

CUERDEN HALL - REMEDIAL WORKS SCHEDULE							
DRAWING REF	ZONE REF	LEVEL/ ELEVATION	DEFECT REF	LOCATION / ELEMENT	DESCRIPTION OF WORKS	PRIORITY 1 - URGENT 2 - ESSENTIAL 3 - NECESSARY 4 - DESIRABLE	COST
WYATT WING - BASEMENT							
20004	ZONE 01	B	1	BARREL VAULT	FORMALISE CROWN SUPPORT OF BARREL VAULT AS IT HAS BEEN REMOVED TO FORM STAIRCASE.	2	££
20004	ZONE 01	B	2	JAMB OF DOORWAY INTO LIFT CUPBOARD	CONSOLIDATE MASONRY AROUND OPENING	3	£
20004	ZONE 01	B	3	QUADRIPARTITE VAULT	REMOVE CORRODING EMBEDDED STEEL BEAM	3	£
20004	ZONE 01	B	5	STONE SLAB SHELVING	CONSOLIDATE SHELVES IF KEPT	3	£
WYATT WING - ROOF							
20004	ZONE 01	R	17	SERVICE STAIRWELL	ACCESS REQUIRED TO ROOF OVER STAIRWELL. REPAIRS WILL BE REQUIRED TO NORTH WESTERN CORNER	2	££
20004	ZONE 01	R	8-10, 12-14	TRUSS BEARINGS	TRUSS SPLICE REPAIRS HAVE BEEN UNDERTAKEN. APPEAR TO WORK, DESK STUDY TO ASSESS CALCULATIONS AND DETAILS. IF NONE AVAILABLE UNDERTAKE INTRUSIVE INVESTIGATIONS TO CONFIRM.	4	££
WYATT WING - GROUND FLOOR							
20002	ZONE 01	GF	1, 6, 8	SINGLE STOREY NORTH EXTENSION	OVERHAUL OF RAINWATER HANDLING GOODS GENERALLY REQUIRED ON FLAT ROOF. RESOLVE SOURCE OF WATER INGRESS. REMOVE FINISHES IN CORNERS, ALLOW TO DRY OUT AND REPOINT WITH COMPATIBLE MORTAR. REFORM FINISHES.	2	££
20002	ZONE 01	GF	2	BEAM SEPARATING NORTH WEST EXTENSION FROM WYATT WING	INVESTIGATE CONDITION OF BEAM FROM ABOVE	2	£
20002	ZONE 01	GF	6	NORTH ENTRANCE	REPOINTING AND FABRIC REPAIR REQUIRED	3	£
20002	ZONE 01	GF	7	INTERNAL ENTRANCE	MICROGROUTING REQUIRED AT CROWN OF ARCH	3	£
20002	ZONE 01	GF	11	SOUTH EAST ROOM	CHECK CONDITION OF TIMBER BEAM ABOVE WATER INGRESS MARKS IN CEILING	2	£
20002	ZONE 01	GF	12	SOUTH EAST ROOM BAY WINDOW	CHECK CONDITION OF TIMBER BEAM ABOVE BAY WINDOW TOP DOWN FROM FIRST FLOOR	2	£
20002	ZONE 01	GF	14	SOUTH WEST ROOM	OVERHAUL OF RAINWATER HANDLING GOODS GENERALLY REQUIRED IN THIS CORNER. RESOLVE SOURCE OF WATER INGRESS. REMOVE FINISHES IN CORNERS, ALLOW TO DRY OUT AND REPOINT WITH COMPATIBLE MORTAR. REFORM FINISHES.	2	££
20002	ZONE 01	GF	17	GRAND STAIRCASE	INTRUSIVELY INVESTIGATE FLOOR STRUCTURE BELOW STAIRCASE TO UNDERSTAND WHY IT SLOPES AND TO DETERMINE PROPPING FOR LOAD TEST.	2	£
20002	ZONE 01	GF	18, 19	GRAND STAIRCASE	LOAD TEST STAIRCASE TO DETERMINE CAPACITY. DESIGNED REMEDIAL WORK MIGHT BE REQUIRED	2	£££
20002	ZONE 01	GF	20	SERVICE STAIRCASE	LOAD TEST STAIRCASE TO DETERMINE CAPACITY. DESIGNED REMEDIAL WORK MIGHT BE REQUIRED	2	£££
WYATT WING - FIRST FLOOR							
20003	ZONE 01	FF	2-8, 10, 13, 15, 16, 18-24	TIMBER MIDFLOOR	INTRUSIVELY INVESTIGATE TIMBER MIDFLOOR STRUCTURAL CONDITION AND ALLOW FOR STRUCTURAL STRENGTH ASSESSMENT. MIN 2 AREAS BELOW PARTITIONS IN EACH QUARTER, AND INVESTIGATE TIMBER BRESSUMER BEAMS ABOVE BAY WINDOWS AND LARGE OPENINGS. ALLOW FOR THE STRENGTHENING / REPLACEMENT OF TIMBER FLOOR ELEMENTS.	2	££
20003	ZONE 01	FF	17	LANDING	INTRUSIVELY INVESTIGATE ARCH COMPOSITION AND BEARING CONDITIONS	2	£
20003	ZONE 01	FF	25	SERVICE STAIRWELL	REPAIR WORKS REQUIRED TO ROOF OVER STAIRWELL LANTERN IN THE NORTH WEST CORNER. ACTIVE WATER INGRESS SATURATING MASONRY FABRIC	2	££
WYATT WING - ELEVATION A							
21001	ZONE 01	ELEV A	3	NORTH EAST CHIMNEY TOWER	TAKE DOWN TOP OF CHIMNEY, REMOVE VEGETATION AND EMBEDDED METALWORK, AND REBUILD WITH VENTED HARD CAPPING.	3	££
21001	ZONE 01	ELEV A	5, 16	PARAPET	LIFT COPES AND REMOVE EMBEDDED IRON CRAMPS, RE-BED AND DOWEL OR REPLACE CRAMPS WITH STAINLESS, RESIN FIXED INTO SOUND MASONRY	3	££
21001	ZONE 01	ELEV A	9, 14, 24, 26	DECAYED MASONRY	SELECTIVE FABRIC REPAIR COMPRISING LOCALISED INDENT REPAIR FOR HEAVILY DECAYED MASONRY, AND CAREFUL REMOVAL OF CEMENT MORTAR AND DEEP-PACK REPOINTING WITH COMPATIBLE HOT-MIXED LIME MORTAR	3	££
21001	ZONE 01	ELEV A	15	RAINWATER DISCHARGING DIRECTLY ON MASONRY	OVERHAUL OF RAINWATER HANDLING GOODS GENERALLY REQUIRED ON ELEVATION	3	££
WYATT WING - ELEVATION B							
