

SCHEDULE OF WORKS
69 The Green, West Drayton, UB7 7PW
Proposed Works: Subsidence Repairs
GENERAL REPAIR PRINCIPLES

All works listed below have been determined to be required as a result of subsidence to the property and as such fall for consideration under an insurance claim. See Photographs in Appendix A.

All repairs are to be carried out by a competent contractor experienced in working with traditional materials and on historic and listed buildings. See General Repair Specification in Appendix B.

All repairs are to be carried out with materials that will match existing, with particular reference to mortars, plasters and renders.

The scope of the works does not extend to the removal and replacement of previously used inappropriate materials.

The works include a substantial scheme of structural reinforcement using a Helibar system. The works listed below include enabling/making good works to the building elements as necessary.

Paint to walls and ceilings to be breathable.

Quantities shown are estimates and may change as works progress.

Item	Element	Material / Construction	Proposed Works	Approx Q'ty
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EXTERNAL WORKS
SIDE ELEVATION (see Photos PE01 & PE02)

Works consist of structural repairs to substantial cracking where the rear extended part of the property meets the original. There is a wide crack at the junction in excess of 50mm. The crack is currently covered with temporary plywood to provide crude weathering.

The proposal is to utilise Helibar masonry reinforcing bar techniques to reinstate structural integrity and repair masonry with traditional brick stitching and repointing using matching bricks and lime mortar gauged to match existing.

1	External Walls	Solid brickwork laid in lime mortar with highly weathered flush pointing. Rear part of wall finished with smooth sand cement render with masonry paint finish.	Carry out Helibar reinforcing works in accordance with Helifix Drawings 001 - 003.	
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2	External Walls		Cut out and replace cracked bricks.	12No
3	External Walls		Repoint brickwork as necessary following completion of Helibar reinforcing works utilizing sand/lime mortar with flush joint profile.	86m
4	External Walls		Cut back render on brick wall to a min 150mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and re-render to flush finish.	5m
5	Windows	Single glazed timber casement window.	Carry out minor repairs to timber window to include easing and adjusting to ensure opening operation and filling open joints prior to redecoration.	
6	Decoration	Masonry paint.	Apply primer base coat and further top coats as required to existing and repair rendered areas. Utilise breathable conservation paint, eg Earles, Earthborn or similar.	
7	Decoration	Woodwork.	Sand down existing door and window woodwork and repaint using oil based paint.	

REAR ELEVATION (see Photos PE03 & PE04)

Works consist of structural repairs to substantial cracking. The proposal is to utilise Helibar masonry reinforcing bar techniques to reinstate structural integrity and repair masonry with traditional brick stitching and repointing using matching bricks and lime mortar gauged to match existing.

8	External Walls	Solid brickwork laid in lime mortar with highly weathered flush pointing and finished with masonry paint. Right side of the wall finished with smooth sand cement render with masonry paint finish.	Carry out Helibar reinforcing works in accordance with Helifix Drawings 001 - 003.	
9	External Walls		Cut out and replace cracked bricks.	10No
10	External Walls		Repoint brickwork as necessary following completion of Helibar reinforcing works utilizing sand/lime mortar with flush joint profile.	67m

11	External Walls		Cut back render on brick wall to a min 150mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and re-render to flush finish.	5m
12	Surface Mounted Pipework	Painted uPVC soil pipe and branch pipes.	Remove existing pipework and reinstall on completion of masonry repair works.	
13	Windows & Doors	Single-glazed timber casement window. Semi-glazed timber door.	Carry out minor repairs to timber window and door to include easing and adjusting to ensure opening operation and filling of open joints prior to redecoration.	
14	Decoration	Masonry Paint.	Apply primer base coat and further top coats as required to existing and repair rendered areas. Utilise breathable conservation paint, eg Earles, Earthborn or similar. Fully prepare existing painted brickwork and apply new paint finish.	
15	Decoration	Woodwork.	Sand down existing door and window woodwork and repaint using oil based paint.	

INTERNAL WORKS

CLOAK ROOM

Cracks to internal walls and finish reflect those visible on the external wall.

