

8.47 STABLE BLOCK & CAFE - LISTED BUILDING SCHEDULE OF REPAIRS

Schedule of Repairs and Alterations

533 - Marble Hill House Stable Block Cafe

Rev B : 20.01.17 : Stage 3 Issue

Rev C : 31.01.17 : HLF Round 2

Rev D : 17.03.17 : Planning

Use of This Schedule:

This schedule is a non-exhaustive list identifying the repair, refurbishment and alterations required to the retained historic fabric of Marble Hill House Stable Block and Shed

All items are supply and fit unless otherwise noted. This schedule does not include decorations or soft finishes.

Definitions:

Remove	remove & dispose of item taking care not to damage existing finishes & fixtures to be retained. Make good any damage to surrounding retained fabric and leave ready for decorations and/or finishes
Clear out	remove & dispose of all loose items and rubbish taking care not to damage existing building elements, services, finishes & fixtures to be retained
Form new opening	Form required structural opening in existing wall, floor or ceiling to SE spec and details. Make good side, head and cill finishes to match existing surfaces and skirtings etc finished smooth and flush to surrounding area ready for decorations and/or finishes. Join dissimilar skirtings at internal corners of opening returns.
Put aside for reuse	take particular care not to damage item in removal, clean off bedding or jointing materials, protect and store in a safe dry place on site (to be agreed with CA) for reinstallation in the building
Salvage	Remove item, taking particular care not to damage in removal, clean off bedding or jointing materials, dismantle carefully where appropriate, protect and store in a safe dry place off site (to be agreed with CA) for future reuse by the Client
Block in or Block up	Block existing openings to SE details and specifications, unless otherwise noted with same type of construction as surrounding fabric, including plaster and skim to exposed faces, make good finishes to surrounding fabric. Set out to align finished surfaces flush with existing adjacent unless otherwise noted
Refurbish	Repair and then Redecorate (Carry out local remedial work to components, features or finishes as found in the existing building and leave in a sound, neat and operable condition and then prepare & paint surfaces; preparation, finish and colours to vHH finishes schedule and specification
Replaster	Cut out identified areas to sound plaster, prepare background & replaster as M20/230 or M20/200, finished smoothly to adjacent surfaces (assume 25mm thickness o/a); skims will be 2 to 3mm thick
Skim	Cut out identified areas to sound skim, prepare background & reskim only as M20/230 allow for nom.3mm skim coat.
Fill	Repair existing holes or holes resulting from stripping out, BWIC or damage in a manner compatible with background construction, finished smooth and flush to surrounding area ready for decorations and/or finishes. See M20/230.
small hole	Small size that enables hole to be satisfactorily filled with suitable plaster and/or proprietary filler without substrate repair, no dimension to exceed c.75mm
medium hole	Larger size than small hole, where satisfactory filling requires stripping back of plaster around edges to sound backing substrate, installation of overlapping substrate patch and new plaster, indicative dimensions c.200x200mm - 0.5m ² .
large hole	Larger hole over 0.5m ² , filling requires stripping back of plaster back to line of underlying structure, installation of replacement substrate patch fixed to structural members and new plaster
Repair	Carry out local remedial work to components, features or finishes as found in the existing building and leave in a sound, neat and operable condition ready for decoration and/or finishes
Rehang	(inside to outside or vice versa) Remove door leaf and door stops, and refix to opposite face of frame opening, using existing ironmongery unless otherwise noted, maintaining fire resistance of doorset if required. Fill unwanted lock/hinge/keep mortices with glued timber inserts, finished smooth and flush to surrounding area ready for decorations, all as L20/700.
Turn	(Left handed to right handed or vice-versa) Remove door leaf, and refix to opposite side of frame opening (same face), using existing ironmongery unless otherwise noted, maintaining fire resistance of doorset if required. Fill unwanted lock/hinge/keep mortices in joinery with timber inserts, finished smooth and flush to surrounding area ready for decorations and/or finishes, all as L20/700
Door	Door leaf, including seals and ironmongery as per vHH Door and Ironmongery schedules
Doorset	Door and frame complete with all fixings, seals and ironmongery as per vHH Door and Ironmongery schedules
Relocate	Move element or fixture, extending services connections if required, and refix and leave in operating condition with performance required
Reglaze	Remove existing glazing, and reglaze with same technique as previously used unless otherwise noted to L10/700, make good finishes and leave in operating condition with performance as required
Fix	Fix using fixings as Z20, unless other wise noted using the component manufacturers recommended fixings for the underlying substrate, inserting pattresses or noggins as required and making good existing finishes
Refix	Remove existing item and refix using fixings as Z20, make good existing finishes
Make Good	Carry out local remedial work to components, features or finishes damaged by the works and leave in a sound, neat and operable condition ready for decoration and/or finished
Roof Cladding	Complete roof cladding over structural supports, including, but not limited to: VCL, insulation, battens, counterbattens, ventilation spaces and insect mesh, breather layer and external cladding (tiles, slates, membrane etc) and all fixings, accessories, flashings, weatherings and details
Touch up	Prepare / feather-in & paint new patches of plaster, joinery repairs etc, lapping edges to existing finishes, colour and finish to match adjacent surfaces
Redecorate	Prepare & paint surfaces, preparation, finish and colours to vHH finishes schedule and specification
Revise Ironmongery	Remove existing ironmongery and install new all in accordance with vHH door and ironmongery schedules and specification, see L10/700 and L20/700
Retain	Do not remove. Protect for the duration of construction. Any damaged caused construction to be made good.







