

THORRINGTON HALL

For The National Trust

SCHEDULE OF WORKS

2.0	Strip Out & Preparations	
2.1	Services. Allow to temporarily disconnect the electrics in the immediate vicinity of the works and to reconnect upon completion.	Item
2.2	Rainwater Goods. Remove the existing rainwater goods and set aside for re-fitting at the end of the project.	Item
2.3	WG3. Remove the existing WG3, template the existing details and set aside.	Item
2.4	External Plaster. Carefully cut away all existing plaster as shaded orange on drawing 07 and underlying laths and polythene sheeting and dispose of all material.	item
2.5	Internal Plaster. Carefully cut away all existing plaster as shaded orange on drawing 07 and underlying laths and dispose of all material. Include to remove the boarding also as indicated.	Item
2.7	Lead Valley. Allow to pull back lead impacting the render to remove and to remove the tiles along the abutment. Provide temporary rainwater diversion from the valley.	item
2.8	West Staircase - Allow to carefully remove lath & plaster soffit locally from the underside of half landing adjacent to south elevation wall to expose the beams and joists of the staircase for the assessment of their structural condition.	Item
2.9	West Staircase First Floor – Allow to lift carpet, floor finishes and floorboards on the first floor landing over the principal staircase beam. Expose the top surface of the beam.	Item
2.10	West Staircase Second Floor – Allow to lift carpet, floor finishes and floorboards on the Second floor landing over the principal staircase beam. Expose the top surface of the beam.	Item
3.0	Timber Frame Repairs	
3.1	Plate Repairs. As indicated on drawing 06 in red undertake plate repairs, in 200x150 D40 green oak, as engineers specification. In association with the new studs allow for forming new mortices.	Item
3.2	Stud Repairs. Allow as indicated on drawing 06 in red undertake stud renewals, in 150x75 D40 green oak, as engineers specification. In association with the new plate allow for forming new tenons and connecting studs and plates, in accordance with details on drawing 04. Existing studs to be spliced and fixed to new timber as details on drawing 04.	Item

	NB. For new corner posts connection details to be undertaken using scissor joints.	
3.5	Insulation. Between the studs fill with 100mm Thermafleece Sheepswool Cosyslab.	Item
3.6	Laths. Clad the framing in split chesnut lathing, internally and externally, fitted on 25x32 battens fixed to the studwork.	Item
3.7	External Render. To the laths apply two coats of Best of Lime render. Base coat Warmcote, top coat to be Limecote. Plaster to be applied in accordance with the manufactures guidelines.	Item
3.8	Internal Plaster. To the internal laths apply two coats of Best of Lime Limecote Plaster to be applied in accordance with the manufactures guidelines.	Item
4.0	Associated Works	
4.1	Lead Valley. Allow to redress the lead valley following the completion of works and to form a new lead abutment detail to the wall, as LSA sheet detail 1F.	Item
4.2	WG3. Supply and fit new oak window, with steel inset casements, as drawing 08.	Item
4.3	Rainwater Goods. Refit the existing rainwater goods removed at the start fo works and fit new Alumasc Heritage Half Round HR6, fixed with brackets to the exposed rafter feet and with Circular RW3 downpipe, with swanneck at the base and the top.	Item
5.0	Internal Works	
5.1	Basement (Ref. Photo 2) - Provisionally allow to provide 6no. green oak Grade D40 blocks between ground floor joists as noted on Photo 2. Blocking to be 150mm deep x 75mm wide and be supported on fully nailed stainless steel joist hangers and packed tightly to underside of the floorboards.	Item
5.2	Ground Floor Half Landing (Ref. Photo 1) - Provisionally allow for the addition of a 100mm diameter joinery seasoned oak post (Grade D40 minimum) post under the Ground to 1 st floor lower flight of stairs half landing as noted on Photo 1.	Item
5.3	Ground to First Floor Stairwell – Prop 1 st floor principal beam through the Ground Floor onto Basement hardstanding with 2no. acrow props onto paired 1m long scaffold board on and below Ground Floor structure and on basement floor. Under the supervision of the Conservation Engineer gently lift raise 1 st floor beam by, say 5mm (TBC). Maintain propping until repairs to the 2 nd floor principal beam is repaired and supplemented.	Item
5.4	First Floor Stairwell – Fully expose the 1 st floor principal beam under Item 2.9 above and provide safe access for review of the beam by the Conservation Engineer.	Item
5.5	First Floor Stairwell (ref. Photo 3) – Allow to install up to 6no. 10mm diameter stainless steel Grade 316 tie rods through the depth of the principal stair trimming beam. Location of fixings to be agreed on site but likely to be spaced out along length of the beam. Rods to be drilled vertically through the principal beam with diamond tipped drill bit. Tie rods to be installed with	Item