16	Walls (see Photo PI01)	Modern softwood T&G vertical boarding on battens on lime plaster/render on solid brickwork to the lower half of the wall. Painted plaster/render behind and above timber cladding on solid brickwork walls.	Remove timber panelling from the base of the walls and dispose of material arising. Replace with new panelling to match that removed on completion of all crack and plaster repair works.	
17	Walls		Cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and replaster.	5m

18	Walls (see Photo PI02)		Utilise Helibar stitching anchors across the vertical crack between the original and extended parts of the house	4No
19	Walls		Repairs to lime plaster/render areas following crack repairs. Plaster repairs on like-for-like basis.	5m2
20	Ceiling (see Photos PI02 & 03)	Painted lath and plaster on underside of timber joists.	Take down ceiling, where possible retaining existing laths. Patch in new laths to extend to perimeter of room as required. Refinish with 3 coat lime plaster.	7m2
21	Door frame (see Photo PI04)	Painted timber door frame between cloakroom and kitchen with timber ledged and braced door faced with painted board. Timber lintel over opening.	Remove existing frame. Where possible renovate existing frame and reinstall. Otherwise fabricate new timber door frame, pattern matched to existing. Assess condition of timber lintel over the door and replace where condition of reduced bearing necessitates. Rehang existing door.	
22	Floor (see Photo PI05)	Tile effect laminate floor over solid floor structure assumed to be concrete/limecrete. Perimeter softwood profile skirting (modern).	Remove existing laminate flooring and perimeter skirting boards. Allow to level existing floor structure. Lay new laminate flooring and fix perimeter skirting to match that previously removed.	
23	Decoration	Emulsion paint to walls and ceilings.	Apply one mist coat and 2 full coats of breathable emulsion paint to walls, ceilings and cornice.	
24	Decoration	Oil based gloss paint to woodwork.	Clean down, sand back and fully prepare previously painted woodwork and 2 coats of oil based paint to all. Care to be taken to door frames and window sashes not to overpaint and hinder operation and lose relief.	
KITCHEN (see Photo PI06)				
Repairs to kitchen walls, floor and ceiling. Modern kitchen wall and base units removed to facilitate repairs and reinstalled on completion.				
25	Floor (see Photo PI07)	Modern ceramic tiles over solid floor structure assumed to be concrete/limecrete.	Take up ceramic floor tiles, remove adhesive and dispose of material arising. Level the existing floor as required. Crack repairs to floor slab may be required.	

			Supply and lay new ceramic tiles to match those removed.	
26	Walls (see Photo PI08)	Lime render/plaster on solid brickwork.	Cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and plaster.	5m2
27	Walls	Plasterboard dry lining to left side external wall.	Rake out cracks, cover with scrim tape and reskim.	9m
28	Ceiling (see Photo PI09)	Modern plasterboard with gypsum plaster skim.	Cut out and fill minor cracks ready for redecoration.	7m
29	Decoration	Emulsion paint to walls and ceilings.	Supply and hang lining paper to ceiling. Apply one mist coat and 2 full coats of breathable emulsion paint to walls, ceilings and cornice.	
30	Decoration	Oil based gloss paint to woodwork.	Clean down, sand back and fully prepare previously painted woodwork and 2 coats of oil based paint to all. Care to be taken to door frames and window sashes not to overpaint and hinder operation and lose relief.	

HALLWAY

Minor crack repairs to walls and ceilings and redecoration.

Removal and replacement of existing shelving in alcove required to facilitate repairs.

31	Walls (see Photo PI10)	Painted lining paper on render/lime plaster on solid brickwork.	Strip lining paper to walls. Cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and plaster.	2m
32	Walls		Carefully remove debonded plaster as required and refinish in new lime plaster to flush finish.	2m2
33	Ceiling	Painted lining paper on lath and plaster on timber joists.	Strip lining paper to ceiling. Cut out and fill minor cracks with lime putty surface filler as required, sand down, prepare for repapering.	7m

34	Decoration	Emulsion paint to walls and ceilings.	Supply and hang lining paper to ceiling and walls. Apply one mist coat and 2 full coats of emulsion paint to walls, ceilings and cornice.	
35	Decoration	Oil based gloss paint to woodwork.	Clean down, sand back and fully prepare previously painted woodwork and 2 coats of oil based paint to all. Care to be taken to door frames and window sashes not to overpaint and hinder operation and lose relief.	