21001	ZONE 01	ELEV B	1	SOUTH EAST CHIMNEY TOWER	TAKE DOWN TOP OF CHIMNEY, REMOVE VEGETATION AND EMBEDDED METALWORK, AND REBUILD WITH VENTED HARD CAPPING.	3	££
21001	ZONE 01	ELEV B	5, 9	PARAPET	LIFT COPES AND REMOVE EMBEDDED IRON CRAMPS, RE-BED AND DOWEL OR REPLACE CRAMPS WITH STAINLESS, RESIN FIXED INTO SOUND MASONRY	3	££
21001	ZONE 01	ELEV B	12	MASONRY WALL ABOVE BAY WINDOW	DEEP PACK POINT CRACK WITH COMPATIBLE HOT-MIXED LIME MORTAR AND MONITOR FOR FURTHER MOVEMENT.	3	£
21001	ZONE 01	ELEV B	15	MASONRY PARAPET ABOVE BAY WINDOW	DEEP PACK POINT CRACK AT INTERFACE WITH COMPATIBLE HOT-MIXED LIME MORTAR AND CHECK VERTICALITY OF PARAPET CLOSE QUARTERS.	3	£
21001	ZONE 01	ELEV B	24	DECAYED MASONRY ON TOP TIER OF CHIMNEY TOWER	FABRIC REPAIR COMPRISING LOCALISED INDENT REPAIR FOR HEAVILY DECAYED MASONRY, AND CAREFUL REMOVAL OF CEMENT MORTAR AND DEEP-PACK REPOINTING WITH COMPATIBLE HOT-MIXED LIME MORTAR	3	££
WYATT WING - ELEVATION C							
21001	ZONE 01	ELEV C	37, 47	SOUTH EAST CHIMNEY TOWER	TAKE DOWN TOP OF CHIMNEY, REMOVE VEGETATION AND EMBEDDED METALWORK, AND REBUILD WITH VENTED HARD CAPPING.	3	££
21001	ZONE 01	ELEV C	38,44	COARSE CRACKS	MONITOR CRACKS FOR FURTHER MOVEMENT. MONTHLY FOR 6 MONTHS MIN. REGIME TO PROVE ACTIVE MOVEMENTS OF WALL PANEL	1	£
21001	ZONE 01	ELEV C	43	BAY WINDOW	INTRUSIVELY INVESTIGATE BRESSUMER TIMBER OVER BAY WINDOW OPENING INTERNALLY FOR CONDITION AND ALLOW FOR STRUCTURAL STRENGTH ASSESSMENT. ALLOW FOR THE STRENGTHENING / REPLACEMENT OF TIMBER ELEMENTS.	2	£££
21001	ZONE 01	ELEV C	45, 46	MASONRY PARAPET ABOVE BAY WINDOW	DEEP PACK POINT PARAPET AND INTERFACE CRACK WITH COMPATIBLE HOT-MIXED LIME MORTAR	3	£
CENTRAL WING - SECOND FLOOR ATTIC							
20004	ZONE 02	SF	1-17.	ROOF STRUCTURE	DETAILED REVIEW OF FULL ROOF STRUCTURE REQUIRED. CONSOLIDATE ALL ROOF STRUCTURE. SEE INDEPENDENT REPORT RP-S-00002	2	£££
CENTRAL WING - GROUND FLOOR							
20002	ZONE 02	GF	5, 16	WATER INGRESS	OVERHAUL OF RAINWATER HANDLING GOODS GENERALLY REQUIRED. RESOLVE SOURCE OF WATER INGRESS AND CLEAR DRAINS	3	£
CENTRAL WING - FIRST FLOOR							
20003	ZONE 02	FF	2, 3	CORNER TOWERS	CHECK CORNER TOWERS FOR APPROPRIATE WEATHER PROOFING AND VENTILATION. INSTALL THESE IF REQUIRED TO ARCHITECT'S SPECIFICATION	3	££
20003	ZONE 02	FF	7	BAY WINDOW	INTRUSIVELY INVESTIGATE BRESSUMER TIMBER OVER BAY WINDOW OPENING INTERNALLY FOR CONDITION AND ALLOW FOR STRUCTURAL STRENGTH ASSESSMENT. ALLOW FOR THE STRENGTHENING / REPLACEMENT OF TIMBER ELEMENTS IF REQUIRED.	2	££
20003	ZONE 02	FF	9	WINDOW OPENINGS	CHECK TIMBER SAFE LINTELS FOR ROT. RESOLVE WATER INGRESS AT WALLHEAD. ALLOW FOR REPLACEMENT OF TIMBER LINTELS	2	£
20003	ZONE 02	FF	10, 11, 12	FLOOR SLOPES TOWARDS PARTITIONS	INTRUSIVELY INVESTIGATE TIMBER MIDFLOOR STRUCTURAL CONDITION BELOW PARTITIONS AND ALLOW FOR STRUCTURAL STRENGTH ASSESSMENT. ALLOW FOR THE STRENGTHENING / REPLACEMENT OF TIMBER FLOOR ELEMENTS.	3	££
CENTRAL WING - ELEVATION A							
21001	ZONE 02	ELEV A	27	PARAPET WALLHEAD	LIFT COPES AND REMOVE EMBEDDED IRON CRAMPS, RE-BED AND DOWEL OR REPLACE CRAMPS WITH STAINLESS, RESIN FIXED INTO SOUND MASONRY	3	££
21001	ZONE 02	ELEV A	28	SATURATED MASONRY	OVERHAUL OF RAINWATER HANDLING GOODS REQUIRED. DEEP PACK REPOINT DECAYED MASONRY BELOW	3	££
21001	ZONE 02	ELEV A	29	PARAPET MASONRY	DRESS BACK AND DEEP PACK REPOINT DECAYED MASONRY ON PARAPET. APPRAISE PARAPET AT CLOSE QUARTERS FROM ROOF LEVEL FOR VERTICALITY AND LOOSENESS.	3	££
21001	ZONE 02	ELEV A	31-44.	SPALLING WINDOW SURROUNDS	PROVE WINDOW SURROUND DETAIL, REPAIR OR REPLACE TO ARCHITECT'S SPECIFICATION	2	££
21001	ZONE 02	ELEV A	32, 35, 45	SPALLING STRING COURSE	PROVE STRING COURSE DETAIL, REPAIR OR REPLACE TO ARCHITECT'S SPECIFICATION	2	££
21001	ZONE 02	ELEV A	46	DECAYED MASONRY ON TOP TIER OF CHIMNERY TOWER	FABRIC REPAIR COMPRISING CAREFUL REMOVAL OF CEMENT MORTAR AND DEEP-PACK REPOINTING WITH COMPATIBLE HOT-MIXED LIME MORTAR	3	££
