

Outline Specification Michael Collins Architect LLP Elevensix Ltd		The White Horse Kimpton
1.00	General Notes	Notes
1.01	Note that this specification is not exhaustive and subject to design development, further surveys and local building control approvals, as such it should be treated as a baseline, and indicative with regard to the proposed finishes and the general scope of the strategy of intervention for which permission is being sought. This should be read in conjunction with the AHIA, Structural engineers report and condition survey.	
1.02	An intrusive damp further structural surveys and historic timber analysis survey is to be undertaken as part of the detailed design. Timber preservation and restoration measures required throughout the building (TBC with listed buildings officer).	
1.03	Asbestos survey to be carried out prior to stripping out works	
1.04	Ecology surveys are to be undertaken to the site and all existing roof areas.	
1.05	A new interlinked fire detection system and signage throughout along with a fire suppression system is to be integrated. A full developed design specifying how systems are to be integrated into the historic fabric will be prepared prior to construction.	
1.06	New thermal insulation to all roof void areas, A comprehensive package of fire stopping and elements of acoustic insulation will be incorporated throughout the building.	
1.07	A full tanking system and new concrete slabs will be incorporated to the existing cellar.	
1.08	Further archaeology studies and protection measures will be implemented during the works.	
1.09	Note that there will be a Strip out of all fittings, services, from walls, ceilings and finishes that are made redundant by the work. This will include associated pipe work, wiring, ductwork and seal ends.	
1.10	Form all structural openings as indicated on drawings in accordance with engineer's procedure notes and details. Supply and fit all fabricated steel with endplates and fixings etc. all existing steelwork to be coated with protective coatings and intumescent paint to achieve 60 mins fire resistance. Make good walls, floor and ceiling around all new structural openings.	
1.11	Complete electrical, plumbing, mechanical and heating system fit-out as per service engineers design. Allowance for a new renewable technology strategy and BMS. The existing property is in need of comprehensive re-wiring and re-servicing. This aspect will be detailed and submitted for approval prior to construction. New ducts and chases as necessary for sub contractors, to be carried out sensitively to minimise impacts upon historic fabric. New plumbing installations throughout in accordance with current eurocodes (pipe work to the concealed in floors and ceilings).	
1.12	New GSHP heating system and passive ventilation strategy backed up by mechanical ventilation with heat recovery as service engineers specification Photovoltaics and micro turbines. Detailed information in relation to this aspect is to be developed pre-construction.	
1.13	Extraction , MVHR system - new extract grilles to be powder coated to match the substrates where they are fitted.All grilles to be flush fitted.	
1.14	New duct and pipe runs	
1.15	New plumbing installations throughout in accordance with current eurocodes.	
1.16	A full schedule of fabric repairs, full schedule to be developed at stage 3/4	
1.17	trial excavation works and temporary works to protect adjacent structures required.	
1.18	New SUDS drainage as engineers specifications and drawings.	
	Works to the existing facade	
	Cast Iron Rainwater Goods 1. Undertake detailed condition survey to establish all defective and salvageable elements. 2. Carefully record, label and dismantle all salvageable elements for removal to workshop 3. Allow for careful shot blasting to remove all paint back to bare metal 4. Undertake appropriate repairs and allow for 1no. undercoat and 2no. finishing coats of all cast iron rainwater goods with appropriate metal paint. 5. Where new cast iron rainwater goods are required, profiles from Harmer Alumasc Cast Iron Range to match existing.	

	Brickwork Method 1. Mark clearly on face any masonry units or parts of units that are to be cut out and replaced. 2. All new brick will work coursing to existing brickwork and bonding (Flemish). 3. Identify each masonry unit that is to be removed, replaced or repaired with a code number cross-referenced to drawings/photographs. Removed brick to be assessed for provenance, density and appropriate matching through sample approval. 4. Redundant Fittings/ Fixings: Remove the items agreed on site by lead consultant from the masonry carefully, causing as little disturbance to the surface as possible. Redundant ferramenta to be carefully drilled out using cast iron bobbin fittings to avoid unnecessary damage to surrounding brickwork. Consult and obtain agreement from M&E consultant prior to removing existing services. 5. Structural Stability: Ensure that the stability of the masonry is maintained throughout the work. Report to the engineer any defects, including signs of movement that are exposed or become apparent during the removal of masonry units. 6. Disturbance to Retained Masonry: Ensure that retained masonry in the vicinity of repair works is disturbed as little as possible. Prop or wedge retained loose masonry units or those that are vulnerable to movement during repair works, so that they are firmly and correctly positioned. 7. Preparation for Replacement Masonry: Carefully remove defective material. Do not disturb, damage or mark adjacent retained masonry. Remove redundant metal fixings completely. Thoroughly clean recesses to remove loose material and leave joint surfaces in a suitable condition to receive replacement units. Protect from adverse weather. 8. Laying Replacement Masonry: Keep exposed faces of new material to face lines of existing brickwork. Accurately align faces, angles and features. Set out carefully to ensure satisfactory junctions with existing masonry and maintain existing joint widths. Dampen joint surfaces to control suction as necessary. Lay on a full bed of mortar and ensure that all joints are filled. Ensure that no mortar/grout encroaches upon exposed face. Method for Repointing 1. Brickwork joints that are to be repointed shall be repaired in the following way: Use hand tools only, rake out all loose jointing material to a depth of not less than twice the joint width or 20mm, whichever is the greater. Generally, the existing mortar should be capable of being removed by raking out by hand with a blunt instrument, without damaging the arrises of the brickwork or stone. Where mortar beyond this depth is friable or cavities are found seek instruction. All raking/cutting shall leave a clean, square face at the back of the joint, so as to provide optimum contact with the new mortar. All cutting out and cleaning works should be approved prior to commencement of the repointing. No cleaning agents or fungicides or chemicals are to be used either before or after repair works. 