





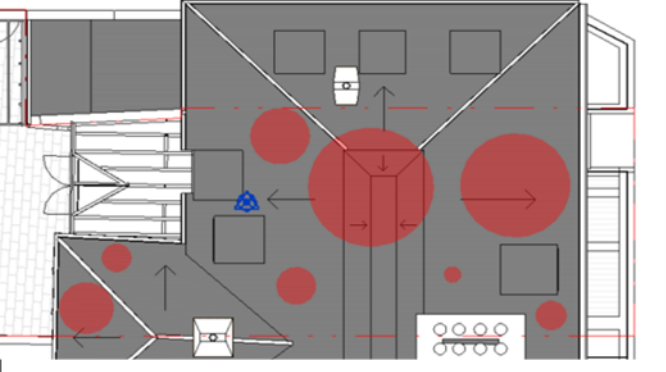



SCHEDULE OF REPAIRS	LEVEL	ROOM	REPAIR PROCESS	PHOTOS
INTERNAL WORKS				
1.1 Repair waterproof cement in Walls and Floors	Basement	Showerroom, Plantroom	<p>Works to be carried out by a waterproof specialist:</p> <p>Remove the paint local by scraping and sanding all the damaged paint right down the bare concrete.</p> <p>Surface and Cracks must be clean.</p> <p>Inject the sealer.</p> <p>Repair any poor plaster or concrete with a masonry patching plaster.</p> <p>Cap the cracks with a capping sealer</p> <p>purge the cracks with resin until the resin runs clean and contaminant free.</p> <p>Allow to dry for at least 24 hour before each application.</p> <p>Finish walls with moisture and steam resistant paint. colour to match existing.</p>	
1.2 Make good walls and ceilings after removing of radiators, cupboards and sanitaryware	Basement, Ground Floor First Floor Second Floor	Study B.03, Gym B.04, Landing B.01 Hall G.01, Dining Room G.02, Kitchen G.03. Reception Room 1.02, Ensuite 1.04 Ensuite 2.05	<p>Remove any loose plaster or wall lining in the area affected by works.</p> <p>Where wooden lath and plaster is found:</p> <ol style="list-style-type: none"> 1. Fix the laths, replacing missing lengths of lath and refasten loose pieces. 2. Stabilise the wall's edges drilling holes every 3 inches around the damaged area, about 1 inch from the edge. Drill until hitting the lath. Vacuum the holes and spray with plaster conditioner. 3. Spray the damaged area edges with conditioner (wipe off any drips immediately). Wait until dry. 4. Wait 15 minutes and then fill all holes with a small amount of plaster adhesive using a caulking gun and rotating. Wipe off the excess. 5. Apply the scratch coat (patching plaster) keeping the coat by half the thickness of the original plaster - use a margin trowel, smear the mix against the old plaster edges and over the lath. 6. Wait until the coat is firm. 7. With a new batch of thinner plaster, Cover the area with a plastering trowel until flush with the wall. 8. Scrape any excess. 9. Wait until dry before scrape the patch area smooth and cover the area with a thin layer of ready mix joint compound. let it dry overnight and and repeat. 10. The third time, smooth it gently with a damp sponge and prime and paint to match existing. <p>If only plaster is found, then clean and start from applying a patching plaster in the damaged area.</p>	
1.3 Make good internal solid wall after square off existing solid wall and installation of any internal structural element.	Basement	Landing B.01, Shower Room B.02	<p>After structural works done following the Structural Engineer Method and Specifications.</p> <p>Check the condition of the adjoining walls and refer to the above if any cracks is found.</p> <p>Plaster and skim the new area of the walls to match the original existing wall. Prime and paint with 1 coat of Dulux Professional Undercoat and 1 or 2 coats of Dulux Professional Liquid Gloss. Colour white to match existing.</p> <p>Add Skirting and Cornice to match existing (both material and style).</p>	
1.4 Paint and Decoration	Basement Ground Floor First Floor Second Floor	All rooms	<p>Work to be carried out by a professional decorator:</p> <p>Walls and ceilings must be clean and free from any pictures, furniture and movable items.</p> <p>Clean and Sand the surface: Wash the ceiling with sugar soap to clean and degrease using a kitchen scrubbing pad. Once dry, brush over to get rid of any debris, cobwebs and dust.</p> <p>If the paint is uneven or peeling give it a rub down with sandpaper.</p> <p>If there are any holes or hairline cracks fill with a suitable filler product and rub down when dry. This gives a smoother finish and a more adhesive surface for the paint. Use a damp cloth or sponge to wash the surface to get rid of any dust from the sanding process.</p> <p>Paint first the ceiling using 2 coats of Dulux Matt emulsion paintwork ceiling and walls. White colour to match existing.</p> <p>Cover the rest of the room to protect from overspray and dust.</p> <p>Paint to be European environmental standard BS EN ISO 14001.</p>	

