

The Old Forge
Mendlesham Road
Brockford
Stowmarket
IP14 5NU

Schedule of works

Soleplate Repairs and Replacement

Removal of concrete render from, and repairs to, brickwork in plinth

Replacement of concrete screed flooring with breathable substrate

V0.4

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Schedule of Works: -

The Proposal

This proposal is split into 3 parts:

Repairs and Replacement of a small section of soleplate

Necessary repairs are immediately required, prior to the post flood replacement of flooring, to the threshold of what was previously an entrance into the room at the Northeast end of the property. In 1910, when the property was separated into three separate collages, that this was a doorway. It has since been blocked up and French-doors now occupy the space where a window used to be.

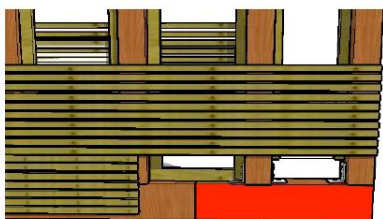
The proposal will be to

- acroprop up the walls above soleplate.
- remove approximately 3 courses of bricks below sole plate until it is accessible.
- cut away the bottom half of the rotten sole plate using dark oak, leaving the top part of the original threshold in place.
- recut joints; jack up into place.
- Use steel L bracket hidden behind the plaster bolted to the stud & soleplate.
- re-brick using same bricks.
- slate packers will be used to tighten under beam where necessary (and to serve as a dpc).
- using white cement render and lime putty, replace any rendering outside where disturbed to match existing.

The threshold to the French doors has also slightly lifted following the flood. This is a relatively modern installation, made from hardwood and probably installed at the same time as the wooden flooring. This needs to be repaired when the new flooring system is laid.

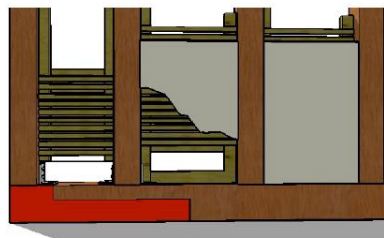
The above soleplate replacement is a repeat of similar works undertaken when repairs were made to the sole-plate at the Northeast Corner under (PP-04032767 0851/15).