21001	ZONE 02	ELEV A	47	WEST FACE OF RETURN	REMOVE CORRODING EMBEDDED METALWORK AND INDENT REPAIR BRICKWORK AS REQUIRED	4	£
CENTRAL WING - ELEVATION C							
21001	ZONE 02	ELEV C	24, 36	FLAT ARCH ABOVE FIRST FLOOR WINDOW	MONITOR CRACK AND FLAT ARCH ARTICULATION. POSSIBLE REBUILD OF FLAT ARCH REQUIRED.	1	£
21001	ZONE 02	ELEV C	24, 25, 26, 31	CRANKED GEOMETRY OF OPENINGS ON ELEVATION	UNDERTAKE TRIAL PIT INVESTIGATIONS IN THIS AREA TO DETERMINE EXISTING FOUNDATION DEPTH AND FORMATION MATERIAL / STRENGTH	2	£
21001	ZONE 02	ELEV C	27, 35	PARAPET	LIFT COPES AND REMOVE EMBEDDED IRON CRAMPS, RE-BED AND DOWEL OR REPLACE CRAMPS WITH STAINLESS, RESIN FIXED INTO SOUND MASONRY. DRESS BACK AND DEEP PACK REPOINT DECAYED MASONRY ON PARAPET. APPRAISE PARAPET AT CLOSE QUARTERS FROM ROOF LEVEL FOR VERTICALITY AND LOOSENESS.	3	££
21001	ZONE 02	ELEV C	29, 30, 33	BAY WINDOW	INVESTIGATE ACTIVE MOVEMENT OF BAY WINDOW. TAKE DOWN, BUILD NEW STRUCTURAL SUPPORT AND REBUILD BAY WINDOW FULLY CROSS BONDED INTO SURROUNDING MASONRY.	2	£££
21001	ZONE 02	ELEV C	31, 32	PORCH STRUCTURE	INVESTIGATE STRUCTURAL COMPOSITION AND DOWNWARD SETTLEMENT OF PORCH STRUCTURE.	3	£
21001	ZONE 02	ELEV C	35	SPALLING STRING COURSE	PROVE STRING COURSE DETAIL, REPAIR OR REPLACE TO ARCHITECT'S SPECIFICATION	2	££
SERVICE COURTYARD WING - GROUND FLOOR							
20002	ZONE 03a	GF	4, 5, 16	WATER INGRESS	OVERHAUL OF RAINWATER HANDLING GOODS GENERALLY REQUIRED. INVESTIGATE AND RESOLVE SOURCE OF WATER INGRESS AND CLEAR DRAINS	3	£
20002	ZONE 03a	GF	24	CORNER BOND ON SOUTH ELEVATION	REINSTATE EXTERNAL CORNER BOND WHERE RAINWATER DOWNPIPE HAS BEEN REMOVED	4	£

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20002	ZONE 03a	GF	26	RAISED FLOOR	INVESTIGATE RAISED FLOOR STRUCTURE IN THIS AREA. POTENTIAL SERVICES RUNNING BELOW	4	£
SERVICE COURTYARD WING - FIRST FLOOR							
20003	ZONE 03a	FF	5, 7	WATER INGRESS	OVERHAUL OF RAINWATER HANDLING GOODS GENERALLY REQUIRED. INVESTIGATE AND RESOLVE SOURCE OF WATER INGRESS AND CLEAR DRAINS	3	£
20003	ZONE 03a	FF	15	DAMP WALL IN STAIRWELL	INVESTIGATE AND RESOLVE SOURCE OF WATER INGRESS ADJACENT TO TURRET	3	£
20003	ZONE 03a	FF	16, 22	FLOOR BOUNCY AND FEELS UNEVEN	INTRUSIVELY INVESTIGATE TIMBER MIDFLOOR STRUCTURAL CONDITION AND ALLOW FOR STRUCTURAL STRENGTH ASSESSMENT. ALLOW FOR THE STRENGTHENING / REPLACEMENT OF TIMBER FLOOR ELEMENTS.	3	££
20003	ZONE 03a	FF	24	EXTERNAL WALL LEANS OUT	INVESTIGATE ROOF STRUCTURE ABOVE TO CHECK FOR COMMON RAFTER THRUST ONTO WALLHEAD. SOME REMEDIATION WORKS MIGHT BE REQUIRED	3	££
SERVICE COURTYARD WING - ELEVATION A							
21001	ZONE 03a	ELEV A	52, 71	PARAPET LOOSE CORNER	APPRAISE PARAPET CORNER AT CLOSE QUARTERS FROM ROOF LEVEL FOR VERTICALITY AND LOOSENESS. TAKE DOWN AND REBUILD CORNER TO PLUMB PROFILE, REMOVING ANY EMBEDDED METALWORK	2	££
21001	ZONE 03a	ELEV A	53, 81	PARAPET WALLHEAD	LIFT COPES AND REMOVE EMBEDDED IRON CRAMPS, RE-BED AND DOWEL OR REPLACE CRAMPS WITH STAINLESS, RESIN FIXED INTO SOUND MASONRY.	3	££
21001	ZONE 03a	ELEV A	54	SPALLING STRING COURSE	PROVE STRING COURSE DETAIL, REPAIR OR REPLACE TO ARCHITECT'S SPECIFICATION	2	££
21001	ZONE 03a	ELEV A	58	PARAPET MASONRY	DRESS BACK AND DEEP PACK REPOINT DECAYED MASONRY ON PARAPET. APPRAISE PARAPET AT CLOSE QUARTERS FROM ROOF LEVEL FOR VERTICALITY AND LOOSENESS.	3	££
21001	ZONE 03a	ELEV A	55, 56, 62	SPALLING WINDOW SURROUNDS	PROVE WINDOW SURROUND DETAIL, REPAIR OR REPLACE TO ARCHITECT'S SPECIFICATION	3	££
21001	ZONE 03a	ELEV A	78	SATURATED MASONRY ABOVE DECORATED ENTRANCE TO SERVICE YARD	OVERHAUL OF RAINWATER HANDLING GOODS REQUIRED. CAREFULLY DEEP PACK REPOINT DECAYED MASONRY IN COMPATIBLE HOT-MIXED LIME MORTAR	3	£
SERVICE COURTYARD WING - ELEVATION B (LEFT SIDE)							
21001	ZONE 03a	ELEV B	4, 10	PARAPET WALLHEAD	LIFT COPES AND REMOVE EMBEDDED IRON CRAMPS, RE-BED AND DOWEL OR REPLACE CRAMPS WITH STAINLESS, RESIN FIXED INTO SOUND MASONRY.	3	££