2. Lime mortar and pointing mix to be subject to testing and analysis. Allow for mortar sampling and testing in accordance with BS 4551: 2005 + A2:2013 Methods of Test for Mortar to determine original mortar mix to allow matching. Joints will be finished flush to match existing pointing. A sample section will be prepared for inspection and approval. In making NHL mortars with good sand, workability will not be achieved by adding more water but by allowing a little more time for mixing. It is also advantageous, if time permits, to let lime mortars rest for a while: the water will settle between the particles and allow better hydration of the free lime content resulting in a fatter, more homogeneous and workable mortar. The use of well graded sharp sands with a good part of coarse content (10-15% of 4 or 5mm) will allow the moisture to pass more readily through the mortar and the wall to dry quicker. The mortar shall be slightly softer and more porous than the stones/ bricks themselves. Mortar shall comply with BS 4551: 1980 for mortars, screeds and plasters and BS 4550: 1989 Part 3, Section 3.6 for methods of testing. The masonry shall be thoroughly dampened when pointing starts. If the joints have dried out, re-wet them with a hand-held spray prior to placing of any new mortar. No water should be left lying within the prepared joint. The mortar should be pushed into the joint and firmly ironed in. Pointing irons, not pointing trowels, should be used with the maximum possible pressure and minimum of over- working. The pointing irons may be cranked, bronze or steel flat of a width which will fit into the joint and ensure compaction over the full width and depth of the joint. Repointing work should begin at the uppermost section of the wall and proceed downwards, ensuring that all the mortar is pressed well into the joints to achieve good compaction. Fill all the joints solidly with the approved mortar mix finishing very slightly back from the masonry and in accordance with the approved sample. Ensure no mortar encroaches on the face of the masonry. After the initial set has taken place, gently brush joints in a stippling action with a natural bristle brush to remove laitance and excess fines and give a coarse texture finish. The bristles should not be dragged across the face but tapped against it. Any particular joint finish that is required will be agreed on site by the Conservation Architect. Where slight shrinkage cracks occur, these must be cut out and remade. Protection & Cleaning of Mortar All new pointing shall be kept continuously moist for a minimum of 4 weeks (but not wet) to ensure that the set takes place slowly. Damping down is to be done repeatedly with a fine mist spray. A jet of water will be used and water must not over flow down the face of the work when damping down. Once the repointing is underway it is important to protect it from wind, rain, and strong sunlight, to avoid damage or rapid drying. Particular care will be taken to avoid damage from frost when pointing has to be carried out in cold weather. Surfaces will be protected with ventilated covers (multiple layers of hessian, thick blankets or carpet underlay are often used) and regular mist spraying may be needed to maintain damp conditions as the mortar starts to set. Additional plastic sheeting or tarpaulins draped in front of the hessian covers may also be needed if it is very windy or there is driving rain. The length of time protection is needed depends to a large extent on the weather conditions and type of mortar used. A minimum of a week is recommended but the longer the better particularly in extremes of weather, and for work carried out in the autumn. Any mortar or stains caused by the works on the face of the masonry must be completely removed before the mortar hardens. The Contractor shall establish the recommended curing periods from the suppliers of hydraulic lime and observe these with respect to loading and use after completion of laying. Pointing is not to be laid when the temperature is 5°C or below and falling. Work may re- commence when the temperature is 3°C or above and rising. The bedding mortar for the new brickwork should be constructed when the average ambient temperature exceeds 10 °C. The Contractor is to keep a maximum and minimum thermometer on site for the duration of the contract to record night and day time temperatures as directed.	
	Existing timber • Refer to structural timber repair methodology as set out in the Heritage Impact Assessment. • Allow for specialist timber survey to establish condition of existing timbers and scope of remedial work in accordance with the Conservation Architect and Structural Engineer's requirements.	

	Leadwork 1. All existing leadwork to be inspected and assessed at close hand following erection of scaffolding to facilitate full access to all elements. 2. Carefully cut out redundant leadwork or that not in accordance with LSA standards. 3. All leadwork to be undertaken by an LSA registered contractor in accordance with the Lead Sheet Association Manuals. Contractor to provide 25 year guarantee as per LSA stipulation. 4. Allow for 2no. coats of patination oil to all leadwork. Oil to be applied evenly with a soft absorbent cloth, working horizontally from top to bottom and maintaining a wet lower edge. Lift all flashings and coat underside of the lead for min. 50mm from edge, coat lead before turning clips up at edges and coat between laps. 5. At all abutments with masonry, leadwork ragged joints and chases to be sealed using BBA certified lead sealant. 