STAIRWAY & LANDING

Surface crack/filling and redecoration only in this area.

36	Decoration	Emulsion paint to walls and ceilings.	Cut out and fill minor cracks in walls/ceilings with lime putty surface filler as required. Apply one mist coat and 2 full coats of breathable emulsion paint to walls, ceilings and cornice.	8m
37	Decoration	Oil based gloss paint to woodwork.	Clean down, sand back and fully prepare previously painted woodwork and 2 coats of oil based paint to all. Care to be taken to door frames and window sashes not to overpaint and hinder operation and lose relief.	

REAR RIGHT BEDROOM (see Photo PI11)

This area is directly over the cloakroom and has suffered from the greatest magnitude of structural movement resulting in separation between the extended rear section of the property and the original front part. There is significant distortion to the walls, ceiling and floor.

Built in modern wardrobes are to be removed and reinstated to facilitate the repair works.

38	Walls (see Photos PI12 & PI13)	Painted lining paper on render/lime plaster on solid brickwork.	Strip lining paper. Cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and plaster.	7m
39	Walls (see Photo PI14)		Utilise Helibar stitching anchors across the vertical crack between the original and extended parts of the house.	4No
40	Walls		Remove render/plaster from side and flank wall and refinish using lime plaster.	18m2

41	Ceiling	Modern plasterboard and skim over lath and plaster on timber joists.	Remove plasterboard ceiling lining and lath and plaster ceiling below. Renew ceiling with lath and plaster.	7m2
42	Floor	Fitted carpet over floorboards on timber joists. Modern timber profile skirting to perimeter.	Remove carpet and skirtings and dispose of. Remove and set aside floorboards to the area to the rear right corner where levelling works are required. Carry out levelling works to existing floor to reinstate using firings to the top of the existing joists. Replace existing floorboards and supplement where required with new softwood boards profile to match existing. Fit new softwood skirtings to match existing.	
43	Decoration	Emulsion paint to walls and ceilings.	Cut out and fill minor cracks in walls/ceilings with lime putty surface filler as required. Hang lining paper to walls. Apply one mist coat and 2 full coats of breathable emulsion paint to walls, ceilings and cornice.	
44	Decoration	Oil based gloss paint to woodwork.	Clean down, sand back and fully prepare previously painted woodwork and 2 coats of oil based paint to all. Care to be taken to door frames and window sashes not to overpaint and hinder operation and lose relief.	
REAR WC (see Photo PI15)				
Minor crack repairs to the walls and ceilings and redecoration to this area.				
45	Walls	Painted lining paper on render/lime plaster on solid brickwork.	Strip lining paper. Cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and replaster.	9m2 2m
46	Ceiling	Painted lining paper on lath and plaster on timber joists.	Strip lining paper.	1.5m2

47	Decoration	Emulsion paint to walls and ceilings.	Cut out and fill minor cracks in walls / ceilings with lime putty surface filler as required. Hang lining paper to walls. Apply one mist coat and 2 full coats of breathable emulsion paint to walls, ceilings and cornice.	7m
48	Decoration	Oil based gloss paint to woodwork.	Clean down, sand back and fully prepare previously painted woodwork and 2 coats of oil based paint to all. Care to be taken to door frames and window sashes not to overpaint and hinder operation and lose relief.	
REAR BATHROOM				
49	Walls (see Photos PI16 & PI17)	Modern ceramic tiles assumed to be bonded to modern gypsum on solid brickwork.	Carefully remove wall tiles and adhesive. Cut back wall plaster on brick/block wall to a min 75mm either side of cracking. Carefully rake out fractured mortar joints. Ensure adequate key through dampening of surface. Repoint and stitch in new work, fix Expamet mesh and plaster.	8m ² 6m
50	Decoration	Emulsion paint to ceilings.	Cut out and fill minor cracks in walls/ceilings with lime putty surface filler as required. Hang lining paper to walls. Apply one mist coat and 2 full coats of breathable emulsion paint to walls, ceilings and cornice.	17m
51	Decoration	Oil based gloss paint to woodwork.	Clean down, sand back and fully prepare previously painted woodwork and 2 coats of oil based paint to all. Care to be taken to door frames and window sashes not to overpaint and hinder operation and lose relief.	