21001	ZONE 03a	ELEV B	5	CHIMNEY	TAKE DOWN TOP TIER OF CHIMNEY, REMOVE VEGETATION AND EMBEDDED METALWORK, AND REBUILD WITH VENTED HARD CAPPING.	2	££
21001	ZONE 03a	ELEV B	7	MODERN WINDOW OPENING	MONITOR MODERN WINDOW OPENING WITH SOLDIER COURSE FOR FURTHER DEFLECTION, CONSIDER INSTALLING NEW LINTEL	3	£
21001	ZONE 03a	ELEV B	8	MASONRY ARCH	DEEP PACK REPOINT AND MONITOR CRACK FOR FURTHER MOVEMENT. MONTHLY FOR 6 MONTHS MIN.	2	£
SERVICE COURTYARD WING - ELEVATION C							
21001	ZONE 03a	ELEV C	5, 6, 9	PARAPET LOOSE AND DISPLACED COPES	LIFT COPES AND REMOVE EMBEDDED IRON CRAMPS, RE-BED TO CORRECTED PROFILE AND DOWEL OR REPLACE CRAMPS WITH STAINLESS, RESIN FIXED INTO SOUND MASONRY.	1	££
21001	ZONE 03a	ELEV C	7, 8	SPALLING WINDOW SURROUNDS	PROVE WINDOW SURROUND DETAIL, REPAIR OR REPLACE TO ARCHITECT'S SPECIFICATION	3	££
21001	ZONE 03a	ELEV C	10, 20	SPALLING STRING COURSE	REMOVE VEGETATION IN STRING COURSE, REPAIR OR REPLACE TO ARCHITECT'S SPECIFICATION	3	££
21001	ZONE 03a	ELEV C	16	RECESSED ENTRANCE	INTRUSIVELY INVESTIGATE STRUCTURAL COMPOSITION OF RECESSED OPENING IF IT IS TO BE ALTERED	3	£
21001	ZONE 03a	ELEV C	18, 19, 22	CRACKING ON OCTAGONAL TOWER	MONITOR CRACKS FOR FURTHER MOVEMENT. MONTHLY FOR 6 MONTHS MIN.	3	£
SERVICE COURTYARD WING - ELEVATION D							
21002	ZONE 03a	ELEV D	10, 11, 12, 13	PARAPET	TAKE DOWN PARAPET ABOVE STRING COURSE, REMOVE EMBEDDED METALWORK IF REQUIRED, AND REBUILD TO PLUMB PROFILE	3	££
21002	ZONE 03a	ELEV D	14	CHIMNEY	TAKE DOWN TOP OF CHIMNEY, REMOVE EMBEDDED METALWORK IF REQUIRED, AND REBUILD WITH VENTED HARD CAPPING. SCRAPE OUT AND DEEP PACK POINT WEATHERED MORTAR JOINTS	3	££
SERVICE COURTYARD COTTAGES - ELEVATION E							
21002	ZONE 03b	ELEV E	1	SOUTHERN CORNER SATURATED MASONRY	REMOVE MATURE VEGETATION IN PROXIMITY TO THIS CORNER, DEEP PACK POINT WEATHERED MORTAR JOINTS	3	£
21002	ZONE 03b	ELEV E	1, 2, 4, 5, 6, 8, 9, 12, 13	PARAPET	TAKE DOWN PARAPET AND TOP OF MASONRY PIERS ALONG WHOLE ELEVATION, REMOVE EMBEDDED METALWORK IF REQUIRED, AND REBUILD TO PLUMB PROFILE	3	££
21002	ZONE 03b	ELEV E	17	GUTTER BEHIND PARAPET	OVERHAUL OF RAINWATER HANDLING GOODS	4	£
SERVICE COURTYARD WING - ELEVATION F							
21002	ZONE 03a	ELEV F	1, 14, 17	PARAPET CRACKED AND OUT OF PLUMB	TAKE DOWN PARAPET, REMOVE EMBEDDED METALWORK IF REQUIRED, AND REBUILD TO PLUMB PROFILE	3	££
21002	ZONE 03a	ELEV F	6	PARAPET WALLHEAD	LIFT COPES AND REMOVE EMBEDDED IRON CRAMPS, RE-BED TO CORRECTED PROFILE AND DOWEL OR REPLACE CRAMPS WITH STAINLESS, RESIN FIXED INTO SOUND MASONRY.	3	££
21002	ZONE 03a	ELEV F	9, 16	DEFECTIVE RAINWATER HANDLING GOODS	OVERHAUL OF RAINWATER HANDLING GOODS GENERALLY REQUIRED AND CLEAR DRAINS. DEEP PACK POINT WEATHERED MORTAR JOINTS IN MASONRY FABRIC	2	££
21002	ZONE 03a	ELEV F	15, 16	CRANKED GEOMETRY OF OPENINGS AND LEAKING RAINWATER PIPE	UNDERTAKE TRIAL PIT INVESTIGATIONS IN THIS AREA TO DETERMINE EXISTING FOUNDATION DEPTH AND FORMATION MATERIAL / STRENGTH	2	£
SERVICE COURTYARD WING - ELEVATION G							
21002	ZONE 03a	ELEV G	1, 3, 4, 16, 17	PARAPET CRACKED AND LOOSE MASONRY AT WALLHEAD	TAKE DOWN PARAPET (AND FLAT ARCH ABOVE WINDOW OPENING), REMOVE EMBEDDED METALWORK IF REQUIRED, AND REBUILD TO PLUMB PROFILE	2	££
21002	ZONE 03a	ELEV G	7	MASONRY PIERS APPEAR JACKED UP	CHECK FOR CORRODING EMBEDDED METALWORK IN PIERS. REMOVE IF REQUIRED.	3	£
21002	ZONE 03a	ELEV G	18	CHIMNEY	TAKE DOWN TOP OF CHIMNEY, REMOVE EMBEDDED METALWORK IF REQUIRED, AND REBUILD WITH VENTED HARD CAPPING. SCRAPE OUT AND DEEP PACK POINT WEATHERED MORTAR JOINTS	3	££
21002	ZONE 03a	ELEV G	20, 26	SATURATED AND WEATHERED MASONRY	DEEP PACK POINT WEATHERED MORTAR JOINTS IN MASONRY FABRIC	4	£
SERVICE COURTYARD COTTAGES - GROUND FLOOR							
20002	ZONE 03b	GF	3	TIMBER FLOOR ABOVE	CHECK EMBEDDED FLOOR STRUCTURE TIMBERS FOR ROT	3	£
20002	ZONE 03b	GF	5	SPLICED TIMBER BEAM	CHECK THAT SPLICE DETAIL IS STILL APPROPRIATE. CONSIDER REPLACING BEAM AS PART OF REFURBISHMENT	3	£
