

List of Works

Prepared for: the Trustees of the Dorothy Harrison Trust

Prepared by: Alan Wahlers, Architect

16 October 2023

Proposal number: 1826

EXECUTIVE SUMMARY

Objective

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Goals

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Solution

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Project Outline

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BUDGET

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| Description | Quantity | Unit Price | Cost |
|--------------|----------|------------|---------------|
| Item 1 | 55 | £100 | £5,500 |
| Item 2 | 13 | £90 | £1,170 |
| Item 3 | 25 | £50 | £1,250 |
| Total | | | £7,920 |

| REF | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| PREPARATION/ DEMOLITION WORKS | | | | | | | | | |
| 1 | | | | Take down/clear existing porch Lower existing parapet wall. Make good to roof over Hall. | | | | | |

REF

- 2 Remove existing bathroom fittings. Can these be reused upstairs? If so clean existing fittings for reuse, removing taps, wastes, etc to be replaced with new.
- 3 West gable end. Remove existing stucco finish (already completed by volunteers).
- 4 East gable end. Remove existing thin render finish. Remove existing window w18 and clear away. Build up existing opening with facing bricks to match existing for new Yorkshire slider window approx 1000 x 950mm. Remove existing greenhouse and clear away (already completed by volunteers). Take up brick pavers, clean and set aside for reuse as directed.

INTERNAL WORKS

CELLAR FLOOR

C1

| ROOM | AREA (m2) | FLOOR FINISH | WORKS |
|--------|-----------|--------------|---|
| CELLAR | 5.9 | Brick | Remove temporary floorboards and trimmers at steps. Take down and remove blockwork stub wall. Clear out debris to cellar floor, check for drain point. Remove existing cellar vent frame and replace with new secure vent frame. Ensure full cross-ventilation to cellar/underfloor spaces. |

| REF | | | | |
|---------------------|---------------|------|---------------|---|
| GROUND FLOOR | | | | |
| G1 | PORCH | | Concrete | To be taken down and cleared away. |
| G2 | ENTRANCE HALL | 8.6 | Concrete | Build up floor of insulation/flooring grade chipboard level with main house. Build new 100mm stud wall with sound deadening quilt, to include rebxing door and frame (d10) set aside from elsewhere. New windows at w5 and w6 to details. New external door and frame at d1 to detail. Floor finish to be agreed? Add 300mm insulation to flat roof ceiling, 2 x 150mm layers cross-layered. Remove and replace existing sloping ceiling with insulation between and below rafters to current building regulation u-values, maintain minimum 25mm air gap to existing felt. |
| G3 | CLOAKS | 2.9 | Concrete | Build up floor of insulation/flooring grade chipboard level with main house, at same time as floor in Hall. Add Velux conservation roof light, make good ceiling finishes. Form hole for new extract fan. |
| G4 | LIVING ROOM | 15.7 | Bitumen/solid | Remove wall boarding all round. Refurbish existing windows w3 and w4. Add new wall finish, including insulation? How? Check existing woodburner and flue, clean woodburner. |

| REF | | | | |
|-----|-------------------------|------|----------------|--|
| G5 | SITTING ROOM/ DINING | 14.7 | Wood boards | <p>Disconnect existing gas fire, retain as feature only. Check floorboards, repair as necessary. Remove wall boarding front from wall to allow wall to dry. Retain wall boarding on other walls, make good as required. Refurbish existing windows w2.-</p> |
| G6 | KITCHEN/ DINING | 19.2 | Wood boards | <p>Clean existing fireplace and hearth. Remove upvc window w9 and replace with new wood d/g window. Refurbish existing windows w1. Check existing ceiling and remove to expose existing ceiling joists. Check non-loadbearing wall at old bathroom and clear away. Set aside glass blocks to clients directions. Form new timber raised area. Install new kitchen units comprising base units, worktops, wall units and appliances to detail design. Form hole for new extract fan. Box around new 100mm upvc svp, including sound deadening quilt fill.</p> |
| G7 | STAIR LOBBY | 0.9 | Wood boards | <p>Check existing staircase, secure existing handrail.</p> |

| REF | | | | |
|--------------------|-----------|--------------|--|---|
| G8 | UTILITY | 3.9 | Concrete | <p>Remove existing internal wall (assume 225mm solid brick) and make good.</p> <p>Build up floor of insulation/flooring grade chipboard level with main house.</p> <p>Carefully remove existing doors/frames at d2 and d10, build up doorways in brickwork to match existing.</p> <p>D10 door and frame to be refixed at d10a.</p> <p>Remove and replace w7 with new timber window to detail.</p> <p>Add new cupboards, worktop and sink.</p> <p>Form hole for new extract fan.</p> <p>Form hole for new boiler flue.</p> |
| FIRST FLOOR | ROOM | AREA (m2) | FLOOR FINISH | |
| F1 | BEDROOM 1 | 17.6 | Wood boards/ part plaster alcove | <p>Replace w16 with new wood Yorkshire slider to detail.</p> <p>Remove, renovate and refix w15.</p> <p>New aluminium sliding secondary glazing frame fixed to existing timber frame.</p> <p>W17 retain as existing.</p> <p>Loft hatch - retain as existing.</p> <p>Floor?</p> |