APPENDIX A – PHOTOGRAPHS

Photographs External (PE)



PE01



PE02



PE03



PE04

Photographs Internal (PI)



PI01



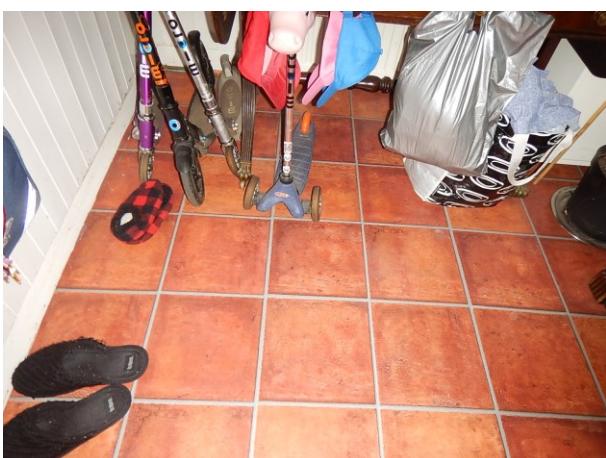
PI02



PI03



PI04



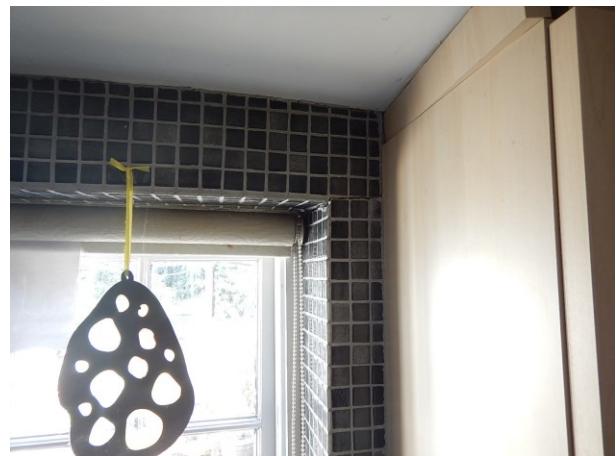
PI05



PI06



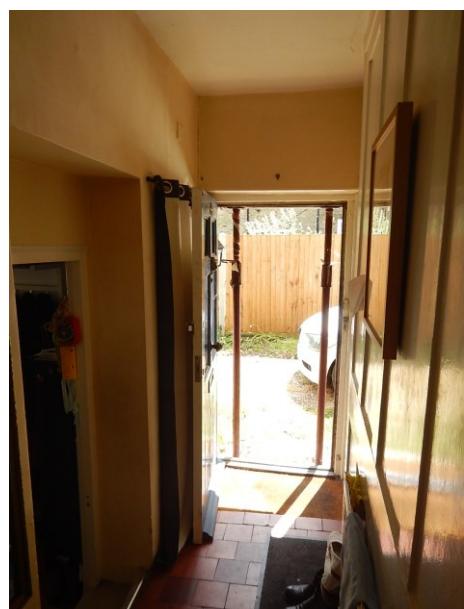
PI07



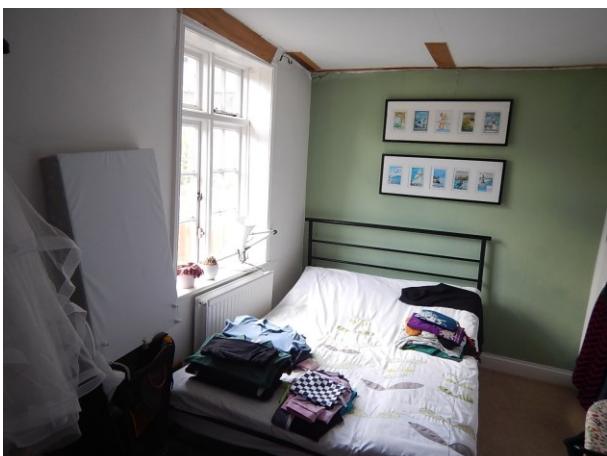
PI08



PI09



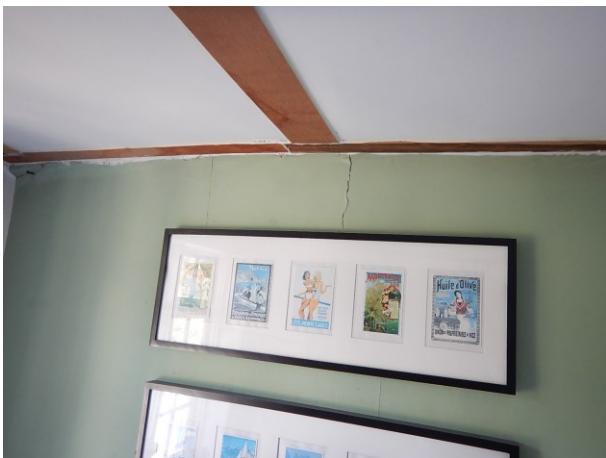
PI10



PI11



PI12



PI13



PI14



PI15



PI16



PI17

APPENDIX B – TRADITIONAL REPAIR SPECIFICATION

General Repair Principles

All repairs are to be carried out by a competent contractor experienced in working with traditional materials and on historic and listed buildings.

All repairs are to be carried out with materials that will match existing, with particular reference to the repair of brickwork and plaster. Lime mortars and plaster are to be used and finished with permeable paint to allow the structure to breath. High vinyl paints, wallpapers, etc, are not to be used.

All repairs to traditional plaster / render to be carried out in matching materials as follows:

Repairs to Lath and Plaster Ceilings and Internal Walls

Remove de-bonded and severely cracked plaster from ceiling, leaving lathes in place where possible.

Re-plaster as necessary as follows:

Apply new 3 coat lime plaster finish to consist of:

- Haired lime and sand render coat 1:3 mix
- Sand and lime float coat 1:3 mix
- Lime and water finish coat trowelled smooth

Fill fine cracks in lime plaster conservation filler as follows:

- Clear any loose material from the surface you are repairing. Lightly moisten the area with a water spray bottle
