

Schedule of Repairs



Job No 972
Job Name 1 Radstock Farm Cottages

Employer Mr Richard and Helen Winter

The Byre Lantern Courtyard
The Street Bramley
Hampshire RG26 5DE

Project Repairs to Roof, Timber Frame and External Walls

Schedule No: SCH-01

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Item No:	Works	Costs - £.p.
1.00	Preamble	
1.01	Property and History: 1 Radstock Farm Cottages is a grade II listed two storey part timber frame residential building, dating from the early 17th century, of considerable architectural and historical significance. The property is semi-detached with the neighbouring house, 2 Radstock Farm Cottages however, the attached neighbouring cottage is not listed. The timber frame part of the building constitutes the oldest part of the cottage. This was probably first extended towards to end or at the 19th century or at the beginning of the 20th century. The property was altered and extended during second half or late 20th century, which included a single storey extension. The building was subsequently listed in 1989. In 1996 planning permission and listed building consent were granted for works which included the removal of the single storey extension and for its replacement with a new two storey extension to the north west side of the building, which exists today (believed to have been constructed within 5 years of the granting of planning permission and listed building consent and completed by autumn 2001). As part of the permitted works, internally, the cottage was extensively renovated between 1996 and 2001. This work included the dry lining of the internal faces of the external walls which conceals earlier finishes or previously exposed elements of the timber frame. The former north east external wall and timber frame to the earliest part of the house is concealed by the later 19th/early 20th century two storey extension. Remains of the now concealed infill panels between the timber frame to this north east wall confirm that these infill panels were previously constructed from wattle and daub using interwoven hazel branches covered with a clay base coat render reinforced with straw which is finished with a lime render coat. It is likely that all the infill panels to the whole of the original cottage were once wattle and daub but later changed to brickwork when the previous modern pebble dash render was applied during the earlier part of the twentieth century.	
1.02	Defects to the External Structure and Fabric: Individual elements of the existing exposed external timber frame to the south west elevation and north west gable are decayed/defective and need to either be replaced or repaired. To facilitate the repairs and create access to replace existing timber frame members, certain rendered infill panels will need to be removed (including the brickwork background to the render finish) and then rebuilt/re-rendered following the timber frame repairs. The external rendered plinth below the sole plate to the timber frame has some cracks and defects to the render finish and has previously been painted with	

	what is likely to be an impervious nonbreathable impervious paint system. The external rendered chimneystack to the north west gable CH02 is a later addition to the original house constructed over and in front of the earlier timber frame. The chimney has a number of faults that are allowing moisture to penetrate the structure and fabric, including defective render, which are affecting the fireplace and finishes to the internal faces of external walls in the dining room and in the hall. The render finish to the chimneystack is severely affected by rust staining from later steel straps, which it is presumed were subsequently added to tie the chimney to the timber frame. The exposed brickwork head to the chimneystack has a slight lean outwards. The plain clay roof covering to the earlier part of the house has isolated slipped or missing tiles along with some uneven tiles, particularly around the central chimneystack CH01 which straddles the ridge line over the separating wall between the two semi-detached properties. The existing ridge tiles appear to be loose. Mortar fillet flashings, at the junctions between the two brickwork chimneystacks and the tile roof coverings, are cracked, detached and loose. Wall finishes to the north east internal wall in G02 Living Room and also in G07 WC at ground floor level have been damaged at low level by penetrating damp and now require attention		
1.03	Scope of Works - Repairs: Following inspections of the existing external structure and fabric, the following repairs are recommended: - Repair the existing plain clay tile roof covering, including the ridge tiles. - Remove the chimneystack mortar fillet flashings and replace with new lead abutment flashings, saddles and aprons. - Repoint verges to gables. - Repair/renew rainwater goods. - Remove identified existing infill panels (render and brickwork) between the timber frame to facilitate the repair of the timber frame elements. - Repair the exposed external timber frame, including new oak sections/cover pieces. - Reinstate removed brickwork/render infill panels. - Repair the external rendered plinth. - Remove the existing corroded metal strapping and existing render from north west gable chimneystack, repair the brickwork substructure and re-render. Fix new stainless steel strapping. - Complete external redecoration/painting to both the older and later 20th century parts of the house to the front south west elevation and side north west gable elevations. Remove existing impervious paint finishes and replace with breathable paint systems. - Repair/make good internal finishes, damaged by damp/moisture ingress, and redecorate locally.		
1.04	Coordinated information: The works are to be carried out and completed in full accordance with this schedule of repairs and the following drawings/documents: Morse Webb Architects: Drawings: 972-001-PL00 Location and Block Plans 972-002-PL00 Floor Plans As Existing 972-003-PL00 Front (South-West) Elevation As Existing 972-004-PL00 Side (North-West) Elevation As Existing – Original Cottage 972-005-PL00 Side (North-West) Elevation As Existing – 20th Century Extension		