SERVICE COURTYARD COTTAGES - FIRST FLOOR							
20003	ZONE 03b	FF	1	ROOF STRUCTURE	ACCESS AND INVESTIGATE ROOF STRUCTURE CONFIGURATION AND CONDITION ABOVE	4	£
20003	ZONE 03b	FF	2	TRUSS TIE BEAM	CHECK EMBEDDED TIMBERS FOR ROT. CONSOLIDATE MASONRY AROUND TRUSS TIE BEAM BEARING. INVESTIGATE OUTWARDS LEAN OF WALL ONTO COURTYARD	3	£
20003	ZONE 03b	FF	3	LOOSE MASONRY AT WALLHEAD	CONSOLIDATE LOOSE MASONRY AT WALLHEAD ALONG WHOLE RANGE	3	£
20003	ZONE 03b	FF	5, 10	PURLIN BEARING	CONSOLIDATE MASONRY FABRIC BELOW PURLIN BEARING TO DR-S-27002-DETAIL 07.	2	£
20003	ZONE 03b	FF	6	PURLIN BEARING	CONSOLIDATE TIMBER LINTEL AND PACKING PROVIDING PURLIN BEARING	2	££
20003	ZONE 03b	FF	7	DECAYED ROOF TIMBERS	REPLACE DECAYED ROOF TIMBERS (WALLPLATE AND COMMON RAFTERS) CLOSE TO VALLEY GUTTER	3	££
20003	ZONE 03b	FF	8	STEEL BEAM	INVESTIGATE REASON FOR ADDITIONAL STEEL TIE BEAM AND HOW IT IS WORKING COMPOSITELY WITH EXISTING TRUSS. REMEDIAL INTERVENTION MIGHT BE REQUIRED AS PART OF REFURB	4	£
20003	ZONE 03b	FF	9	WATER INGRESS AND DECAYED TIMBERS	RESOLVE WATER INGRESS AND REPLACE DECAYED TIMBERS IN THIS AREA	2	££
20003	ZONE 03b	FF	11	WATER INGRESS AND DECAYED TIMBERS	ALLOW FOR REPLACEMENT OF EDGE BEAM AROUND PERIMETER. RESOLVE WATER INGRESS AND VEGETATION EXTERNALLY.	2	£££
STABLEYARD COTTAGES - GROUND FLOOR							
20002	ZONE 04a	GF	4, 5, 26, 28	CORNER BOND	RE-PROVIDE MASONRY CROSSWALL CORNER BOND BY REBUILDING AND STRENGTHENING UNBONDED CROSS-BONDS WITH IN-SITU REINFORCED CONCRETE ELBOW-TIES TO DR-S-27002-DETAIL 09 OR STEEL PLATE RESTRAINT ANCHORS. IF CROSS WALL IS TO BE REMOVED, ENSURE THAT LATERAL SUPPORT IS PROVIDED TO THE FLANK WALLS EITHER SIDE.	2	££
20002	ZONE 04a	GF	4, 5	FLANK WALLS	A REHABILITATION SCHEME SHOULD ALLOW FOR REPLACEMENT AND RATIONALISATION OF TIMBER FLOOR STRUCTURES, TAKING THE OPPORTUNITY TO BUILD IN RESTRAINT STRAPPING TO THE MASONRY SKELETON.	3	£
20002	ZONE 04a	GF	5, 6	SOUTH FLANK WALL	THIS FLANK WALL IS IN POOR STRUCTURAL CONDITION. TAKE DOWN AND REBUILD THIS BAY WITH RECLAIMED BRICKS TO CONSOLIDATED VERTICAL PROFILE AND ENSURE WALL IS WELL BONDED TO SURROUNDING MASONRY EITHER SIDE. TAKE OPPORTUNITY TO REBUILD OPENINGS TO ARCHITECT'S SPECIFICATION	3	£££
20002	ZONE 04a	GF	7	LOOSE MASONRY AT WALLHEAD AROUND EMBEDDED STEEL COLUMN	INVESTIGATE CONDITION OF EMBEDDED COLUMN. REMEDIAL WORK MIGHT BE REQUIRED IF CORROSION IS PRESENT. REBUILD MASONRY AROUND COLUMN TO CONSOLIDATED AND WELL BONDED PROFILE.	2	££
20002	ZONE 04a	GF	15, 16	TIMBER BRESSUMER BEAMS DECAYED	REPLACE TIMBER BRESSUMER BEAMS BEFORE REINSTATING FLOOR AS PART OF REFURBISHMENT SCHEME. TAKE THE OPPORTUNITY TO BUILD IN RESTRAINT STRAPPING BETWEEN THE FLOOR AND THE MASONRY SKELETON.	3	£
20002	ZONE 04a	GF	17	CHIMNEY REMNANT	REMOVE CHIMNEY REMNANTS AND CONSOLIDATE INNER MASONRY SKIN	1	£
20002	ZONE 04a	GF	18, 19	LOOSE MASONRY AT WALLHEAD	CONSOLIDATE LOOSE MASONRY AT WALLHEAD THROUGHOUT	2	£
20002	ZONE 04a	GF	21-23	BOXED OUT BEAMS	INTRUSIVELY INVESTIGATE CONDITION OF BOXED OUT BEAMS ABOVE. CHECK EMBEDDED TIMBERS FOR ROT	3	£
STABLEYARD COTTAGES - FIRST FLOOR							

CUERDEN HALL - REMEDIAL WORKS SCHEDULE							
DRAWING REF	ZONE REF	LEVEL/ELEVATION	DEFECT REF	LOCATION / ELEMENT	DESCRIPTION OF WORKS	PRIORITY 1 - URGENT 2 - ESSENTIAL 3 - NECESSARY 4 - DESIRABLE	COST
20003	ZONE 04a	FF	1, 33, 37	CORNER BOND	RE-PROVIDE MASONRY CROSSWALL CORNER BOND BY REBUILDING AND STRENGTHENING UNBONDED CROSS-BONDS WITH IN-SITU REINFORCED CONCRETE ELBOW-TIES TO DR-S-27002-DETAIL 09 OR STEEL PLATE RESTRAINT ANCHORS. IF CROSS WALL IS TO BE REMOVED, ENSURE THAT LATERAL SUPPORT IS PROVIDED TO THE FLANK WALLS EITHER SIDE.	2	££
20003	ZONE 04a	FF	2, 4	DISPLACED TIE CONNECTION	REALIGN TRUSS MEMBERS AND PROVIDE TIE STRAP TO DR-S-27001-DETAIL 03.	2	££
20003	ZONE 04a	FF	3	DECAYED TIE BEAM EMBEDDED ENDS	TRUSS SPLICE TO DR-S-27001-DETAIL 05 ON BOTH BEARINGS OR CONSIDER REPLACING THE TIE BEAM	2	£££
