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Scope of Works and
Specification
Lime Render and Timber Frame Repairs

The Kings Arms

Old Street

Haughley, Suffolk



Client: Greene King Brewing and Retailing

Date: 16th May 2023

List description:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1284984

Date first listed: 09-Dec-1955

Date of most recent amendment: 15-Mar-1988

List Entry Name: THE KINGS ARMS PUBLIC HOUSE

Statutory Address 1: THE KINGS ARMS PUBLIC HOUSE, OLD STREET

County: Suffolk

District: Mid Suffolk (District Authority)

Parish: Haughley

National Grid Reference: TM 02678 62260

Details

HAUGHLEY OLD STREET (NORTH SIDE) TM 0262

8/99 The King's Arms Public - House 9/12/55 (formerly listed as the GV II Kings Arms)

Public house: mid C16 core to main 3-window range with C18 alterations. Crosswing of early C14 to left, extended rearwards in C15 or early C16. Two storeys. Timber-framed and plastered. Concrete plain tiled roof with C19 pierced crested ridge tiles. An axial C16 chimney of pink/buff bricks, the upper shaft rebuilt in C19 red brick. Late C19 mullioned and transomed small-pane casements at ground storey, and smaller earlier C19 casements above. C19 4-panelled door at lobby-entrance position. The 2-bay cross-wing has rare but characteristic early C14 carpentry: the walls have widely-spaced studwork with wide plank tension braces at some points, and square-sectioned straight or slightly curved primary arch braces in others. The open truss has a cambered tie-beam with chamfered square-sectioned arch braces. Evidence for a crown post roof, removed by mid C20. Heavy 1st floor joists, lodged over a central binding beam. The wing was extended rearwards by about 3 bays in C15 or early C16 with close-studding and heavy unchamfered floor joists. The rear bay was largely rebuilt c.1700 with a hipped butt-purlin roof. The main range has a ceiling with roll-moulded joists of c.1550. Mid C16 work in the bar to right includes unmoulded framing and a wide lintelled open fireplace. A C17 newel staircase has a balustrade with serpentine splat balusters. In C18, the walls of the main range were raised, and the roof was rebuilt. N.M.R.

Listing NGR: TM0267862260

Legacy The contents of this record have been generated from a legacy data system.

Legacy System number:280582

Additional notes: In late 2014 under a watching brief the timber frame in the west gable of the cross wing was repaired and re rendered in lime.

SCOPE OF WORKS:

Scope of works to be read in conjunction with any other reports or documents where available.

South facing gable to front range: Removal and replacement of falling lime and cementous render. Repairs to underlying timber framing where required.

Opening up works:

Allow to shroud power supply cables as required.

Allow to remove and set to one side for reuse all signage, light fittings etc and makes safe supply cables ready for reinstalling.

Remove all redundant cabling.

Carefully remove loss and delaminating render from south facing gable wall along with any underlying falling supporting laths.

Asses and record condition of underlying timber framing.

Check brick plinth wall for condition removing any loss paint and or spalling bricks.

Reinstatement:

As required repair brick plinth wall using matching materials.

Inspect sole plate/sill beam and if required allow to provide slate slips between the underside of the beam and brick plinth wall. Slate slips are not to extended beyond the outer edge of the sole plate.

As required repair any defective timber framing with seasoned oak. All replacement timber to be splice or scarf jointed wherever posable. Where traditional jointing is not posable allow to resin bond and bolt joints.

As required refix/replace lathes to provide a sound substrata for new three coat lime render.

Replacement lathes to match existing.

Following the appropriate drying times all new plaster to be painted with minimum three coats of lime wash (colour to match existing unless otherwise agreed)

Reinstate signage and lighting.

Rain water goods:

Service, repair and test any associated rainwater goods.

Preambles:

All areas to be dismantled are to be fully photographed and measured, noting timber sizes jointing details etc. A copy of all photographs, notes and any other documents are to be provided to the client or their representative on completion.

Mortars and pointing:

All mortars are to be of lime with no cement additives.

Pozzolan may be used if required to assist compressive strength to add durability to any vulnerable areas.

In general, all mortar mixes to match existing.

Precise mix to be agreed prior to commencement and in accordance with any additional condition that may be required under LBC approval.

Pointing finish to be a flush and bagged detail unless otherwise required under LBC consent approval.

Lime render: Three to four coats of lime render, i.e. scratch coat including hair, floating coat and finish coat or coats.

Timber:

All timbers to match existing in sizes, jointing detail and species.

Timber to be air dried for a minimum of 2 years.

Where required all bolts, plates and metal fittings to be of stainless steel.

Special notes:

Supplementary to this document should any additional requirements specified by a structural engineer be required they are to be fully implemented as per their instructions.

All conditions applied to the LBC approval document are to be adhered to unless otherwise agreed in writing with the Local Authority.

As required, samples of any replacement materials are to be provided for approval.

Any sample panels are to remain on site as a reference point for the duration of the works.

All contractors are advised to take any necessary steps to mitigate any risk to themselves, occupants of the building or public, should any potential hazardous materials be uncovered.

Contractors are to undertake a full risk assessment as required under current legislation with particular attention to the use of lime mortars.

The main contractor is to notify any sub contractors of any potential asbestos risk should this be identified.

The principal contractor and any nominated sub contractors are to comply with all current regulations with regards to the removal, collection and disposal of any hazardous waste.

The principal contractor will comply with all other health and safety requirements including pavement licence, highways approval etc.

The client or their representative will obtain any necessary LBC and provide copies prior to the commencement of any works.

The main contractor will be responsible for fencing off the working area and providing any necessary signage etc.

Should the works impact on the internal element of the gable wall, a safe working area is to be created with edges taped in order to reduce dust within the remainder of the building.

Any temporary hoarding is to be well fixed at the end each day in order to maintain the building security.

All waste is to be fully bagged or appropriately contained before removal from the working area.

On completion, the working area is to be left clean and tidy with all waste, surplus materials and tools removed.

Finally, all road, pavement and public areas are to be washed clean of any brick dust, mortars and any other building materials. The contractor will be responsible for managing any runoff into storm drains etc.

As required, make suitable welfare arrangements and provide full method statement, risk assessment and include copies of public and employer's liability insurance, waste carriers' licenses etc for all works. On completion, the principal contractor is to provide any relevant maintenance schedules.

The above specification covers all known works however additional works may be required once opening up works have been completed.

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