

## **Schedule of Repairs for existing Listed Assett (not applicable to proposed extension)**

Planning (Listed Buildings and Conservation Areas) Act 1990, section 48

### **LABOUR IN VAIN, PARSONAGE LANE, ALBURY, WARE - SG11 2JG**

- 1 ACCESS, SAFETY AND SECURITY PROVISIONS
  - 1.1 Provide and maintain while works are being carried out all boarding, screens and barriers necessary to keep the building secure.
  - 1.2 Install temporary propping in accordance with the directions of a structural engineer to stabilise (if required) stairs, floor joists, and the structure generally. Provide sheeting or boarding wherever floor boarding and stair treads are missing. Cordon off floor areas where joists are missing or unsupportable and display warning signs for the duration of works.
  - 1.3 Clear out rubbish from internal spaces so that all areas are open to inspection and free from nesting places. Protect exposed timbers in corridor area and ceiling joists in existing pantry/cupboard to be converted into the new wc for the duration of the course of works. Protect areas with plywood, cardboard or thick tarp materials to ensure the integrity of exposed timbers or joists (as required).
- 2 ROOF AND RAINWATER GOODS REPAIRS
  - 2.1 Overhaul and reinstate salvageable rainwater goods. Reinstall missing or irreparable parts of the system. Clean rainwater goods through to inspection chambers and generally ensure that all rainwater run-off is conducted to drains.
  - 2.2 Carefully strip the existing plain clay tiles in places required for the construction of the new rear extension roof. Set aside all sound items for re-use. Strip off all battens and de-nail rafters. Carry out repairs to timber roof structure in accordance with the structural engineer's report and recommendations, including renewal of joists, wall plates and ends of joists and rafters.
  - 2.3 Fix new treated battens to BS 1318 of same size as the originals, using aluminium nails to BS 1202: Part 1, set out to the same gauge as the original over reinforced sarking felt to BS 747, Type IF. Re-roof using all original sound plain clay tiles or tiles to match, fixing with copper nails.
  - 2.4 Renew all flashing, soakers, fillets, gutter linings and outlets using leadwork installed in accordance with the Lead Development Association booklets Lead Sheet in Building and Lead Sheet Flashings.
- 3 BRICKWORK AND RENDER REPAIRS
  - 3.1 Cut back and treat all plant growth in external brickwork using a systemic killer; leave to die and then carefully remove. Remove root growth from internal plaster and brickwork in similar manner.
  - 3.2 Erect boarded scaffolding and carry out repairs to brickwork in accordance with a structural engineer's recommendations, including where necessary the following:

- a) install corner ties at junctions of internal and external walls or at corners
- b) install ties to bond together separated leaves of brickwork
- c) repair parapets and chimneys, re-lay parapet copings on damp proof course and point all joints in copings
- d) replace rotted timber courses in brickwork with concrete infill.

3.3 Rake out loose or defective mortar joints at brickwork including chimneys and parapets (do not use hammer and chisel or pick hammer). Re-point using lime mortar and finish to a flush joint.

3.4 Repair external rendering in a colour, texture and composition to match the existing; renew existing rendered finish wherever this is cracked or has lost its bond, including sills, window mouldings and decoration. Repairs to mouldings and decorative work shall be carried out with the use of running moulds and squeezes in accordance with *Decorative Plasterwork Its Repair and Restoration* by Don Stagg and Ron Masters (Attic Books, 1986).

#### 4 WINDOW AND EXTERNAL REPAIRS

4.1 (if required) Replace missing and irreparable window frames and sashes with new to match existing for windows in existing courtyard which will become internal windows in the new rear extension and the new rear annex .

4.2 Overhaul all repairable windows and frames by replacing missing panes and parts; re-puttying and re-pointing externally; lubricating moving parts; refitting missing or defective ironmongery; preparing priming and redecorating including undercoat and two top coats to all bare wood, using good-quality gloss paint in accordance with the paint manufacturer's recommendations; easing and adjusting to ensure smooth operation. Isolated areas of decayed wood shall be replaced by piecing in new matching treated timber.

4.3 Redecorate all previously painted external surfaces using good-quality paint in accordance with the paint manufacturer's recommendations, including painted metalwork and rendering.

#### 5 INTERNAL REPAIRS

5.1 Carry out repairs to timber floors and window frames/cills as required. Take up and retain for re-use sound floor boarding and skirtings. Where more than 50% of length or depth of timbers are decayed or defective, install new material to BS 4978 GS Grade; otherwise splice new material to existing timbers; new work shall match the original in all other respects. Install suitable ties where recommended to tie timber framing to brickwork walls. Reinstall floor boarding and skirtings including new material where required, to match existing.

5.2 If found, treat retained structural timbers affected by insect attack and rot, and low level brickwork affected by rising or penetrating damp in accordance with a COSHH assessment and the standards of the British Wood Preservation and Damp Proofing Association.

5.3 Repair and reinstall internal plasterwork which has been lost or damaged at walls and ceilings. Take moulds of existing cornices and reinstall to match existing. Repairs to mouldings and decorative work shall be carried out with the use of running moulds and squeezes in accordance with *Decorative Plasterwork: Its Repair and Restoration* by Don Stagg and Ron Masters (Attic Books, 1986).

- 5.4 Decorate all internal plaster and woodwork surfaces using good-quality paint in accordance with the paint manufacturer's recommendations.
- 5.5 Provide ventilation to all internal spaces in accordance with BSCP 5925:1980, while ensuring that pigeons are prevented from entering the building.

INFORMATIVE: All new external and internal works, and works of making good to the existing fabric, should match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless specified otherwise in the above schedule, or agreed otherwise in writing by the local planning authority.

#### 6.0 TIMESCALE OF REPAIR WORKS

- 6.1 The applicant will submit a timescale to the Local Authority at a later date after a contractor has been appointed for the works. We therefore request that this part of Condition 11 under approval ref.3/22/2226/LBC is changed to be handed over to EHDC when available before the commencement of the works on site.