| REF | | | | |
|-----|-----------|------|---------|---|
| F2 | BEDROOM 2 | 11.9 | Plaster | <p>Remove and clear away glazing shoots. Remove, renovate and refix w13 and w14. New aluminium sliding secondary glazing frame fixed to existing timber frames to w13 and w14. Retain existing cupboards, check doors close correctly, adjust as necessary. Retain existing hangers. Retain/refurbish existing window fixings.</p> |
| F3 | LANDING | 5.6 | Plaster | <p>Check/repair as necessary existing stairs and banisters. Check/adjust doors of landing cupboards. Repair/replace shelves of cupboards where cylinder and pipework has been removed. Add new d/g wood window with wood window board at w20. Form loft access in existing ceiling with frame, blockboard panel, hw lipped. Carefully remove door d15 for reuse elsewhere (at d16a).</p> |
| F4 | BATHROOM | 5.3 | Plaster | <p>Form new 100mm stud walls with new doors and frames at d16a and d17. Door d16a remixed from elsewhere. Stud walls to have sound deadening quilt infill. Fix new Yorkshire slider window w19 to detail in new opening. Clear glazed. Sill? Form boxing at new 100mm svp. Form hole for new extract fan.</p> |

REF

F5

BEDROOM 3

11.3 Plaster

Clean existing fireplace and hearth.
Remove, renovate and refix w12.
New aluminium sliding secondary glazing frame fixed to existing timber frames to w12.

ROOFSPACE

Any existing personal effects to be removed by client.
Remove all insulation to expose existing timbers. Inspect/
report condition of existing for further instructions.
Add 300mm fibreglass quilt insulation to roof space. 2 x
150mm layers, cross-layered.
Insulate loft access panel.

DECORATIONS

Paint finish to walls and ceilings

INTERNAL

Paint finish to windows and door frames.
Paint finish to rainwater goods.

EXTERNAL

EXTERNAL
WORKS

| REF | | | |
|-------------------|--------------|---------------------|---|
| ROOF | | | <p>Visual check of existing roof tiles. Report/replace missing or slipped pantiles to match.</p> <p>Visual check of chimney stacks/flashings/pots.</p> <p>Are any works required?</p> <p>Check existing gutters and downpipes, clear gutters if necessary. Repair any defective joints/missing brackets, etc.</p> |
| ELEVATIONS | LOCATION | WALL AREA (m2) appx | |
| | FRONT (ROAD) | 48.8 | <p>Remove existing paint finish by specialist.</p> <p>Repair existing brickwork - what is condition? Replace small areas of bricks to match? Hot lime pointing.</p> |
| | GABLE (WEST) | 34.0 | <p>Make good brickwork - replace small numbers of bricks?</p> <p>Add stainless steel ties to engineers recommendations at corner piers.</p> <p>Add air bricks at low level to ventilate air spaces at corner timber posts.</p> <p>Clean/paint metal bracket.</p> |
| | REAR | 59.4 | <p>Remove existing paint finish by specialist.</p> <p>Repair existing brickwork - what is condition? Replace small areas of bricks to match? Hot lime pointing.</p> <p>Form new window opening at w20.</p> |

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| REF | | | |
|----------------------|--------------|------|--|
| WALLS | GABLE (EAST) | 34.0 | Make good brickwork - replace small numbers of bricks? Take down existing dwarf walls, clean and stack existing bricks for reuse as directed. Remove waste mortar/broken bricks. Include wall built up in existing site entrance. |
| PAVINGS/STEPS | | | Existing stone slabs are laid above an older brick path at the west gable end. Alter existing to further directions |

| REF | |
|-----------------------------|--|
| GAS CYLINDER HOUSING | Fix new housing to accommodate calor gas bottles. |
| PARKING AREA | Form parking area, including 150mm MOT Type 1 hardcore with 50mm granite chippings. New wood gate posts and gates to detail. |
| MAIN SERVICES | |
| WATER | Existing mains water supply has a meter/stopcock sited in the footpath. It is understood that the onsite water pipe is lead, as are parts of the internal installations. Replace the underground supply with a new 25mm pipe from the meter point to an agreed location in the house. The existing portakabin is supplied from a point in the external toilet then underground to the end gable nearest the house. Maintain this supply or agree alternative arrangement. |
| ELECTRICITY | Existing mains service serves all the site. Arrange to split the incoming mains supply to separate the house supply from the museum supply. Arrange new underground 3-phase supply by National Grid from a location in the footpath to a new agreed mains position in the existing museum building. |
| GAS | No mains gas services are available. |

REF

**OTHER
SERVICES**

SECURITY

Check/provide report on the existing system. Arrange for the existing installation to be altered to split the house system from the museum.

ELECTRICIAN

Check/provide report on the existing system, with recommendations for alterations or replacement with detail recommendations.
See drawings with existing and proposed electrical installations.
See also comments re main services.

**PLUMBER/
HEATING
ENGINEER**

Remove/refurbish existing heating system throughout, can any pipework/radiators be reused? Make good finishes.
New central heating system. What type? No mains gas.
Bottle gas? Heat Pump?

DRAINAGE

Check/report on the existing system. Alter existing system to layout drawing with new inspection chamber and connection

List of works plans

THE DOROTHY HARRISON TRUST