20003	ZONE 04a	FF	7	DECAYED TIMBERS	REPLACE DECAYED TIMBERS AND CONSOLIDATE MASONRY GABLE WALL	3	££
20003	ZONE 04a	FF	10, 11, 18	DECAYED TIE BEAM EMBEDDED END	TRUSS SPLICE TO DR-S-27001-DETAIL 05 AND CONSOLIDATE MASONRY AT BEARINGS BEARINGS	2	££
20003	ZONE 04a	FF	13, 15, 16	TIMBER LINTELLED OPENING	REMEDiate LARGE TIMBER LINTELLED OPENING IN INTERNAL GABLE WALL AND BLOCK UP WITH RECLAIMED MASONRY. FABRIC REPAIR REQUIRED TO MASONRY ABOVE. TEMPORARY WORKS REQUIRED	3	££
20003	ZONE 04a	FF	18	NOTCHES IN THE BEAM	REDUCED CROSS SECTION OF THE BEAM BELOW PRINCIPAL RAFTER BEARING INHERENTLY DEFECTIVE. BOTH NOTCHES TO BE TIGHTLY PACKED WITH COMPATIBLE GRADE TIMBER AND RESIN FIXED IN PLACE.	2	£
20003	ZONE 04a	FF	22	LOOSE MASONRY AT WALLHEAD	CONSOLIDATE LOOSE MASONRY AT WALLHEAD THROUGHOUT	2	£
20003	ZONE 04a	FF	23	LOOSE MASONRY AROUND GABLE OPENING	REBUILD BLOCKED OPENING FULL THICKNESS OF WALL WELL BONDED INTO SURROUNDING MASONRY. CONSOLIDATE MASONRY CORNER INTERFACE	3	£
20003	ZONE 04a	FF	24, 27	DIAGONAL STEEL BRACE	ASSESS STRUCTURAL FUNCTION AND CONSIDER ALTERNATIVES. PREVIOUS STEEL REMEDIAL WORKS NEEDS REVIEW AND RECONFIGURING TO ACCOMMODATE PERMANENT PROPOSALS	2	£££
20003	ZONE 04a	FF	24, 27, 28	ALTERED HIPPED ROOF	HIPPED ROOF HAS BEEN ALTERED, WHICH HAS CHANGED THE LOAD PATHS ONTO THE GABLE WALL. TO BE CONSOLIDATED FOLLOWING REVIEW OF ARCHITECT'S PROPOSALS. RECONFIGURE EXISTING STEEL	2	£££
20003	ZONE 04a	FF	25, 29	DECAYED TIMBERS	REMOVE OR REPLACE DECAYED TIMBER DIAGONAL BRACES THAT SUPPORT HIPPED RAFTERS	3	££
20003	ZONE 04a	FF	26	STEEL RESTRAINTS	CONSIDER ALTERNATIVE RESTRAINTS TO GABLE WALL IF CROSS WALL IS TO BE REMOVED AS PART OF REFURBISHMENT. A NEW TRUSS WOULD BE REQUIRED TO SUPPORT HIPPED ROOF JOINT	2	£££
20003	ZONE 04a	FF	31	ALTERED TRUSS	ALLOW FOR STRUCTURAL ASSESSMENT OF ALTERED TRUSS. FURTHER ALTERATIONS OR REPLACEMENT MIGHT BE REQUIRED.	3	££
20003	ZONE 04a	FF	31, 38	ROOF TRUSSES	TIMBER ROT SURVEY REQUIRED FOR ALL ROOF TRUSSES AND MEMBERS THAT ARE TO REMAIN AS PART OF PERMANENT WORKS REFURBISHMENT	2	££
20003	ZONE 04a	FF	35	CRACK AROUND INFILLED OPENING	FULLY REBOND JAMB OF INFILLED OPENING INTO SURROUNDING MASONRY	4	£
20003	ZONE 04a	FF	36	PURLIN BEARING	CONSOLIDATE MASONRY FABRIC BELOW PURLIN BEARING TO DR-S-27002-DETAIL 07	2	£
20003	ZONE 04a	FF	38, 40, 41	ROOF TRUSSES	ACCESS REQUIRED FOR CLOSE QUARTERS INSPECTION OF TRUSSES FOR CONDITION REVIEW	2	£
20003	ZONE 04a	FF	39	BELL TOWER SUPPORT	REPLACE DECAYED TIMBERS, AND RATIONALISE SUPPORT STRUCTURE FOR BELL TOWER. TEMPORARY WORKS REQUIRED.	3	£££
20003	ZONE 04a	FF	41	NO APEX DETAIL	NO VERTICAL SUPPORT AT APEX AND COMMON RAFTER THRUST. PURLINS SAGGING SIGNIFICANTLY IN THE MINOR AXIS. PROVIDE RIDGE PURLIN BETWEEN POINTS OF SUPPORT TO DR-S-27001-DETAIL 01.	2	££
20003	ZONE 04a	FF	42	DECAYED TIMBERS	REMOVE OR REPLACE DECAYED TIMBER AND CORRODED STEEL DIAGONAL BRACES THAT SUPPORT HIPPED RAFTERS	2	££
STABLEYARD COTTAGES - ELEVATION H							
21002	ZONE 04a	ELEV H	3	SAG IN RIDGELINE	INVESTIGATE SAG IN RIDGELINE ABOVE INTERNAL GABLE WALL	2	££
21002	ZONE 04a	ELEV H	10	CRACK ALONG WINDOW JAMB	DEEP PACK POINT CRACK IN MASONRY AT CORNER INTERFACE AND JAMB OF WINDOW OPENING	4	£
21002	ZONE 04a	ELEV H	16	TIMBER CANTILEVER SUPPORTS TO GUTTER	CHECK SUITABILITY OF TIMBER CANTILEVERS AT CLOSE QUARTERS. POSSIBLE REPLACEMENT OF LOCALISED TIMBERS	4	£
21002	ZONE 04a	ELEV H	17, 18, 19	OUTWARD BOW OF WALL	INVESTIGATE CAUSE OF OUTWARD BOW IN MASONRY FLANK WALL. CONSIDER REMOVING MASONRY IN THIS LOCATION AS PART OF THE REFURB (EG. FIRST FLOOR WINDOW OPENING LOCATION) AND TAKE OPPORTUNITY TO CONSOLIDATE MASONRY IN THIS AREA.	4	££
21002	ZONE 04a	ELEV H	23, 24	CRANKED FIRST FLOOR OPENING IN PROXIMITY TO FLAT ARCH BELOW	RATIONALISE AND FABRIC REPAIR AS PART OF REFURBISHMENT	4	££
21002	ZONE 04a	ELEV H	27	MASONRY DECAY ON JAMBS OF DOOR OPENING	INDENT REPAIR WITH SPECIAL ROUNDED CUT BRICKS REQUIRED	4	£