6. Allow for provision of moisture resistant building paper underlay to all new leadwork on top of masonry of plywood substrates. Building Paper to be Class A underlay to BS 1521. Where lead is to be laid on traditional timber board decking with penny-air gaps, underlay is to be a non-woven, crimped filament polyester, needle punched type. 7. Lead clips at max. 500mm centres 8. All flashings to be installed at max. 1500mm lengths 9. All rolled lead sheet used to be manufactured to BS EN 12588 10. Provisionally allow for the following elements to be formed in lead in accordance with LSA Lead Sheet Manuals: <u>Square Headed Window Bays to Front Elevation</u> • Stripping of all square headed window bay lead roofs and associated flashings. Refer to structural engineers information for roof timber sizes and Michael Collins Architects information for insulation and breather membrane specification. • Form min. 1:80 fall using treated SW firing timbers with securely fixed 18mm ply deck and appropriate underlay to form 50mm continuous ventilated void. • Code 6 lead sheet roof covering with wood core roll dividers. Max spacing between wood core roll joints to be 675mm. Allow for splash lap and roll ends to splayed ends of wood core roll. Provide ventilated face and head fixing secured with insect mesh with min. 150mm upstand and integrated into min. 75mm overlap Code 4 lead cover flashing to abutment with masonry wall. <u>Chimney Flashings</u> • Form Code 4 bossed front apron and side flashings and Code 5 bossed back gutter to all retained chimneys. Upstands to be min. 150mm with Code 4 cover flashing formed over bossed back gutter detail. • Provisionally allow for taking down of existing, retained chimneys to allow installation of Code 4 lead DPC with min. 25mm turn-ups. To prevent corrosion of the lead and to avoid staining, both surfaces of all chimney DPC's should be coated with bituminous paint. <u>Abutment Flashings</u> Allow for Code 4 abutment flashings to masonry walls via. min 25mm raked out mortar joints filled with lead sealant to min. upstand of 75mm. <u>Weathering to Projecting Brickwork to No. 24 East Gable</u> Form new Code 4 lead cloak/ weathering to projecting masonry via. min 25mm raked out mortar joints filled with lead sealant to min. upstand of 75mm with lead clips at 500mm centres. <u>Ridges</u> Form Code 6 ventilated lead ridge on wood core roll at 150mm laps with lapped up stands to roll for moderate exposure on roofs above 30 degrees. <u>Water Gate Abutments to Gables</u> Form min 75mm wide water gate abutments where tiled/ slated roofs meet masonry walls using Code 4 lead with min 75mm upstand and cover flashing. Retain 25mm gap between face of masonry and edge of roof tile/ slate termination. <u>Valley Gutter Linings to Annex</u> • Form min. 225mm wide valley gutter using Code 8 lead on plywood deck and appropriate underlay with min 100mm upstand with 75mm overlap between eaves flashing and gutter vertical lap. • Form min. 1:80 fall using treated SW firing timbers with securely fixed 18mm ply deck and appropriate underlay to form 50mm continuous ventilated void. • Allow for min. 50mm drips at max. lengths of 3000mm with catch pot and overflow outlet formed as part of RWP connection. All drip undercloaks to be rebated into decking to avoid ponding.	
	Existing render • Carefully remove existing cementitious render avoiding damage to masonry substrates behind. • Prior to application of treatment, clean all affected wall areas with a stiff wire brush to remove spores and debris to leave a clean, dry surface. • Apply water-based micro-emulsion preservative to masonry affected by biological growth as base course level. • Undertake remedial brickwork as per previous section.	
	Existing Chimneys • Provisionally allow for taking down of existing, retained chimneys to allow installation of Code 4 lead DPC with min. 25mm turn-ups. To prevent corrosion of the lead and to avoid staining, both surfaces of all chimney DPC's should be coated with bituminous paint. • Undertake remedial brickwork as per brickwork sections • Re-bed existing clay pots on St Astier NHL 5 lime mortar (ratio 1:2.5 with clean, sharp sand) flaunchings and provide suitable chimney cowls to the approval of the Conservation Architect. • Allow for horoscope investigation of flue to establish defects and remedial works package • Refer to leadwork for provision of chimney flashings	
	Room schedules - to be read in conjunction with Wall/Floor/Roof types	
2.00	Ground floor kitchen/dining area (existing pub area)	
2.01	New structural openings and replacement timber flitch beam as per engineers specification.	
2.02	Walls: Existing plaster and lath areas to be repaired and redecorated, existing paper and linings to be removed. New plaster skim finish to new internal linings and breathable insulation layers to external walls. New plaster to be installed up to 1000mm above finished floor level as part of damp treatment strategy. New timber wainscoting linings to the internal walls.	
2.03	Floors: New solid timber flooring on underlay/insulated floor build up. New steps to be formed to upper living area. Note levelling out floor and rationalising levels with new floors new internal steps. Repairs, Full refurb, timber treatment and repairs	

2.04	Ceilings: Repair of the existing ceilings and a full re-wire. Existing plaster and path ceiling to be repaired and redecorated with new intumescent paint and breathable conservation paint.	
2.05	New bespoke light fittings (all surface fixed), new brushed brass switch and socket plates.	
2.06	New inner lobby door- glazed panelled door (salvaged). New internal timber doors.	
2.07	Allowance for built in furniture/joinery bespoke lighting and a full FF&E layout internally. New built in storage below bay windows. Secondary glazing incorporated to bays to create a vitrine.	
2.08	New skirtings and architraves to be incorporated.	
2.09	New fully fitted bespoke kitchen and island unit (existing joists to be strengthened below floor).	
2.11	Existing fireplace to be reinstated, opened up to both sides with a new hearth.	
2.10	Ground floor Reception/multipurpose space (existing pub area)	
2.1.1	New structural openings as per engineers specification to internal walls.	
2.1.2	Walls: Existing plaster and lath areas to be repaired and redecorated, existing paper and linings to be removed. New plaster skim finish to new internal linings and breathable insulation layers to external walls. New plaster to be installed up to 1000mm above finished floor level as part of damp treatment strategy.	
2.1.3	Floors: New solid timber flooring on underlay/insulated floor build up. New steps to be formed to upper living area. Note levelling out floor and rationalising levels with new floors new internal steps. Repairs, Full refurb, timber treatment and repairs	
2.1.4	Ceilings: Repair of the existing ceilings and a full re-wire. Existing plaster and path ceiling to be repaired and redecorated with new intumescent paint and breathable conservation paint.	
2.1.5	New bespoke light fittings (all surface fixed), new brushed brass switch and socket plates.	
2.1.6	New external door- glazed panelled door (salvaged). New internal timber doors.	
2.1.7	Allowance for built in furniture/joinery bespoke lighting and a full FF&E layout internally. New built in storage below bay windows. Secondary glazing incorporated to bays to create a vitrine.	