	• 972-006-PL00 Rear (North-East) Elevation As Existing • 972-007-PL00 External Photos of Building Condition As Existing • 972-008-PL00 Internal Photos of Building Condition As Existing • 972-012-PL00 Floor Plans – Repairs • 972-013-PL01 Front (South-West) Elevation Repairs • 972-014-PL01 Side (North-West) Elevation Repairs – Original Cottage • 972-SK01-PL01 Front (South-West) Elevation - Opening Up • 972-SK02-PL01 Side (North-West) Elevation Repairs – Opening up • Documents: • 972-External Condition Survey-CS01-PL00-Report-240311 • 972-1 Radstock Farm Cottages - Heritage Statement-PL01-240822 • 972-1 Radstock Farm Cottages - Design And Access Statement-PL01-240822 Structural Engineer – SFK Consulting: Drawings: • 23093-SFK-RAD-XX-DR-S-0100-P1 • 23093-SFK-RAD-XX-DR-S-0101-P1 • 23093-SFK-RAD-XX-DR-S-0102-P1 Documents: • SFK Report No. 23093.R01A Inspection Report • SFK Report No. 23093.R02 Oak Specification Materials specialist – Hutton and Rostron: Documents: • 159-77 1 Radstock Cottage Rpt - PH - MERGED. Drill survey report Paint removal suppliers – Peelaway: Documents: • Peelaway Brochure 2021 • Peelaway 7 Instructions And Application Breathable paint system suppliers – Earles: Documents: • APPLICATION-EARLES-LINSEED-OIL-MATT-EMULSION • TDS-EARLES-LINSEED-OIL-MATT-EMULSION		
1.05	Initial Opening Up for Investigation: Selected localised/isolated areas of the existing external and internal structure and fabric are to be temporarily opened up to inspect and investigate existing hidden/concealed details and materials to reveal building condition, relating faults and their cause. The locations of this opening up works are identified on drawings 972-SK01 – Front (South West) Elevation – Opening Up; 972-SK02 Side (North West) Gable Elevation –		

	Opening Up and 972-012 Floor and Roof Plans - Repairs		
2.00	Preliminaries		
2.01	Provide management for the repair works on site (working site foreman).		
2.02	Provide temporary fencing to secure/protect the works area.		
2.03	Provide high level access/masonry scaffolding.		
2.04	Provide temporary protection to personnel during the works.		
2.05	Provide temporary protection to the existing structure and fabric, including weather protection, during the works to prevent water ingress, impact damaged and constructional wear and tear.		
2.06	Provide all temporary support during the works.		
2.07	Allow for contractor's duties, responsibilities and requirements under the current Construction Design and Management 2015 (CDM) Regulations. Contractor to be appointed by the client as Principal Designer for both CDM and Building Regulations.		
2.08	Allow for complying with all current Health and Safety requirements.		
2.09	Prior to commencing the repair works take measurements and photographs of the two chimneystacks, roof coverings, rainwater goods, south west elevation and north west gable elevation, the associated timber frame, the individual timber frame elements to be replaced/repared, associated infill panels, external wall plinth, internal finishes to be replaced, repaired or made good. This will be used as an existing record for the purpose of rebuilding, reinstating and making good to match existing on a 'like for like' basis.		
2.10	Potential hazards: Services: i. Externally fixed services including live electrical cables, water supply pipes and gas supply pipes. ii. Notify the relevant utilities authority with regards to works affecting mains supplies/equipment. iii. The mains electrical supply is to be turned off/isolated whilst the repair works are being carried out. iv. Contractor to forward proposals/risk assessment relating to the turning off/isolating of the services and for safe working practices in the vicinity of a known hazards. Hazardous Materials i. Potential concealed asbestos.		
	EXTERNAL		
3.00	Chimneys CH01 and CH02		
3.01	Remove all existing cowls from chimneypots and cart away. Supply and fix 3 No. new painted stainless steel bird/rain-proof cowls – colour terracotta.		
3.02	Rake out and repoint 100% exposed brickwork chimneystacks CH01 and		

