

NYM / 2011 / 0740 / LB

ESPLANADE HOUSE

Robin Hoods Bay



South West corner

SPECIFICATION
FOR
FABRIC REPAIRS
(Grant Eligible Work)

Prepared on behalf of
North Yorkshire Moor National Park Authority

by

Peter Gaze Pace Chartered Architects

June 2008



HISTORIC BUILDINGS GRANT SCHEME Esplanade House Robin Hoods Bay	Price £
<p><u>PRELIMINARIES</u></p> <p>The Contractor is responsible for providing all plant and materials for the carrying out of the work, including scaffold access.</p> <p>£.....</p>	
<p><u>EXTERIOR</u> <i>See Barrie Smalls spec</i></p>	
<p>1. ROOFS (main Roof 2 slopes and 3rd storey rear extension 2 slopes)</p> <ul style="list-style-type: none"> - Carefully remove the Welsh slates and set aside sound ones which are whole, with firm surfaces both front and back and nail holes not enlarged. Any laminating or soft slates to be scraped (anticipated 50% will be salvaged). £..... - Set aside stone ridge tiles to main roof (anticipated 70% will be salvaged), and blue clay ridge tiles to rear extension (anticipated 70% will be salvaged). £..... - Remove all old slating battens and nail fixings. Vacuum clean down timbers. Report defects. £..... - Allow a Provisional Sum of £350 for joinery repairs. £...350.00 - Treat roof timbers with a spray coat of water based insecticide and fungicide, 'Solvag' by Sovereign or similar. £..... - Fit breathable roof felt such as Tyvek. £..... - Allow for reslating the roof slopes using <u>new</u> Penhryn Welsh slates (to match existing) on both slopes. £..... - Re-bed ridges. Make up deficiencies with second-hand to match. £..... <p>Insert Code 3 lead soaker and Code 5 flashings to gable and chimney abutments. Point up in NHL5 mortar (see Appendix B). £.....</p>	
<p>2. ROOFS (Small two storey extension to West, with single storey Porch)</p> <ul style="list-style-type: none"> - All as described for main roofs using <u>new</u> Welsh slates. £..... - <i>(Alternative price for reusing the good quality salvaged slates from the other roofs to these two smaller roofs).</i> £..... - Any salvageable slates not used to be credited. £..... 	
<p>C/F</p>	<p>£.....</p>

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HISTORIC BUILDINGS GRANT SCHEME		Price
Esplanade House		£
Robin Hoods Bay		
	B/F	£.....
<u>EXTERIOR</u>		
3. CHIMNEYS		
Allow for cutting out and repointing 100% of joints to stack in NHL5 mortar (see Appendix B).		£.....
4. VENTILATION		
The breathable Tyvek roofing felt will provide sufficient ventilation. <u>No</u> other vents such as eaves strip, or visible ventilators, should be used on this historic building.		£.....
5. WALLS		
Walls to south and west elevations ^{elevation} to be stripped of paint. Side extension and north elevation to be re-painted.		
<ul style="list-style-type: none"> - The paint on brickwork and stone lintels and cills to be removed following localised trials, using the "DOFF" or "TORC" systems (www.stonehealth.com) by specialist Stonehealth-approved contractor. See Appendix A List of local approved contractors. 		£.....
<ul style="list-style-type: none"> - Carry out localised repointing (allow 50% of joints) to be reviewed on site once the paint has been removed, using a lime mortar NHL3 as Appendix Item B. 		£.....
<ul style="list-style-type: none"> - Paint north (rear) elevation in Aglaia mineral paint (www.womersleys.co.uk), colour to be agreed. Closely follow manufacturer's instruction regarding preparation work. 		£.....
6. WINDOWS		
<u>General</u>		
<ul style="list-style-type: none"> - All new windows to be formed in tanalised redwood. - All cut joints to be treated with two coats of wood preservation prior to fittings. 		
<u>Painting</u>		
<ul style="list-style-type: none"> - Allow for painting exterior and interior faces, and end joints, with Holkham linseed oil paints (see Appendix D). Colour to be agreed. 		£.....
	C/F	£.....

