

**Internal works to a listed building to enable strategic timber decay
remediation at
10 Market Place Wisbech Cambridgeshire PE13 1DT**

Schedule of Works:

Phase 1: Preparatory Measures Decommission and make safe any existing services in the area of works. Protect fittings and fixtures within the ground floor shop accommodation. Provide protection to fixtures, fittings, and shop windows, internally and externally. Apply protective sheeting to floor coverings within the ground floor shop. Temporarily remove existing shop front doors and provide secure temporary access. Carefully remove existing feature coving across the width of the internal face of the walling. Expose perimeter edges of the existing beam across the shop front opening.

Phase 2: Temporary Propping Measures Cut back existing finishes at ground floor ceiling level to expose the existing support beam. Strip back decorative or boarded finishes within the existing basement space. Introduce Acrow props in the basement, set on scaffold spreader planks. Install new clear spanning plated steel beam at ground floor level. Introduce scaffold spreader planks at ground floor ceiling level for continuous back propping.

Phase 3: Access Requirements for New Permanent Supports Cut back existing ceiling finishes and coving along the line of the trimmer beam. Form pockets in the enclosure walling at new beam bearing level. Form Engineering brick padstones on RHS enclosure wall and extend pockets on LHS wall. Trim back existing shop front fixtures and fittings for insertion of new steel support posts. Inspect existing timber posts and first-floor joists for necessary joinery repairs. Provide temporary Acrow prop support under the line of the existing beam. Carry out repairs and provide preservative treatment to exposed timber work.

Phase 4: New Steelwork Supports Raise plated steel beams into position and secure with Acrow props. Complete padstones at each bearing point to the enclosure walls. Install solid steel packers and provide full packing out between steel plate and existing beam. Introduce TimberLok fixings for lateral restraint between existing beam and new box section. Rake clean and provide replacement mortar packing as appropriate. Set new SHS steel posts in position and secure with cap plates and base plates. Apply corrosion protective paint finish and fire protection as agreed with Building Control Officer.

Phase 5: Reinstatement of Ground Floor Finishes Remove temporary propping once permanent support structure is secured. Reinststate damaged or disturbed wall and ceiling finishes, including feature coving. Remove temporary protective boarding and reinststate display shelving and original doors. Provide replacement ceramic wall tile finishes at beam bearings. Redecorate ground floor shop area and reinststate fixtures and fittings as required.

Phase 6: External Repairs to Front Elevation Provide scaffold access across the front elevation of the building. Remove debris from gutters and downpipes and carry out essential maintenance repairs. Clear

and flush downpipe discharge to ensure clear discharge of stormwater runoff. Clean down and repair/repoint damp stained brickwork. Repair minor cracking with sand lime repair mortar and reinforce significant cracking with stainless steel Helibars. Reset window cills and brick arch detail as necessary. Complete remaining masonry repairs and conventional maintenance style repairs requiring scaffold access.

Phase 7: Internal Repairs to Front Elevation Conduct lime plasterwork patch repairs to significantly cracked or damaged sections of plasterwork. Reinstate plasterwork finishes within reception room and conduct maintenance style repairs at higher levels. Replace damp-affected or loosened plasterwork finishes as necessary. Carry out joinery repairs to external joinery goods and accompany with redecoration. Reinstate and recommission disturbed services in the area of working. Conduct clean-up and clearance both internally and externally, removing all debris from the site.

This schedule of works outlines the sequential steps required to complete the structural repairs to the front elevation of 10 Market Place, Wisbech, Cambs PE13 1DT, ensuring thoroughness and efficiency throughout the process.