REPAIRS TO: SOLE PLATE
OLD FORGE, BROCKFORD STREET, SUFFOLK

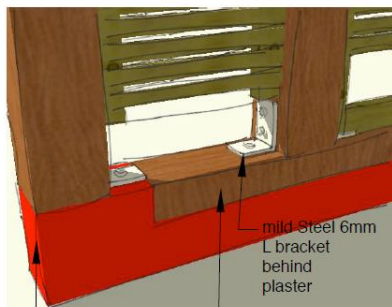


EXTERNAL FACE EXISTING Lime render on lath over beams

INTERNAL FACE EXISTING Lime render on lath between beams



PROPOSED REPAIR DETAIL

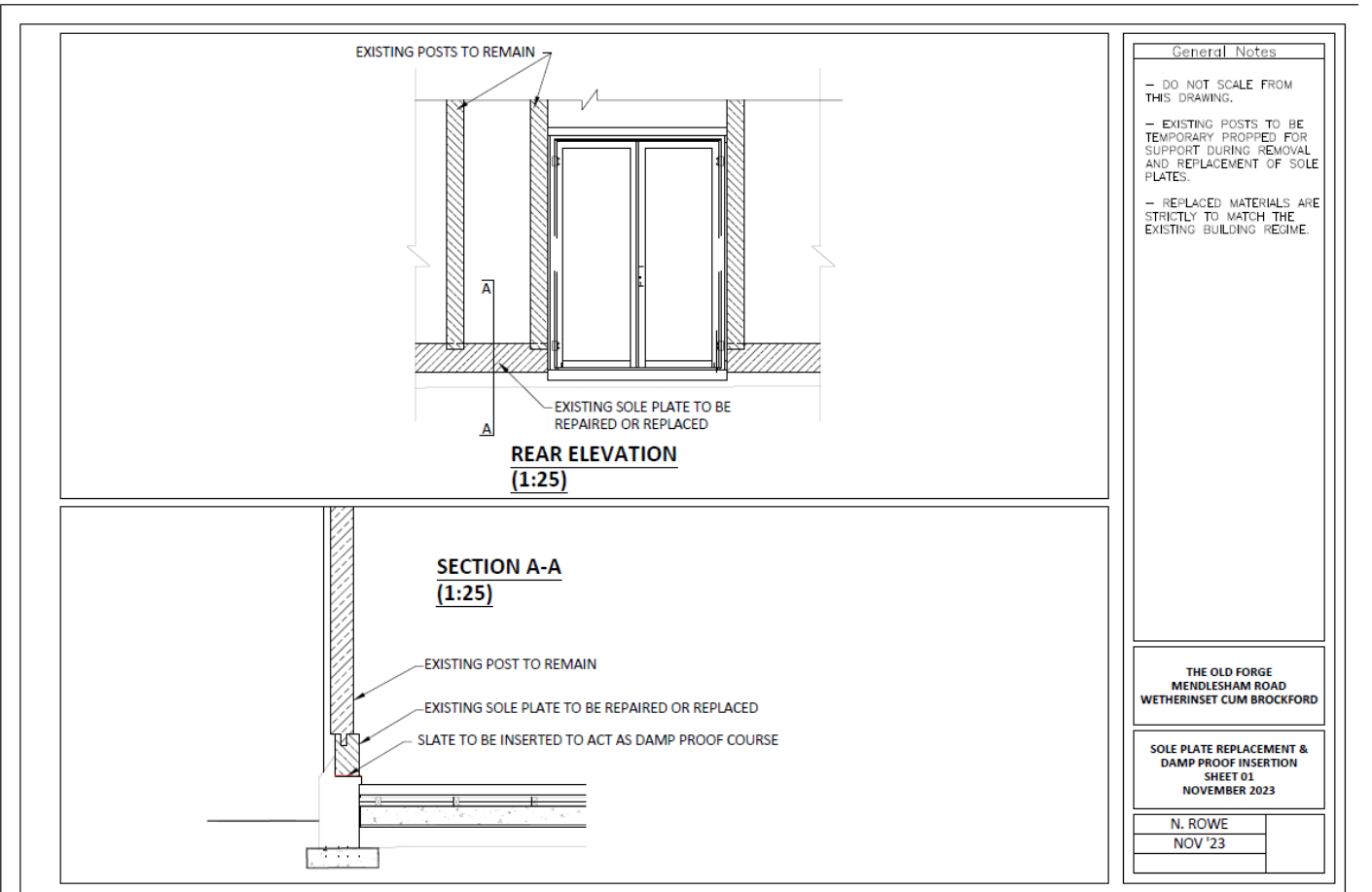
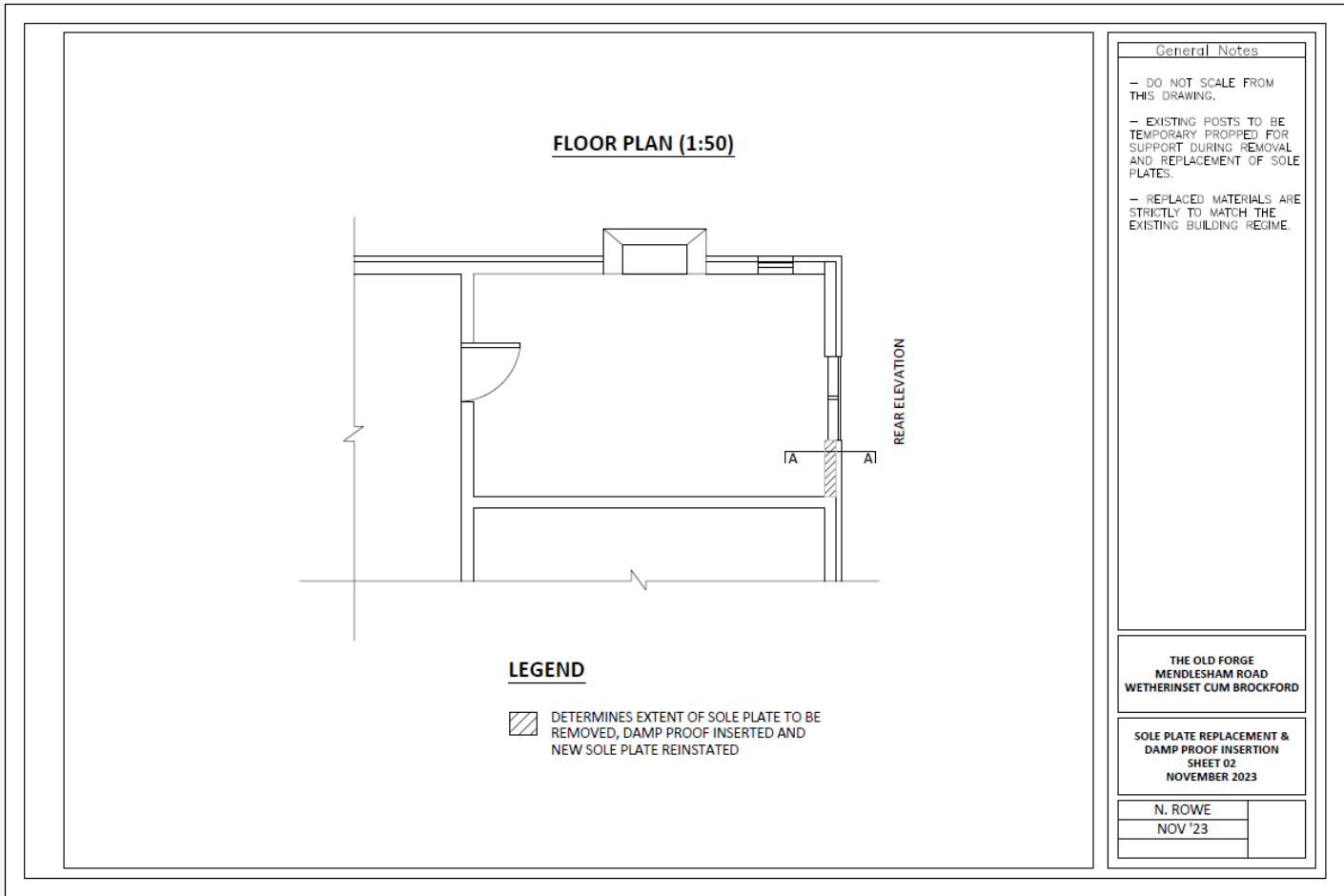


