Architectural Services

[redacted]

Architectural Design-Planning-Appeals-Surveys

SCHEDULE OF WORKS Revision A

27 Home Ground, Royal Wootton Bassett, Swindon SN4 8NB

GENERALLY

The works are to allow for the upgrade of the existing property to a modern and serviceable standard. The intention is to improve the overall appearance of the property and to ensure its future condition is kept to a good standard of repair for ongoing use.

Gutters and downpipes to be replaced with new black deep flow gutters and 70mm dia. downpipes to client's specification.

Replace all soffits with Direct Plastic Ltd ventilated soffit pieces to match fascia colour.

Cladding to dormer units to be from the Neo Timber Deluxe range – colour to client's specification, and to replace all timber cladding as noted.

Verges and fascias to be stripped back, cleaned, ready for new clip-on pvc-u verge and fascia panels from Direct Plastics Ltd – colour to client's specification.

Entire roof areas to be brushed down with a stiff broom, removing all moss, lichen and general debris. Do not pressure wash the roof tiles. Clear out all guttering at the same time.

All mortar to match existing in brickwork, valleys, verges and ridges where required.

Any replacement tiles are to match the profile, colour and design of the existing roof tiles.

Chimney to have existing antennae and aerial pole removed and disposed of, making good any damaged brickwork as required. Replace any damaged or spalled bricks to the stack and rake out to a depth of 35mm and repoint entire stack above roof line. Remove and replace existing flaunching all in matching mortar.

All lead flashings to be checked for condition and insertion into brickwork and under roof tiling to ensure adequacy for continued use. Finish with patination oil after cleaning and preparation in accordance with the recommendations of the Lead Contractors Association guidance.

The existing utility extension to have all eaves, verges and leadwork inspected and repaired/repointed as necessary.

All guttering to dormer roofs to be replaced and to enable the small fascia pieces (currently white) to be covered with specified clip-on fascia pieces to match elsewhere.

Contractor to check clearance for window openings beyond new clip-on fascias when installed. Allow for planing back existing timber fascias to allow sufficient clearance for windows to open in normal fashion.

All rubbish to be collected and contained during the course of the works and removed upon completion, leaving the site perfectly clean and tidy to the satisfaction of the clients.

All works to be carried out with due diligence and any deviations from the attached descriptions to be discussed with the client and approved beforehand

Rear facing dormers

Remove all existing horizontal timber cladding to the gables and dormer cheeks and any battens and sarking/breather felt behind. Refit new Tyvec breather membrane and secure new 50x25mm treated battens and clad with new pvc-u woodgrain effect cladding as specified.
Repoint verges where damaged mortar is evident and rebed as required



Rear door canopy

Clean off timber gallows brackets and supporting timber structure and finish with Sadolin Rosewood wood stain, applied strictly in accordance with the manufacturer's recommendations for preparation and brush application.
Repoint verges where damage evident with matching mortar.



Verges generally

Strip back all timber and prepare ready for clip-on fascia/verge pvc-u profiles as specified.
Repoint verges where damage evident and rebed as required with matching mortar



Front gabled window

Remove all existing horizontal timber cladding to the gable and any battens and sarking/breather felt behind. Refit new Tyvec breather membrane and secure new 50x25mm treated battens and clad with new pvc-u woodgrain effect cladding as specified.
Check valleys and repoint as necessary, replacing any damaged tiles as required.
Repoint verges and valleys where damaged mortar is evident and rebed as required with matching mortar.



Front gabled window - dropped roof line

Where valley has dropped, investigate internally and replace any damaged timbers with new and refix roof in line to original pitch.
Strip back 3 courses of tiles locally and replace sarking, battens and valley beam as necessary.
Refix existing tiles (or replace if necessary) on completion with felt dressed out into guttering.
Replace any sodden timbers with new including fascia board as necessary to take new pvc-u clip on system.



Ridge

Inspect existing ridge and replace loose or damaged ridge tiles as necessary, bedded in mortar to match existing.



Front door canopy

Clean off timber gallows brackets and supporting timber structure and finish with Sadolin Rosewood wood stain, applied strictly in accordance with the manufacturer's recommendations for preparation and brush application.
Repoint verges where damage evident with matching mortar.



Garage door canopy

Clean off timber gallows brackets and supporting timber structure and finish with Sadolin Rosewood wood stain, applied strictly in accordance with the manufacturer's recommendations for preparation and brush application.
Repoint verges where damage evident with matching mortar.



End hipped roof

End hip roof facing neighbouring property to have 4 no. rows of lower tiles removed and sarking and battens removed up to this level on all 3 elevations of the roof.
Replace with new breathable felt (Tyvec or equivalent) dressed under existing retained sarking above and out into guttering. Fix new 50x25mm red battens at appropriate gauge for tiles and replace existing tiles (or with matching if damaged) to remaining roof slope.
Check junctions of rear gable roofs and abutment with main roofs for water ingress. Remove ridge tiles as required and make good to any flashing detail in place or replace with new leadwork.
Provide new comb inserts to abutment at eaves guttering for vermin and bird access prevention.

