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Supporting Document

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Site Address

8 Paul Row,
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OL15 9QG.

Prepared by

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1.0 INTRODUCTION

We are pleased to present the schedule of works survey for the esteemed Grade II listed building located at 8 Paul Row. This historic property holds great significance, embodying the architectural and cultural heritage of our community. Our objective is to ensure that any proposed works align with the preservation and conservation of the building's historic nature.

Throughout this survey, our primary focus is to outline a comprehensive plan that addresses necessary repairs, renovations, or enhancements while respecting the unique character and historical integrity of the Grade II listed property. Our aim is to strike a delicate balance between meeting contemporary needs and maintaining the original characteristics of the property.

By undertaking this survey, we aim to provide you with a detailed roadmap that outlines the recommended course of action to maintain and preserve the historic nature of 8 Paul Row.

We assure you that our approach will prioritize the protection of the Grade II listed building's unique characteristics, such as the façade and architectural details that contribute to its historical significance.

2.0 Schedule of Works

2.1.0 Schedule of Works: Damp Proofing External Walls

Preparation and Site Setup

1. Clear the work area by removing any obstructions and debris from around the external walls.
2. Set up safety barriers and warning signs to ensure a safe working environment.
3. Ensure the availability of necessary tools, equipment, and materials for the installation of damp proof membranes.

Surface Preparation

1. Inspect the external walls for any signs of damage or cracks. Repair any visible defects before proceeding.
2. Thoroughly clean the walls by removing dirt, dust, loose paint, or any other contaminants that may affect adhesion.
3. Use a wire brush or sanding equipment to roughen the surface slightly to enhance the bond between the membrane and the wall.

Membrane Installation - First Coat

1. Apply a layer of liquid membrane primer to the prepared wall surface using a brush or roller. Ensure even coverage.
2. Allow the primer to dry according to the manufacturer's instructions.
3. Once the primer is dry, carefully unroll the damp proof membrane and position it against the wall.
4. Cut the membrane to the appropriate size, leaving an overlap of at least 100mm at joints and corners.
5. Secure the membrane in place by either mechanically fixing it or using an adhesive recommended by the manufacturer.
6. Smooth out any air bubbles or wrinkles in the membrane using a roller or brush.

Membrane Installation - Second Coat

1. Apply a second coat of liquid membrane over the installed damp proof membrane. Ensure complete coverage.
2. Allow the second coat to dry according to the manufacturer's instructions.
3. Inspect the membrane for any areas that may require touch-ups or additional coats. Apply accordingly.

Finishing and Cleanup

1. Inspect the installed damp proof membrane for any visible defects or areas of concern. Address and repair as necessary.
2. Remove any excess adhesive or primer from the walls and surrounding areas using appropriate cleaning methods.
3. Dispose of waste materials, packaging, and unused products in compliance with local regulations.
4. Conduct a final cleanup of the work area to ensure it is left in a clean and safe condition.

Please Note; The above schedule is to be followed for all external walls with existing exposed stonework/blockwork, for all walls which have a compromised plaster finish. Image 2A is to be left as exposed stonework as a feature.

2.1.1 Justification for Damp Proofing External Walls

Moisture seeping through walls can lead to a range of issues that can significantly impact the structural integrity and overall condition of a building. It is crucial to address and resolve these issues promptly to prevent further damage and maintain a healthy living environment. Here are some of the problems that moisture through walls can cause:

Dampness and Mould Growth: When moisture seeps through walls, it creates a damp environment that promotes the growth of mould and mildew. Mould not only causes unpleasant odours and stains but can also have adverse health effects, particularly for individuals with respiratory conditions or allergies.

Structural Damage: Prolonged exposure to moisture can weaken the structural components of a building. The moisture can penetrate deep into the walls, causing deterioration of the supporting framework, such as wooden beams or metal reinforcements. Over time, this can compromise the structural stability of the entire building.

