

PROJECT NAME : NURSES HOME, ADDINGTON HOSPITAL

FACADE AND ROOF REPAIRS AND RESTORATION

SCOPE OF WORKS

**To be read in-conjunction with Structural Engineers report,
Testing, Demolition & Construction Modus operandi.**

1.0 ELEMENT RECORDS AND SAMPLES.

- 1.1 Before removal or demolition of detail elements of the facades sample portions are to be set aside and templates/ profiles taken of the mouldings.
The location of elements is to be referenced.
- 1.2 Principal elements to be recorded are,
 - eave and fascia samples
 - cornice moulding
 - string course/ window head/ lintol moulding
 - window cill moulding
 - window pediment and entablature mouldings
 - pc concrete Tuscan Doric columns, East F 1st Fl

2.0 SITE CLEARING, DEMOLISHION AND FUMIGATION

- 2.1 Clear rubble and vegetation de-stumping ficus trees in the Courtyard
- 2.2 Demolish covered link and fire escape stair in Courtyard
- 2.3 Demolish out building and pre-fab structures in the Courtyard

3.0 ROOF

- 3.1 Remove Marseilles clay tiles carefully and set aside for re-use.
- 3.2 Remove asbestos cement gutters and down pipes and dispose of in accordance with Health Regulations
- 3.3 Remove fascias and closed eave boards, keep sample section.
- 3.4 Remove all timber trusses, East facade lean-to, battens, valley boards and wall plates and remove from site, roof pitch to be recorded. Chimney stacks to remain, lift motor room to be advised.
- 3.5 Erect new pre-fabricated trusses on new wall plates, after casting new rc ring beams.
Shop drawings of roof structure to be submitted for checking, truss design to take into account future air conditioning installation.
Structural stability inspections and certification is the contractors responsibility.
- 3.6 Fit battens and valley boards + aluminium valley irons and lay Marseilles tiles and ridge capping tiles, original tiles pre cleaned and additional tiles as required on foil faced polyethylene bubble underlay (4mm Alucushion FR).
- 3.7 Fit new timber fascias and eave closer boards to match original, primed and painted in accordance with Paint Specification.
- 3.8 Fit new aluminium powder coated 125 x125 ogee profile gutters and new down pipes.

4.0 EAST FACADE

- 4.1 Following removal of roof and lean-to make cornice moulding profile template, demolish defective rc ring beam and cast new rc ring beam.
All structural concrete work to be in accordance with the Str Engineers details and instructions.
- 4.2 Demolish central Veranda façade wall to the level of the First floor slab soffit retaining Ground floor arches and Tuscan Doric columns. Remove First floor Tuscan Doric columns carefully to take mould and cast Resoconcrete columns. Veranda enclosing windows removed not replaced.
- 4.3 Demolish First and Second floor slabs, as instructed by Structural Engineer. Protect Ground floor quarry tile floor.
- 4.4 Take mouldings of all string courses, cills, window pediments and surrounds and cast in Resoconcrete for reinstating.
- 4.5 Remove all windows and doors carefully and select good examples of each type as samples.
- 4.6 Strip plaster off remaining walls and break out remaining rc lintols.

- Remove quarry tile window cills carefully for re-use. Cast new rc lintols.
- 4.7 Re-construct demolished Veranda façade and cast First floor and Second floor/ roof rc slabs, electrical lighting provisions to be provided. First floor constructed with Tuscan Doric columns cast in Resocrete from mould of original.
 - 4.8 Manufacture new windows and doors in Iroko to match original, prime, seal and glaze in accordance with Schedules. Insert in openings and relay quarry tile cills with brickgrip dpc.
 - 4.9 Install new cast Resocrete elements, string courses, cills and window pediments and surrounds.
 - 4.10 Re-plaster walls and paint walls and mouldings, as for Paint Specification.
 - 4.11 Screed second floor/ roof slab to falls, back to internal wall with fulbore outlets connected to existing downpipes.
Apply torch-on waterproofing system. Lay new terra cotta tiles, to be selected.
 - 4.12 Restore Ground floor quarry tile floor, re-grout joints as required.
Waterproofing and finish to First floor slab to be specified.
 - 4.13 Demolish Ground floor ramp, repair Tuscan Doric columns, base and capital as required.
 - 4.14 Strip black paint off face brick plinth, clean and re-point joints as required.

