

SCHEDULE OF WORKS
THE OLD RECTORY, GRENDON UNDERWOOD, AYLESBURY HP18 0SY
Proposed Works: Subsidence Repairs
GENERAL REPAIR PRINCIPLES

All repairs are to be carried out by a competent contractor experienced in working with traditional materials and on historic and listed buildings.

All repairs are to be carried out with materials that will match existing, with particular reference to mortars, plasters and renders.

The property has undergone previous repairs to the bay window and most notably to the right side of the bay.

The scope of the works does not extend to the removal and replacement of previously used inappropriate materials.

Item	Element	Material / Construction	Proposed Works	Q'ty
EXTERNAL WORKS TO BAY WINDOW & STEPS				
1	Access	-	All repair works at height to be carried out from scaffold.	-
2	External walls	Weathered clay bricks.	Cut out cracked bricks and replace with new brick to match existing. Reclaimed matching bricks to be sourced and used.	10
3	External walls	Lime mortar joints, flush pointed, some local repointed with sand cement mortar.	Rake out staggered crack in mortar joint to brickwork and repoint/bonding in mortar gauged to match existing. Either side of bay window and brickwork either side of steps.	10m2
4	External walls	Sand cement pointing.	Remove cracked and open joint between window/door frames and brickwork reveal and repoint.	All
5	Brick arches	Tapered flat red rubber brick arches with fine lime mortar joints.	Craftsman to carefully cut out brick arches numbering and setting aside each taper	1

			cut brick and reconstruct brick arch to original profile. Left side window.	
6	Windows	Painted timber sash windows.	Ease and adjust sash windows as required to reinstate functionality following structural movement to aperture. To include shaving timber elements, adjusting furniture and redecoration.	1
7	Bay window	Junction between bay window and elevations.	Helibar installation to reinstate structural bond between bay wall and elevation wall. See Helibar Detail.	6
8	Bay window steps	Stone treads set on masonry base.	Lift, re-level bed and reset step treads.	Item
INTERNAL STUDY / SITTING ROOM				
9	Wallpaper	Modern decorative paper.	Carefully strip wallpaper.	All
10	Ceiling paper	Emulsion painted lining paper.	Strip lining paper taking care not to disturb/damage lath and plaster ceiling.	All
11	Ceiling	Lath & plaster on timber joists.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	12m
12	Walls	Lime plaster on solid masonry.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	8m
13	Walls	Lime plaster on solid masonry.	Internal Wall Subsidence Repair: For cracks over 5mm, cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and replaster.	10m
14	Cornice	Cast in situ perimeter cornice.	Cut out and fill cracks with plaster filler as required, sand down, prepare for repainting.	Item

15	Bay window – double doors	Modern softwood framed doors with plywood panels and face planted mouldings with paint finish, set in original frame.	Remove doors, ease and adjust doors to allow free operation in the existing frame.	Item
16	Wall decoration	Wallpaper.	Supply and hang new wallpaper to previously stripped walls.	All
17	Ceiling decoration	Painted lining paper.	Supply and hang new lining paper and apply one mist coat and 2 full coats of breathable emulsion paint.	All
18	Decoration woodwork	Satin finished oil based paint.	Clean down, sand back and fully prepare previously painted woodwork and 2 coats of oil based paint to all. Care to be taken to door frames and window sashes not to overpaint and hinder operation and lose relief.	All
BEDROOM				
19	Wallpaper	Modern decorative paper.	Carefully strip wallpaper.	All
20	Ceiling paper	Emulsion painted lining paper.	Strip lining paper taking care not to disturb/damage lath and plaster ceiling.	All
21	Ceiling	Lath & plaster on timber joists.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	12m
22	Walls	Lime plaster on solid masonry.	Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	7m
23	Walls	Lime plaster on solid masonry.	Internal Wall Subsidence Repair: For cracks over 5mm, cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and replaster.	9m

24	Coving	Moulded plaster and bonded in place.	Cut out and fill cracks with plaster filler as required, sand down, prepare for repainting.	Item
25	Wall decoration	Wallpaper.	Supply and hang new wallpaper to previously stripped walls.	All
26	Ceiling decoration	Painted lining paper.	Supply and hang new lining paper and apply one mist coat and 2 full coats of breathable emulsion paint.	All
27	Decoration woodwork	Satin finished oil based paint.	Clean down, sand back and fully prepare previously painted woodwork and 2 coats of oil based paint to all. Care to be taken to door frames and window sashes not to overpaint and hinder operation and lose relief.	All

TRADITIONAL REPAIR MATERIAL SPECIFICATION

General Repair Principles

All repairs are to be carried out by a competent contractor experienced in working with traditional materials and on historic and listed buildings.

All repairs are to be carried out with materials that will match existing, with particular reference to the repair of brickwork and plaster. Lime mortars and plaster are to be used and finished with permeable paint to allow the structure to breath. High vinyl paints, wallpapers, etc, are not to be used.

All repairs to traditional plaster / render to be carried out in matching materials as follows:

Repairs to Lath and Plaster Ceilings and Internal Walls

Remove de-bonded and severely cracked plaster from ceiling, leaving lathes in place where possible.

Re-plaster as necessary as follows:

Apply new 3 coat lime plaster finish to consist of:

- Haired lime and sand render coat 1:3 mix
- Sand and lime float coat 1:3 mix
- Lime and water finish coat trowelled smooth

Fill fine cracks in lime plaster conservation filler as follows:

- Clear any loose material from the surface you are repairing. Lightly moisten the area with a water spray bottle
- Apply a very thin layer over the repair area, use a credit card or flexible wall-paper scraper to work the material into the void being repaired.
- As the filler dries, wipe of the excess with a sponge to produce a smooth and flush repair.
- Repeat the process for larger repairs (Above 2mm), building layers until the damage is completely filled.

Repairs to Wall Plasters

Hack off existing wall plaster / render 75mm either side of crack in masonry substrate. Rake out cracked joints and re-point with 1:3 lime sand mortar.

Apply new 3 coat lime plaster finish to consist of:

- Haired lime and sand render coat 1:3 mix
- Sand and lime float coat 1:3 mix
- Lime & water finish coat trowelled smooth

Brickwork Pointing Repairs

Rake out cracked joints and re-point with 1:3 hydraulic lime sand mortar. New mortar to be packed firmly into the joint and surplus mortar struck off so that it is flush with the edge of the adjoining brick. When the mortar is starting to set it should be compacted with a brush to leave a rough slightly recessed surface. It is important that the brick edges, no matter how worn, are not covered with mortar such that the joints would appear wider than they actually are. With lime mortar the brickwork should be dampened first before pointing to ensure the even set of the mortar and at the right speed.

Bucket handle, weathered or struck pointing is NOT acceptable.

NB: The brickwork has been extensively repointed in what appears to be a sand cement mortar over the lime which in some areas is becoming de-bonded and falling from the joints.