Degradation of Building Materials: Continuous moisture exposure can cause degradation of building materials, such as plaster, paint, wallpaper, and insulation. This can result in peeling, cracking, discoloration, and warping, leading to the need for costly repairs or replacement.

Electrical Hazards: Moisture infiltration can pose electrical hazards, especially if it reaches electrical outlets, wiring, or circuit panels within the walls. Water and electricity do not mix well, and damp walls increase the risk of electrical shocks, short circuits, or even fires.

Increased Energy Consumption: Damp walls can affect the thermal insulation properties of a building, leading to heat loss or heat gain. This can result in increased energy consumption as the heating or cooling systems work harder to maintain a comfortable indoor temperature. Consequently, higher energy bills are incurred.

Addressing moisture through walls is essential to mitigate these issues and ensure the long-term health, integrity, and value of the building. By identifying the source of moisture infiltration, implementing appropriate remediation measures, and ensuring proper waterproofing, the harmful effects of dampness can be prevented or minimized, resulting in a safer, healthier, and more durable living environment.

2.2.0 Schedule of Works: Installing a Kitchen

Preparation and Site Setup

1. Clear the area where the kitchen will be inserted, removing any furniture, appliances, or debris.
2. Shut off the water, gas, and electricity supply to the kitchen area.
3. Set up temporary utilities if needed, such as a temporary water source and power supply.
4. Measure and mark the layout of the new kitchen, ensuring proper alignment with existing plumbing and electrical connections.

Plumbing and Electrical Work

1. Relocate or extend plumbing lines for sinks, faucets, and dishwasher as needed.
2. Install new plumbing connections for the sink, dishwasher, and any additional appliances.
3. Run new electrical wiring for lighting, outlets, and kitchen appliances as per the new layout.
4. Install electrical switches, sockets, and other fixtures according to the approved kitchen design.

Flooring and Wall Preparation

1. Remove the existing flooring material, ensuring a clean and level surface.
2. Install subflooring if necessary, ensuring stability and moisture resistance.
3. Prepare the walls for the new kitchen by patching any holes or cracks and applying primer if needed.

Cabinetry and Countertop Installation

1. Assemble and install the kitchen cabinets according to the layout plan.
2. Ensure proper alignment, levelness, and secure attachment of cabinets to the walls.
3. Install countertops, including cutting and fitting as required.
4. Make cut-outs for sinks, cooktops, and other fixtures.

Appliance and Fixture Installation

1. Install kitchen appliances, such as the refrigerator, oven, cooktop, and dishwasher.
2. Connect and test each appliance to ensure proper functioning.
3. Install kitchen sink, faucet, and any other fixtures, ensuring proper plumbing connections.

Finishing Touches

1. Install lighting fixtures, including overhead lights, under-cabinet lights, and task lighting.
2. Adjust cabinet doors and drawers for proper alignment and functionality.
3. Install any additional accessories, such as shelving, handles, or decorative elements.
4. Clean the kitchen thoroughly, removing any construction debris or dust.

2.3.0 Schedule of Works: Installing Boundary Treatment

Preparation and Site Setup

1. Clear the area along the boundary where the fence will be erected, removing any vegetation, debris, or obstructions.
2. Obtain the necessary permits or permissions, if required, for fence installation.
3. Measure and mark the boundary line to ensure accurate placement of the fence.
4. Arrange for the delivery of timber posts, fencing panels, concrete, and any other required materials and tools.

Post Installation

1. Dig holes for the timber posts at regular intervals along the boundary line, ensuring proper spacing and alignment.
2. Dig the holes to a depth of at least 600mm or below the frost line, as recommended for your specific location.
3. Set each timber post into the holes, ensuring they are plumb and straight.
4. Backfill the holes with concrete, ensuring the posts are securely anchored. Allow the concrete to set as per the manufacturer's instructions.

