

Schedule of Works

Milford House, 29 Ardwick Green North

**Client
Knightbridge Properties**

July 2023

SCOPE OF WORKS

Ground Floor:

Installation of a glazed door in the entrance hallway to form residential entrance with post box.
Replace existing light fixtures.

First Floor / Second Floor:

Remove all waste material and rubbish from each room.
Replace existing light fixtures.

Basement:

Groundwork to form a new stairway to the basement at the rear yard.
Installation of a new external staircase with new metal handrail and timber doors.
Aluminium soffit board with down light where required.
In general, make good where necessary.

General Decoration: The internal and external decoration in general (including of doors and windows) should be explained by a detailed specification. Redecoration should be informed by on-site evidence of the painting history of the building or, where this is inconclusive, by research of buildings of a similar type and age. On-site investigation and the analysis of paintwork and so on should be undertaken by a suitably qualified and experienced specialist. It should be noted that the colour 'brilliant white' and 'gloss' finishes were not available until after the Second World War and so are not contemporaneous with this building.

EXTERNAL

GENERAL External building fabric to be made good. Re-use existing bricks on site where possible, rake out and repoint using a lime mortar to match existing building. Examine any existing cast iron rain water pipes, re-caulk joints as necessary and repaint in approved colour.

ROOF Existing pitched roofs appear to be in a satisfactory condition. Localised repairs will need to be carried out in similar materials as necessary.

EXTERNAL STAIRS Carefully remove the ground material. Edge protection to be provided. Place the retaining wall blocks with light grey render finishes. Installation of the staircase in bricks with stone stair slab. Check and replace existing brickworks to the building façade. Any replacements are to match existing on a like-for-like basis using the same materials.

WINDOWS AND DOORS All casement windows to be examined and refurbished as follows:

Examine each window frame and determine if any timber is defective.

Cut out defective timber and replace with either suitable filler for minor decay or replacement/splicing of larger sections. New timber to be close grained clear treated softwood and cut ends of both new and existing timbers are to have clear preservative coating applied. Preservatives are to be compatible with any adhesive or surface coatings used and allowed to dry thoroughly. Spliced timbers are to match the existing profiles and be suitably jointed to existing, glued and screwed using nonferrous fixings countersunk and filled flush with the finished surface. Check corner joints and either re-glue and pin or provide stainless steel recessed corner strengthening brackets.

Check and replace as necessary existing handles. Any replacements are to match existing on a like-for-like basis using the same materials.

Check and replace any defective putty or glazing beads and any broken glass. Any replacement putty is to be done so using a traditional linseed oil putty and not a modern sealant product. It should be on an exact like-for-like basis to match original including timber type. Any broken glass is to be replaced on a like-for-like basis (including type, thickness, colour and refractive properties) to maintain a consistent appearance including when lights are on in the building.

Existing rebates are to be primed before glass or putty is replaced. Glazing beads should be preservative treated close grained softwood to match profile of existing set in non-setting glazing compound. Glass should be a match in thickness and quality to existing.

Replace existing parting bead and/or staff beads with new hardwood beads complete with proprietary draught excluder brushes/seals. Sample of seals to be approved.

Carefully sand down all exposed surfaces to remove any loose or defective paint finishes. Spot prime as necessary on to dry timber (do not paint edges of stiles) and apply new paint system to the approval of the Local Planning Authority. Avoid any paint adhering to draught strips. Ensure paint system covers all exposed timber and do not allow excessive paint overlap from putty on to glass.

All sash furniture to be retained where possible.

All external security bars to be removed carefully and make good where necessary.

Any new furniture is to exactly replicate the original but to be sensitively casted or engraved with the date to enable the new furniture to be distinguished from the original.

Any new furniture used is to have a design that differs slightly from the original but that would have a strong resonance with the age and character of the building.

All existing window opening mechanisms, other than the sash cords, are to be retained with sensitive refurbishment using non-invasive techniques. Replacement of any mechanisms is only acceptable where repair is not physically possible.

Remove all mastic pointing to outside of frames and replace with traditional building methods using mortar. Similarly, any existing mastic sealant to be removed and replaced with a more appropriate method of using mortar.

On completion clean all glass surfaces and ensure all parts are fully working and protected with a smooth operation of sashes.

Existing timber framed entrance door appears to be in a satisfactory condition. Carefully sand down all exposed surfaces to remove any loose or defective paint finishes.

INTERNAL

REPAIRS AND RENOVATIONS

Carefully remove all redundant remaining fixtures, fittings, stairs and floor screed/finishes from previous offices use.

Make good any holes through existing timber floors formed by service penetrations with matching timber plugs glued and pinned in place, carefully sand flush with soffit.

Carefully remove any damaged plaster to existing walls and replace with new plaster finish to match existing, sample to be examined and similar mix to be used.

STAIRS Examine existing main stair from ground to second floor and make all necessary repairs to timber flights, balustrade and handrail to put back to good repair and structural soundness. Remove any paint finishes and sand back to existing timber and treat.

SKIRTING REPAIRS Original skirting to be cleaned and painted. Any defects which compromise the heritage aesthetics of the skirting board, and missing boards, are to be replaced on a like for like basis. Missing lengths of original/ historic skirting within the front half of the building to be identified and reinstated to match the adjacent existing original/historic skirting. Extensive repair is to be achieved by cutting and splicing-in new matching timber to give an invisible repair. Where skirtings are missing, they should be replaced to match existing skirtings in the same room or type of room on the same floor having regard to the above comments.

FLOOR REPAIRS Any non-original/non-historic items or objects protruding which have no heritage significance are to be carefully removed and repatched as and where necessary. If any floorboards have been removed but are still within the room or building, they should be returned to their original location. If floorboards are missing, they should be replaced to match the existing original floorboards in the same room on a like-for-like basis including timber type and thickness. The width and overall length of such replacement boards should also match the existing except where these need to be tailored to fit a particular location.

WALL REPAIRS Any non-original/non-historic items, objects or features protruding which have no heritage significance are to be carefully removed. Walls to be cleaned, painted and patched where necessary with lath and plaster using traditional techniques. Similarly with internal RWP access panels, lath and plaster or plasterboard.

CEILING REPAIRS Any non-original/non-historic items, objects or features that have no heritage significance are to be carefully removed. Ceiling to be cleaned, painted and patched where necessary with lath and plaster using traditional techniques. Ceiling mounted lights to be removed and patched with like for like lath and plaster ready to receive new lighting scheme.