

# Schedule of repairs

**Project name:** 3 Maids of Honour  
**Job No:** 6388  
**Location:** 3 Maids of Honour, London  
**Date:** 14/03/2024

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**1. ROOF**

FEATURE	DESCRIPTION/CONDITION	PROPOSED REMEDIAL WORKS	PHOTO	
1.1.0 Roof clay tiles	Various sections of roof tiling present damage and frost damage.	Damaged roof clay tiles to be replaced with reclaimed clay tiles to match existing as per Specification H60.	 <p>Image 1.1.1</p>	 <p>Image 1.1.2</p>
1.2.0 Mortar to chimneys to be made good as per roof specialist report.	Mortar on chimneys missing/failing in various sections.	Damaged areas of mortar to chimneys to be raked out and lime render mortar to be installed as per specialist report.	 <p>Image 1.2.2</p>	 <p>Image 1.2.3</p>
1.3.0 Coping stones	5-6 No coping stones present cracks, chips and failing mortar.	All damaged coping stones to have remedial repairs with a lime mortar mix. Mortar to be raked out and new lime mortar to be installed.	 <p>Image 1.3.2</p>	 <p>Image 1.3.3</p>
1.4.0 Asphalt roof	Asphalt on flat roof above living room G03 appears to have failed allowing water ingress. The coping stone presents one missing section in the vicinity of the waste pipe.	Asphalt to be made good with local patchwork. Coping stone to be carefully cleaned, missing section to be infilled. Coping stone to be repainted to match existing.	 <p>Image 1.4.1</p>	 <p>Image 1.4.2</p>

<p>1.5.0 Front parapet</p>	<p>The front parapet wall has been finished on the inside brickwork with a render system of which this render has several cracks which are quite significant and sections of render which have broken away.</p>	<p>All blown render on the inside brickwork of front parapet wall to be removed, wall to be cleaned, primed, and made ready for our two-coat scratch render system in lime mortar. New renders stop feeds to be installed where required. The repair areas will consist of two coats of scratched render system using a lime mortar mix.</p>		
<p>1.6.0 Lead work</p>	<p>Lead work throughout presents poor workmanship.</p>	<p>Existing lead abutments to be tidied up and carefully repaired as required.</p>		
<p>1.7.0 Lead roof above WC F05</p>	<p>Lead is in very poor condition presenting one major split that allows water ingress. Lead work around RWP allows water ingress.</p>	<p>As required new lead sheeting to be carefully welded over splits to form permanent repair. A lead collar to be installed to RWP to prevent any water ingress. All lead works to be installed in accordance with lead sheet association practice.</p>		
<p>1.8.0 Lead roof above Kitchen</p>	<p>Lead roof above Ground Floor Kitchen presents exposed nails and signs of stress, indicative of potential split.</p>	<p>Small patches of lead sheet to be carefully welded over area of stressed lead to form permanent repair.</p>		

1.9.0 Chimney Pot




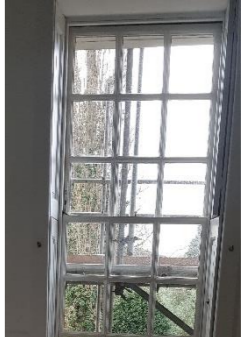
Size of 1No chimney pot not suitable for the proposed gas cooker.

Carefully remove one chimney pot and replace with larger diameter chimney pot to match existing.




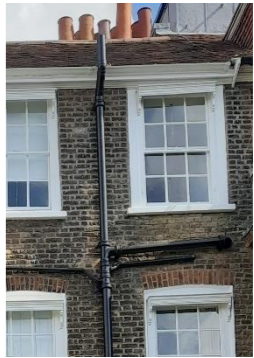







Image 1.9.1

2. FRONT ELEVATION



FEATURE	DESCRIPTION/CONDITION	PROPOSED REMEDIAL WORKS	PHOTO	
2.1.0 Paint to lightwell	Render to front lightwell appears to present multiple cracks. Render appears to be lime render with areas of sand cement render. Algae, lichens, fungi and mould was found on render.	Contractor to analyse the area where the cracks are identified to determine the type of render. Cracking defects to be made good with like-for-like materials.  All vegetation to be carefully removed and render made good using like for like materials as stated in the method statement.	 Image 2.1.1	 Image 2.1.2
2.2.0 Windows	Existing timber sash windows are showing signs of wear and tear. 1No glass pane to WS05 and 1No glass pane to WS04 and WS08 are cracked and in need of replacement. Operation of the windows is difficult with most of the windows not opening fully. Paint finish failing on all windows.	Replace the cracked windows with like-for-like glass panes. All windows to be overhauled. New cords to be fitted, new staff beads added where the existing are failing. All windows to be rebalanced. Failing paint finish internal and external to be made good. Window specialist to remove failing paint and prime. External paint to match existing.	 Image 2.2.1	 Image 2.2.2