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INTERNAL		
Element	Description	Photo Reference
Room:	GENERALLY THROUGHOUT BUILDING	
Room:	PLANT	
New Single Timber Door	Form new opening in existing north wall with new brick lintel arch of salvaged bricks. Supply and install single timber louvre door and frame. Install new stone threshold to match existing. See drawing 533-L-100 and 533-D-001.2	
Existing door opening	Retain, close existing double timber doors. Block up west door opening with steel frame stud wall, insulated cavity with plasterboard lining. See drawing 533-L-100	
Existing Walls and Ductwork	Make good any existing damaged areas to brickwork and repair and damage created during construction. Extent of repairs required tbc following detailed design and intrusive investigations during construction. Existing ductwork to be retained : TBC by M&E.	
BWIC for New Services	TBC by M&E	
Room:	OFFICE	
Floor	Remove existing floor surface (carpet) and all adhesives to expose original floor (assumed stone or brickwork). Repair original floor. Retain and make good existing stone threshold and barrier matting. If existing floor is not viably salvagable, new R11 sheet flooring to be laid on levelling compound	Existing carpet floor and threshold 
Built in Cabinet, Fireplace and Services Box	Retain and protect during construction, redecorate	Services box and floor shown 
Existing Walls	Retain and make good any existing damaged areas to timber panelling make good where redundant services removed and repair any damage created during construction. Redecorate.	
Existing Window	Refurbish sliding sash window	
Existing Timber Door	Refurbish	






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Existing Ceilings	<p>Ceiling to achieve fire rated compartment to flats above. Check construction and, if performance is acceptable, retain and make good any existing damaged areas.</p> <p>If fire performance cannot be established, line existing ceiling with new plasterboard ceiling to give 60minutes integrity.</p> <p>Lighting power and data to be replaced</p>	
Heating system, electrical wiring & fire alarm panel	M&E to advise	
Room: ALL WCS		
all WCs minor remedial and repair works	Replacement of broken items. Repair of damaged items.	
Room: FEMALE WCS		
Existing cubicle partitions	Remove all existing panel cubicles. Make good fixing points and interfaces to existing walls. Replace with fully framed, vandal resistant, compact laminate panel cubical walls and door modular system. Maximum durability. Aluminium-polycarbonate fixings.	
Existing Sanitary ware, services and fixed fittings	Remove all existing sanitary ware and redundant services including sinks, toilets and duct panels and general fixed fittings including hand dryers, soap dispensers, grab rails, toilet roll holders and coat hooks. Replace with vandal resistant white porcelain sanitary ware with low water use brassware incorporated onto IPS panelling systems. See Outline Specification B for details of new fixtures and fittings.	
Existing Floor Tiling	Retain and repair any damage to existing ceramic floor tiling and grouting	
Existing Ceiling	<p>Ceiling to achieve fire rated compartment to flats above. Check construction and, if performance is acceptable, retain and make good any existing damaged areas.</p> <p>If fire performance cannot be established, line existing ceiling with new plasterboard ceiling to give 60minutes integrity.</p> <p>Lighting power and data to be replaced</p>	
Existing Walls	Retain and make good any existing damaged areas to tiling. Plastered walls and joinery to be redecorated.	
Existing Windows	Refurbish all sliding sash window inc. translucent privacy film	
Existing Timber Door	Refurbish	
New Services	TBC by M&E	
Room: MALE WCS		
Existing Sanitary ware and services	Remove all existing sanitary ware, inc built in urinal and step, and redundant services including sinks, toilets and duct panels and general fixed fittings including hand dryers, soap dispensers, grab rails, toilet roll holders and coat hooks. Replace with vandal resistant white porcelain sanitary ware with low water use brassware incorporated onto IPS panelling systems. See Outline Specification B for details of new fixtures and fittings.	