	CH02 above roof covering level with lime mortar to approved samples.		
3.03	Check the condition and security of all existing chimney pots at high level and report. Check mortar flashing around each pot.		
3.04	Remove the existing television aerial and associated cables and cart away Supply and fix 1 No. new digital television aerial to chimneystack CH01 and connect to television aerial outlet(s) in G02 Living Room. Client to confirm specification of the new television aerial.		
3.05	Remove existing mortar fillet flashings to chimneys CH01 and CH02 and cart away. Supply and fix new milled code 4 lead saddles, aprons, soakers and stepped cover flashings. Stepped cover flashings to be turned in min 25mm into raked out mortar joints to the brickwork chimneystacks and secured with rolled lead wedges prior to pointing the brickwork with lime mortar.		
4.00	Roof Coverings		
4.01	Remove existing ridge tiles from the older part of the house only (17 th century) and set aside for reuse. Rebed and point salvaged existing ridge tiles in lime mortar to approved samples. Allow for replacing up to 5 No. defective existing ridge tiles beyond reuse with new clay ridge tiles to match existing on a 'like for like' basis bedded and pointed in lime mortar to approved samples.		
4.02	Allow for removing and relaying up to a maximum 2m ² existing uneven/slipped/ lifting plain clay tiles to the south west roof slope around chimney CH01 and set aside for reuse. Refix salvaged existing tiles in good/reuseable condition. Supply and fix up to 50 No. new handmade plain clay tiles to match existing on a 'like for like' basis to supplement the existing reused. Allow for replacing defective existing timber tiling battens in localised areas where tiles are removed and re-laid.		
4.03	Allow for removing and refixing up to 25 No. slipped/displaced existing plain clay tiles to the south west roof slope in their former positions.		
4.04	Supply and fix up to 25 No. new plain clay tiles to the south west roof slope to replace defective or missing tiles.		
4.05	Remove existing eaves tiles to 2 No. small gables to the south west elevation. Relay tiles and form new undercloak. Supply and fix new plain clay 'half' undercloak tiles.		
4.06	Verges: rake out existing mortar verges to 2 No. existing small gables to the south west elevation dormer windows and to the gable to the north west elevation either side of the chimney. Repoint with lime mortar to approved samples.		
5.00	Rainwater Goods		

5.01	Prior to repair, remove existing defective, loose, flaking paint finishes from existing aluminium and cast iron rainwater eaves gutters and downpipes. Assess condition of all rainwater goods and report.		
5.02	Repair 1 No. leaking joint in cast iron eaves gutter to south west elevation.		
5.03	Following assessment of the existing rainwater goods once the existing defective paint finishes have been removed, carry out localised/isolated repairs to ensure they are fully functional to falls without leaks to discharge into the below ground rainwater drainage system and are securely fixed to the building.		
6.00	Brickwork Infill Panels – south west front and north west side gable elevations		
6.01	Carefully remove existing render finish, using hand tools only, to individual infill panels as identified on the drawings and cart away. Do not damage brick below.		
	Carefully dismantle and remove the existing brickwork between timber frame members to individual infill panels, where render previously removed, as identified on the drawings. Set aside bricks for reuse.		
6.02	Following the repair of the timber frame (see section 7.00 below), reconstruct brickwork to infill panels previously removed bedded and pointed in lime mortar to approved samples. Allow for up to 75 No. new bricks to match existing on a 'like for like' basis to replace defective existing bricks beyond reuse. Confirm with the structural engineer to determine if the new brickwork is to be tied into the timber frame.		
6.03	Following the repair of the timber frame (see section 7.00 below), render over new/reinstated brickwork infill panels with new min two coat lime render to approved sample.		
7.00	Timber Frame and Associated Infill Panels		
7.01	Carry out repairs to individual elements of the existing timber frame to the front south west elevation and side north west gable elevation in full accordance with the structural engineer's proposals/drawings for: i. Removal of defective part sections to individual elements of the timber frame to full depth and replace with new timber sections to match the host timber species in detail and dimension to match the existing on a 'like for like basis. ii. Removal of defective whole individual elements of the timber frame between joints to full depth and replace with new timber elements to match the host timber species in detail and dimension to match the existing on a 'like for like basis. iii. Removal of defective existing capping pieces fixed over the timber frame below and replace with new timber capping pieces to match the host timber species in detail and dimension to match the existing on a 'like for like basis. Allow for new air dried/seasoned oak section (moisture content as specified by the structural engineer) for replacement timber sections, elements and capping pieces – available from Whippletree - https://www.whippletree.co.uk/. Apply a new 'breathable' linseed oil matt paint system to new elements of the		

