

**THE OLD FORGE HOUSE
SPECIFICATION AND SCOPE OF WORKS**

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CONTENTS

1.0 General

2.0 Description of Materials

G20 Carpentry and Timber Framing

H71 Lead Sheet Covering/ Flashings

M20 Painting

M23 External Render

R10 Rainwater Goods

3.0 Scope of Works

4.0 Indicative Details

1.0 GENERAL

THE WORKS

To be read with site survey photographs, annotated with the Scope of Works.

INSURANCE

The contractor is to provide a copy of their insurance.

COMPETENCE/HEALTH AND SAFETY INFORMATION

Competence of all Contractors shall be in accordance with their duties under the Construction (Design and Management) Regulations 2015

The Construction Phase Health & Safety Information is to be provided.

The nature and the condition of the building site cannot be fully and certainly ascertained before it is opened up. The contractor must ascertain for themselves any further information which they may require to ensure the safety of all persons and the works. The principal contractor must make their own assessment of the construction hazards and provide a Construction Phase Plan.

EXECUTION HAZARDS

Hazard: Some of the existing rainwater goods to be removed may contain asbestos.

PROTECTION OF BATS

All species of bats and their breeding/resting places are protected under Regulation 39 of the Conservation (Natural Habitats) Regulations 1994, and Section 9 of the Wildlife & Countryside Act 1981.

Should a bat be discovered during an operation which is likely to be detrimental to the bat, the work should cease immediately, and Natural England should be informed. In all cases, no work is to take place which in any way can be shown to be detrimental to bats or their habitat.

EXISTING STRUCTURES

Check proposed methods of work for effects on adjacent structures inside and outside. During execution of the works, provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of the existing structures on the site, that may be endangered or affected by the works.

2.0 DESCRIPTION OF MATERIALS

G20 CARPENTRY AND TIMBER FRAMING

Timber repairs to the existing structure are to be in seasoned English oak to match existing.

H71 LEAD SHEET COVERING / FLASHINGS

- Soakers. Code 3
- Pentice board cover flashing. Code 4
- Step flashing to masonry. Code 5
- Bay window roof. Code 7

M20 PAINTING

To the render panels and the timber frame. Pozilime Lime wash by Ingilby. Install to manufacturer's instructions.

M23 EXTERNAL RENDER

Limecote by Best of Lime. Install to manufacturer's instructions.

R10 RAINWATER GOODS

- Cast iron pipework for external use.
- Round socket pipes with ears and half-round gutters.

Manufacturers

1. Saint Gobain Pipelines, Lows Lane, Ilkeston, DE7 4QU, Tel: 0115 930 500
2. J & J W Longbottom Ltd, Holmfirth HD7 1AW Tel: 01484 682141
3. Hargreaves Foundry Drainage Ltd, Halifax HX3 9HG Tel: 01422 330607