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1.5 Restoring existing windows	Basement Ground Floor First Floor Second Floor	Study B.02, Gym B.04 Dining Room G.02 Reception Room 1.02, Ensuite 1.04 Landing 2.01, Bedroom 2.02, Bedroom 2.03	<p>Works by expert carpenter:</p> <p>Evaluate the condition.</p> <p>Remove the window sash from the frame (removing screws or/and nails that hold the sash in place).</p> <p>Strip old paint and finishes using paint strippers and sanding.</p> <p>Any rotten wood should be removed. Repair damaged parts with chisel and wood filler. Retain, as much original wood as possible, and treat with hardener applied with a paint brush to areas where damaged repaired.</p> <p>Wait until dry.</p> <p>Prime and paint with Dulux Professional Undercoat - colour white to match existing.</p> <p>Remove the hardware from the window sash, clean them thoroughly using cleaner and polish.</p> <p>Carefully reinstall the restored window sashes back into the frame. ensure it fits properly and screw or nail to secure them in place.</p> <p>Prime and paint with 1 coat of Dulux Professional Undercoat and 1 or 2 coats of Dulux Professional Liquid Gloss. Colour to match existing.</p>			
1.6 Restoring Shutters	Ground Floor First Floor	Dining Room G.04 Reception Room 1.02	<p>Carefully remove the shutters and ensure works are carried out on a flat surface.</p> <p>Repair minor damage by sanding off the paint and applying wood filler to the damaged areas.</p> <p>When the filler dries, sand the surface before Prime and paint with 1 coat of Dulux Professional Undercoat and 1 or 2 coats of Dulux Professional Liquid Gloss. Colour to match existing.</p>			
1.7 Fireplace converted to working fireplace.	Ground Floor	Dining Room G.04	<p>1.0 Protection</p> <p>1.1 Site Preparation</p> <p>Lay protective coverings over adjacent floors and walls to prevent damage.</p> <p>Install temporary barriers or sheeting to contain dust and debris.</p> <p>1.2 Conservation of Original Features</p> <p>Photograph and document the existing fireplace and surrounding area before work begins.</p> <p>Carefully remove any non-original materials that obstruct access while safeguarding historical elements.</p> <p>2.0 Execution of Works</p> <p>2.1 Opening and Cleaning</p> <p>Gently clean the fireplace using non-abrasive methods to remove soot and debris.</p> <p>Where required, undertake minor repointing using lime mortar matching the original composition.</p> <p>2.2 Installation of the Wood Burner</p> <p>Install a bespoke flue liner, ensuring it complies with building regulations and does not compromise the structure.</p> <p>Fit the wood burner into the existing fireplace recess without altering its original dimensions.</p> <p>2.3 Chimney Modifications</p> <p>Inspect the chimney stack and repair using like-for-like materials.</p> <p>Ensure the chimney is capable of venting smoke safely and efficiently.</p>			
Fireplace converted to working fireplace...continued			<p>Cont.....</p> <p>3.0 Finishing Works</p> <p>3.1 Reinstatement</p> <p>Restore any original features that were temporarily removed during the work.</p> <p>Clean and polish surrounding surfaces to maintain a consistent aesthetic.</p> <p>3.2 Testing</p> <p>Test the wood burner to ensure it operates correctly and safely.</p> <p>Conduct a smoke draw test to confirm the effectiveness of the flue system.</p> <p>4.0 Post-Completion Documentation</p> <p>4.1 Records</p> <p>Notice plate giving operating and maintenance instructions to be provided and fixed in an obvious place and the Part J installation checklist is to be completed and a copy given to Building Control</p>			

