



SCHEDULE OF WORKS

CHESPOOL HOUSE

CHESBOULE LANE

GOSBERTON RISEGATE

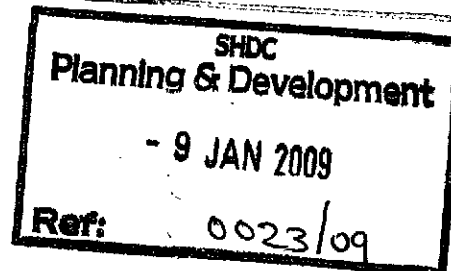
SPALDING

LINCS

PE11 4EU

FOR

MR OWEN TYLER



	SCHEDULE OF WORKS		
1.00	GENERAL:		
1.01	Scope of Works: The scope of works comprises: repairs and renovations to the external and internal fabric of a Grade II listed farmhouse including brickwork re-pointing, re-roofing and window & door repairs/replacement.		
1.02	Co-ordination: This Specification is to be read in conjunction with all Architectural and Structural drawings and specifications.		
1.03	Content: The Contractor shall include for all work shown, described or apparent as being necessary for the complete and proper execution of the Works. Any work that may not be specifically shown or specified, but may reasonably be inferred as necessary to carry out the works shall be deemed to be included.		
1.04	Materials, Goods and Workmanship: Materials, goods and workmanship shall be of the best quality for their respective kinds and those for which there is a British Standard or Code of Practice (reference herein as BS or CP), shall comply fully therewith unless otherwise stated.		
1.05	Plant, Scaffolding and Equipment: The contractor shall provide and maintain all the full scaffolding, hoists, ladders, staging tackle, tarpaulins, tools, vehicles and other plant (mechanical and otherwise) necessary for the satisfactory completion of the works and such plant, scaffolding and equipment etc shall conform in all respects to the requirements laid down under the appropriate Safety Regulations and the Safety at Work Act. The contractor shall take particular care to ensure that such plant, scaffolding and equipment etc necessary for the works shall not cause any damage to the fabric, furniture or fittings inside and outside and fit protective caps where scaffolding adjoins masonry. Any damage so caused shall be the entire responsibility of the contractor and shall be made good at his expense to the satisfaction of the Employer. The contractor shall allow for altering, adapting and maintaining such plant, scaffolding and equipment etc as necessary and for eventually removing them and making good.		
1.06	Clearing Away and Protection: The contractor shall take down and clear away all plant and temporary work including sheds, offices and sanitary accommodation etc unless otherwise described and make good. The contractor shall remove all rubbish, debris and surplus materials from the site as it accumulates and at the completion, clean down all surfaces including those on the affected portion of the existing building, remove any paint splashes, cement or mortar droppings or any other deleterious material which may have accumulated both internally and externally, remove all stains and touch up paintwork and polished work, clean all windows internally and externally and leave the house and it's environs in a clean and tidy condition to the satisfaction of the Employer at completion.		
1.07	Approval: All works are to be carried to the approval and satisfaction of the Local Authority Conservation Officer.		

2.00

ROOFING WORKS

2.01

Removals: To existing pitched roof areas and lean-to's, carefully strip off existing Slate and Clay pan tile roof coverings including ridge tiles and set aside for re-use. Discard and remove any damaged slates or pan tiles from site. Pan tiles to be set-aside for re-use on the barn re-roofing works.

Carefully remove existing timber battens and set-aside sound ones for re-use. Discard and remove any rotten or damaged battens from site.

2.02

Roof Structure: Generally check existing roof structure (rafters, purlins, ceiling joists, collars etc) for damage, decay or insect infestation.

Cut out any decayed timber and add a new section of timber (size to match existing) alongside to form a partner to the original bolting through with 4No 10mm bolts. The lap should be 700mm passed any decay.

Similarly to any damaged timber, provide and fix a new section of timber (size to match existing) alongside the damaged section to form a partner to the original bolting through with 4No 10mm bolts. Again, the lap should be 700mm passed the damaged area.

Thoroughly check all existing roof fixings and re-nail any loose fixings using Copper nails to prevent 'nail rot'.

Note: No cutting of historic joinery will be permitted until the exposed, roof structure has been inspected by and any cutting determined and agreed by the Local Authority Conservation Officer. The introduction of additional timbers and consolidation of the original roof structure will always be in preference to cutting.

2.03

Wallplates: Check all existing wallplates for damage or decay. Cut out any decayed or damaged areas and replace with new to match existing. Where the plate meets the existing, a half lapped joint 600mm long should be formed to connect these bolted through with 4No 10mm bolts.