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Existing cubicle partitions	Redecorate existing non-structural partitions. Remove all existing panel cubicles/doors. Make good fixing points and interfaces to existing walls. Replace with fully framed, vandal resistant, compact laminate panel cubical walls and door modular system. Maximum durability. Aluminium-polycarbonate fixings.	
Existing Floor Tiling	Retain and repair any damage to existing ceramic floor tiling and grouting. Make good and extend tiling to match existing where urinal removed.	
Existing Ceiling	Retain plasterboard ceiling and make good any existing damaged areas. Redecorate. Lighting power and data to be replaced	
Existing Window	remove existing window. Block up existing window using lightweight metal stud partition, insulated cavity and plasterboard. Block up existing window internally with plastered moisture resistant board on studwork. Finish to match existing wall finish. See drawing 533-L-100 and 533-D-001.6	
Existing Walls	Retain and make good any existing damaged areas to tiling and extend tiling, to match existing, over blocked up window opening. Plastered walls to be redecorated.	
Existing Timber Door	Refurbish	
New Services	TBC by M&E	
Room: WC LOBBY		
Existing Floor Tiling	Retain and repair any damage to existing ceramic floor tiling and grouting	
Existing Ceiling	Ceiling to achieve fire rated compartment to flats above. Check construction and, if performance is acceptable, retain and make good	
Existing Walls	Retain and make good any existing damaged areas. Plastered walls and joinery to be redecorated.	
Existing Timber Door	Refurbish	
New Services	TBC by M&E	



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Room:		AWC
Existing Sanitary ware and services	Remove all existing sanitary ware and redundant services including sink, toilet and duct panels and general fixed fittings including hand dryers, soap dispensers, grab rails, toilet roll holders and coat hooks. Replace with porcelain or stainless steel toilets and sanitary ware incorporated onto IPS panelling systems. See Outline Specification B for details of new fixtures and fittings.	
Existing Floor Tiling	Retain and repair any damage to existing ceramic floor tiling and repair any damage caused through construction	
Existing Ceiling	Ceiling to achieve fire rated compartment to flats above. Check construction and, if performance is acceptable, retain and make good any existing damaged areas. If fire performance cannot be established, line existing ceiling with new plasterboard ceiling to give 60minutes integrity. Lighting power and data to be replaced	
Existing Walls	Retain and make good any existing damaged areas. Plastered walls and joinery to be redecorated.	
Existing Windows	Refurbish all sliding sash window and film	
Existing Timber Door	Refurbish	
New Services	TBC by M&E	
Room:		SHOP STORE
Existing Floor Tiling	Repair significant defects in existing floor, block up redundant services penetrations and lay new R11 sheet flooring over levelling compound	
Existing Ceiling	Ceiling to achieve fire rated compartment to flats above. Check construction and, if performance is acceptable, retain and make good any existing damaged areas. If fire performance cannot be established, line existing ceiling with new plasterboard ceiling to give 60minutes integrity. Lighting power and data to be replaced	
Partition Walls	Construct new drywall partitions. Finish to match repaired existing wall finishes. New flush timber doorset to be included in south partition wall to shop. See Drawing 533-L-100 and 533-D-001.5	
New Services	TBC by M&E	
Room:		STAFF WELFARE
Kitchenette stub stack	Create new stub stack for kitchenette to ME/SE details. Make good floor construction to give level floor substrate	
Existing Floor Tiling	Repair significant defects in existing floor, block up redundant services penetrations and lay new R11 sheet flooring over levelling compound	
Existing Ceiling	Ceiling to achieve fire rated compartment to flats above. Check construction and, if performance is acceptable, retain and make good any existing damaged areas. If fire performance cannot be established, line existing ceiling with new plasterboard ceiling, below existing timber beam to give 60minutes integrity. Lighting power and data to be replaced	
Partition Walls	Construct new drywall partitions. Finish to match repaired existing wall finishes.	
Existing columns	Remove redundant fittings, make good and redecorate	
Existing Timber Doors	Refurbish	
Existing Windows	Refurbish all sliding sash window	