2.1.8	New skirtings and architraves to be incorporated.	
2.1.10	New fully fitted bespoke kitchen and island unit (existing joists to be strengthened below floor).	
2.1.11	Allowance for reinstatement of the existing cellar and keg arrangement.	
2.1.12	New timber stud screen to the new staircase.	
3.00	Ground floor New rear Extension	
3.01	Refer to structural engineers specifications and drawings.	
3.02	Walls: New plasterboard with skim finish and timber linings. New lime plaster finish to existing areas of plaster and lath and masonry walling in the centre of plan.	
3.03	Floors: New solid timber flooring on screed layer (see floor types)	
3.04	Ceilings: New exposed timber /ply ceiling set between rafters.	
3.05	New bespoke light fittings (surface fixed and recessed), new brushed brass switch and socket plates.	
3.06	New storage set below the seating to the sliding windows.	
3.07	New bathroom fit out.	
3.08	New bespoke timber staircase	
3.09	New timber steps to level changes	
3.10	Ground floor New Annex Extension	
3.1.1	Refer to structural engineers specifications and drawings.	
3.1.2	Walls: New plasterboard and skim.	
3.1.3	Floors: New finished polished screed layer	
3.1.4	Ceilings: New plaster internal ceilings.	
3.1.5	New storage set below the seating to the sliding windows.	
3.1.6	New bathroom fit out.	
3.1.7	New bespoke timber staircase	
4.00	New catering Kitchen	
4.01	New kitchen to comply with EH and licencing requirements. Kitchen to include small commercial oven and hob units, commercial storage racks, food and beverage fridges (Kitchen and M&E design to be developed as part of detailed design).	
4.02	Full extraction and kitchen/bar servicing as service engineers requirements.	
4.03	Bespoke lighting system for daytime and evening use as service engineers design,	
4.04	New catering ceiling system and light fittings.	
4.05	New PVC /stainless steel catering walling system, Rubber safety floor.	
4.10	New bar area	
4.1.1	New structural openings as per engineers specification to internal walls to create new bar display	
4.1.2	New decoration, bespoke light fittings, signage throughout	
4.1.3	New wall linings and plaster finishes after down-takings with wainscotting to dado level.	
4.1.4	Allowance for new bespoke bar (brass counter) integrated cash desk ridges and counter fit out	
4.1.5	Allow sum for levelling out floor and rationalising levels with new floors new internal steps	
4.1.6	Repairs, Full refurb, timber treatment and repairs.	
4.1.7	New built in furniture/joinery bespoke lighting and a full FF&E layout internally	
4.1.8	New timber skirtings and architraves and window frames, all t be redecorated.	
4.1.9	Staircase to first floor visible to the underside of ceiling with new built in joinery surround.	
4.2.0	Existing fireplace reinstated with new hearth and surround.	
5.00	Toilets/kitchen lobby	
5.01	New built in joinery seating and storage areas with fire retardant treatment with integrated doors.	
5.02	Unisex toilet fit out Doc M packs to be integrated to accessible toilets.	
5.03	Existing plaster and lath ceiling and wall finishes to be repaired and reinstated, damp proofing at low level. New stud partitions to be set in from of wall linings with tiled finishes.	

5.04	New sinks and allowance for hand driers/ dispensers, waste areas	
5.05	Fire resistant partitions to form stair lobbies, with new tiled wall finishes.	
5.06	New floor slab with safety layer set over.	
6	Existing cellar 1 - Under pub	
6.01	Allowance for a full tanking system and new slab. Existing brick / earth floor sections removed. New flooring set over	
6.02	New tanking system and wall lining system with sump	
6.03	New extraction system and air vent as M&E engineers specification.	
6.04	Sprinkler buffer tank and pump system.	
6.05	New fireproof ceiling installed to the underside of the existing floor.	
6.06	New light fittings.	
6.07	Existing stone stairs to be reinstated. Replacement treads, new fire rated plaster linings each side. New brick steps to be removed tanked and reinstated /exposed internally.	
6.1	Existing cellar 2 - Under dwelling	
6.1.1	Allowance for a full tanking system and new slab. Existing brick / earth floor sections removed. New flooring	
6.1.2	New tanking system and wall lining system with sump	
6.1.3	New extraction system and air vent as M&E engineers specification. To allow installation of utility cupboards	
6.1.4	Ground source heat pump and buffer tank.	
6.1.5	New fireproof ceiling installed to the underside of the existing floor.	
6.1.6	New light fittings.	
6.1.7	New brick steps to be removed tanked and reinstated /exposed internally.	
6.1.7	Existing stone stairs to be reinstated. Replacement treads, new fire rated plaster linings each side.	
7	Ground floor dining area	
7.01	New full height bespoke storage units, high grade cladding, secret door to front garden area	
7.02	Restore existing fireplace	
7.03	Option of pivoting partition to allow subdivision of space	
7.04	New bespoke timber shutters	
7.05	Plaster and timber dado lining to be restored	
7.06	Allowance for landscaping existing front garden area	
8	New first floor landing	
8.1	Double height void.	
8.2	New timber stair, landing and balustrade.	
8.3	New plastered insulated linings to the external brickwork walls.	
8.4	New high level timber stud work and plaster set above the existing historic timber spine wall.	
9	External spaces	
9.1	New landscaped courtyard area, investigations to remove buried services, and reducing the existing ground levels. New brick paving (SUDS) and soft landscaped areas, and fixed external seating and lighting. SUDS paving subject to further investigations.	
9.2	New boundary walls with section of vertical planted wall.	
9.3	New stone paving, brick walls, bike storage, and built in seating to the front terrace area. Allowance for external lighting, external heaters.	
