

## APPENDIX 1

Works to be carried out and agreed via legal agreement prior to disposal.

*Unless otherwise specified, works to be to an appropriate conservation standard, and materials/specifications on a like for like basis. Unless otherwise stated, all mortar/pointing works to comprise natural lime with no cement. Replacement timbers to be an appropriate like for like.*

### **Roof**

Replace strictly like for like broken/missing tiles - 150 No

Re-fix Displaced Tiles - 20 No

Lift tiles, replace damaged felt & re-fix ties - 10m<sup>2</sup>

Replace Hip Flashings to West Corner - 7.5 linear m

Repair/renew flashings to NW Chimney of the SW elevation

Refurbish/repair outlets to central flat roof

Central Chimneys – Repointing 10m<sup>2</sup> using natural lime mortar

### Dormer Windows 10 No

Reinstate 10 No single glazed timber double hung 6 over 6 sashes, weights and pulleys, ovolo glazing bars less than 20mm thick, glazing fixed with sprigs and putty

Replace external timber trims like for like & repaint off-white - 10 No

Replace lead roofs 5m<sup>2</sup> x 3No

Replace lead cheeks to dormer 3m<sup>2</sup>

### Rooflights

Replace flashings to 1No

Replace 1No rooflight with conservation variety (side or top hung, integral vertical glazing bar, no aluminium flashing)

### Eaves

Minor timber repairs (2No dentils + 2No boards)

Repaint

### Gutters

Re-secure, re-seal joints, re-paint

Replace all uPVC gutters with cast iron

### Downpipes

Replace all uPVC downpipes with cast iron

#### Lightning Conductor

Repair/replace existing lightning conductor system

#### **External Repairs**

Repointing 40m<sup>2</sup> - lime mortar to match historic repointing found elsewhere on building

Cut out & re-set bricks 20 No

#### Stonework repairs NE Elevation Central

- Replace concrete surround SE Ground floor window

- In situ mortar repair 3No

- Replace damaged stone to stringcourse (400x250)

- Replace ½ window jamb

- Replace whole window jamb

- Lintel Repairs (Pin & Grout) 2No

- Jamb Repair (Pint, Grout & Shelter Coat) 1No

- Door Surround

Replace fractured stone to NW corner

- Re-bed stones to upper portion of pediment

NW Elevation

- Repairs to arched window head (lift, wedge & repoint bricks)

- Reform steps to the foot of the door opening

SE Elevation

- Breakout concrete above basement steps and make good brickwork

#### **Basement**

Replace decayed timber lintels 1No door

Repair cracked stone lintels 2No

Room B1

Replace concrete filler joist floor 11.5m<sup>2</sup>

Replace 2No timber joists to remainder of floor

Make good brickwork & studwork to reinstate fire separation with G19

Room B2

Reinstate 0.5m<sup>2</sup> brickwork & 0.5m<sup>3</sup> of backfill to NE Wall

Insert steel frames @ 1m centres to prop ceiling vault 5No frames

Room B3

Insert steel frames @ 1m centres to prop ceiling vault 6No frames

Rooms B4 & B5

Backfill spaces

### **Ground Floor**

Repointing of Brickwork (Deep) 2m<sup>2</sup>

Replace damaged/missing bricks

Remove and replace timber lintels/wallplates 22No

### Sash Windows

- 25 No Refurbish (Replacement of edge and parting beads, easing/ freeing painted joints, addition of weights, pulleys, & ironmongery),

Re-glaze, Repaint

1No full replacement of window

- 10No replacement fixed cills

- 2No sashes replaced

- 6No Repairs to sash boxes

Room G1

- Steel Beam (Remove rust, repaint) 10.5 lin m

- Replace timber beam 2m long

- Replace ceiling joists 2.7m x 14No

- Replace floor joists (No floor covering repairs) 2.7m x 10No

- Tie opposing floor joists across primary beam (No floor covering repairs above) 12No

- Treat SW end of primary beam with Boracol 20

- Rebuild brickwork (high level) prop floor structure 1.5m<sup>2</sup>

- Rebuild brickwork (low level) 1m<sup>2</sup>

- Make Good Floor 3m<sup>2</sup>

Room G2

- Repair NE end of primary beam
- Tie opposing floor joists across primary beam (No floor covering repairs above) 7No
- Replace ceiling joists 2.4m x 2No
- Replace floor joists (No floor covering repair) 2.4m x 2No
- Make Good Floor 2m<sup>2</sup>

