

# External Fabric Condition Outline Scope Of Works



Client Hampton Waterfall Ltd  
 Job no. 1685  
 Project Hampton Water Works  
 Subject External Fabric Condition Outline Scope of works

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## INITIAL ISSUE

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The following outline scope of works has been compiled during RIBA Stage 3 Developed Design to offer guidance on the nature, scale and degree of work complexity. All information is documented ahead of coordination with consultants, including structural, MEP and fire strategy and specialist consultants. The information on this document is to be approved by the client following appraisal of work positions and settings to assess suitability to business requirements. All information is subject to review and change following continued design development and the ongoing coordination process. All information subject to change following cost appraisal and final client approval.

ITEM	FITOUT AREAS / AMENITIES	TYPE OF REF	DESCRIPTION
<b>PROPOSED SCOPE OF WORKS - HIGH LEVEL SUMMARY</b>			
<b>B.</b>	Brickwork	<b>B1.</b> Discolouring & staining	Undertake cleaning of any brickwork with associated defects restored as required
		<b>B2.</b> Organic growth	Remove any plant growth within finish material and restore any associated damage / defects
		<b>B3.</b> Minor material failure	Re-pointing any areas of mortar failure
		<b>B4.</b> Extensive material failure	Substantial restoration works required such as replacing or repairing any decayed bricks and repointing
		<b>B5.</b> Incorrect material from historic works	Any areas of brickwork that varies from the predominant finish type should be refinished or replaced if required
<b>S.</b>	Stonework	<b>S1.</b> Discolouring & staining	Undertake cleaning of any stonework with associated defects restored as required
		<b>S2.</b> Organic growth	Remove any plant growth within finish material and restore any associated damage / defects
		<b>S3.</b> Minor material failure	Re-finish any delapidated areas of stonework
		<b>S4.</b> Defective render	Re-finish any cracked or failed render or plaster
		<b>S5.</b> Window cill material failure or damage	Repair or replace
<b>R.</b>	Roofing	<b>R1.</b> Organic growth	Undertake cleaning of any stonework with associated defects restored as required
		<b>R2.</b> Minor material failure	Re-finish any delapidated areas of roofing
		<b>R3.</b> Extensive material failure	Substantial restoration works required such as replacing or repairing any broken tiling or roof membranes
<b>M.</b>	Metalwork	<b>M1.</b> Defective rainwater goods	Replace rainwater goods with new or restore if defect is only minimal such as organic growth blockages
		<b>M2.</b> Flashing failure	Replace rainwater goods with new or restore if defect is only minimal
		<b>M3.</b> Discoloured signs or features	Undertake restoration works of any existing features or signage to be retained
		<b>M4.</b> Pipework removal	Removal of any defunct or unnecessary pipe work and make good
<b>E.</b>	External Fittings	<b>E1.</b> Repare extenal fittings	Repair existing external features
		<b>E2.</b> Remove external fittings	Removal of existing external features

ITEM	SPEC. REF.	LOCATION	DESCRIPTION
<b>SUMMARY OF KEY AREAS OF RESTORATION &amp; INTERVENTION</b>			
<b>1</b>	<b>Rushton &amp; Ward Pumphouse</b>	Elevation 1	<b>B1. B3.</b> <b>S1. S2. S3.</b> <b>M1.</b>
		Elevation 6	<b>S1. S2. S3. S4.</b> <b>B1. B2. B3.</b> <b>E2.</b>
		New works	W-104 Proposed new window type 30 within rendered wall.
		Elevation 7	<b>B1. B3.</b> <b>S1. S2.</b> <b>M1.</b>
		New works	W-105 Partial replacement of existing window W-48.
		Elevation 8	<b>B1. B3.</b> <b>S1. S2.</b> <b>M1.</b>
		Elevation 1	<b>B1. B3. B5.</b> <b>S2. S4.</b> <b>M1. M2. M3.</b> <b>R2.</b>
		New works	W-04 Replaced by proposed new door type 21, D-50. W-06 Replaced by proposed new door type 21, D-51. W-08 Replaced by proposed new door type 21, D-52.
		Elevation 2	<b>B1. B3. B5.</b> <b>S1. S2. S4</b> <b>M1.</b> <b>E2.</b>
		New works	W-100 Proposed new window type 34 within rendered wall.
Elevation 3	<b>B1. B3. B5.</b> <b>S1. S2. S4. S5.</b> <b>M3.</b> <b>E2.</b>		
New works	W-17 Replaced by proposed new window type 35, W-101. W-18 Replaced by proposed new window type 35, W-102.		
<b>3</b>	<b>Rushton &amp; Ward Workshop</b>	Elevation 4	<b>B1. B2. B3.</b> <b>S1. S3</b> <b>R2.</b> <b>M1.</b> <b>E2.</b>
		New works	D-04 Replaced by proposed new window type 34, W-103.
		Elevation 6	<b>B1. B2. B3.</b> <b>S1. S2</b> <b>R2.</b> <b>M1. M4.</b>
		Elevation 6	<b>B1. B3</b> <b>S1.</b> <b>M3.</b>
		Elevation 1	<b>B1. B3.</b> <b>S1.</b>

			<b>M1.</b>
		Elevation 3	<b>B1. B3.</b>
			<b>S1.</b>
		New works	W-118 Proposed new window type 32 within brickwork wall. W-119 Proposed new window type 32 within brickwork wall.
		Elevation 4	<b>B1. B3.</b>
			<b>S1.</b>
			<b>M3.</b>
		Elevation 5	<b>B1. B2. B3.</b>
			<b>S1.</b>
			<b>M3.</b>
			<b>E2.</b>
		New works	D-59 Proposed new door type within new cladding replacing door ref. D-09
<b>6</b>	<b>Karslake East Pump House</b>	Elevation 1	<b>B1. B2. B3. B4.</b>
			<b>S1. S2. S3.</b>
			<b>M1.</b>
		New works	D-60 Proposed new door type 24, with transom window over within brickwork. D-61 Proposed new door type 24, with transom window over within brickwork.
		Elevation 2	B1. B3
			S1. S2. S3. S4
		New works	W-116 Proposed new window type 30 within rendered wall. W-117 Proposed new window type 31 within door opening.
		Elevation 3	<b>B1. B2. B3.</b>
			<b>S1. S2. S3.</b>
			<b>M1. M3.</b>
		Elevation 6	<b>B1. B2. B3.</b>
			<b>S1. S3. S4</b>
			<b>M1.</b>
<b>7</b>	<b>Karslake Boiler House</b>	Elevation 1	<b>B1. B2. B3.</b>
			<b>S1. S2.</b>
			<b>M1.</b>
			<b>E2.</b>
		New works	W-100 Proposed new window type 26, replace existing window ref. W-101 Proposed new window and door ref. D-51. W-102 Proposed new window and door ref. D-53. D-51. W-103 Proposed new window and door ref. D-53.
		Elevation 3	<b>B1. B2. B3.</b>
			<b>S1. S2.</b>
			<b>M1.</b>
	<b>E2.</b>		
		New works	W-19 Replaced by proposed new door type 21, D-55. W-21 Replaced by proposed new door type 21, D-56. D-07 Replaced by proposed new door type 22, D-57. D-08 Replaced by proposed new door type 22, D-58.