lime plaster finish to consist of:

- Haired lime and sand render coat 1:3 mix
- Sand and lime float coat 1:3 mix
- Lime and water finish coat trowelled smooth

Fill fine cracks in lime plaster conservation filler as follows:

- Clear any loose material from the surface you are repairing. Lightly moisten the area with a water spray bottle
- Apply a very thin layer over the repair area, use a credit card or flexible wall-paper scraper to work the material into the void being repaired.
- As the filler dries, wipe off the excess with a sponge to produce a smooth and flush repair.
- Repeat the process for larger repairs (Above 2mm), building layers until the damage is completely filled.

Repairs to Wall Plasters

Hack off existing wall plaster / render 75mm either side of crack in masonry substrate. Rake out cracked joints and re-point with 1:3 lime sand mortar.

Apply new 3 coat lime plaster finish to consist of:

- Haired lime and sand render coat 1:3 mix
- Sand and lime float coat 1:3 mix
- Lime & water finish coat trowelled smooth

Brickwork Pointing Repairs

Rake out cracked joints and re-point with 1:3 hydraulic lime sand mortar. New mortar to be packed firmly into the joint and surplus mortar struck off so that it is flush with the edge of the adjoining brick. When the mortar is starting to set it should be compacted with a brush to leave a rough slightly recessed surface. It is important that the brick edges, no matter how worn, are not covered with mortar such that the joints would appear wider than they actually are. With lime mortar the brickwork should be dampened first before pointing to ensure the even set of the mortar and at the right speed.

Bucket handle, weathered or struck pointing is NOT acceptable.

NB: The brickwork has been extensively repointed in what appears to be a sand cement mortar over the lime which in some areas is becoming de-bonded and falling from the joints.