

# Shayne Andrews Design and Architecture Ltd.

18 FULMAR COURT,  
SPALDING.  
PETERBOROUGH.  
PE11 7AJ. M:-07713003441

E:-shayne@designandarchitectureltd.co.uk  
Company Reg No. 06969616

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## Scope Of Works Removal of Timber Flooring and Floor Joists, With the Construction of New Sleeper Walls and Floor Joist.

Applicant:- Mr M. Jarrett.

Address:- Seas End Hall. Moulton Seas End. Spalding. PE12 6LB

Our Ref:- SA/MLJ/001/2025

Date:- 19<sup>th</sup> Oct 2025

Proposal:- Restoration of Historical Building Internal and External (Grade II)

Principal Contractor: Hardy and Hughes Ltd

Revisions: -



Existing Planks to be reused within house as already approved.

# Scope of Works Specification

## 1. Description of Works

- The works comprise the careful removal and replacement of defective timber floor structures within the Room 16 of seas End Hall, a Grade II listed building, including the following key elements:
- - Removal of existing timber floorboards and defective joists.
- - Retention and protection of the existing sleeper wall and two existing large timber beams (as identified on drawings).
- - Construction of four new sleeper walls, maintaining appropriate air gaps for ventilation.
- - Installation of new treated timber joists and associated structural floor elements.
- - The fitting of new flooring as previously approved.
- All works are to be carried out in accordance with heritage conservation best practice and under the supervision of the project architect and/or local authority conservation officer as required.

## 2. Preliminary Requirements

- - Listed Building Consent: No works to be started PRIOR to and subject to with approved Listed Building Consent and any conditions attached.
- - Site Inspection: Contractor to inspect site and verify all dimensions and conditions prior to commencement.
- - Protection: Protect all retained structural elements, walls, finishes, and fixtures from damage and moisture ingress throughout the works.
- - Temporary Support: Provide temporary propping and supports as necessary during removal and installation to ensure structural stability.

## 3. Demolition and Removal Works

- - Carefully remove all existing floorboards and floor joists identified as defective or rotten.
- - Avoid damage to adjacent masonry, sleeper walls, and retained beams.
- - All debris to be removed from site in accordance with Hardy and Hughs and environmental regulations.
- - Retain the existing sleeper wall and the two large timber beams in situ.
- - Provide photographic record before, during, and after removal for conservation records.

#### **4. Construction of New Sleeper Walls**

- - Construct four new 100mm sleeper walls in solid brickwork to match Room 17 as shown in pictures on drawing, lime mortar to be used as to match existing.
- - Height/size and alignment to follow existing subfloor structure to ensure consistent bearing levels.
- - Provide air gaps within sleeper walls as shown on drawings and in accordance with Building Regulations (Part C – Site Preparation and Moisture).
- - Sleeper walls to include damp-proof course (DPC) where appropriate, ensuring compatibility with heritage materials.

#### **5. Installation of New Floor Joists**

- - Supply and install new treated softwood floor joists (C16/24 grade, kiln-dried, pressure-treated). Size to match existing
- - Joist dimensions to match existing or as specified.
- - Joists to bear onto sleeper walls and existing beams with proper bearing of minimum 90mm.
- - Provide DPC or damp-resistant strip between joist ends and masonry bearings.
- - Fix noggins and strutting as required to prevent twisting or lateral movement.
- - Ensure levels and alignment match retained structural members.

#### **6. Floor Decking / Boards**

- - Supply new floorboards as approved.
- - Boards to be secret nailed or screwed to joists.
- - Sand and finish in accordance with conservation specifications (avoid modern polyurethane finishes unless approved).

#### **7. Ventilation and Moisture Control**

- - Ensure subfloor voids are ventilated via existing or new air bricks, grilles, or ducts, maintaining free airflow across all voids.
- - Verify that external ground levels do not obstruct ventilation openings.
- - Where necessary, install additional cross-ventilation ducts between sleeper wall cavities.

## **8. Workmanship and Materials**

- - All timber to comply with BS 4978 and BS EN 14081 for structural grading.
- - All materials and workmanship to be in accordance with BS 8000 (Workmanship on Building Sites) and BS 7913 (Conservation of Historic Buildings).
- - Use lime-based mortars where interfacing with existing heritage masonry.
- - No cement-based mortars or modern plastic membranes to be used unless approved by the conservation architect.

## **9. Quality Assurance and Inspections**

- - Notify Shayne Andrews Design and Architecture Ltd prior to covering up any new works not seen or inspected.
- - Maintain detailed records of all materials used and methods applied.
- - Allow access for conservation officer inspections as required.

## **10. Completion**

- - Remove all temporary works and make good, disturbed finishes.
- - Provide certification of timber treatment, structural adequacy (if required), and waste disposal.
- - Submit photographic record and as-built documentation.

## **11. Timber Woodworm Treatment**

- - Inspect all retained and new timber elements for evidence of wood-boring insect infestation.
- - All affected areas to be treated using an HSE-approved woodworm treatment product suitable for use in heritage buildings.
- - Treatment to be carried out by a qualified specialist contractor in accordance with the manufacturer's recommendations.
- - Ensure all timbers are clean, dry, and free from surface coatings before treatment.
- - Apply treatment by brush, spray, or injection depending on timber condition and infestation severity.
- - Allow treated areas to dry thoroughly before installation of new flooring or coverings.
- - Provide certification of treatment and a minimum 10-year guarantee on completion.

## **12. Specification for Treatment of Rotten and Woodworm-Affected Timbers**

- **Scope:** Covers identification, assessment, and remedial treatment of rotten or decayed timbers and timbers affected by wood-boring insects. Compliance with BS 7913:2013 required.
- **Assessment:** Survey timbers, record defects, determine structural importance, photograph documentation.
- **Treatment of Rotten Timbers:** Remove loose wood, check structural integrity, dry timbers, apply fungicidal preservatives, use resin consolidation or splicing for severe decay.
- **Treatment of Woodworm-Affected Timbers:** Confirm active infestation, clean surfaces, drill if needed, apply approved treatment via brushing, spraying or injection, allow to dry, re-inspect, provide written certification.
- **Replacement or Reinforcement:** Splice, scarf, or replace severely damaged timbers with treated timber of matching species and grade, maintaining original load paths.
- **Documentation:** Keep detailed records of surveys, methods, products used, photographs, and completion certificate.
- **Health and Safety:** Use trained personnel, PPE, ensure ventilation, and safe disposal of waste.