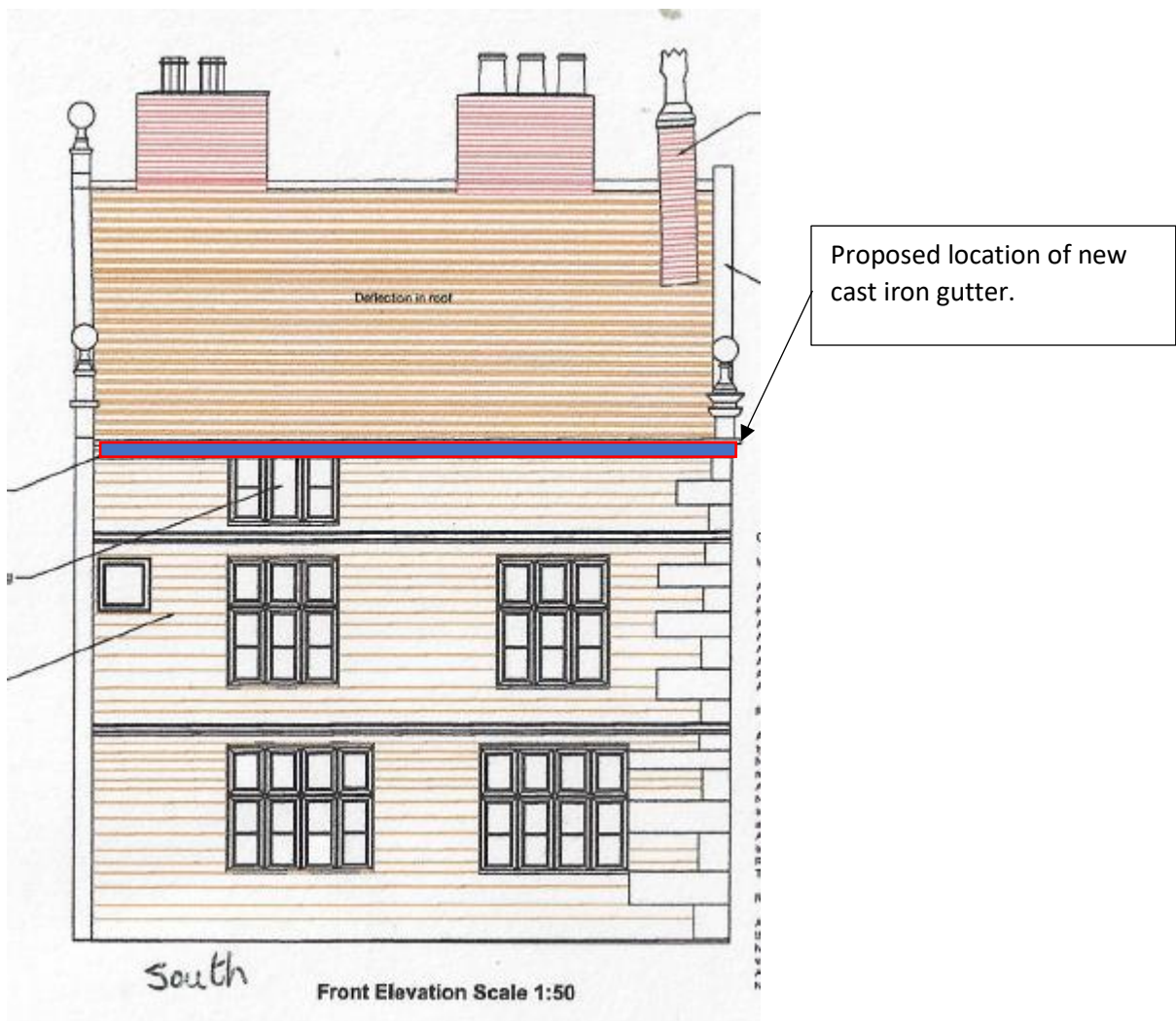


Chesham Hall - Works Schedule

The below document has been produced to support the LBC application for the works to Chesham Hall.

1. Scaffold – Erect load bearing scaffold to allow access to front, rear and gable elevation and provide safe access to the gutter line and roof.
2. Roof and Valleys – Carefully remove and set aside stone/slates onto support scaffold and chalk mark to reinstate in the correct order, assess timber and complete any repairs while exposed, install new waterproof breather membrane, install new battens, and reinstate slates using copper nails. Where necessary replace and re-fix damaged lead with code 6 lead and complete any repointing with the appropriate lime mortar using traditional stone masonry methods.
3. Chimneys - Remove cementitious flaunching and pointing and pots, reinstate all with a lime mortar. Replace frost damaged bricks with a matching reclaimed brick, reinstate pots on a bed of lime mortar.
4. Leaded Windows – (historically important and presumed original) Lead window repairs to be completed by a specialist subcontractor. If possible, these will be repaired in-situ, where necessary these will be carefully removed and repaired in the lead glaziers workshop and reinstated using a lime based putty.
5. Rotten Timber Windows – (non-original installed by current owner in recent years). Replace using a crittall steel windows in using a design matching the existing.
6. External Stonework – Complete a light DOFF clean and inspect. Remove all vegetation and moss growth. Rake out all cementitious mortar and replace with a lime sand mortar using traditional stone masonry methods, replace decayed ashlar stone where required Initial inspection there appears to be 3 cracked blocks on the gables), complete indent repairs to damaged window mullions as required following inspection, carefully remove the recently install lead and inspect/assess to complete appropriate. Reinstall stone sphere pinnacle to the gable apex (removed for safety reason and remain in the garden of the property).
7. Gutters and Rainwater Goods – Clean and inspect and repair existing rear stone corbel leaded gutter. Front: Remove existing (non-historical) UPVC gutter and replace with a heritage appropriate cast-iron ogee type 100mm gutter. Buff stone colour to reduce ‘flash’ against existing façade.



8. Internal Plaster – patch repair only to areas affected by water ingress. No removal of historic material paying particular care and attention to coving and decorative plaster arch features and entrance hall ceiling.
9. Internal Decoration - Complete a scheme of redecoration using good conservation principles in keeping with the character of the house. No historic paint work or paper remains and has all been redecorated by the current owner.
11. Structural Repairs - Repair cracking with twist-fix stainless steel reinforcing bar embedded in chemical anchor resin, install back strap lateral restraint to

internal timbers to treat bulging stone works. Carefully prop stonework above and replace split lintel above the existing main entrance (gable elevation).

12. Bathroom - Replace with new suite

13. Kitchen - Replace with new

14. Staircase - Carefully clean varnish coating, complete minor joinery repairs to loose spindles and cover treads and risers in carpet.

15. Electrics - Test and Inspect undertake works as necessary.

16. Gas - Gas safety test