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HISTORIC BUILDINGS GRANT SCHEME Esplanade House Robin Hoods Bay	Price £
B/F	£.....
<u>EXTERIOR – Continued</u>	
6. WINDOWS (continued)	
<u>South (front) elevation:-</u>	
<ul style="list-style-type: none"> - Remove 3 modern windows and dispose. Fit 8 over 8 pane vertical sash windows to ground and first floors, 4 over 8 pane unequal vertical sash window to second floor. - All joinery to match exactly that of original windows in terrace (model to be agreed on site), including dimensions, construction and profiles of glazing bars. Sashes are not to include horns. - Sashes to be hung on weights and cords, not spiral balanced. - Sashes to be single glazed using mouth-blown cylinder glass (sample to be approved) see Appendix Item C reference glass suppliers - Sash boxes to be rebated behind external skin of brickwork to match original windows in terrace. Brickwork to reveals to be kept exposed and not mortared over. 	£.....
<u>West (side) elevation:-</u>	
<ul style="list-style-type: none"> - Remove 3 modern windows and dispose. Fit 3 x 4 over 4 pane sash windows. - All joinery to match exactly that of original windows in terrace (model to be agreed on site), including dimensions & construction. Sashes are NOT to include horns. - Sashes to be hung on weights and cords, not spiral balanced. - Sashes to be single glazed using mouth-blown cylinder glass (sample to be approved). - Sash boxes to be rebated behind external skin of brickwork to match original windows in terrace. Brickwork to reveals to be kept exposed and not mortared over - Repair small sash window to second floor and repaint 	£.....
<u>Side Extension:-</u>	
<ul style="list-style-type: none"> - Remove 2 modern windows to first floor and, 1 modern window to ground floor and dispose. Fit 3no. Yorkshire sliding sash windows incorporating 6 panes to each casement. 	£.....
C/F	£.....

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HISTORIC BUILDINGS GRANT SCHEME Esplanade House Robin Hoods Bay		Price £
<u>EXTERIOR – Continued</u>	B/F	£.....
6. WINDOWS (continued)		
Side Extension (Continued)		
<ul style="list-style-type: none"> - Fixed casements to be glazed directly into window frame. - Sashes to be single glazed using mouth-blown cylinder glass (sample to be approved). - Windows to be fitted in reveals of at least 50mm behind external face of wall. - Profile of glazing bars to match front windows, constructional drawings showing method of construction and all dimensions to be provided and approved prior to manufacture. 		
<u>North (rear) elevation:</u>		
<ul style="list-style-type: none"> - Remove 2 modern windows and dispose. Fit 1no. 8 over 8 pane vertical sliding sash to first floor. 		£.....
<ul style="list-style-type: none"> - All joinery to match exactly that of original windows in terrace (model to be agreed on site), including dimensions & construction. Sash is to include horns. 		
<ul style="list-style-type: none"> - Sashes to be hung on weights and cords, not spiral balanced. 		
<ul style="list-style-type: none"> - Fit 1no. 6 over 6 pane vertical sliding sash window. 		£.....
<ul style="list-style-type: none"> - Constructional drawings showing method of construction and all dimensions to be provided and approved prior to manufacture. 		
<ul style="list-style-type: none"> - All windows to be single glazed using mouth-blown cylinder glass (sample to be approved). 		
<ul style="list-style-type: none"> - Windows to be fitted in reveals of at least 50 mm behind external face of wall. 		
7. DOORS		
Overhaul entrance door on West elevation, remove old paint and repaint in linseed oil paint. Colour to be agreed.		£.....
	C/F	£.....

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APPENDIX B

POINTING BRICKWORK WITH HYDRAULIC LIME MORTAR

- i) Category NHL 2, Hydraulic lime is to be used as specified, delivered as a hydrated hydraulic lime powder in sealed bags. It is essential that the material be kept dry.

NHL products are available from Builders Merchants produced by Castle Cement Ltd., or St. Astier.

- ii) The Mortar Mix: (2½ to 1)

- 1 soft sand
- 1½ grit sand
- 1 hydraulic lime (NHL 2)



- iii) Mixing

A conventional cement mixer can be used. The mix should be 1 lime to 2½ sand/aggregate. Measuring of material must always be with a gauging box or bucket. A shovel is not acceptable since quantities are too inconsistent.

Lime mortars mixed in drum mixers can be prone to balling - use of particular techniques can reduce this. It is therefore recommended that a small quantity of water is put into the mixer while not rotating and then the appropriate quantity of lime added.

When the mixer is switched on, the lime should be turned into a wet slurry. The sand is added to the slurry with more water and mixed for approximately 15 - 20 minutes. Do not overfill mixer as this will prevent proper mixing.

The mix, to begin with, should appear rather dry but as mixing time increases the render will become much 'fattier'. At the end of 20 minutes the final water can be added to obtain the correct workability - if required.

If too much water is added the risk of shrinkage will increase and the final strength reduced. Do not use any Plasticisers.

