

Filename md22_0411

Proposed Works:

01 00 Enabling Works

Works anticipated to include:
 - fully covered scaffold system over both wings;
 scaffold will be ballasted and not fixed to the structure
 - opening up & investigation works to Georgian walls
 Subject to the Local Planning Authority's (LPA) comments
 these works may be started before any consents have
 been granted

02 00 Substructure (Ground floor and below)

01 Tudor; investigate & compare external
 ground levels to floor levels
 02 Georgian:
 - lift sw floorboards to allow void inspection
 - eliminate damp, rot & insect infestation
 - floor repairs; including new masonry sleeper walls
 to separate joists from the external masonry
 - installation of mechanical sub-floor vent
 - may include drainage works

03 00 Wall Repairs

01 Tudor
 02 Georgian

05 00 Window Repairs

Works anticipated to include to repair and
 overhauling of all joinery

03.01 Render repairs:
 - generally replace isolated areas of
 defective roughcast render with
 lime render on a like for like basis

03.01 Render repairs:
 - investigate vertical render crack;
 works to include making good
 defective roughcast render with
 lime render on a like for like basis
 - subject to condition of structure
 underneath, works may include
 installation of twisted s/steel tie
 bars within the wall's structure

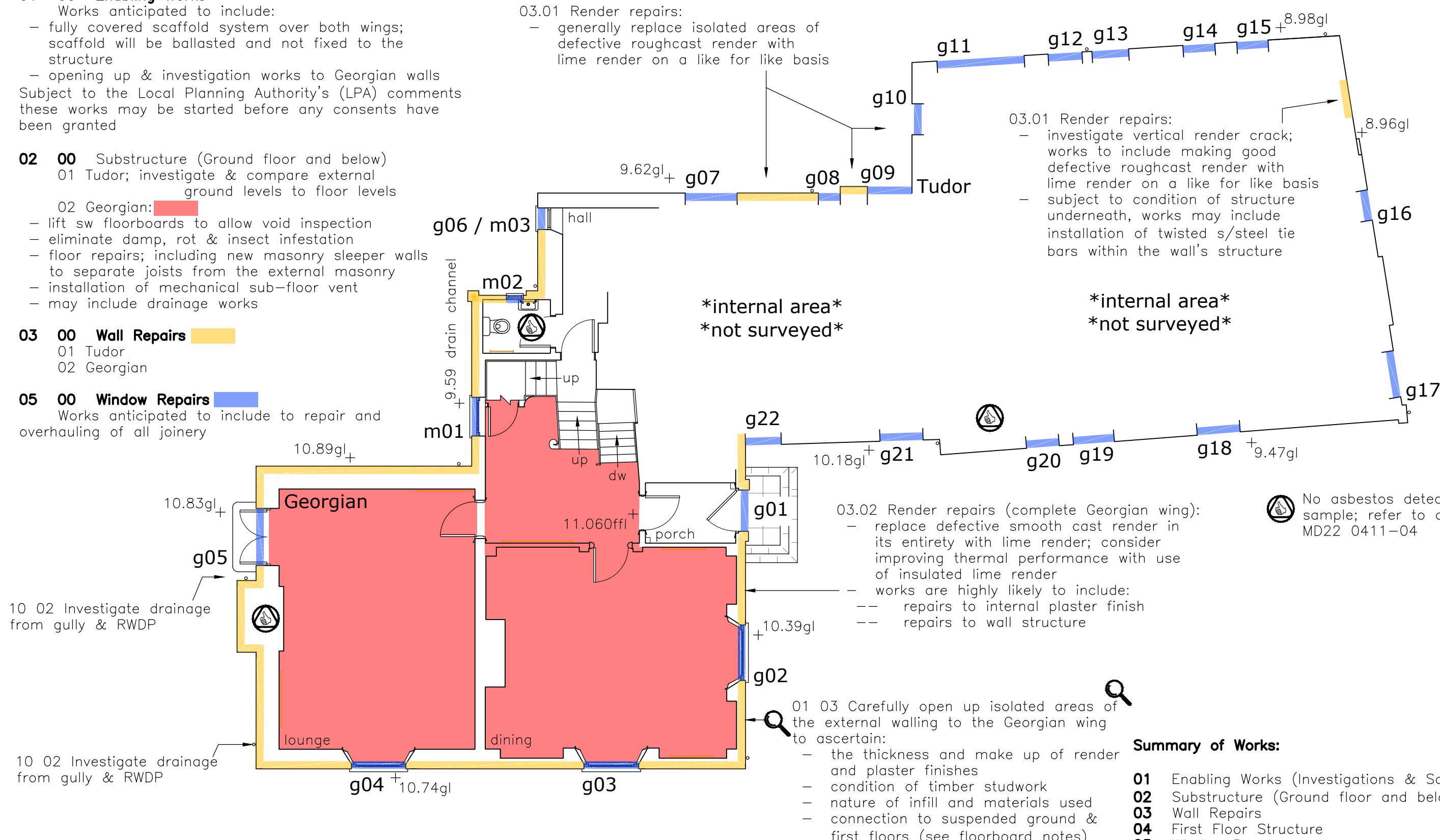
03.02 Render repairs (complete Georgian wing):
 - replace defective smooth cast render in
 its entirety with lime render; consider
 improving thermal performance with use
 of insulated lime render
 - works are highly likely to include:
 -- repairs to internal plaster finish
 -- repairs to wall structure

01 03 Carefully open up isolated areas of
 the external walling to the Georgian wing
 to ascertain:
 - the thickness and make up of render
 and plaster finishes
 - condition of timber studwork
 - nature of infill and materials used
 - connection to suspended ground &
 first floors (see floorboard notes)
 Subject to findings during enabling works,
 the new render is highly likely to include
 the introduction of suitable insulation
 materials

Summary of Works:

- 01** Enabling Works (Investigations & Scaffolding)
- 02** Substructure (Ground floor and below)
- 03** Wall Repairs
- 04** First Floor Structure
- 05** Window Repairs
- 06** Other Internal Works
- 07** Roofing (Structure, coverings & rws and chimneys)
- 10** External Works (Ground works & drainage)

Existing Ground Floor Layout 1:100



10 02 Investigate drainage
 from gully & RWDP

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No asbestos detected in
 sample; refer to drawing
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