

Marble Hill House Stable Block Cafe

533 - Schedule of Repairs and Alterations




Use of this schedule: Rev A - Planning and LBC - 05.09.18





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 - 0.5m2.
large hole	Larger hole over 0.5m2, 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.





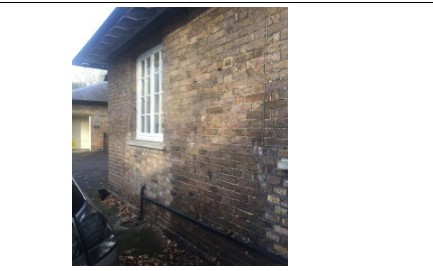

INTERNAL		
Element	Description	Photo Reference
Room:	REF GENERALLY THROUGHOUT BUILDING	
Room:	GARAGE	
Existing Garage Door	Doors to be refurbished. Left door leaf to be used for access. Right door leaf to be permanently fixed shut. Block up right door opening with timber frame stud wall, with plasterboard lining.	
Existing Walls and Ductwork	Make good any existing damaged areas to brickwork and repair any damage created during construction. Extent of repairs required tbc following detailed design and intrusive investigations during construction. Existing ductwork to be removed.	
Floor	Existing floor to be retained. New drain gully to be installed to SE detail New screed and flooring to area under new staff WC	
New structural opening to south brick wall	Form new opening in existing south wall with new brick lintel arch of salvaged bricks. Supply and install single timber door and frame. Refer to drawing 533-D-2026	
Partition Walls	Construct new dry wall partitions to create Staff WC.	
Ceiling	Supply and install suspended plasterboard ceiling to Staff WC only. Refer to drawing 533-D-2026	
BWIC for New Services	Service strategy agreed, detail drawings subject to design development.	
Room:	OFFICE	

<p>Built in Cabinet, Fireplace and Services Box</p>	<p>Retain and protect during construction, redecorate</p>	
<p>Existing Walls</p>	<p>Strip out existing service and radiator. Install new electrics and heating.</p> <p>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.</p>	
<p>Existing Window</p>	<p>Refurbish sliding sash window</p>	
<p>Existing Timber Door</p>	<p>Refurbish</p>	
<p>Existing Ceilings</p>	<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>	
<p>Heating system, electrical wiring & fire alarm panel</p>	<p>Service strategy agreed, detail drawings subject to design development.</p>	
<p>Room: FEMALE WCS</p>		
<p>Existing Windows</p>	<p>Refurbish all sash window. Remove privacy bars Remove translucent privacy film</p>	
<p>Existing Timber Door</p>	<p>Remove and salvage existing door. Replace door with salvaged glazed door from west façade (kitchen).</p>	
<p>Existing Floor</p>	<p>Existing tiles to be removed. New tiles to be supplied and installed</p>	
<p>Existing WC cubicles</p>	<p>Remove all cubicles, sanitaryware and drainage connections. Make good where redundant services removed.</p>	






Sink units, Sanitaryware & accessories	Remove and make good where redundant services removed.	
Existing walls	Remove existing tiles. Make good where redundant services removed and repair any damage created during construction. Redecorate and replaster walls	
Existing partition walls	Demolish all internal partitions, inc doorsets, and make good interfaces with walls, floor, ceiling prior to redecorating.	
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. <u>Lighting power and data to be replaced</u>	
Services	Remove existing. Supply and install new lighting and new radiators	
Room:	MALE WC's & STAFF WC	
Existing window west façade	Refurbish and reinstall new privacy film.	
Existing doors to south elevation	Remove and salvage existing timber doors and window. Door opening to west to be blocked up. Refer to drawing 533-D-2025 Door opening to east to be modified. Refer to drawing 533-L-2020	
Existing Floor	Exiting tiles to be removed. New tiles to be supplied and installed. Make good where redundant services removed.	
Existing WC cubicles	Remove all cubicles, sanitaryware and drainage connections. Make good where redundant services removed.	
Sink units, urinals Sanitaryware & accessories	Remove	

Existing walls	Remove existing tiles. Make good where redundant services removed and repair any damage created during construction. Redecorate	
Existing partition walls	Demolish all internal partitions, inc doorsets, and make good interfaces with walls, floor, ceiling prior to redecorating.	
Ceiling	Ceiling to be replaced Lighting & power to be replaced Service runs from plant through WC. Make good walls and ceiling effected by new service penetrations.	
Floor	New drainage connections below existing slab. Existing slab removed. New slab cast with new tile finish.	
Services	Remove existing. Supply and install new lighting New radiators New drainage connections Service strategy agree. Detail drawings subject to design development	

