

PROJECT: Marron Cottage, 4 Chains Road, Sampford Peverell, EX16 7BL
SECTION 3: Schedule of Work

3.0	The WORKS
3.1.1	<p>BUILDING DESCRIPTION – Marron Cottage has been a grade II listed building since 1988 and is situated in Sampford Peverell on Chains Road in a conservation area. The building is thought to date back to the mid-19th century.</p> <p>The property consists of a two storey end of terrace building, with a double pitched and slated roof, brick chimney, render faced masonry or cob walls with timber framed sash windows.</p>
3.1.2	<p>GENERAL WORK DESCRIPTION – The proposals are minor in nature involving replacing the front door with a new solid, painted timber door with mortice and tenon joints, four raised and fielded panels, brass letter plate and ironmongery.</p>
3.1.5	<p>This schedule is not written in chronological order but is divided into work categories. It is the contractor's responsibility to prepare a programme indicating the sequence of work.</p>
3.2	PREPARATION
3.2.1	<p>Keep building locked and secure during construction to prevent members of the public accessing the property.</p>
3.2.2	<p>Keep paths etc. clear and clean during the course of the works except where storage is required or paths need to be blocked for safety, by arrangement.</p>
3.2.3	<p>Expose and trace existing services in the vicinity of the works.</p>
3.2.4	<p>Allow for sealing up doorways with tape to prevent dust ingress generally. Any floors affected by construction activities and any stored items are to be sheeted over and protected. Provide protection to existing stair banisters, newel posts and spindles to ensure no damage is caused during construction.</p>
3.2.5	<p>Access for the delivery of materials is to be restricted to pre-agreed locations.</p>
3.2.7	<p>Leave the premises suitably secure and weathertight at the end of each day.</p>
3.2.8	<p>Supply, erect and maintain all scaffolding, platforms, hoists, guard-rails and the like necessary for the safe execution of the works. Scaffolding to be designed such that no falling debris can reach the pavement or road below.</p>
3.5	DEMOLITION
3.5.1	<p>Carefully remove main entrance door, and ironmongery and legally dispose of it.</p>
3.10	WINDOWS/EXTERNAL DOORS
3.10.1	<p>REPAIRS TO EXISTING WINDOWS/EXTERNAL DOORS</p> <p>Broken panes of glass to be replaced after cleaning out and priming rebates, with like for like glass. The units shall be full bedded with an approved mastic compound following the compound manufacturer's instructions. Timber frames, faces in contact with the compound must be completely sealed with an appropriate sealer to prevent oil absorption from the compound. All putty to be scrapped out and reapplied with linseed oil putty.</p>

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	<p>Decaying timber repairs to be made with 2 part epoxy resin system like the Repair Care International Ltd method. Ensure all decayed timber is cut out to sound timbers, install 2 part epoxy resin in void, in strict accordance with manufacturers printed instructions. Sand to provide a smooth, un pitted surface flush with adjacent wood</p> <p>Where decayed timber is to be removed to form a splice repair (outside the scope of the epoxy resin system maximum depth), the minimum amount of existing timber should be removed to allow an effective repair to be formed. Joints for spliced timber should be half, wedged, scissor, or splayed scarf joints appropriate to the section. New timber to be well seasoned, free from shakes, fissures, warping, sapwood or large knots, and to match existing species where possible to avoid differing rates of expansion/contraction. Spliced repairs to shed water to external surfaces. Wherever possible, splice repairs should be formed which include mechanical fixings (e.g. Timber pegs/dowels or non-ferrous screws/pins) as well as suitable wood adhesive. Screw fixings should be made from the inner face of the window with pelleted brass screws.</p> <p>Lubricate all ironmongery and replace sash cords where necessary.</p> <p>Thoroughly clean down all surfaces with soap and water, detergent solution or suitable solvent, to remove all dirt, grease and surface contaminants. Remove all blistered, poorly adhering or otherwise defective coatings. Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint. Open-up all joints which are not tight fitting and rake out thoroughly.</p> <p>Rub down to 'feather' broken edges and dust off. Abrade overall in the direction of the grain to remove any grey denatured timber, raised grain and round sharp edges (a radius of 1 mm to 2 mm for timber other than sills and thresholds; 3mm for sills and thresholds) and dust off.</p> <p>Spot prime any bare metal, metal fixings nail heads etc with: 1 coat of Dulux Trade Metalshield Zinc Phosphate Primer.</p> <p>Prime all sound bare areas and areas exposed by the removal of coatings with: 2 coats of Dulux Trade Weathershield Preservative Primer +(BP).</p> <p>Do not apply Dulux Trade Weathershield Preservative Primer + (BP) over existing surfaces that are in good condition or any areas repaired with Repair Care International Ltd resin replacement products. All areas that have been spliced in or replaced should be basecoated in the normal way. Any excess basecoat should be wiped away using a clean lint free cloth.</p> <p>Make good all cracks, nail-holes, open joints and other imperfections with Dulux Trade Weathershield Exterior Flexible Filler. When set carefully rub down and dust off.</p> <p>Bring forward all primed and/or filled areas to match existing system build with: 1 coat of Dulux Trade Weathershield Exterior Flexible Undercoat of appropriate shade.</p> <p>Finish with 1 coat of Dulux Trade Weathershield Exterior Flexible Undercoat of selected shade and 1 coat of Dulux Trade Weathershield Exterior High Gloss of selected shade.</p>
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3.10.2	<p>Install new door in painted timber, with hardwood cills, as indicated on elevation drawings.</p> <p>Fix door frames:</p> <ol style="list-style-type: none">1. Plumb, level and square.2. Locate fixings as shown on drawings otherwise at 400mm centres.3. Do not distort frames.4. Ensure adequate clearance for operation of doors. <p>Ironmongery to conform with BS1227: 1967; BS5725: 1981; and BS5872: 1980</p> <p>To conform with BS459: 1965 and BS4787: 1980.</p> <ol style="list-style-type: none">a. Drill fixing holes in frames at centres not exceeding 300mm with end holes not more than 150mm from frame corners.b. Mark, drill and insert fixing plugs into jambs, head and cills.c. Correctly position frames in openings ensuring any DPC is correctly located. <p>Seal perimeter joint between frames and structure with sealant neatly finished flush with frame.</p>

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