21002	ZONE 04a	ELEV H	32	CRACKS AROUND EMBEDDED METALWORK	REMOVE EMBEDDED METALWORK, SCRAPE OUT CEMENT MORTAR AND DEEP-PACK REPOINT WITH COMPATIBLE HOT-MIXED LIME MORTAR.	3	£
21002	ZONE 04a	ELEV H	35, 36	MASONRY DECAY IN ARCH AND WALL ABOVE	CONSOLIDATE WALLHEAD, TAKE DOWN AND REBUILD SECTIONS OF DECAYED MASONRY UNITS IN A SYMMETRICAL FASHION TO NOT UNBALANCE THE ARCH BELOW.	2	££
STABLEYARD ANCILLERIES - ELEVATION I							
21002	ZONE 04b	ELEV I	2, 5, 12	LOOSE MASONRY AT WALLHEAD	CONSOLIDATE WALLHEAD, REMOVE VEGETATION, AND PROTECT FROM THE ELEMENTS	1	£
21002	ZONE 04b	ELEV I	3, 4, 6	SKIN SEPARATION IN AND ABOVE ARCHES	CONSOLIDATE SKIN SEPARATION IN AND ABOVE ARCHES. ACCESS SPACE BEHIND TO ASSESS BOTH SIDES. LIKELY 50% REBUILD REQUIRED OF THIS ELEVATION	2	£££
21002	ZONE 04b	ELEV I	8	LOOSE MASONRY AT WALLHEAD	CONSOLIDATE MASONRY ON CILLS OF WINDOW OPENINGS ON THIS ELEVATION.	1	£
21002	ZONE 04b	ELEV I	9, 10	CORRODING STEEL LINTEL FAILING	TEMPORARILY PROP STEEL LINTEL OVER GROUND FLOOR OPENING. LATER REPLACE LINTEL AS PART OF REFURBISHMENT. TEMPORARY WORKS REQUIRED	1	£
21002	ZONE 04b	ELEV I	7, 11, 13, 14	UNBONDED SECTION OF WALL LEANING OUT	CONSOLIDATE BOND BETWEEN WALLS. TAKE DOWN AND REBUILD TOP SECTION OF WALL TO A VERTICAL PROFILE FOLLOWING THE REMOVAL OF MATURE VEGETATION BEHIND	2	££
STABLEYARD ANCILLERIES - ELEVATION J							
21002	ZONE 04b	ELEV J	2, 4, 7	CORRODED COLUMN CONNECTION	UNCOVER BEARING ONTO MASONRY, BLAST CLEAN CONNECTION PLATE AND TRUSSES, AND DETERMINE SECTION LOSS. THEN RECOAT WITH PROTECTIVE PAINT AND REBUILD MASONRY BEARING.	3	££
21002	ZONE 04b	ELEV J	10	THIN GABLE PEAKS LEAN IN SLIGHTLY	CONSOLIDATE GABLE DETAILS WHEN CONSIDERING RE-ROOFING THIS AREA	3	£
STABLEYARD COTTAGES - ELEVATION K							
21002	ZONE 04a	ELEV K	1	UNDULATING RIDGELINE	CHECK RIDGE DETAIL ALONG ROOF. STRENGTHENING WORKS MIGHT BE REQUIRED	2	£££
21002	ZONE 04a	ELEV K	4, 5, 6, 8, 9, 10	POOR CONDITION OF MASONRY	THIS ELEVATION IS EFFECTIVELY UNBONDED ON BOTH SIDES AND HAS SUFFERED FROM WEATHERING AND SKIN SEPARATION OVER TIME. THE HEAVY MACHINERY ATTACHED TO THE WALL HAS LIKELY CONTRIBUTED TO THE BOWED AND OUT OF PLUMB SHAPE OF THE WALL. EXTENSIVE REPAIRS WOULD BE REQUIRED TO RECTIFY THESE DEFECTS, SO WE RECOMMEND TAKING DOWN AND REBUILDING THIS SECTION OF WALL TO BETTER RATIONALISE THE MASONRY.	2	£££
21002	ZONE 04a	ELEV K	16	BELL TOWER	RATIONALISE SUPPORTS FOR BELL TOWER	3	£££
21002	ZONE 04a	ELEV K	18	BUTT JOINT OPEN	MONITOR CRACKING UP BUTT JOINT. FULL CROSSBOND ACROSS THIS JOINT REQUIRED IF CROSSWALL BEHIND IS TO BE REMOVED.	2	££
21002	ZONE 04a	ELEV K	20	LOOSE MASONRY AT WALLHEAD	CONSOLIDATE LOOSE MASONRY AT WALLHEAD	3	£
STABLEYARD COTTAGES - ELEVATION L							
21003	ZONE 04a	ELEV L	2, 3, 4	PARAPET	TAKE DOWN PARAPET ALONG WHOLE ELEVATION, REMOVE EMBEDDED METALWORK IF REQUIRED, AND REBUILD TO PLUMB PROFILE	3	££
21003	ZONE 04a	ELEV L	7, 8	CRACKS AND DEFORMATION AROUND CIRCULAR OPENING	MONITOR CRACKS AND DEFORMATIONS AROUND CIRCULAR OPENING	4	£
21003	ZONE 04a	ELEV L	10	MODERN DOOR AND WINDOW OPENINGS	REPOINT OR CONSOLIDATE MASONRY AROUND MODERN DOOR AND WINDOW OPENINGS	4	£
21003	ZONE 04a	ELEV L	12	POOR INDENT REPAIRS	DEEP PACK REPOINTING, LOCALISED INDENTS AND FABRIC REPAIR REQUIRED. REMOVE EMBEDDED METALWORK	4	£
21003	ZONE 04a	ELEV L	14, 15, 17	UNBONDED MASONRY PANEL ABOVE DOORWAY	CONSOLIDATE THIS CORNER RETURN PANEL ABOVE DOORWAY. TAKE DOWN AND REBUILD, CROSS BONDING INTO SURROUNDING MASONRY. TEMPORARY WORKS REQUIRED TO SHORE GABLE END	2	£££
21003	ZONE 04a	ELEV L	17, 18, 19, 26, 27, 28	UNBONDED PIERS	SIGNIFICANT REBUILDING REQUIRED TO REINSTATE CROSSBOND BETWEEN PIERS AND MASONRY PANELS TO DR-S-27001-DETAIL 08. SIGNIFICANT TEMPORARY WORKS REQUIRED	2	£££
21003	ZONE 04a	ELEV L	21, 25	BROKEN FINIALS	TOP OF FINIAL BROKEN OFF - REPAIR TO ARCHITECT'S DETAIL	4	££