10	First floor Office area	
12.1	Fabric repairs and restoration of areas of historic plaster and lath.	
12.2	New fire resistant glazed partitions to hallway/ stairwell.	
12.3	New office fit out - acoustic floor layers over. New timber floor and levelling after removal of partitions.	
12.4	Existing truss exposed and decorated. Ceiling joists and attic floor over removed.	
12.5	New light fittings, heating, power and data facilities throughout	
12.6	New full joinery book storage area with mezzanine gallery.	
12.7	New WC and sink set within a new stud cubicle.	
11.0	First Floor Bedroom 1 (west)	
11.1	Fabric repairs and restoration, structural work to form new layout as drawn, existing plaster and lath finishes to be repaired. New external insulated wall linings and plaster skim.	
11.2	New open topped glazed bathroom Pod set above existing wall with glass splash backs. Pods set off existing bathroom walls and floor	
11.3	Existing plaster ceiling to be repaired and reinstated.	
11.4	New timber skirtings, architraves and mouldings with decorative finishes.	
11.5	New acoustic floor finishes over existing floor level.	
11.6	New electrical layouts and bespoke light fittings.	
12.0	First Floor Bedroom 1 (Middle)	
12.1	Fabric repairs and restoration, structural work to form new layout as drawn, existing plaster and lath finishes to be repaired. New external insulated wall linings and plaster skim. Fire rated paint to be applied to the existing roof timbers	
12.2	New open topped glazed bathroom Pod set above existing wall with glass splash backs. Pods set off existing bathroom walls and floor	
12.3	Existing plaster and lath ceiling removed. New high level partitions to sub-divide attic area.	
12.4	New timber skirtings, architraves and mouldings with decorative finishes.	
12.5	New acoustic floor finishes over existing floor level.	
12.6	Existing joinery cupboard and doors to be redecorated.	
12.7	New electrical layouts and bespoke light fittings.	

12.8	Open existing ceiling and expose / restore existing timber roof members	
13.0	First Floor Bedroom 1 (right)	
13.1	Fabric repairs and restoration, structural work to form new layout as drawn, existing plaster and lath finishes to be repaired. New external insulated wall linings and plaster skim. Fire rated paint to be applied to the existing roof timbers	
13.2	Repairs and new built in storage to the existing inglenook stack.	
13.3	Existing plaster and lath ceiling removed. New high level partitions to sub-divide attic area.	
13.4	New timber skirtings, architraves and mouldings with decorative finishes.	
13.5	New acoustic floor finishes over existing floor level.	
13.6	New electrical layouts and bespoke light fittings.	
13.7	Open existing ceiling and expose / restore existing timber roof members	
13.8	Existing fireplace to be reinstated	
14.0	Master bedroom	
14.1	Fabric repairs and restoration, structural work to form new layout as drawn, existing plaster and lath finishes to be repaired. New external insulated wall linings and plaster skim.	
14.2	Existing plaster and Plasterboard ceiling removed.	
14.3	New timber skirtings, architraves and mouldings with decorative finishes.	
14.4	New acoustic floor finishes over existing floor level.	
14.5	New electrical layouts and bespoke light fittings.	
14.6	Open existing ceiling and expose / restore existing timber roof members	
14.7	Existing doorway profiled to match the new roof pitch.	
14.8	New acoustic secondary glazing to front elevation, new rear elevation and cladding.	
	New and upgraded elements of construction Key. Wall Types	
	All subject to design development / detail design and building regulations approval.	
Code	Typical Wall Types	
WT1	Basement Tanking & wall Lining: Existing brickwork to be repointed and prepared for new tanking layers plugged to the walls with resin fixings. New perimeter drain and sump. New MF studs with insulation and MR plasterboard finishes	
WT2	External repairs and damp proof treatment to perimeter walls: New guarantee backed injected DPC 150mm above finished ground level with liquid applied membrane to foundation level. New vented solum. External render to be repaired with waterproof finish.	
WT3	Insulated breathable lining to existing masonry walls: Hydrophobic matt transparent brick treatment to the exterior of the historic bricks. 40mm insulated lime plaster, adhesive Mortar, and wood fibreboard breathable insulation with lime plaster surface internally	
WT4	New decorative linings to existing plaster and lath walls at ground floor level General scope of remedial work to historic lath and plaster: 1. Undertake detailed survey and establish source and cause of defects. Allow for sampling and analysis of historic plasters as necessary. 2. Defects observed but not limited to: • Minor cracking due to thermal shrinkage; samples taken from these areas may present unevenly distributed animal hair resulting in lack of tensile strength. • Boast plaster and bulging indicating a separation of plaster from the backing material.. • Efflorescence with evidence of hygroscopic salts.. The isolated presence of these salts is normally attributed primarily to the presence of existing cement pointing and level and finish of external surfacing at its base and lack of heat-source. 3. Large cracks and patches need to be prepared by undercutting with a sharp chisel or fine knife blade (if on lath) to form a dovetail key. Prior to plastering all loose debris, dust and dirt should be thoroughly removed by careful brushing and vacuuming and the surrounding area treated with a weak 1:10 PVA solution. Lime plaster may be thoroughly wetted up with lime water. Patch coats to be built up of no greater than 10mm thick depths ensuring adequate time for curing. Small cracks may be similarly wetted up and filed with a mix of silver sand and lime putty and applied via a soft brush to get into all crevices. 4. Renewal of lime plaster as follows: First Coat: 1:2.5 or 3 lime - 8 to 10mm Straightening Coat: 1:2.5 or 3 lime - 8 to 10mm Finishing Coat: 1:1 to 3:1 lime: sand - 3mm 4. Lath backgrounds should be thoroughly wetted with the scratch coat left longer than masonry application due to less suction from the laths. Where a wall is to be newly strapped to receive lath and plaster, it is sensible to remove all original timbers e.g. dooks and bilgates, from within the masonry, as they are subject to dry rot. 5. Defective laths should be carefully cut out and replaced with new riven (hand-split) chestnut lath for ceilings and sawn chestnut lath for walls from a specialist supplier such as Mike Wye Traditional Building Specialists.	