2.04

Timber Preservation: Inspect existing structural timbers and wallplates for infestation. Spray-treat all existing structural timbers and wallplates as required to prevent future infestation. This work to be inspected and carried out by a specialist timber treatment and preservation contractor.

2.05

Roofing Felt & Battens: Provide and fix to existing rafters, proprietary breathable roofing felt in accordance with manufacturer's instructions.

Re-fix existing and/or provide and fix as necessary, new treated softwood battens to match existing all fixed using copper nails. Battens to be gauged to suit slate/tile sizes.

2.06	Roof Coverings: Re-fix all existing Slate roof coverings to areas previously slated using copper nails. Provide and fix good quality reclaimed slates as found necessary all to match existing. Provide and fix to previously Pan tiled roof areas, new hand-made Clay Pan Tiles to match existing using copper nails. Pan tile sample to be submitted to the Local Authority Conservation Officer prior to ordering. Re-bed existing ridge tiles in lime/sand mortar (specified elsewhere) replacing any damaged tiles with good quality reclaimed ridge tiles to match existing.		
2.07	Flashings: Check all existing flashings at abutments. Re-provide mortar fillets where removed to replace roof coverings using lime/sand mortar (specified elsewhere). Check all existing lead soakers and provide new between each slate or tile where missing in Code 5 lead, fixed into position and turned up the wall face. Re-dress all existing lead flashings around chimneys and at abutments to follow original pattern following re-pointing of brickwork.		
2.08	Gutters & Downpipes: Check, clean, adjust and repair as necessary all existing Cast Iron gutters and downpipes together with all existing 'Rise & Fall' brackets. Replace any damaged goods with new as necessary all to match existing. Take down and remove all existing Upvc guttering, downpipes and fixings together with any timber fascias used for mounting gutters. Make good to and re-point all existing brickwork behind fascias as specified elsewhere. Provide and fix new Cast Iron gutters and downpipes all to match existing mounted on 'Rise & Fall' brackets.		

3.04	Brickwork Repair to Diagonal Crack: To existing diagonal crack in the brickwork to the front elevation, rake out existing mortar joints as necessary and provide and insert to every fourth bed joint as recommended by Structural Engineer, 'Helifix' or similar structural repair system to stitch existing crack. Re-point all existing mortar joints as described in 3.01 above. All work to be carried out in strict accordance with manufacturer's instructions and to the structural engineer's specification.		
3.05	Brickwork Repair above Drawing Room Window: To brick panel and 'bulging' soldier course above front Drawing Room window, repair using 'Helifix' system as described in 3.04 above and re-point as described in 3.01 above. All work to be carried out in strict accordance with manufacturer's instruction and to the structural engineer's specification.		

4.00	EXTERNAL CARPENTRY & JOINERY		
4.01	Generally: Moisture content of timber to be not more than 18% at time of fabricating and erection and until completion. All timber replacement shall be on a like for like basis (ie: pine for pine or oak for oak etc) in preservative treated impregnated softwood or well seasoned hardwood. All joinery works to be carried out by J T Ward Ltd of Holbeach.		
4.02	Sash Windows: To all existing sash windows to front elevation and single sash window to rear elevation, cut out all rotten and decayed timber and replace with new timber to match existing, properly scarf jointed.		
4.03	Kitchen Window: To existing Scullery Window adjacent to rear door, remove existing single glazing pane where previous window bars have been lost and replace with 4No new glazed panels and timber window bars to match existing remaining bars.		
4.04	Landing Window: To existing single landing window of the first floor rear elevation, cut out all rotten and decayed timber and replace with new timber to match existing, properly scarf jointed.		
4.05	Front & Rear Doors: To existing front and rear entrance doors, carefully take out and remove existing doors leaving existing part chamfered frames intact. To existing frames, cut out all rotten and decayed timber, particularly at the base of the frames, and replace with new timber to match existing, properly scarf jointed. Provide and install to each opening, new planked Ledged and Braced timber doors constructed from high quality properly aged softwood and comprising 4No planks with a single read moulding between planks – see separate detail. Supply and install new door ironmongery to match existing 'T' hinges and Suffolk latches etc.		
4.06	Side Entrance Door: To existing side entrance door, carefully take out existing door and set-aside for re-use. To existing frame, cut out all rotten and decayed timber, particularly at the base of the frame, and replace with new timber to match existing, properly scarf jointed. Fully restore existing door, cutting out and replacing any rotten or decayed timber and re-hang in existing frame using door ironmongery to match existing 'T' hinges and Suffolk latches etc.		