#### Room G3

- Replace floor joists (No floor covering repair) 2.4m x 4No
- Replace ceiling joists 2.4m x 2No
- Tie opposing floor joists across primary beam (No floor covering repairs above) 4No
- Make Good Floor 1.5m<sup>2</sup>

#### Room G4

- Remove boxing from primary beam and inspection by structural engineer
- Remove rust from steel beam & paint 4 lin m
- Replace floor joists (No floor covering repairs above) 2.4m x 8No
- Tie opposing floor joists across primary beam (No floor covering repairs above) 9No
- Make Good Floor limecrete to vault 5m<sup>2</sup>

#### Room G5

- Remove rust from steel beam & paint 5.5 lin m
- Treat SW end of primary beam with Boracol 20
- Replace floor joists (No floor covering repair) 2.7m x 4No
- Replace ceiling joists 2.7m x 4No
- Tie opposing floor joists across primary beam (No floor covering repairs above) 8No

#### Room G6

- Replace floor joists 2.7m x 8No
- Replace ceiling joists 2.7m x 8No

#### Room G7 & G8

- Treat SW & NW primary beam with Boracol 20 12 lin m
- Repair SW bearing of central primary beam
- Repair NW primary beam & fireplace trimmer

- Replace floor joists (No floor covering repair) 1.9m x 18No
- Replace ceiling joists 1.9m x 6No
- Tie opposing floor joists across primary beam (No floor covering repairs above) 36No

#### Room G9

- Replace floor joists (lime ash floor above) 2m x 4No
- Replace ceiling joists 2m x 4No
- Tie opposing floor joists across primary beam (No floor covering repairs above) 8No

#### Room G10

- Remove rust from RSJ & repaint 2m<sup>2</sup>

#### Room G11

- Treat NW end of primary beam with Boracol 20 2 lin m

#### Room G12

- Insert bed joint reinforcement across cracks above lintel on SW wall 4 lin m

#### Room G13A

- Reinstate first floor joists (6.3 x 1m space) 100%
- Reinstate ceiling joists (6.3 x 1m space) 100%

#### Room G15

- Repair both bearings of the SW secondary floor beam
- Repoint & reinforce cracking below SW Window (NW Wall) 2linm
- Repoint & reinforce cracking to SW end SE Wall 3 lin m

#### Room G16

- Treat primary beam with Boracol 20 6 lin m
- Replace floor joists (lime ash floor above) 1.9m x 2No
- Remove debris from ground floor void
- Replace 80% of floorboards 24.5m<sup>2</sup>
- Repoint & reinforce cracking to SW end NW Wall 3 lin m
- Repoint & reinforce cracking to SW end SE Wall 6 lin m

#### Room G17

- Repoint & reinforce cracking to SW end SE Wall 3 lin m

- Remove decayed beam from floor

#### Room G19

- Replace primary beam (6m) & floor & ceiling joists and boards (14m<sup>2</sup>) to first floor landing
- Replace NE primary beam of SF structure (6m) and floor and ceiling joists to NE of beam (6x1.5m)
- Refurbish & restore main staircase & balustrades
- Replace damaged moulded coving to ceiling (75%) 16 lin m
- Remove and conserve timber panelling to FF landing 3.25x1.2m

#### **First Floor**

Repointing of Brickwork (Deep) 2m<sup>2</sup>

Replace damaged/missing bricks

Remove and replace timber lintels/wallplates 18No

#### Sash Windows

- 26No Refurbish (Replacement of edge and parting beads, easing/ freeing painted joints, addition of weights, pulleys, & ironmongery), Re-glaze, Repaint
- 5No replacement fixed cills
- 4No sashes replaced
- 3No Repairs to sash boxes

#### Room F1

- Repair NW ends of 2No central primary beams
- Repair cracked truss tie beam to E corner 3.5m
- Treat SE end of SW primary beam & truss tie and plate in N corner with Boracol 20 (3.5m)
- Replace floor joists (no floor covering above) 1.8m x 40No
- Replace ceiling joists 1.8m x 40No
- Tie opposing floor joists across primary beams & trusses (No floor covering repairs above) 60No

