

Annex B – Abberley House/Corinium Museum Scope of Works (draft)

Abberley House – full spec being compiled

1. Allow for replacing all leadwork to the valleys, parapet gutters, and the copings. Contractor to allow for all stripping off, removal from site, all new leadwork, laying and BWIC etc.

On the reverse side of the centralised pediment, allow to hack off all existing cement render and cart away from site. Allow to repoint the area with lime mortar. Form additional lead apron to the rear of the pediment in place of the render and dressed & detailed appropriately with the parapet coping to provide a continuous layer down to the gutter behind. See drawing 22-097-305. This shall be in accordance with the Lead Sheet Associations details and instructions. Lead to be laid to BS EN 12588 and BS6945 and be appropriately coded. Allow for use of patination oil to reduce risk of staining.

Lead valleys are to be constructed in accordance with the Lead Sheet Association details and recommendations. Where the existing timbers have decayed, fix new treated softwood valley boards down the length of the gutter. Dress appropriate coded lead strips at least 500mm wide into the gutter. Ensure stone slates are cut accurately to allow a minimum 100mm clear width to the valley. All lead rebates to be pointed with hot-mixed lime mortar and all new fillets are to be formed in lime mortar.

Contractor to allow the removal a like for like replacement of the untidy leadwork dressed over the central pediment.

2. Carry out investigations to the underlying roof structure when roof stripping is complete.

The extent of damage to roof timbers is unknown at this stage. Consequently, it will be necessary for the Contractor to investigate the extent of the damage and allow for the Contract Administrator (as well as any necessary specialists) to investigate once the stripping is complete. All costs for repairs are to be agreed with the CA prior to any repairs being carried out.

Wherever possible repairs to structural timbers will be carried out in timber using traditional carpentry methods, retaining all sound existing material, and replacing only what is necessary in order to restore the structural integrity of the building. Badly decayed or split members or parts of members should be carefully cut away

and new sections spliced in, using timber of the same species and scantling as the original. Oak used in repairs should be new, but seasoned. Typical methods of repair include the use of scissor scarfs for main posts, bridle scarfs for horizontal members such as sole plates, shouldered scarfs where horizontal members are subject to bending stresses, and halved scarfs for the repair of vertical members such as studs and slip tenons. As much historical fabric will be retained as possible to facilitate these repairs.

LISTED BUILDING CONSENT – where the new rooflight is to be formed, the timber cut away to form this opening must be reused where possible to action timber repairs elsewhere.

Contractor is to price based on the following:

- 15.no rafter ends to need splice repairing/sistering.
- 2.no truss ends to need flitch plating.

15.no ceiling collars ends to need splice repairing/sistering.

3. Contractor is to allow for the making good of any existing water damage to the internal ceilings. This will include new lath and plastering with redecoration. All lath and plaster ceilings repairs to be completed on a like for like basis

4. Contractor to inspect 4no. lintels as shown on 22-097-303. Where lintels are rotten or deteriorated, allow to replace on a like for like basis. Contractor to include for new lime plastering and full redecoration using breathable paints.

5. Where internal plastering has become damaged from the leaks, contractor is to allow for removal of the damaged plaster and to renew the plaster for new lime plaster. All new lime plaster is to be decorated using breathable paints. Allow for approximately 5m² of new lime plastering.

Corinium Museum – full spec being compiled

1. Valley gutters to the entrance of the museum to be stripped and re-laid on both sides. Render to be addressed as needed to the parapets. Ceiling to be replastered and redecorated.

2. Flat roof above the Corinium reception and circulation area to be stripped and re-laid.

3. Ground floor left hall (service corridor) – check all internal stormwater pipes and repair. Valey gutter above to be stripped and re-laid. Ceiling

replastering and redecoration. Reroute first floor kitchen boiler condensate drain .

4. Ground floor glazed link – clean and re-seal rainwater goods.
5. First floor left-hand office. Reroofing, replacement of the valley gutter, removal of all vegetation, timber repairs to the roof structure, replastering and redecoration in the office.
6. Top floor leaks above the staircase (rear slope) – this will require further investigation as I can see nothing obvious from my drone imagery.
7. Top floor cracking: structural monitoring (monthly) to see if the cracking is worsening (time basis charge as per fee agreement).
8. Rear roof of the museum – timber repairs and redecoration to soffit and fascia boards / clean and reseal all rainwater goods as needed.
9. Neighbour's tree – write to the neighbour as ask permission to action maintenance, obtain planning permission etc.
10. Museum chimneys need capping and venting.
11. Right-hand wall and parapet needs repointing.