WT5	Upgrade and linings to the existing front bays: Existing timber bays to be repaired and replaced. New breathable insulated linings to the inside of the bays. New plasterboard linings.	
WT6	New linings and tanking system to the boundary walls within the existing building: Existing brick and plaster surfaces to be made good, new resin plugged tanking membrane. Low level channel and sump. New insulated lining and plasterboard layers internally.	
WT7	New fire/acoustic compartment walls between uses: New double MF stud walls with mineral wool insulation. New double fire-soundproof layers each side with skim finish. Tilebacker board and tiling to bathroom side.	

WT8	New internal stud partitions: New metal framed stud walls, with acoustic insulation between. New acoustic plasterboards each side.	
WT9	Acoustic / Thermal / Fire infills to areas of existing wall and openings: New metal framed stud walls, with acoustic insulation between. New plasterboard layers.	
WT10	New Brick cavity walls: New brickwork inner leaf with blockwork upper and RC lower wall. Full fill cavity. Facing brickwork with engineering brick base course. Brick type and finish to be agreed with planning. New copper flashings to boundary wall abutment, Low level weepholes.	
WT11	New copper clad external walls; Oxidised copper (standing seam), on plywood base layer. ventilated cavity behind formed with treated battens, breather membrane ply sheathing and new engineer designed studs. VCL and plasterboard layers internally.	
WT12	New natural slate clad external walls: Slate type to be agreed with planning (Cupa or similar) treated tantalised battens and counter battens. Breather membrane ply sheathing and new engineer designed studs. VCL and plasterboard layers internally.	
WT13	New Brick cavity walls: Existing brick and plaster surfaces to be made good, new resin plugged tanking membrane. Low level channel and sump. New brickwork outer leaf with blockwork upper and RC lower wall to the inner side. Full fill cavity. Facing brickwork above height of existing boundary wall. Brick type and finish to be agreed with planning. New copper flashings to boundary wall abutment, Low level peepholes,	
WT14	Acoustic linings to party wall: Existing brickwork to be stripped back and insulated plaster applied. New MF stud frame set off existing wall as acoustic designers spec with proprietary anchors. Acoustic insulation set between studs with new acoustic /fire linings internally. New noggins and strengthening works to the existing floor below.	
WT15	New internal fire and acoustic linings over existing lath / plaster: Existing plaster finishes made good, New MF Independent wall linings set in front of wall restraint fixings to the floor and ceiling as per engineers spec. Acoustic insulation set between studs, new fire acoustic linings set either side. General scope of remedial work to historic lath and plaster: 1. Undertake detailed survey and establish source and cause of defects. Allow for sampling and analysis of historic plasters as necessary. 2. Defects observed but not limited to: • Minor cracking due to thermal shrinkage; samples taken from these areas may present unevenly distributed animal hair resulting in lack of tensile strength. • Boast plaster and bulging indicating a separation of plaster from the backing material.. • Efflorescence with evidence of hygroscopic salts.. The isolated presence of these salts is normally attributed primarily to the presence of existing cement pointing and level and finish of external surfacing at its base and lack of heat-source. 3. Large cracks and patches need to be prepared by undercutting with a sharp chisel or fine knife blade (if on lath) to form a dovetail key. Prior to plastering all loose debris, dust and dirt should be thoroughly removed by careful brushing and vacuuming and the surrounding area treated with a weak 1:10 PVA solution. Lime plaster may be thoroughly wetted up with lime water. Patch coats to be built up of no greater than 10mm thick depths ensuring adequate time for curing. Small cracks may be similarly wetted up and filed with a mix of silver sand and lime putty and applied via a soft brush to get into all crevices. 4. Renewal of lime plaster as follows: First Coat: 1:2.5 or 3 lime - 8 to 10mm Straightening Coat: 1:2.5 or 3 lime - 8 to 10mm Finishing Coat: 1:1 to 3:1 lime: sand - 3mm 4. Lath backgrounds should be thoroughly wetted with the scratch coat left longer than masonry application due to less suction from the laths. Where a wall is to be newly strapped to receive lath and plaster, it is sensible to remove all original timbers e.g. dooks and bilgates, from within the masonry, as they are subject to dry rot. 5. Defective laths should be carefully cut out and replaced with new riven (hand-split) chestnut lath for ceilings and sawn chestnut lath for walls from a specialist supplier such as Mike Wye Traditional Building Specialists.	
WT16	New restoration work to existing timber stud walls Refer to general section on timber work.	