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Lockers	Free standing locker units installed: client FFE	
Kitchenette	Supply and fit new kitchenette consisting of sink, benching and cupboards with associated services	
Room: HATCH (kiosk Servery)		
Drainage		
Kiosk stub stack	Create new stub stack for kiosk to ME/SE details. Make good floor construction to give level floor substrate	
Existing Floor Tiling	Repair significant defects in existing floor, block up redundant services penetrations and lay new R11 sheet flooring over levelling compound	
Existing Ceiling	<p>Ceiling to achieve fire rated compatment to flats above. Check construction and, if performance is acceptable, retain and make good any existing damaged areas.</p> <p>If fire performance cannot be established, line existing ceiling with new plasterboard ceiling, below existing timber beam to give 60minutes integrity.</p> <p>Lighting power and data to be replaced</p>	
Partition Walls	Construct new drywall partitions. Finish to match repaired existing wall finishes. New flush timber doorset to be included in south partition wall to shop. See Drawing 533-L-100 and 533-D-001.5	
Existing columns	Remove redundant fittings, make good and redecorate	
Existing door	Remove cill and Block up lower part of existing door opening with salvaged bricks to form new cill at 900mm AFFL, keeping existing brick head and upper part of opening. Salvage existing door. Supply and install new bespoke solid timber shutter hatch with external grade brass fittings and ironmongery. See Drawing 533-L-100 and 533-L-320 and 533-D-001.3	
Existing Walls	Install 600 high ceramic tile splashback to kiosk worktops. Otherwise make good, repair and redecorate.	



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Room:	SHOP	
Existing Kitchen Services	Remove all existing kitchen, welfare and servery sevice, equipment and sanitaryware. Confirm with Cooper8 whether kitchen appliances are to entirely, partially or not salvaged for reuse or resale. Make good any redundant BWIC penetrations.	
Existing Partitions	Demolish existing South wing partitions, inc doorsets, and make good interfaces with walls, floor, ceiling prior to redecorating. See drawing 533-L-007	
Floor Tiling	Repair significant defects in existing floor, block up redundant services penetrations	
Existing Ceiling	<p>Ceiling in main part of stable block to achieve fire rated compatment to flats above. Check construction and, if performance is acceptable, retain and make good any existing damaged areas.</p> <p>If fire performance cannot be established, line existing ceiling with new plasterboard ceiling, below existing timber beam to give 60minutes integrity.</p> <p>Check construction to South wing ceiling and, if appearance and performance is acceptable, retain and make good any existing damaged areas / former BWIC.</p> <p>Lighting power and data to be replaced</p>	
Existing Walls	Refurbish	
Existing shutter window	Retain existing timber double shutter window, and redecorate. Close and fix shut from inside. Block up south window opening internally with plastered plasterboard on softwood framing. See Drawing 533-L-100 and 533-L-320	
Existing West Windows (2)	<p>Remove existing windows and frames. Retain and repair existing brick arch lintels. Salvage cills. Demolish brickwork to lower level and make good edges with salvaged bricks to continue existing width and section of openings. Reinstall salvaged cill 150AFFL (or new stone cill to match existing)</p> <p>Supply and install new timber fixed windows each with 16 double- glazed lights. Joinery to match existing detailing. DGU with Laminated outer leaf with toughened inner leaf. See 533-L-100 and 533-L-240 and 533-D-001.4</p>	
Existing West Door	<p>Remove and salvage existing timber doorset. Retain and repair existing brick arch lintel. Salvage cills. Make good opening edges with salvaged bricks to continue existing width and section of openings. Reinstall salvaged cill 150AFFL (or new stone cill to match existing) opening.</p> <p>Supply and install new timber frame window with 16 glazed lights. Bespoke joinery to match existing. Laminated outer leaf with toughened inner leaf. External grade stainless steel fittings and ironmongery. See 533-L-100 and 533-L-240 and 533-D-001.4</p>	
Existing North Window	<p>Demolish existing window and existing brick arch lintel. Extend opening upward and build new brick arch head with salvaged bricks. Extend downwards to floor level and alter width of opening to allow reuse of glazed door from former (cafe or kitchen).</p> <p>Install new stone cill to match existing. Relocate salvaged and refurbished door to form new shop door. See 533-L-100 and 533-L-340 and 533-D-001.1</p>	