	<p>30mm diameter 10mm thick Grade 316 washers and countersunk nuts to minimise their impact on adjacent finishes. Tie rods installed into Rotafix CB10T structural timber adhesive low pressure injected into holes and fissures.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. -Prior to low pressure injection of structural timber adhesive allow to clear and blow out all fissures in the principal beam and shutter external face of beam to allow filling of timber fissures. 2. Allow to recess plate washers and nuts of tie rods into floorboards over the principal beam and soffit of beam. Allow for timber pallets with matching grain to underside of principal beam. 3. Allow to rub up and surface treat exposed joint once shuttering removed. 	
5.6	<p>First Floor Stairwell – Allow for the insertion of 2no. M12 Grade 316 stainless steel through bolts (1no. each newel post) to stiffen the connection between the newel posts and the 1st floor principal beam. Through bolts to be used to draw together the newel post and principal beam. Through bolts to be used in conjunction with Rotafix CB10T structural timber adhesive to supplement the joinery connection where now separating. Note:</p> <ol style="list-style-type: none"> 1. Prior to injection of the structural adhesive, allow to clear and blow out open joint between the newel post and principal beam. 2. Allow to ‘shutter’ exposed open surfaces of the joint to allow filling of joint whilst being drawn together by the through bolts. 3. Allow to rub up and surface treat exposed joint once shuttering removed. 	Item
5.7	<p>Second Floor Stairwell (Ref. Photos 4 and 5) – When repairs are completed to 1st floor principal beam, prop 2nd floor principal beam through the Basement with 2no. acrow props onto paired 1m long scaffold board on and below the 1st floor structure. Under the supervision of the Conservation Engineer gently lift raise 1st floor beam by, say 5mm (TBC). Maintain propping until repairs to 2nd floor principal beam is repaired and supplemented.</p>	Item
5.8	<p>Second Floor Stairwell – Fully expose the 1st floor principal beam under Item 2.10 above and provide safe access for review of the beam by the Conservation Engineer.</p>	Item
5.9	<p>Second Floor Stairwell (ref. Photo 4 and 5) – Allow to install up to 6no. 10mm diameter stainless steel Grade 316 tie rods through the depth of the principal stair trimming beam. Location of fixings to be agreed on site but likely to be spaced out along length of the beam. Rods to be drilled vertically through the principal beam with diamond tipped drill bit. Tie rods to be installed with 30mm diameter 10mm thick Grade 316 washers and countersunk nuts to minimise their impact on adjacent finishes. Tie rods installed into Rotafix CB10T structural timber adhesive low pressure injected into holes and fissures.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. -Prior to low pressure injection of structural timber adhesive allow to clear and blow out all fissures in the principal beam and shutter external face of beam to allow filling of timber fissures. 2. Allow to recess plate washers and nuts of tie rods into floorboards over the principal beam and soffit of beam. Allow for timber pallets with matching grain to underside of principal beam. 3. Allow to rub up and surface treat exposed joint once shuttering removed. 	Item

5.10	<p>Second Floor Stairwell – Allow for the insertion of 1no. M12 Grade 316 stainless steel through bolts to stiffen the connection between the newel post and the 2nd floor principal beam. Through bolts to be used to draw together the newel post and principal beam. Through bolts to be used in conjunction with Rotafix CB10T structural timber adhesive to supplement the joinery connection where now separating. Note:</p> <ol style="list-style-type: none"> 1. Prior to injection of the structural adhesive, allow to clear and blow out open joint between the newel post and principal beam. 2. Allow to 'shutter' exposed open surfaces of the joint to allow filling of joint whilst being drawn together by the through bolts. 3. Allow to rub up and surface treat exposed joint once shuttering removed. 	Item
5.11	<p>Provisionally allow for reinforcing the connection between the stair stringer or 'in plane joist' to the external southern wall by either through bolting or coach screwing joists to studs once the southern wall is repaired. Coach screws or through bolts to be M12 diameter – length and position of fixings to be agreed once on site once the construction is exposed and repaired.</p>	Item
6.0	Decorations	
6.1	<p>Internal Plaster. Prepare all surfaces, ensuring they are clean of dirt, grease and flaking paint. Sand down surface to remove sheen. Areas affected by mould, fungi or algae to be primed with a fungicidal wash.</p> <p>Decorate the new plaster in 3no. coats of Ingilby's limewash. Colour to be confirmed by the client and limewash to applied in accordance with the manufactures recommendations.</p>	Item
6.2	<p>External Redner. Prepare all surfaces, ensuring they are clean of dirt, grease and flaking paint. Sand down surface to remove sheen. Areas affected by mould, fungi or algae to be primed with a fungicidal wash.</p> <p>Decorate the new render in 3no. coats of Ingilby's Pozzilime. Colour to be confirmed by the client and limewash to applied in accordance with the manufactures recommendations.</p>	Item
6.3	<p>External Softwood. Prepare all surfaces, ensuring they are clean of dirt, grease and flaking paint. Sand down surface to remove sheen. Areas affected by mould, fungi or algae to be primed with a fungicidal wash.</p> <p>Apply 1 coat "Jotun Visir translucent " primer and 2 no. top coats "Jotun Demidekk Ultimate" paint, according to manufactures guidelines.</p> <p>All doors to be decorated internally and externally. Windows to be decorated externally only.</p> <p>To all fascia's, allow for removing the rainwater goods and fixings to complete decoration and re-fitting upon completion.</p>	Item
6.4	<p>External Oak. Prepare all surfaces, ensuring they are clean of dirt, grease and flaking paint. Sand down surface to remove sheen.</p> <p>Seal timber with 2 coats of Osmo UV-Protection Oil.</p>	Item