

SCHEDULE OF WORK



PROJECT NAME:	Old Vicarage	HMAD REF:	2342
LOCATION:	Woodbury Salterton	DATE:	Dec 2023
CIRCULATION:	xx	QA: check by	mr

This hmad document has been prepared and written by an architect accredited in Conservation by the AABC in support of a listed building application and describes for the benefit of the conservation officer the proposed scope of work expected to be required. It is assumed this work will be carried out by a competent Contractor with experience of working on heritage assets. This document is confidential and copyright protected and should not be circulated or distributed without our consent.

Repair and maintenance of external joinery:

SCOPE:

- Roof joinery: Barge and eaves boards and soffits, exposed rafter ends etc.

Remove all surface mounted ironmongery elements: handles, knockers, postal plates etc. Carefully store and replace in good condition on completion of decoration works. Handles may be replaced on a temporary basis for use during the course of the works.

External decorations to doors and casement windows is to include reveals, back ends and leading edges of frames where relevant.

Allowance is to be made to ensure that all doors and windows operate freely after completion of decoration works.

PREPARATION:

To previously painted surfaces:

Completely remove all blistered, poorly adhering or otherwise defective paint. Remove all previous paint 'drips'. Open up all joints which are not tight fitting and rake out thoroughly. Rub down all bare areas to a smooth surface and dust off.

Cut out any decayed wood and replace with new wood. Make good all nail holes, open joints etc. with exterior flexible filler, allow to dry.

Wash down remaining areas with detergent solution, rinse off and allow to dry.

Apply a thin coat of knotting solution to all knots and resinous areas, allow to dry.

Scrape back to a firm edge minor areas of poorly adhering coatings and rub down to feather broken edges, raised grain, etc. remove any weathered layers.

Clean and rub down, dust off all surfaces to be decorated / refinished.

REPAIRS

OPENING UP

Purpose: To reveal previously concealed areas of structure or fabric not recorded during initial surveys.

Extent: To be agreed.

Timing: Give notice before starting opening up.

- Period of notice: At least two working days.

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Retained building structure/ fabric: Do not damage or destabilize.

SOFTWOOD FOR JOINERY REPAIRS

Species: To match existing.

Quality: Generally to BS EN 942; free from decay and insect attack (except pinhole borers).

- Appearance class: Class J2 for glazing beads, drip mouldings and the like. J30 or better for all other members. Knots on arrises not permitted where exposed to view..

Treatment: None required.

Moisture content on delivery: 13-19%.

HARDWOOD FOR JOINERY REPAIRS

Species: To match existing.

Quality: Generally to BS EN 942; free from decay and insect attack (except pinhole borers).

- Appearance class: Class J20. Treatment: None required. Moisture content on delivery: 13-19%.

REPAIR OF MEMBERS - CUTTING OUT MEMBERS

Extent of timber removal: Cut out full cross section of member where wood is defective or decayed, plus 100 mm of sound wood.

Distance from face of support to cut end of existing timber: Obtain instructions if dimension exceeds maximum shown on schedule.

Joint profile: Scarf joint.

REPAIR OF COMPRESSION MEMBERS - PIECING IN

Defective wood: Remove only decayed or defective wood. Finish cut-outs to clean, regular profiles.

Timber inserts: Cut accurately to fit. Glue and pin in place. Lie of grain to match as closely as possible that of parent timber.

Joint profile: Scarf joint.