5.0 NORTH FAÇADE

- 5.1 Following removal of the roof make templates of cornice moulding, demolish rc ring beam and cast new ring beam.
- 5.2 Demolish Veranda Second floor roof slab with minimal damage to façade walls and cast new rc slab. Screed to fall and waterproof with torch-on system.
Electrical lighting provisions to be provided.
- 5.3 Cast fulbore outlets into slab connected into existing ci downpipes recessed in North wall.
Test cast iron down pipes, repair as required, wire brush exposed surfaces, prime and paint
- 5.3 Strip plaster off First floor and Second floor slab soffits, treat reinforcing and repair concrete in accordance with Str Engineers instructions. Re-plaster and paint.
- 5.4 Remove Veranda enclosing windows and boarding to balustrade openings, not to be replaced.
Make good and renovate plaster work.
Remove all windows and doors selecting good example of each type as a sample
- 5.5 Strip plaster off external walls without damaging veranda face brickwork, mouldings and plaques.
Exposed opening lintols to be assessed and treated as determined.
- 5.6 Break out window lintols and cast new rc lintols.
Remove quarry tile window cills carefully for re-use.
- 5.7 Manufacture new windows and doors in Iroko to match original, install, prime, glaze and seal in accordance with Schedules. Fit ironmongery and furniture. Veranda enclosing windows not replaced.
Insert brickgrip dpc to window cills and re-lay quarry tiles.
- 5.8 Install Resocrete cast cornice moulding, window head string course and cill mouldings.
Install two new plaques cast to match existing (owl and rabbit).
- 5.9 Re-plaster walls and prime and paint walls and mouldings in accordance with Paint Specification.
- 5.10 Restore quarry tile floors, Ground, First and Second floors, all having been protected during previous work.
- 5.11 Strip black paint off face brick plinth, clean and re-point joints as required.

6.0 WEST AND COURTYARD FACADES

- 6.1 Following removal of roof make template profile of cornice, demolish rc ring beams and cast new rc ring beams.
- 6.2 Remove all windows selecting a good example of each type as a sample.
Strip plaster off external walls and remove quarry tile window cills carefully for re-use.
- 6.3 Breakout window lintols and cast new rc lintols.
- 6.4 Manufacture new windows in Iroko and install, prime, seal and glaze in accordance with Schedules. Insert brickgrip dpc and re-lay quarry tile cills.
- 6.5 Install Resocrete cast cornice and reinstate string course. Re-plaster walls and prime and paint walls and moulding in accordance with Paint Specification.
- 6.6 Make good walls after demolition of Outbuildings and Fire escape, plaster and paint.
- 6.7 Strip black paint off face brick plinths, clean and re-point joints as required.

7.0 SOUTH FACADE

- 7.1 Following removal of the roof make template profile of cornice demolish rc ring beam and cast new rc ring beam.
- 7.2 Take mouldings of window pediments and surrounds and cast in Resocrete.
Strip plaster off external wall and remove window quarry tile cills carefully for re-use.
- 7.3 Remove all windows selecting a good example of each type as a sample.
- 7.4 Breakout defective window lintols and cast new rc lintols.
- 7.5 Manufacture new windows in Iroko and install, prime, seal and glaze in accordance with Schedules. Insert brickgrip dpc and re-lay quarry tile cills.
- 7.6 Install Resocrete cornice and window mouldings, re-instate string course and re-plaster wall
Prime and paint wall and mouldings in accordance with Painting Specification.
- 7.7 Strip black paint off face brick plinth, clean and re-point joints as required.

Emmett : Emmett Architects. Date: November 2013