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1.8 Door swing change	First Floor	Reception Room 1.02	<p>1. Protection Measures</p> <p>1.1 Site Preparation</p> <ul style="list-style-type: none"> - Lay protective coverings over adjacent floors and walls to prevent damage. - Install temporary barriers or sheeting to contain dust and debris. <p>1.2 Conservation of Original Features</p> <ul style="list-style-type: none"> - Photograph and document the existing door, frame, and surrounding area before work begins. - Carefully remove any non-original fittings or obstructions that could interfere with the work. <p>2. Execution of Works</p> <p>2.1 Removal of Door</p> <ul style="list-style-type: none"> - Gently remove the door from its hinges, ensuring no damage to the frame or surrounding structure. - Label and safely store all original fittings, including hinges, screws, and locks. <p>2.2 Adjustments to Door Frame</p> <ul style="list-style-type: none"> - Inspect the door frame and determine necessary modifications to accommodate the new swing direction. - Undertake any adjustments using like-for-like materials and techniques, ensuring compatibility with the existing structure. <p>2.3 Reinstallation of Door</p> <ul style="list-style-type: none"> - Refit the door to swing in the new direction, using the original hinges and fittings wherever possible. - Ensure the door opens and closes smoothly without compromising the frame's integrity. 			
Door swing change.....continued			<p>cont....</p> <p>3. Finishing Works</p> <p>3.1 Reinstatement</p> <ul style="list-style-type: none"> - Restore any original features that were temporarily removed during the work. - Fill and repair any minor marks or holes using appropriate materials matching the existing finish. <p>3.2 Testing</p> <ul style="list-style-type: none"> - Test the door to ensure it functions correctly and aligns properly within the frame. 			
1.9 Underfloor Heating Detail	Basement Ground Floor	Study B.03, Gym B.04 Conservatory G.05 (if there is an existing concrete slab)	<p>Carefully remove the floor finishes, Carpet and underlay in B.03 and B.04.</p> <p>Lay LoPro 10 pre-routed 15 mm gypsum panel over the existing concrete slab in a brick-bond pattern, to secure them, glue the edges and screw to the subfloor.</p> <p>Fit A castellated tray around the edge of the room to enable Fastflo pipe to be conveniently fed into the panel and back to the manifold or zone distributor.</p> <p>lay the pipework in the channels and pour a small amount of quickset over the castellated panels. Lay the floor covering after 72 hours.</p> <p>No notching or chasing of existing listed building fabric.</p>			
1.10 UFH Detail as approved A918 Det. 3 and 4	Ground Floor First Floor Second floor All rooms with existing timber suspended floor	All rooms excluding stairs and Bathrooms/ Ensuite.	<p>1. Removal of Existing Floor Finishes</p> <ul style="list-style-type: none"> - Carefully remove the existing floor finish, ensuring that this process does not impact the underlying joists or surrounding building fabric. Note that the existing floor finish is not original. - Remove the substrate with equal care, avoiding damage to any original elements beneath. - Retain and document any materials that are to be re-used or archived. <p>2. Preparation of Joists</p> <ul style="list-style-type: none"> - Retain the existing original joists in their entirety. - Inspect the joists for any signs of decay or damage, reporting any findings to the conservation officer for further guidance. <p>3. Installation of Supporting Framework</p> <ul style="list-style-type: none"> - Fit timber battens securely along the sides of the joists, ensuring no fixings penetrate or damage the original joists. - Install 9mm plywood boards above the battens to create a stable and level surface for the heating system components. <p>4. Insulation Installation</p> <ul style="list-style-type: none"> - Cut and fit rigid insulation (50mm or 70mm, depending on joist size) between the joists. The insulation will reduce downward heat loss while fitting snugly without forcing or altering the joist structure. <p>5. Installation of Spreader Plates and Pipes</p> <ul style="list-style-type: none"> - Lay spreader plates across the joists. Fix them in place using a hand stapler to prevent any excessive force or vibration. - Carefully fix the heating pipes into the grooves of the spreader plates, ensuring that they are securely held but without placing 			

SCHEDULE OF REPAIRS	LEVEL	ROOM	REPAIR PROCESS	PHOTOS		
UFH Detail as approved A918 Det. 3 and 4.....continued			cont..... 6. Installation of Floor Finishes - Install a new plywood board over the spreader plates and pipes to create a suitable base for the final floor finish. - Lay the chosen underfloor finish (e.g., timber, tile, or carpet) as per the building's design and conservation requirements. 7 Protective Measures - No notching, chasing, or other invasive modifications will be made to the existing listed building fabric. - All work will be carried out manually wherever possible to ensure precision and reduce risks of accidental damage.			
EXTERNAL WORK						
E.1 Make good walls after removing of buttresses	Basement	Front lightwell	Refer to Structural Engineer Carefully make good sand and cement render to match existing. Decorate to match existing			
E.2 Repair Lantern and decorative light		Front door	- No notching, chasing, or other invasive modifications will be made to the existing listed building fabric. Lantern will be temporarily unscrewed from the wall, sent to ironmonger for repair and redecoration. To be installed carefully in existing location.			
E.3 New Transom Window as approved Detail 2. A165 Rev. A		Front door	Refer to Detail			