NEW TIMBER
Dark oak
Spliced under to
match

mild Steel 6mm
L bracket
behind
plaster

HISTORIC TIMBER
Preserve shape
Of historic door
threshold





Removal of concrete render from, and repairs to, the brickwork in the plinth at base of soleplate

Where necessary to allow dampness to evaporate and aid the drying process and to prevent dampness from penetrating the sole-plate, **immediate** remedial action was permitted to remove concrete render from the face of the brickwork plinths beneath the soleplate.

The bricks to a greater or lesser extent are showing signs of their age and in the most extreme cases, the face of the bricks in the plinths that have significantly delaminated due to water damage as the render was removed. Where significant delamination has occurred, this will necessitate careful removal and replacement, involving up to 3 courses of brick; this is especially so for the bricks in plinth in the hallway entrance. It is proposed that the bricks will be removed in small sections so as not to destabilise the structure above, preventing the need to acro prop the walls above and prevent unnecessary damage to the fabric. There is no intention to insert any damp proof membrane unless a geotextile membrane is recommended and approved, or it is suggested that a more modern damp proof course will future proof the building without inhibiting the dissipation of water should the area flood again.

Where the existing bricks do not need to be replaced, they will be retained and repointed with lime mortar to allow them to be more aesthetically pleasing.

The intention is then to leave the bricks within the plinths exposed (as has been successfully achieved in the kitchen) to add character to the building of this age and to allow the building to breathe. This will also allow aid the drying process should the area flood in the future. An approved 100% breathable stabilising sealant will be applied.

Replacement of concrete screed flooring with breathable substrate in ground floor reception rooms

The three front (east side) reception rooms have a layer of concrete screed (which is believed to be up to 35mm thick) which, to some degree, has suffered some flood damage. It is proposed, with advice and approval from the Heritage Officer, that the following action is taken:

- a. carefully remove as much of the concrete screed as possible, being careful not to damage the historic brickwork beneath the surface, to reveal the brick substrate.
- b. Where at all possible the historic flooring should be retained throughout the works.
- c. Where accessible, lift the layer of exposed bricks, create a firm and stable level base and insert a breathable geotext membrane such as white Taram (or as advised by the Heritage Officer).
- d. relay the bricks to create an even floor.
- e. and then either :
 - a. repoint with lime mortar and leave the bricks exposed (as being considered in the Dining Room),
or
 - b. lay a limecrete substrate and some form of sympathetic insulation and breathable underlay and cover with carpet or large rugs.
- f. All exposed bricks will be treated with an approved and suitable 100% breathable stabilising sealant.