5.00	INTERNAL WORKS		
5.01	Kitchen / Shower Room Door: To contemporary doorway between existing Dining Room and Shower Room, take out and remove existing door and frame and brick up existing door opening using reclaimed bricks bedded in lime mortar as previously specified. To all new brickwork, make good as necessary and supply and apply a proprietary renovating plaster in strict accordance with manufacturer's instructions to same thickness as existing. Allow for making good to any existing plaster finishes as necessary including forming a dovetail key and finishing new work to old with a neat smooth flush joint.		
5.02	Fireplace in Kitchen: Carefully demolish existing modern brickwork walling to expose original fireplace. Make good as necessary to exposed fireplace and chimney brickwork using reclaimed bricks bedded in lime mortar as previously specified. Re-point existing brickwork as necessary using lime mortar as previously specified. To existing chimney, supply and install stainless steel flue liner in strict accordance with manufacturer's instructions and leave ready for installation of AGA or similar type oven range. Note: This work should only be carried out following inspection and agreement by the Local Authority Conservation Officer.		
5.03	Ceiling to Kitchen Entrance Area: To existing side entrance area to Kitchen, make good as necessary to existing Lath and plaster ceiling using original laths where possible otherwise, new laths to match existing and re-plaster in lime plaster to match original.		
5.04	Rear Lobby Ceiling: To rear Lobby, carefully take down existing collapsing lath and plaster ceiling where necessary to expose decayed timber ceiling joists and wallplates. Where possible, set-aside laths for re-use. To exposed ceiling joists and wallplates, carry out repairs / replacements as previously specified under items 2.03 – 2.05 Make good as necessary to existing ceiling using original laths where possible otherwise, new laths to match existing and re-plaster in lime plaster to match original.		
5.05	Central Heating Boiler: To existing Hallway adjacent to Shower Room doorway, provide and install suitably sized oil fired boiler. Provide and install new central heating pipework as necessary to connect to existing heating system. Pipe runs to be routed through existing ceiling void in Shower Room and bricked up doorway. NOTE: All new pipework runs and location of boiler flue to be discussed and agreed on site with Local Authority Conservation Officer and all necessary Listed Building Consents obtained prior to commencement of central heating works.		

5.06	First Floor Ceilings: To existing First Floor areas, carefully take down existing bowed lath and plaster ceilings where necessary. Where possible, set-aside laths for re-use. To exposed ceiling joists where bowed, carry out repairs / replacements as previously specified under items 2.03 – 2.05 to strengthen timbers and remove bow. Make good as necessary to existing ceilings using original laths where possible otherwise, new laths to match existing and re-plaster in lime plaster to match original. NOTE: All existing lath and plaster ceilings to be retained where possible and laths where bowed, re-attached to strengthened ceiling joists.		
5.07	Plasterwork: To Bedrooms 2 & 3, repair and make good to existing plaster finishes as necessary using lime plaster to match existing. Allow for cutting out cracks and damaged sections to a minimum width of 50mm, forming a dovetail key and finishing new work to old with a neat smooth flush joint.		
5.08	Contemporary Internal Woodwork: To Kitchen, Dining Room, Shower Room and Bedrooms 2 & 3, take out and remove existing modern hardboard and sliding doors and replace with reclaimed panelled doors to be supplied by the employer. Take out and remove existing 1960's skirting boards and architraves and replace with period moulded timber – profiles to be agreed.		
5.09	Dining Room Fireplace: To existing fireplace in Dining Room, carefully take out and remove existing contemporary coal fireplace to expose original fireplace. Make good as necessary to exposed fireplace and chimney brickwork using reclaimed bricks bedded in lime mortar as previously specified. Carefully carry out repair and renovation work to restore original fireplace. All work to be carried out in consultation with the Local Authority Conservation Officer.		
5.10	Dining Room / Rear Hall Doorway: To existing doorway between Dining Room and Rear Hall, carefully demolish the modern infill brickwork (which has previously been built to reduce the door opening width), to return the door opening to its former width. Make good as necessary to all surrounding brickwork using reclaimed bricks bedded in lime mortar as previously specified. Allow for making good to any existing plaster finishes as necessary using lime plaster to match existing and including forming a dovetail key and finishing new work to old with a neat smooth flush joint. Check existing lintel over original opening and if found necessary, supply and install precast concrete or other lintel in consultation with the Local Authority Conservation Officer.		