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E.4 Repair and replace existing lead flashing	Main Roof, dormer walls and roofs, main roof gutters and Main roof gutters and central valley gutter, rear conservatory roof flashing, chimney flashing	Front and Rear Elevations and Entire Roof	<p>Preparation:</p> <ul style="list-style-type: none"> Carefully remove any degraded or incompatible flashings with hand tools. Clean the area with non-abrasive methods to ensure a smooth surface for installation. Avoid the use of power tools that could vibrate or damage the structure. <p>Fixing the Lead Flashings:</p> <ul style="list-style-type: none"> Cut lead flashings to the required size and shape using traditional methods. Install lead flashings into existing mortar joints or dedicated chases without enlarging or altering the original features. Secure the lead with non-ferrous fixings, such as copper or stainless steel nails, avoiding excessive penetration into the substrate. <p>Use lime mortar for repointing where necessary to match the existing mortar composition.</p> <p>Finishing:</p> <ul style="list-style-type: none"> Dress and weatherproof the lead flashings using approved tools and techniques. Ensure the lead is adequately supported to prevent sagging or thermal movement that could stress the structure. 	
E.5 Missing / damaged roof tiles		Entire roof	<p>1. General Principles</p> <ul style="list-style-type: none"> - All works will comply with relevant conservation guidelines and approvals. - The character and appearance of the building will be preserved. - No unnecessary alterations to the existing structure. - Continuous liaison with Architect to ensure compliance. <p>2. Preparatory Works</p> <p>Access and Scaffolding:</p> <ul style="list-style-type: none"> - Erect temporary scaffolding to provide safe and secure access to the roof. - Ensure all scaffolding is padded and non-invasive to the structure. <p>3. Protection Measures:</p> <ul style="list-style-type: none"> - Cover surrounding areas with protective sheeting. - Use non-abrasive materials to protect gutters, downpipes, and adjacent walls. - Ensure the building interior is protected from potential water ingress during works. <p>4. Tile Identification:</p> <ul style="list-style-type: none"> - Photograph and document the roof before works commence. - Identify original tiles for careful removal and reuse. 	
Missing / damaged roof tiles...cont			<p>cont.....</p> <p>5. Tile Removal Process</p> <p>Inspection and Survey:</p> <ul style="list-style-type: none"> - Assess each tile to determine its condition. - Separate salvageable tiles from irreparable ones. <p>Manual Removal:</p> <ul style="list-style-type: none"> - Carefully lift tiles by hand, avoiding impact on the underlying structure. - Use appropriate hand tools to prevent accidental damage. <p>Storage:</p> <ul style="list-style-type: none"> - Store reusable tiles in a designated, secure location. - Keep tiles organised by type and location for accurate reinstallation. 	

SCHEDULE OF REPAIRS	LEVEL	ROOM	REPAIR PROCESS	PHOTOS		
Missing / damaged roof tiles...cont			<p>cont.....</p> <p>6. Tile Replacement and Repair Matching Materials: - Source replacement tiles that match the existing ones in material, size, colour, and profile.</p> <p>Repair of Salvageable Tiles: - Clean tiles using non-invasive methods. - Repair minor cracks with compatible materials.</p> <p>Reinstallation: - Reinstall tiles in their original locations where possible. - Align tiles carefully to ensure the roof's historic character is preserved.</p> <p>7. Avoiding Structural Damage - Ensure no drilling, cutting, or alterations are made to the roof structure. - Regularly inspect the underlying framework for signs of stress or damage. - Address any unforeseen issues in consultation with the conservation officer.</p>			
E.6 Front eaves Fascia and dental course	Roof	Front, and Rear Elevations	<p>Fascia and dental course are important features of this historical property. Apart from impaired aesthetics, damaged soffit and fascia can retain moisture, leading to Mold and more important damages for the building and its structure. Fascia in front elevation is used to create the gutter and covered by lead. Temporary cover the exposed structure and place a temporary gutter.</p> <p>Works by expert carpenter: Evaluate the condition of fascia and soffit. Strip old paint and finishes using paint strippers and sanding. Repair damaged parts with chisel and wood filler. Any rotten wood should be retained, as much as possible, and treated with hardener applied with a paint brush. Wait until dry. Prime and paint with Dulux Weathershield range - colour white to match existing.</p> <p>Carefully reinstall the restored fascia and soffit back into place, ensuring it fits properly and screw or nail to secure them in place. Reconnect existing down drops and end caps.</p>			
E.7 Brickwork repointed locally		Front and Rear Elevations	<p>Carefully rake out existing mortar with mortar rake, raking back by 15 - 20mm with hand tools, fully preserving the natural auris of the historic brick</p> <p>Gently brush out any loose material and then dampen each of the joints, making sure plenty of time for the water to soak in is allowed for. Mortars should be as stiff as possible which improves compaction and reduces smearing and shrinkage.</p> <p>Using a pointing trowel that is slightly smaller than the joint width required, fill the joint completely and pack the mortar tightly all the way to the back.</p> <p>After the mortar has had time to setup and is thumbprint hard, use a pointing trowel or putty knife to lightly scrape the joint back to almost flush with the surrounding mortar.</p> <p>Other requirements: mortar to be carefully 'tamped' into the joint with a pointing iron and not trowelled which leaves the faces smeared. After initial setting and before fully dry, revisit area of pointing and carefully 'beat back' with a stiff bristle 'chum brush' until the mortar is recessed by approx. 1mm BEHIND FACE OF ADJACENT MASONRY. DO NOT SMEAR ADJACENT MASONRY.</p>			