- Apply a very thin layer over the repair area, use a credit card or flexible wall-paper scraper
- the material into the void being repaired.
- As the filler dries, wipe off the excess with a sponge to produce a smooth and flush repair.
- Repeat the process for larger repairs (Above 2mm), building layers until the damage is completely filled.

Repairs to Wall Plasters

Hack off existing wall plaster / render 75mm either side of crack in masonry substrate. Rake out cracked joints and re-point with 1:3 lime sand mortar.

Apply new 3 coat lime plaster finish to consist of:

- Haired lime and sand render coat 1:3 mix
- Sand and lime float coat 1:3 mix
- Lime & water finish coat trowelled smooth

Brickwork Pointing Repairs

Rake out cracked joints and repoint with 1:3 hydraulic lime sand mortar. New mortar to be packed firmly into the joint and surplus mortar struck off so that it is flush with the edge of the adjoining brick. When the mortar is starting to set it should be compacted with a brush to leave a rough slightly recessed surface. It is important that the brick edges, no matter how worn, are not covered with mortar such that the joints would appear wider than they actually are. With lime mortar the brickwork should be dampened first before pointing to ensure the even set of the mortar and at the right speed.

Bucket handle, weathered or struck pointing is NOT acceptable.

NB: The brickwork has been extensively repointed in what appears to be a sand cement mortar over the lime which in some areas is becoming de-bonded and falling from the joints.