21003	ZONE 04a	ELEV L	24	PARAPET WALLHEAD	LIFT COPES AND REMOVE EMBEDDED IRON CRAMPS, RE-BED TO CORRECTED PROFILE AND DOWEL OR REPLACE CRAMPS WITH STAINLESS, RESIN FIXED INTO SOUND MASONRY.	3	£
21003	ZONE 04a	ELEV L	30	PARAPET	DECORATIVE PARAPET LEANS IN OVER ITS HEIGHT - PROP BEHIND OR TAKE DOWN AND REBUILD?	3	££
21003	ZONE 04a	ELEV L	31	WEATHERED MASONRY	FABRIC REPAIR REQUIRED TO MASONRY AT LOWER LEVEL	4	£
STABLEYARD COTTAGES - ELEVATION M							
21003	ZONE 04a	ELEV M	1, 14, 23, 28	PARAPET WALLHEAD	LIFT COPES AND REMOVE EMBEDDED IRON CRAMPS, RE-BED TO CORRECTED PROFILE AND DOWEL OR REPLACE CRAMPS WITH STAINLESS, RESIN FIXED INTO SOUND MASONRY.	3	££
21003	ZONE 04a	ELEV M	3	CORNER BOND	RE-INSTATE MASONRY CROSS BOND BETWEEN PIERS AND MASONRY PANELS	3	££
21003	ZONE 04a	ELEV M	5, 16	PARAPET MASONRY SPALLING IN LARGE PIECES	TAKE DOWN PARAPET ALONG WHOLE ELEVATION, REMOVE EMBEDDED METALWORK IF REQUIRED, AND REBUILD TO PLUMB PROFILE. SPALLING PIECES OF MASONRY FALLING FROM HEIGHT IS DANGEROUS	2	£££
21003	ZONE 04a	ELEV M	6, 8	CRACKS IN MASONRY	DEEP PACK REPOINT OF CRACKS AND MONITOR DISPLACEMENT	3	£
21003	ZONE 04a	ELEV M	7, 15	MATURE VEGETATION IN MASONRY	REMOVE VEGETATION AND CHECK FOR FERROUS CRAMPS. FABRIC REPAIR REQUIRED AT HIGH LEVEL	2	££
21003	ZONE 04a	ELEV M	11	SKIN SEPARATION OF ARCH	CONSOLIDATE SKIN SEPARATION WITH CINTEC TIES IN AND ABOVE ARCH. ACCESS SPACE BEHIND TO ASSESS BOTH SIDES.	2	££
21003	ZONE 04a	ELEV M	18	DECAYED MASONRY	FABRIC REPAIR REQUIRED TO DECAYED MASONRY IN AND AROUND FLAT ARCH	3	£
21003	ZONE 04a	ELEV M	19	BUTT JOINT OPEN	REINSTATE FULL CROSSBOND ACROSS THIS JOINT IF CROSSWALL BEHIND IS TO BE REMOVED.	2	££
STABLEYARD ANCILLERIES - ELEVATION N							
21003	ZONE 04b	ELEV N	2, 8, 9	DEFECTIVE RAINWATER HANDLING SYSTEM	OVERHAUL OF RAINWATER HANDLING STRATEGY GENERALLY REQUIRED. DEEP PACK POINT WEATHERED MORTAR JOINTS IN MASONRY FABRIC	3	
21003	ZONE 04b	ELEV N	7	CRACK AND LOOSE MASONRY AT WALLHEAD	INVESTIGATE CRACK AT GABLE, LOOK FOR EMBEDDED METALWORK JACKING UP MASONRY	2	£
21003	ZONE 04b	ELEV N	12	LARGE LOOSE BLOCKS OF MASONRY AT WALLHEAD	TAKE DOWN AND REBUILD TOP 1m OF PIER. REMOVE VEGETATION. LARGE BLOCKS UNSTABLE AND LOOSE AT HIGH LEVEL IS DANGEROUS	1	££
21003	ZONE 04b	ELEV N	16	FLAT ARCH DEFORMED	FLAT ARCH ARTICULATING. REBUILD OPENING AS PART OF REFURBISHMENT	3	££
21003	ZONE 04b	ELEV N	18	CORNER LEANS OUT	CONSOLIDATE CORNER TO A VERTICAL PROFILE	4	££

CUERDEN HALL - REMEDIAL WORKS SCHEDULE							
DRAWING REF	ZONE REF	LEVEL/ ELEVATION	DEFECT REF	LOCATION / ELEMENT	DESCRIPTION OF WORKS	PRIORITY 1 - URGENT 2 - ESSENTIAL 3 - NECESSARY 4 - DESIRABLE	COST
				STABLEYARD ANCILLERIES - ELEVATION O			
21003	ZONE 04b	ELEV O	2	DEFECTIVE RAINWATER HANDLING SYSTEM	OVERHAUL OF RAINWATER HANDLING STRATEGY GENERALLY REQUIRED. DEEP PACK POINT WEATHERED MORTAR JOINTS IN MASONRY FABRIC	3	£
21003	ZONE 04b	ELEV O	3, 5, 10	WALLHEAD	LIFT COPES AND REMOVE EMBEDDED IRON CRAMPS, RE-BED TO CORRECTED PROFILE AND DOWEL OR REPLACE CRAMPS WITH STAINLESS, RESIN FIXED INTO SOUND MASONRY.	3	££
21003	ZONE 04b	ELEV O	4	WALL LEANING OUT	REMOVE MATURE VEGETATION, TAKE DOWN AND REBUILD WALL TO PLUMB PROFILE AND CROSS BOND INTO SURROUNDING MASONRY. TEMPORARY WORKS TO SCAFFOLD ELEVATION BEFORE TREE REMOVAL	2	£££
21003	ZONE 04b	ELEV O	8	SKIN SEPARATION OF MASONRY ABOVE WINDOW OPENINGS	TAKE DOWN AND REBUILD WALL DOWN TO WINDOW OPENING AS PART OF NEW BUILD FLATS.	2	££
21003	ZONE 04b	ELEV O	9	BUTT JOINT OPEN	REINSTATE FULL CROSSBOND ACROSS THIS BUTTJOINT	2	££
21003	ZONE 04b	ELEV O	11	DECAYED TIMBER SAFE LINTEL	REPLACE TIMBER SAFE LINTEL	2	£
21003	ZONE 04b	ELEV O	12	LINTEL BEARING ON DECAYED TIMBER	CONSOLIDATE LINTEL BEARING ABOVE OPENING. POSSIBLY REPLACE LINTEL	3	£
21003	ZONE 04b	ELEV O	13	WALL LEANING OUT	CHECK VERTICALITY AT CLOSE QUARTERS, TAKE DOWN AND REBUILD WALL TO PLUMB PROFILE AND CROSS BOND INTO SURROUNDING MASONRY. ENSURE RESTRAINT IS INTRODUCED AS PART OF REFURBISHMENT	2	££