Room:	Café	
Existing Floor Tiling	Repair significant defects in existing floor, block up redundant services penetrations	
Existing Walls	Repair significant defects in existing walls, block up redundant services penetrations. Remove redundant fittings and services and make good. Redecorate.	
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	
New servery	Built in servery to Catering Specialist Design. Free standing units not fixed to existing fabric. New drainage connection though existing floor to new external foul water system. Make good floor construction to give level floor substrate	
Loose furniture	Loose furniture removed and replaced with new furniture by EH	
New Services	Service strategy agreed, detail drawings subject to design development.	
Existing Windows	Refurbish all sliding sash window	
Existing columns	Remove redundant fittings, make good and redecorate	
Existing Timber Doors	Refurbish	
Existing Windows	Refurbish all sliding sash window	
Existing columns	Remove redundant fittings, make good and redecorate	
Existing door	Remove and salvage existing timber door and sill. Block up lower part of existing door opening with bricks to match existing, to form new cill at 900mm AFFL, keeping existing brick head and upper part of opening. Supply and install new bespoke solid timber shutter hatch with external grade brass fittings and ironmongery. Install salvaged stone cill. New timber reveal internally. Refer to drawing 533-L-2031, 533-D-2021	
Existing hatch	Remove and salvage existing timber double shutter hatch and stone cill. Block up opening with bricks to match existing. Brick bond and mortar to match existing. Tooth in bricks with existing coursing. Refer to drawing 533-L-2031 & 533-D-2024	

Room:	KITCHEN , WC & STORE	
Existing Kitchen Services	Remove all existing kitchen, welfare and servery services, 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 all internal partitions, inc doorsets, and make good interfaces with walls, floor, ceiling prior to redecorating.	
Floor Tiling	Repair significant defects in existing floor, block up redundant services penetrations an make good. Lay new levelling screed and vinyl floor over existing.	
Existing Ceiling	Existing ceiling and lighting to be removed. New hygienic suspended ceiling supply and install. Lighting power and data to be replaced	
Existing Walls	Block up redundant services penetrations an make good. New whiterock lining to all walls	
Existing partition walls	Demolish all internal partitions, inc doorsets, and make good interfaces with walls, floor, ceiling prior to redecorating.	
Services	Service strategy agreed, detail drawings subject to design development.	
Existing West Door	Remove and salvage existing timber doorset. Retain and repair existing brick arch lintel. Modify structural opening with new bricks to match existing. Refer to drawing 533-L-2031 Supply and install new aluminium louvre grill connected to supply duct .	
Existing West Windows (1)	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. Supply and install new timber door as drawing ; 533-D-2020. Refer to drawing 533-L-2031 for elevation.	
Existing West Windows (2)	Refurbish	

Existing North Window (1)	Refurbish	
Existing North Window (2)	Refurbish	

EXTERNAL		
	Description	Photo Reference
Area:	GENERALLY	
Area:	COURTYARD	
Courtyard finish	E11 New service trench to connect plant to kitchen, to Service Engineer design. Service strategy agreed, detail drawings subject to design development. Make good surface with asphalt. Salvage all stone sets.	
Service area north of yard	E12 New pedestrian path to LA detail and specification	
Timber Fencing	E13 Demolish timber fencing and replace with new fence. Make good existing South wing west façade.	
South Masonry Wall	E14 Existing timber double door to be fixed shut.	
Existing Small Shed	E17 Demolish existing shed. Confirm with English Heritage whether to be entirely, partially or not salvaged	

Area:		TERRACE SEATING	
East Terrace - Asphalt	E18	Remove all existing asphalt in front of raised beds to east façade of building. Retain asphalt in centre aisle of west lawns. Level ground and install new finish to LA specifications. Protect east façade and repair any damage to existing building caused during construction.	
South Terrace - Fencing	E19	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	E20	Retain south terrace concrete paving. Protect south façade and terrace and repair any damage to existing building caused during construction.	
Area:		LAWNS	
Raised beds	E21	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.	
Area:		Scout hut	
Landscape	E23	Retain existing planting and all hard paving in yard including at east terrace of Existing Shed at location. New pedestrian path to Landscape Architects specifications. Protect existing stable block and repair any damage to north facade caused during construction.	
Bench	E24	Confirm with English Heritage whether to be salvaged	
Scout hut		Retain and refurbish Scout Hut. Internal partitions to be upgraded to create 4 internal lockable rooms. Service strategy agreed, detail drawings subject to design development.	
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	