3.0 SCOPE OF WORKS

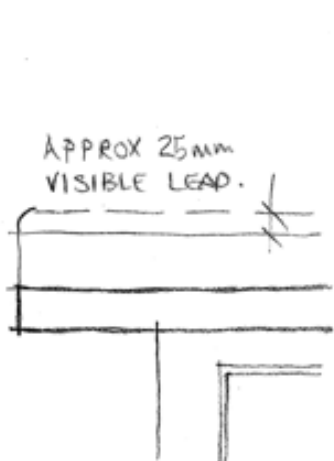
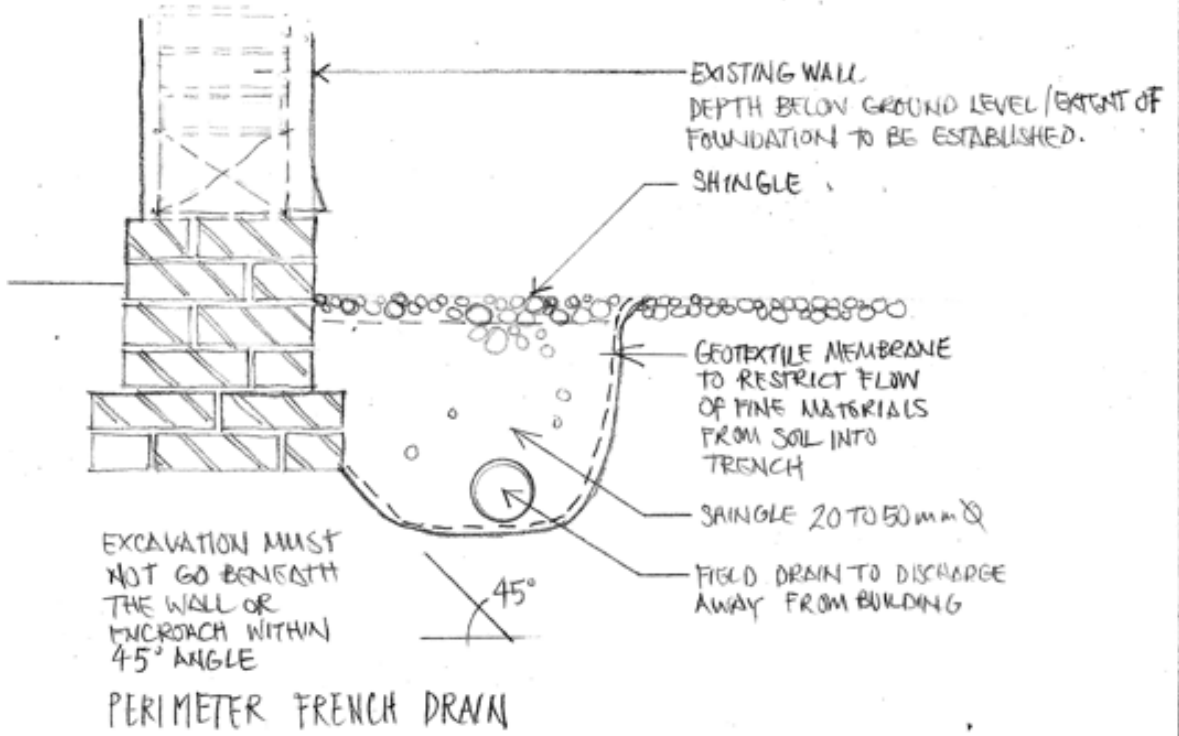
To be read with site survey photographs, annotated with the Scope of Works.

The proposed works are: -

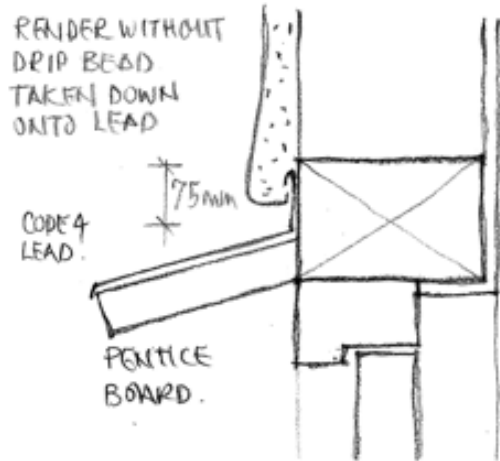
- Structural timber frame repairs.
- Part replacement of the base wall plate.
- Timber frame repairs.
- Window repairs.
- Render panel replacement.
- Render panel repairs.
- Post removal of cement render to brick plinth; repairs to the brick plinth and repointing (tba).
- Lime render replacement to the brick plinth on the North and West elevations.
- Installation of French drain along the base of the East elevation and connection to existing surface water drainage.
- Replacement rainwater goods.
- External decoration.
- Remove west side terrace area and make good ground levels.

Provide and adapt all access scaffolding to allow the works to proceed and be removed on completion. Provide temporary propping as required.

4.0 INDICATIVE DETAILS



ELEVATION.
 LEAD FLASHING OVER PENTICE BOARD.



SECTION
 N.T.S.