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EXTERNAL		
	Description	Photo Reference
Area:	GENERALLY	
Area:	COURTYARD	
Courtyard drainage	Install new drainage in courtyard to pick up proposed drainage points and connect to existing park drainage all to SE/CE layout and details	
Courtyard finish	Remove all existing asphalt and subbase within courtyard from west boundary line to existing building, up to and including north and south wings and within carriage archway. Salvage all stone sets and grade for relaying on site. Reduce existing ground levels to new formation level to suit LA finish levels. Install subbase and drainage runs to SE details. Relay salvaged sets and new stone steps with close flush joints to LA level and details, integrating drainage outlets. Provide vapour permeable joint and bedding at abutment to all existing walls	
North Masonry Wall	Demolish existing masonry wall. Salvage bricks. Make good existing North wing west façade.	
Timber Fencing	Demolish timber fencing and salvage double gate. Make good existing South wing west façade.	
South Masonry Wall	Demolish existing south wall east half. Reduce height of existing south wall west half. In both cases salvage bricks. Repair and make good any damage to existing south façade and boundary wall. Have timber double door put aside for reuse.	
West Boundary Wall - Masonry	Install full height secure hoarding to Southend House site before works. Remove all ivy. Thereafter all site access from Marble Hill Park side. Demolish boundary wall over its full length between the junction with the existing courtyard south wall and Southend House north wall. Salvage all bricks above existing ground level. Construct new cafe west wall to SE and Arch spec and details using salvaged bricks and pointing, mortar and bond to match demolished part of wall. Drawing 533-L-100	
West Boundary Fence - Timber	Retain and repair timber fence to Montpelier Row (north of Southend house north wall) to site boundary line. See Drawing 533-L-101	
Existing Small Shed	Demolish existing shed. Confirm with English Heritage whether to be entirely, partially or not salvaged	


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Area: TERRACE SEATING		
East Terrace - Asphalt	Remove all existing asphalt from raised beds to east façade of building. Retain asphalt in centre aisle of west lawns. Level ground and install new stone paving to LA specifications. Protect east façade and repair any damage to existing building caused during construction.	
South Terrace - Fencing	Remove fencing from south terrace seating. Repair any damage to south façade of building at junction points of fencing. Protect south façade and repair any damage to existing building caused during construction.	
South Terrace - Concrete Paving	Remove south terrace concrete paving. Level ground and install new stone paving to landscape architect's specifications. Protect south façade and repair any damage to existing building caused during construction.	
Area: LAWNS		
Raised beds	Remove existing raised beds including stone walling. Soil and stones put aside for reuse by English Heritage. Lawn put aside for reuse - to be relayed on new lawns.	
Existing Small Shed	Remove existing shed. Confirm with English Heritage whether to be entirely, partially or not salvaged	
Area: DELIVERY YARD		
Delivery Road	Remove existing planting and all hard paving in delivery yard including at east terrace of Existing Shed at location. Level ground and replace with asphalt delivery road and yard to Landscape Architects specifications. Protect existing stable block and repair any damage to north facade caused during construction.	
Bench	Confirm with english Heritage whether to be salvaged	
Area: Stable Block Façade and Roof		
Flue on roof of existing café	Remove and make good	
Redundant Alarm on South Façade	Remove and make good	
Redundant Alarm on North Façade (red)	Remove and make good	