	timber frame.		
8.00	External Plinth (original house – front south west & side north west gable elevations)		
8.01	Carefully remove 100% existing cement based render finish using hand tools only and cart away.		
8.02	Repair existing brickwork plinth – allow for: i. Rake out existing cement based mortars using hand tools only and cart away. Existing lime mortar pointing in good condition to be retained undisturbed in situ. ii. Carefully remove defective individual/isolated bricks beyond retention using hand tools only and cart away. iii. Bed in using lime mortar new individual handmade stock bricks to match existing on a 'like for like' basis to approved samples to replace defective removed. iv. Point previously raked out mortar joints with lime mortar to approved samples.		
8.03	Re-render the whole of the brickwork plinth with lime render to approved sample. Apply a breathable paint system over new lime render to avoid trapping moisture within the building fabric.		
9.00	External Chimneystack CH02		
9.01	Carefully remove 2 No. existing corroded metal straps and cart away.		
	Carefully remove 100% existing cement based render finish using hand tools only and cart away.		
9.02	Repair existing brickwork to chimneystack – allow for: v. Rake out existing cement based mortars using hand tools only and cart away. Existing lime mortar pointing in good condition to be retained undisturbed in situ. vi. Carefully remove defective individual/isolated bricks beyond retention using hand tools only and cart away. vii. Bed in using lime mortar new individual handmade stock bricks to match existing on a 'like for like' basis to approved samples to replace defective removed. viii. Allow for tying in the existing brickwork chimneystack to the structure of the side north west gable elevation of the original house in full accordance with the structural engineer's details following site inspection. ix. Point previously raked out mortar joints with lime mortar to approved samples.		
9.03	Re-render the whole of the brickwork chimneystack with lime render to approved sample.		
9.04	Supply and fix 2 No. new stainless steel straps to fix/retain existing brickwork chimneystack against the structure of the side north west gable elevation of the original house in full accordance with the structural engineer's details.		
10.00	External Decoration original 17 th century house and the later (1996-2001) north west extension – front south west elevation & side north west gable elevation		
10.01	Paint removal and preparation:		

	i. Carefully remove deteriorating/defective loose/detached, flaking/scaling and friable existing paint coatings/finishes, alongside all impervious paint finishes, and prepare surfaces in full accordance with the proposed paint manufacturer's detailed recommendations/specification, for the following previously painted existing surfaces: - Existing render infill panels retained in situ - Timber frame - Timber fascia boards, eaves under soffits and barge boards - Rainwater goods (eaves gutters and downpipes) – see item 5.01 above		
10.02	Paint removal systems: i. Supply and apply Peelaway 7 poultice paint removal system by Barretine Products to previously painted timber frame elements in full accordance with the paint removal manufacturer's detailed instructions/ recommendations - https://peelaway.co.uk/131/peelaway-7 - or equal approved. ii. Supply and apply Peelaway 7 poultice paint removal system by Barretine Products to previously painted timber sole plates in full accordance with the paint removal manufacturer's detailed instructions/ recommendations - https://peelaway.co.uk/131/peelaway-7 - or equal approved. iii. Supply and apply Peelaway 7 poultice paint removal system by Barretine Products to the previously painted brick plinths in full accordance with the paint removal manufacturer's detailed instructions/ recommendations - https://peelaway.co.uk/131/peelaway-7 - or equal approved. The paint removal system should be tested in small suitable areas as shown in Morse Webb Architects opening up sketches SK01 and SK02. The paint removal system should be applied to the test areas in full accordance with manufacturer's detailed instructions/ recommendations - https://peelaway.co.uk/131/peelaway-7.		
10.03	New paint systems: iv. Supply and apply new 'breathable' linseed oil matt paint system (colour - black) by Earles Traditional Paints to previously painted timber frame elements in full accordance with the paint manufacturer's detailed instructions/ recommendations - https://www.earlespaint.co.uk/linseed-oil-matt/ - or equal approved. v. Supply and apply new 'breathable' linseed oil matt paint system (colour - black) by Earles Traditional Paints to new oak timber frame elements in full accordance with the paint manufacturer's detailed instructions/ recommendations - https://www.earlespaint.co.uk/linseed-oil-matt/ - or equal approved. vi. Supply and apply new 'breathable' masonry paint system (colour - tbc) by Earles Traditional Paints to previously painted rendered infill panels in full accordance with the paint manufacturer's detailed instructions/ recommendations - https://www.earlespaint.co.uk/earles-breathable-masonry-paint/ - or equal approved. vii. Supply and apply new 'breathable' masonry paint system (colours - tbc) by Earles Traditional Paints to new lime render to infill panels and plinth in full accordance with the paint manufacturer's detailed instructions/ recommendations - https://www.earlespaint.co.uk/earles-breathable-masonry-paint/ - or equal approved. viii. Supply and apply new Dulux Trade Paints Quick Dry Opaque system to previously painted timber eaves fascias, soffit boards, barge boards, and exposed rafter feet in full accordance with the paint manufacturer's detailed instructions/ recommendations - https://www.duluxtradepaintexpert.co.uk/en/services/contractors - or equal approved.		