Fence Panel Installation

1. Measure and cut the timber fence panels to fit between the installed posts.
2. Attach the fence panels to the timber posts using appropriate fixings, such as nails or screws.
3. Ensure the panels are level and aligned properly, making any necessary adjustments.

Finishing Touches and Clean-up

1. Trim the tops of the timber posts to achieve a consistent height, if necessary.
2. Apply a protective finish or paint to the timber fence and posts, following the manufacturer's recommendations.
3. Inspect the fence for any loose fixings or areas that may require reinforcement. Make any necessary adjustments.
4. Clean up the work area, removing any construction debris, excess soil, or tools.

2.3.1 Justification for Installing Boundary Treatment

Installing a boundary fence that matches the rest of the row of houses is essential for maintaining the uniformity of the neighbourhood. By installing the same style of fence, as well as maintaining the same height as the rest of the row we are preserving the character of the row.

A well-matched boundary fence contributes to the sense of unity between the terracing properties, creating a harmonious and aesthetically pleasing environment. It also maintains the collective character and historical significance of the row.

Attention to detail, such as using similar fencing materials, heights, and architectural features, ensures that the new boundary fence respects the existing design language. This careful consideration demonstrates a commitment to preserving the heritage and architectural integrity of the row of listed properties.

2.4.0 Schedule of Works: Removing UPVC Windows and Changing to Timber Casement Windows

Preparation and Site Setup

1. Clear the area around the windows, removing any furniture, curtains, or obstructions.
2. Ensure the availability of necessary tools, equipment, and materials for window removal and installation.
3. Take measurements of the existing UPVC windows and prepare a list of required timber casement windows.

Window Removal

1. Remove the interior trim or window coverings around the existing UPVC windows.
2. Carefully remove the UPVC windows, taking precautions to avoid damage to the surrounding structure.
3. Inspect the window openings for any signs of damage or decay. Make necessary repairs if needed.

Preparation of Window Openings

1. Measure and mark the window openings to ensure accurate fitting of the timber casement windows.
2. Adjust the window openings if necessary, ensuring they are square and level.
3. Install weatherproofing materials around the window openings, such as flashing or insulation.

Timber Casement Window Installation

1. Install the timber casement windows into the prepared openings, ensuring a snug and secure fit.
2. Use appropriate fixings, such as screws or nails, to attach the windows to the surrounding structure.
3. Ensure the windows are plumb, level, and properly aligned. Make any necessary adjustments.

Finishing and Sealing

1. Apply a suitable sealant or weatherproofing treatment around the perimeter of the installed timber windows.
2. Install interior trim and moulding around the windows to provide a finished appearance.
3. Ensure all gaps or spaces between the windows and the surrounding structure are properly sealed to prevent air or water infiltration.

Exterior Finishing

1. Apply an exterior paint or finish to the timber casement windows, following the manufacturer's recommendations.
2. Ensure proper coverage and even application of the chosen finish, allowing sufficient drying time between coats if required.

Interior Finishing

- 1. Apply an interior paint or finish to the window trim and surrounding wall areas, if desired.
- 2. Touch up any areas that may have been affected during the window installation process.

Cleaning and Clean-up

- 1. Clean the windows, removing any smudges, fingerprints, or debris.
- 2. Clean the work area, removing any construction debris, excess sealant, or tools.
- 3. Dispose of any old windows or waste materials in accordance with local regulations.

2.4.1 Justification for Removing UPVC Windows and Changing to Timber Casement Windows

Removing existing UPVC windows and changing them to timber casement windows will greatly enhance the character of the dwelling. This is an attempt to restore the proposed cottages back to their original state, and by removing and replacing the UPVC doors and windows the proposal will closely resemble the rest of the row. Timber casement windows are used throughout Paul Row and they offer a timeless and classic appeal that complements their traditional styles.

3.0 Images

Images are labelled in relation to the annotations on drawing reference; ‘JCBD-21-236-2- Rev 01 Proposed Floor Plans Elevations and Roof Layout’