WT17	New decorative linings to existing plaster and lath walls at first floor level General scope of remedial work to historic lath and plaster: 1. Undertake detailed survey and establish source and cause of defects. Allow for sampling and analysis of historic plasters as necessary. 2. Defects observed but not limited to: • Minor cracking due to thermal shrinkage; samples taken from these areas may present unevenly distributed animal hair resulting in lack of tensile strength. • Boast plaster and bulging indicating a separation of plaster from the backing material.. • Efflorescence with evidence of hygroscopic salts.. The isolated presence of these salts is normally attributed primarily to the presence of existing cement pointing and level and finish of external surfacing at its base and lack of heat-source. 3. Large cracks and patches need to be prepared by undercutting with a sharp chisel or fine knife blade (if on lath) to form a dovetail key. Prior to plastering all loose debris, dust and dirt should be thoroughly removed by careful brushing and vacuuming and the surrounding area treated with a weak 1:10 PVA solution. Lime plaster may be thoroughly wetted up with lime water. Patch coats to be built up of no greater than 10mm thick depths ensuring adequate time for curing. Small cracks may be similarly wetted up and filed with a mix of silver sand and lime putty and applied via a soft brush to get into all crevices. 4. Renewal of lime plaster as follows: First Coat: 1:2.5 or 3 lime - 8 to 10mm Straightening Coat: 1:2.5 or 3 lime - 8 to 10mm Finishing Coat: 1:1 to 3:1 lime: sand - 3mm 4. Lath backgrounds should be thoroughly wetted with the scratch coat left longer than masonry application due to less suction from the laths. Where a wall is to be newly strapped to receive lath and plaster, it is sensible to remove all original timbers e.g. dooks and bilgates, from within the masonry, as they are subject to dry rot. 5. Defective laths should be carefully cut out and replaced with new riven (hand-split) chestnut lath for ceilings and sawn chestnut lath for walls from a specialist supplier such as Mike Wye Traditional Building Specialists.	
WT18	New internal decorative timber linings: New timber clad decorative internal walls with matt transparent fire proof coatings set on SW rails fixed back through to plasterboard linings. Self sealing tape to be used behind where fixing through VCLs.	

WT19	New European oak cladding (heartwood) with joints between boards. Ventilated batten zone, breather membrane and sheathing layer. New structural engineer designed timber stud wall set behind. Any existing historic timbers located in this area to be retained and integrated into the new framing. Plasterboard and skim internally. New window opening with 200x50mm oak reveals/surround.	
	Typical Floor Types	
FT1	Basement floor and tanking system (See S.E spec for underpinning): New excavation works, and formation layers as per the engineers spec, removal of the existing areas of earth and brick flooring. New structural slab set to falls with guarantee backed tanking membrane set over. New floating floor system set over with sump access.	
FT2	Existing Timber Ground floor upgrade (See S.E spec for strengthening work): New treated timber joists spliced within existing. New Joist hangar detail as engineers spec. New breathable membrane draped below joists. Breathable Insulation set between joists with new VCL and new solid timber flooring layer. Existing walls below joists to be damp proofed with new ventilation below.	
FT3	New extension /annex slabs concrete slab (See S.E spec for underpinning): Removal of the existing slab and floor levels, archaeology inspections to be carried out. New concrete slab set over engineers designed under-build layers and membrane. New insulation zone with screed layer incorporating underfloor heating system.	
FT4	Existing concrete ground floor upgrades: Existing floor layers stripped. Existing slab to be surveyed for damp using meters and integrity of existing DPMs checked. Option 1: Existing slabs to be removed, excavation to form new under-build layers and new slabs and water proof layers with insulation and screed. Option 2: Existing slabs retained, new liquid applied membranes applied to the top surfaces and abutments with new flexible membranes. New floor finishes.	
FT5	New upgraded first floors: Existing joists to be checked for signs of rot and deflection, to be treated for Fungal decay and insect attack. New spliced end members and additional timbers as engineer spec. Existing plasterboard linings (to dining area) to be removed and new timber flitch beams to replace existing steels. Existing rafters to be exposed. Acoustic/fireproof linings set between joists, fire treatments and decorative coatings to all exposed timber structural elements. New rubber resilient floor layer with high density acoustic layer set over existing boards. New/reclaimed timber flooring layer set over.	
FT6	New concrete slabs to annex (See S.E spec for underpinning): Removal of the existing garage slabs and external finishes, archaeology inspections to be carried out. New concrete slab set over engineers designed under-build layers and membrane. New insulation zone with screed layer incorporating underfloor heating system. New cast concrete wall to boundary perimeter zone.	
FT7	Upgrade to proposed office floor: Existing joists to be checked for signs of rot and deflection, to be treated for Fungal decay and insect attack. New spliced end members and additional timbers as engineer spec. Existing plaster and lath ceilings to be retained where present. Where possible install new high density acoustic insulation between joists from above/below. Acoustic/fireproof linings set to the underside fire treatments and decorative coatings to all exposed timber structural elements. New rubber resilient floor layer with high density acoustic layer set over existing boards. New/reclaimed timber flooring layer set over.	
FT8	Thermal Upgrade to proposed master Bedroom floor (former hay loft). Existing joists to be checked for signs of rot and deflection, to be treated for Fungal decay and insect attack. New spliced end members and additional timbers as engineer spec. External grade fireproof linings set to the underside. Existing exposed timbers to receive preservative and decorative treatments. fire treatments and decorative coatings to all exposed timber structural elements. New/reclaimed timber flooring layer set over.	
FT9	New Timber first floor construction joists: New treated timber joists with resilient floor layer set over. Acoustic Insulation set between joists, MF resilient bars and acoustic plasterboards set below.	
	Typical Roof Types	
RT1		
	New lead roofs to the bay windows: see leadwork section.	
