



ABSOLUTE ARCHITECTURE

Schedule of Works

for

Edward and Emily Levy
Parkers Cottage, Ward's Cross, Hurst, Wokingham, RG10 0DS

583_140

30th April 2024

Revisions: B	Revised by: SJS

ARCHITECTURE & INTERIOR DESIGN | RESIDENTIAL SPECIALISTS

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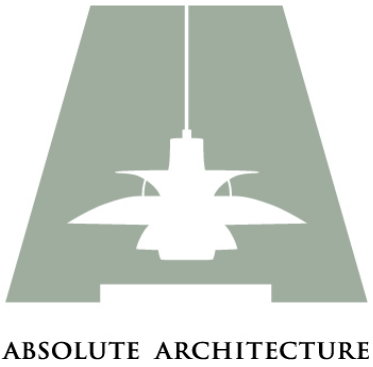
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RIBA 
Chartered Practice

Schedule of Works

Damp correction to the cottage

Job No.	583_140
Client Name:	Edward and Emily Levy
Property Address:	Parkers Cottage, Ward's Cross, Hurst, Wokingham, RG10 0DS
Date:	06-Jun-24



General Notes:

All materials, finishes and manufactured items to be installed in strict accordance with the supplier or manufacturer's recommendations.
Requests to substitute any material, finish or product to be submitted to the Architect for approval. All substitutions to be of equal quality and performance.

ITEM	DESCRIPTION:	IMAGE / NOTES:	PRIME COST / PC SUM:
1.0	EXTERNAL WORKS		
1.1	Install a french drain > 1m away from the southern and eastern perimeter of the cottage external walls, directly beneath the overhanging thatch roofline. Allow to excavate 300mm below the ground level and at least 400mm wide. Ensure there is a 1:40 fall to the trench and the walls of the trench are sloped. Line the trench with a water permeable landscape membrane, ensure there is sufficient coverage at the edges by around 300mm. To the bottom of the trench, lay 10-20mm sized aggregate and lay a perforated 100mm land pipe on top of the aggregate. Cover the pipe with 100mm of aggregate and then cover the aggregate with the remaining fabric to either side of the trench. To finish, cover over with more aggregate.		
1.2	Cut back foilage over shadowing the southeast elevation and dispose off site.		
2.0	ELEVATIONS		
2.1	Allow to remove paint and any loose friable render using soda-blasting by Beam Clean & Restore to allow breathability and enable the brickwork to dry. Remaining render to remain to avoid damage to the brick surface until the bricks have further dried.		
2.2	Once the walls have sufficiently dried out, brickwork and render to be painted with breatheable paint.		
3.0	CHIMNEY STACK		
3.1	Allow to repoint to chimney stack where necessary. Lime mortar to be used. For the purpose of tendering allow for full repointing.		
3.2	Supply and install bird guards to all open chimney tops.		
4.0	EXISTING WINDOWS		
4.1	Allow to ease and adjust all existing timber casement windows to ensure a smooth operation when opening.		
4.2	Remove all insulation strips used to seal drafts around windows and doors.		
4.3	Allow to overhaul and repair where necessary. Prepare ready for redecoration.		
5.0	EXISTING TIMBER FRAME		
5.1	Remove any paint to the existing timber frame. Process to be undertaken by Beam Clean & Restore. Specification appended to this schedule.		

6.0	HEATING		
6.1	Strip out any radiators to the cottage and dispose off site. Allow to make good any disturbed surfaces, to include replacement/repair of existing floorboards and wall surfaces with lath and plaster.		
6.2	Supply and install new infra-red heating system throughout the cottage. Type, size and location to be confirmed with the client. Contractor to provide proposals for CA approval. Power to fittings to be hardwired to a fused spur.	https://www.infraredheatersdirect.co.uk/news/infrared-panels-for-period-buildings/#:~:text=Infrared%20heating%20panels%20are%20uniquely,%2C%20shelves%20and%20half%2Dwalls.	
7.0	THATCHED ROOF		
7.1	Carefully strip out the existing ceilings to the cottage and dispose off site.		
7.2	Thatch repairs to be undertaken by Colegrave Thatching. Specification appended to this schedule.		



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