



Old Fire Station repair schedule



LOCAL AUTHORITY	London Borough of Hillingdon
APPLICATION REF	41309/APP/2016/3392
APPLICATION DATE	14/09/2016
APPROVAL DATE	16/06/2017
CONDTION NUMBER	16
CONDITION	A detailed repairs schedule of the Old Fire Station building shall be drawn up with details of the repair works proposed, including those to the original windows and submitted to the Local Planning Authority prior to commencement of any works on this building.

Document Control		
Prepared by	Checked by	Date
A.Vigi	LC	18-10-2018

1. Repair schedule.

Ref	Location	Repair description	Drawing Ref	Photo Ref	Specialist proposal ref
01	Roof- Main structure	Carefully strip the existing slates and ridge tiles. Set aside all sound items for re-use. Strip off all battens and de-nail rafters. Carry out repairs to timber roof structure in accordance with a structural engineer's survey and recommendations, including renewal of central valley joists, wall plates and ends of joists and rafters.	113780-RVS-FH-Z3-02-DR-S-4004 113780-RVS-FH-Z3-03-DR-S-4005 113780-RVS-FH-Z3-XX-DR-S-4300	A1, A2, A3, A4	Structural Engineers Report.
02	Roof – Water proof and tiles	Renew all flashing, soakers, fillets, gutter linings and outlets			
03	Chimney	Erect boarded scaffolding and carry out repairs to brickwork in accordance with a structural engineer's recommendations, including where necessary the following: a) Install corner ties at junctions of internal and external walls or at corners b) install ties to bond together separated leaves of brickwork c) repair parapets and chimneys, re-lay parapet copings on damp proof course and point all joints in copings d) replace rotted timber courses in brickwork. Rake out loose or defective mortar joints at brickwork including chimneys and parapets (do not use hammer and chisel or pick hammer). Re-point using lime mortar and finish to a flush joint		A5	
04	General brick repairs.	Install the steel columns and beams as specified by structural engineers' drawings and tie back with brick wall. Rake out loose or defective mortar joints at brickwork including chimneys (do not use hammer and chisel or pick hammer). Re-point using lime mortar and finish to a flush joint Rebuild upper section of east façade (where currently single skin masonry) with solid masonry matching (or re-using) existing bricks.	113780 SK078 Block 3 wall restraint	A12	Structural Engineers Report
09	External Windows- West (Front) elevation	Install new windows as specified on Architectural drawing.	J17077 AE(3)200 Block 3 Elevations	A5,A13 ,A14, A15, A16, A18	
10	External Windows- North (Courtyard) elevation	Replace irreparable steel windows with new to match existing as specified on Architectural drawing.	J17077 AE(3)200 Block 3 Elevations	A17	Randalls Block 1 and 3 Window Condition Survey
11	External windows- East (Rear) elevation	Existing windows are to be removed and infilled with brick to match existing	J17077 AE(3)200 Block 3 Elevations	A12	
12	External windows- South (Beaufort house) elevation	Existing window to be removed and replaced with new fire rated window in existing opening.	J17077 AE(3)200 Block 3 Elevations		

13	External signage- West (Front) elevation	To Remove from site- tidy up, repaint and repair		A11,A12	
15	Fire place- upper level	Protect the fire place during the construction. Clean and redecorate the fire place.		A19	
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Appendix A- Drawings

-  113780 SK078 Block 3 wall restraint
-  113780-REP-003 Fire Station Structural Assessment_rev01
-  113780-RVS-FH-Z3-01-DR-S-4003
-  113780-RVS-FH-Z3-02-DR-S-4004
-  113780-RVS-FH-Z3-03-DR-S-4005
-  113780-RVS-FH-Z3-GF-DR-S-4002
-  113780-RVS-FH-Z3-XX-DR-S-4300
-  113780-RVS-FH-Z3-XX-DR-S-4700
-  113780-RVS-FH-Z3-XX-DR-S-4800
-  113780-RVS-FH-Z3-XX-DR-S-4801
-  113780-RVS-FH-Z3-XX-DR-S-4802
-  J17077 AE(3)200 Block 3 Elevations

Appendix B- Photos

A1		A2		A3		A4	
A5		A6		A7		A8	
A9		A10		A11		A12	

A13	A14	A15	A16
			
A17	A18	A19	A20
			

Appendix C: Repair works sequence.

No	Description	Duration in working days	Work category
1	Erect scaffold around the Fire station including top hat	10	Scaffold
2	Remove all signs on external wall and securely stored in Wilton	3	General
3	Strip out internal partitions, ceilings, doors, frames and other soft strips	5	General
4	Box around the existing fire place at level 1	1	General
5	Prepare all area where the new steel RSJ are going	3	General
6	Excavate foundation for pads and install the concrete pads	3	Ground works
7	Remove part of concrete wall for goal post steel across the building	5	General
8	Excavate the foundation for steel column at above location	5	Ground works
9	Concrete the pads	1	Concrete works
10	Partial strip out of roof to allow vertical steel to be dropped to the location	1	Timber works
11	Install the steel column and bolts against the wall to secure the building.	2	Steel works
12	Partial strip out roof including slates, battens and non-structural rafters.	2	Timber works
13	Support existing first floor joist with timber to release middle wall.	5	Timber works
14	Remove existing walls running north to south.	3	General
15	Excavate the foundation for internal party wall.	3	Ground works
16	Concrete the party wall foundation with steel beam.	1	Concrete works
17	Construct the brick wall up to dpc level	1	Brick works
18	Complete the internal party wall to joist level	3	Brick works
19	Install all horizontal steel beams on first floor	3	Steel works
20	Install all joist on first floor	5	Timber works
21	Install all tie brackets and rods	3	Timber works
22	Install temporary flooring with 18mm timber floors.	5	Timber works
23	Install temporary stairs to access first floor	3	Timber works
24	Construct middle wall to roof level also tie with middle walls.	3	Brick works
25	Erect scaffold on first floor to allow the second lift of the block/brick wall.	1	Scaffold
26	Erect the new supporting beams on roof to tie in both side of the walls	3	Steel works
27	Install the new ridge beam to the roof	2	Steel works

28	Install all new rafters and noggins to the new section of the roof	3	Timber works
29	Install new facias, Soffits, vents and roof lights as per drawings	5	Timber works
30	Re construct the chimney to original design	5	Timber works
31	Install the insulation	4	Timber works
32	Install felt and batten on roof	5	Water proof works
33	Remove old external windows and doors	1	General
34	Support from walls to man new opening and install the new window.	2	Brick works
35	Grind the existing mortar for new lime mortar pointing	2	Brick works
36	Install new rain water gutter, gullies.	2	Brick works
37	Install the new windows and doors	5	Window and door
38	Clean down the external building	5	General
39	Dismantle the scaffolding	4	Scaffold

Appendix D: Specialist proposal ref

1. Randalls Block 1 and 3 Window Condition Survey
2. 113780-REP-003 Fire Station Structural Assessment_rev01