#### Room F2 & F3

- Replace 2No secondary beams 2No 4m
- Treat primary beam with Boracol 20 (5.75m)
- Replace floor joists (no floor covering above) 1.8m x 40No

- Replace ceiling joists 1.8m x 40No
- Tie opposing floor joists across primary beams & trusses (No floor covering repairs above) 30No

#### Room F4

- Replace floor joists (no floor covering above) 2.1m x 5No
- Replace ceiling joists 2.1m x 5No

#### Room F5 & F6

- Repair SW & NE ends of primary beam
- Replace floor joists (no floor covering above) 2m x 13No
- Replace ceiling joists 2m x 13No
- Tie opposing floor joists across primary beams & trusses (No floor covering repairs above) 6No

#### Room F7

- Repair NW end of central primary beam & treat beam with Boracol 20 (3m)
- Tie opposing floor joists across primary beams & trusses (No floor covering repairs above) 36No
- Replace floor joists (no floor covering above) 2.5m x 8No
- Replace ceiling joists 2.5m x 8No

#### Room F8

- Treat NW end primary beam with Boracol 20 (1.5m)
- Tie opposing floor joists across primary beams & trusses (No floor covering repairs above) 10No

#### Room F9

- Replace NE-SW spanning beam 1.5m
- Repair SE-NW spanning beam 2.1m
- Replace floor joists (no floor covering above) 1.5m x 22No
- Replace ceiling joists 1.5m x 22No

### **Second Floor**

Remove and replace timber lintels/wallplates 1No

Roof timber repairs

Sash Windows

- 2No Refurbish (Replacement of edge and parting beads, easing/ freeing painted joints, addition of weights, pulleys, & ironmongery), Re-glaze, Repaint

Room S2

- Repair/replace beam to head of NE Wall & repair bearing of 8No ceiling joists

Room S3

- Strengthen/repair 2No purlins below dormer windows

Room S4

- Repairs to ceiling joists

Room S6

Repairs to ceiling beam on SW side of area

Room S7

- Repairs to ceiling joists

Room S8

- Replacement of damaged ceiling joists

**Works to be agreed via an updated schedule of works through the approved Listed Building Consent:**

**Ground Floor**

Wall plaster repairs 395m<sup>2</sup>

Plaster ceilings 350m<sup>2</sup>

Room G2

- New suspended timber floor 11.25m<sup>2</sup>

Room G3

- New suspended timber floor 7.25m<sup>2</sup>

Room G4

- New suspended timber floor 15m<sup>2</sup>

Room G5

- Make Good Floor limecrete to vault 5m<sup>2</sup>

- New suspended timber floor 16m<sup>2</sup>

Room G6

- New suspended timber floor 11.5m<sup>2</sup>

#### Room G7 & G8

- Replace missing stone floor paving slabs 45m<sup>2</sup>

#### Room G9

- Replace 80% of ground floor joists 14.5m<sup>2</sup>
- Replace 100% of ground floorboards 14.5m<sup>2</sup>
- New GF suspended timber floor (cupboard) 2.75m<sup>2</sup>
- New FF suspended timber floor & ceiling (cupboard) 2.75m<sup>2</sup>

#### Room G10

- Replace ground floor suspended timber floor (5x1m space)

#### Room G15

- Replace floorboards 18.5m<sup>2</sup>

#### Room G17

- Remove cast iron SVP from SW wall & make good brickwork

#### Room G18

- Replace Ground floor structure & boards 20.5m<sup>2</sup>
- Replace first floor structure & boards 20.5m<sup>2</sup>
- Replace second floor structure & boards 20.5m<sup>2</sup>

#### Room G19

- Plasterwork repairs to NE wall 6m<sup>2</sup>

#### **First Floor**

Replacement of timber floorboards 195m<sup>2</sup>

Repair/replacement of lime ash flooring 30m<sup>2</sup>

Plaster Repairs 295m<sup>2</sup>

Plaster ceilings 315m<sup>2</sup>

#### Room F2 & F3

- Repair/conservate timber wall panelling 43.5m<sup>2</sup>

#### Room F10

- Repair fireplace arch (lift, wedge, repoint)

#### Room F11

- Replace floor joists (no floor covering above) 2.1m x 12No

**Second Floor**

Plaster Repairs 140m<sup>2</sup>

Replacement of timber floorboards 325m<sup>2</sup>

Plaster ceilings 425m<sup>2</sup>