	ix. Supply and apply new Dulux Trade Paints Metalshield system with a gloss finish (colour – tbc) to existing previously painted rainwater goods (eaves gutters and downpipes) in full accordance with the paint manufacturer's detailed instructions/ recommendations - https://www.duluxtradepaintexpert.co.uk/en/services/contractors - or equal approved.		
	INTERNAL (G01 Hall, G02 Living Room, G03 Dining Room and G07 WC)		
	Works to be undertaken following completion of the external repairs/works detailed above.		
11.00	Existing Dry-lining - to internal faces of external walls		
11.01	Temporarily isolate and disconnect all electrical services from the walls affected by the works. Allow for the temporary removal of existing electrical fittings to facilitate the internal repair works and set aside for reuse.		
11.02	Carefully and temporarily remove existing joinery (including skirting boards, architraves, internal window cill boards) from the walls affected by the works and set aside for reuse.		
11.03	Carefully remove areas of existing plasterboard to external wall dry-lining in localised/isolated areas at low level where damaged (beyond repair/making good) by penetrating damp and cart away. Remove back to nearest existing supporting stud/batten.		
11.04	Check the condition of the existing supporting wall studs/battens and report findings. Allow for replacing sections of existing defective wall studs/battens beyond repair with new stud/batten sections to match existing on a 'like for like' basis.		
11.05	Allow exposed internal faces of external walls (rear of primary/historic timber frame and infill panels) to thoroughly dry out where affected by damp/moisture.		
11.06	Supply and fix new plasterboard linings to existing/replacement studs/battens to replaced existing defective linings removed. Supply and apply Gypsum plaster skim finish to new plasterboard in localised areas.		
11.07	Refix existing joinery in former positions previously removed to facilitate the works.		
11.08	Refix existing electrical fittings in former positions previously removed to facilitate the works, reconnect to electrical system, test and commission.		
12.00	Internal Decoration (G01 Hall, G02 Living Room, G03 Dining Room and G07 WC)		
12.01	Allow for 1 No. water-based matt emulsion mist coat in full accordance with the paint manufacturer's detailed instructions/ recommendations to all new plaster surfaces.		
12.02	Prepare and supply and apply 3 No. water-based matt emulsion full coats to all previously painted ceilings and walls to the whole room(s) in full accordance with the paint manufacturer's detailed instructions/ recommendations.		
12.03	Prepare, spot prime and supply and apply 1 No. solvent/oil-based undercoat and 2 No. finish coats (gloss/ satin/ matt to be confirmed) to all previously painted joinery (skirting boards, architraves, internal window cill boards and		

	external doors and doorframes) to the whole room(s) in full accordance with the paint manufacturer's detailed instructions/ recommendations.		
12.04	Prepare, supply and apply up to 3 No. coats of oil/stain to all previously oiled/stained internal doors and associated doorframes, architraves and skirting boards, staircase strings and balustrade and handrail.) to the whole room(s) in full accordance with the paint manufacturer's detailed instructions/ recommendations to all new plaster surfaces.		
12.05	Carefully remove deteriorating/defective loose/detached, flaking/scaling and friable existing paint coatings/finish from existing previously painted/stained/ oiled exposed elements of the timber frame and exposed beams and underside floor joists to the first floor Prepare, supply and apply new 'breathable' linseed oil matt paint system (colour - black) by Earles Traditional Paints to previously painted existing exposed elements of the timber frame and exposed beams and floor joists to the underside first floor in full accordance with the paint manufacturer's detailed instructions/ recommendations - https://www.earlespaint.co.uk/linseed-oil-matt/		
13.00	Completion		
13.01	Cleaning: Following the completion of the works, clean down the south gable to remove dirt and debris.		
13.02	Inspection at Practical Completion: prior to the striking of the scaffolding, allow the Contract Administrator to inspect the completed works.		
13.03	Scaffolding: clean down the scaffolding, strike and remove from site.		
13.04	Clear the site: leave clean and tidy.		