RT2	Refurbished slate roofs, insulation set between rafters (scullery, office, masterbed). Slate works: • Prior to stripping, survey existing roof slopes to record dimensions of existing slate coursing to inform reslating using salvaged slate and reslating using new slates, all to replicate the original character. In particular visible gauge, headlap and any diminishing of coursing should be noted. • Providing weathering performance is deemed satisfactory, the existing visible gauge is to be used for reslating including replicating any diminishing courses. • Providing weathering performance is deemed satisfactory, the existing visible gauge is to be used for new slating. This may require new slates to be trimmed. • When salvaging slates and setting aside for reuse any alien, mismatched slates from previous jobbing repair work should be rejected. • Sound original slates should be retained; a good indication of condition being those that 'ring' true when tapped. Slates that sound hollow and give a dead thud when tapped should be rejected. • Redressing should not be undertaken as a matter of course and minor chips and blemishes should be accepted to avoid loss of original material. Slates whose bottom edge, sides or head is damaged can and should be redressed for reuse providing size remains adequate. Providing weathering performance remains satisfactory, original coursing towards the ridge may be adjusted in gradually diminishing courses to facilitate retention and reuse of any trimmed down original slate material. • Slates should be sorted into at least 3 groups by thickness - but in addition sorting by length should also take place. • Slates may require shouldering to sit correctly and to facilitate sliding aside for future repair • New slates should be selected for thickness, texture and colour match with the existing material - within the constraints of available Welsh slate. (and size match – see above). A sample is to be agreed with the Conservation Architect prior to procurement of new slate material. Insulation to be set between rafters	
RT3	New slate roofs to the Annex: Natural slates (Cupa or similar) on treated battens and counterbattens on a breather membrane on rigid roof insulation on roof sarking. rigid insulation set between new timber flitch rafters as structural engineers spec. Veneered plywood ceiling internally. New Oxidised copper valley gutters and rainwater goods.	
RT4	Oxidised copper roof/surrounds: Oxidised copper on underlay on tension skin plywood substrate structures fixed back to the timber frame. New panel formed copper shutters to match.	
RT5	Replacement clay tiles and insulation to the main roof: Existing roof tiles and battens stripped. New clay tiles to match existing, Existing tiles salvaged as much as possible. New treated battens and counter battens to form straightened ridge. New breathable membrane and insulated sarking layer. Breathable wood fibre insulation set between rafters and to the underside. Insulation manufacturers breathable lime plaster layer internally. Concealed ridge and eaves vents.	

RT6	New rear extension roof: Natural slates (Cupa or similar) 500x300mm suitable for a 22 deg pitch on treated battens and counterbattens on a breather membrane on rigid roof insulation on roof sarking. rigid insulation set between new timber fitch rafters as structural engineers spec. Veneered plywood ceiling internally.	
	Ceiling Types	
CT1	Basement ceiling upgrade: New moisture resistant Fire proof ceilings formed with MF bars and boards with plaster skim and moisture resistant decorative finish.	
CT2	New Pub ceiling upgrade: New decorative coatings on new acoustic / boards suspended with resilient hangars. New services and light fittings to ceiling to be formed in fireproof ducting.	
CT3	Existing timber ground floor ceiling upgrade: New fire proof paint layers throughout with replacement / repaired timbers where necessary. All services to be surface/wall mounted.	
CT4	Existing plaster and lath ground floor ceiling upgrade - see lath and plaster spec	
CT5	New catering ceiling: New EH compliant fireproof catering ceiling with integral light fittings and moisture control.	
CT6	New MR plasterboard ceilings: Plaster skim and decoration, services set above.	
CT7	New pitched ceilings (see RT5). New flexible lime plaster on breathable insulation with decorative paint coating.	
CT8	New decorative coatings to existing plasterboard ceilings	
WDT1	New Slimline aluminium sliding and hinged door systems. Finish Analok 541. Triple glazed with low E toughened and laminated glass.	
WDT2	Replacement timber sash and case windows - Carefully remove existing defective casement or case frame and set aside for possible repairs to others. Replace with new utile hardwood to match existing profiles. - Install putty fronted slim-lit glazed units. - Apply one coat of primer before installation with new ironmongery tbc and allow for 2no. coats of finishing Farrow & Ball exterior wood paint. - Allow for bedding of new windows onto lapped DPCs.	
WDT3	Modular aluminium Rooflights: Slimline frames, triple glazed with Low G and Low W self cleaning glass. Openable units to be fitted with actuators linked to the BMS with interlinked rain sensors. Anodised finish analok 541. Recessed Lead flashing surrounds to set within the new slate roof.	
WDT4	New Flush fitted roof lights: Double glazed top hung with flush fitted with recessed Lead flashing surrounds to set within the new slate roof.	
WDT5	New European oak framed windows (fixed and openable) with projecting reveals	
D1	Existing doors refurbished - Remove door to joinery workshop for refurbishment and arrange an inspection of door with the CA. Remove paint from existing frame, in-situ, using hand held, non-mechanical tools and Nitromors paint removers or other method approved by CA. - Repair or replace damaged timbers using hardwood from sustainable sources using carefully spliced sections pinned and glued. Prime exposed surfaces. Re-install refurbished door on new hinges with new ironmongery tbc and allow for 2no. coats of finishing Farrow & Ball exterior wood paint.	
	Existing windows refurbished or replaced Decayed timber - Cut out decayed timbers to sound base. Where decay is limited to outer face then joint should be formed with sloping splice running down towards outer face running away from glazing line. Further detail to be developed for individual member repairs. Joints between new and old timber - To be undercut and held with at least 2 brass screws at staggered centres. where decay is to inner and outer face cut out and form new tenon. New section to be held in place with wedges and dowels Existing glass to be removed and rebates re-routed to accomodate new putty fronted double glazing slim lite units. NOTE: Where possible repairs should be undertaken using salvaged matching components from other windows that are to be replaced in full.	
D2	New solid timber doors (fire rated).	
D3	New timber sliding doors	
D4	New timber door with integrated glazed panels(where applicable to match existing) ,	
S1	New timber staircase 42 degree domestic stair. Timber with open treads and slatted metal and oak balustrade	
S2	New metal/timber fire rated staircase non 34 degree max 170mm riser. Soffit detail exposed within the new bar area with fire glass set between open sections.	
S3	Existing stair refurbished	
S4	Existing stone / brick staircases to be repaired and reinstated, new damp proof treatments to be added.	