### 3. REAR ELEVATION

FEATURE	DESCRIPTION/CONDITION	PROPOSED REMEDIAL WORKS	PHOTO
3.1.0 Windows	Existing timber sash windows are showing signs of wear and tear. 1No glass pane WS08 is cracked and in need of replacement. Operation of the windows is difficult with most of the windows not opening fully. Paint finish failing on all windows.	All windows to be overhauled. New cords to be fitted, new staff beads added where the existing are failing. All windows to be rebalanced. Failing paint finish internal and external to be made good. Window specialist to remove failing paint and prime. External paint to match existing.	  <p>Image 3.1.1      Image 3.1.2</p>
3.2.0 RWP and hoppers	Existing RWPs and hopper are plastic-painted black.	Replace all rainwater items with heritage cast iron style products and fixings and colour-matched fixings.	  <p>Image 3.2.1      Image 3.2.2</p>
3.3.0 Wall to WC	A vertical crack is present above the window on the rear extension wall enclosing WC F05. It appears that the wall was originally constructed bowing out to pass by the timber window head without cutting the bricks/timber.	Wall to be tied using helibars as bed joints at 45mm and grouted in accordance with Helibar recommendations and as per the Structural Engineer's sketch No 223073.mnp.xx.xx.sk.s.2101.	  <p>Image 3.3.1      Image 3.3.2</p>

3.4.0 Window timber dentils	Window dentil to WF10 damaged, showing signs of possible rotten timber.	Carefully remove damaged section of the dentil. Fix in place new timber section to match the existing profile. Prime and paint the entire profile to match existing.	 <p>Image 2.1.1</p>
3.5.0 Rear door	The existing rear door top hinge has dropped, resulting the door leaf not seating correctly in the opening, causing interference with the floor and hindering its ability to fully open.	Existing door hinges to be carefully adjusted to achieve optimal alignment with the floor, thereby facilitating full door opening.	  <p>Image 2.1.1      Image 2.1.2</p>

**4. GARDEN WALL**

FEATURE	DESCRIPTION/CONDITION	PROPOSED REMEDIAL WORKS	PHOTO
4.1.0 Buttress	The buttress to rear garden wall is not bonded to the rear garden wall and presents signs of movement away from the wall as well as caving on itself.	As per the attached structural engineer's sketches: Carefully carry out a stabilisation intervention by removing the vegetation that is contributing to the movement, raking out mortar to install helix bars between brick courses, reattaching the buttress to the wall, and reinstating lime mortar. Works to be carried out in accordance with structural engineer's proposal, submitted drawings No. 4 -223073.mnp.xx.xx.sk.s.2102	  <p>Image 4.1.1      Image 4.1.2</p>

4.2.0 Garden wall

The garden wall shared with neighbours at No 2 presents loose bricks.

Carefully rake out any failing mortar, stabilise all loose bricks, and replace any damaged or missing bricks with bricks to match existing and relime with lime mortar.


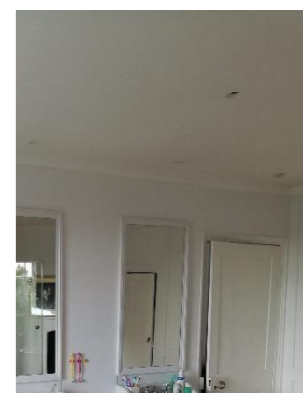



Image 4.2.1



Image 4.2.2

5. INTERNAL WORKS

FEATURE	DESCRIPTION/CONDITION	PROPOSED REMEDIAL WORKS	PHOTO
5.1.0 Ceiling	Modern ceiling downlights.	Carefully remove modern light fixtures and infill the openings to match existing ceiling construction. Replace retained modern light fittings with low-energy downlights.	  <p>Image 5.1.1      Image 5.1.2</p>
5.2.0 Stair Treads	Several of the treads in the lower flights of stairs are deflecting excessively under load from Ground to First Floor.	Carefully work from below the treads to pack with timber wedges to ensure good contact with the supporting strings.	 <p>Image 5.2.1</p>