- iv) Pointing of Masonry

Cut out all loose and defective mortar in existing brickwork: to a depth equal to one and half times the width of the joint and never less than 40 mm. All joints to be raked out by non-electric tools (no angle grinders). Where necessary use specially made tools for extra fine joints i.e. hacksaw blades, spikes, and fine plugs to avoid friction contact with edges of brick.

Joints to be thoroughly wetted before mortar inserted.

The mortar once placed in the joints must be protected from drying out quickly from wind, rain and frost. The setting time is very slow. The area is to be covered with damp hessian or canvas sheeting for an average period of two weeks. The length of this period will depend upon the prevailing conditions and may be longer (though is unlikely to be shorter).

In warm or windy weather the sheeting must be sealed to prevent evaporation. In frosty weather additional insulation in the form of straw filled sacking will be necessary to prevent freezing of mortar. The amount of insulation depends upon the level of temperature. Ideally no pointing should be carried out where a risk of frost is present.

Rain must never be allowed to strike the mortar and brickwork until the setting process is complete.

Stipple all mortar as the initial set takes place, with a stiff bristle brush, to produce an uneven weathered appearance capable of shedding water. Slightly set back from the brick outer surface to ensure the full arris of each brick shows clearly in relief.

Prepare several trial areas of pointed brickwork for approval and mark any approved sample clearly for ease of future reference.

Exposed wall tops and flat or sloping surfaces are very susceptible to frost damage and may have to be protected for extended period by tarpaulins weighted down with straw bales.

Where very fine joints preclude the use of aggregate sand/crushed stone, a fine building sand will be permitted or a lime putty may be applicable - to be subject to discussion with the Architect.



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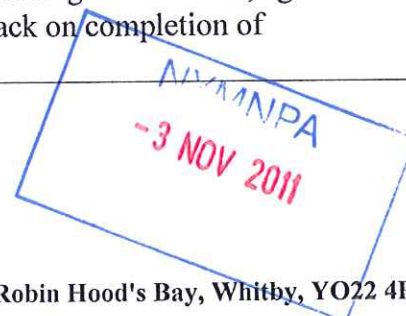
THE SCHEDULE

Item	Location	Nature of Work	£
4.0	EXTERNAL FEATURES		
4.1	Chimney stack	From scaffolding, rake out, fill and re-point all defective mortar joints using mortar to match type and colour already in place. Check pot bedding and flashing and make good any damage.	
4.2	Kitchen roof extension	Remove damaged slates and make good using second hand slates of type and colour to match retained slates. Ensure all slating is securely clipped.	
4.3	Main roof (bitumen covered section)	Strip main roof (bitumen covered section only), lift copings and set aside for re-use (gable facing road). Lift ridge stones/tiles and set aside for re-use. Take care when removing slates not to damage roof of No.2. Carry out roof structure repairs (re-lay to recommendation). Re-roof over with new breathable sarking felt, new slate laths and second hand slates to match those used on adjoining property as near as is practically possible. All work to be carried out in accordance with good building practise. Re-set copings over mortar on full width damp proof membrane. Ridge tiles to be re-bedded on a lime mortar. All flashings to be in lead between wall upstands and roof/chimney and roof.	
4.4	Bathroom roof	Strip tiles and slating and carry out roof covering as for main house roof. Flashing detail between roof and side wall of dwelling to be renewed in lead chased into wall. Minimum 150mm upstand in milled lead.	
4.5	Gutters generally	Clear all gutters of any blockages, weed growth and debris. Clear hopper heads of weed growth paying special attention to that on south west corner.	

4.6	Cast iron rainwater goods	After clearance of gutters, wire brush all metalwork, paint with rust preventative primer, undercoat and gloss to outside faces of all cast iron gutters. Hopper heads inside faces to be painted with bituminous emulsion.	
4.7	Gutter brackets	All brackets to be checked and replaced as necessary. Any corroded sections replaced.	
4.8	Valley gutters	Where valley gutter between main house roof and upper rear extension roof has been disturbed during main roof works make good any damage.	
4.9	Airbricks and vents	All air bricks/vents to be re-opened and cleared of blockages and debris.	
4.10	Wall stitching	Where cracks occur in walling, ie. south elevation bathroom wall, south elevation kitchen extension wall and main south elevation (facing Bloomswell), horizontal joints to be cut out to a minimum depth of 40mm and a width of 1.0m. Stainless steel bars/rods to be inserted and bedded in epoxy resin and re-pointed over. Bars to be set at no more than 225mm vertical centres. Care to be taken in vicinity of balanced flue. Render coats to be made good on completion of work.	
4.11	Decorations	Wall decorations to be renewed in their entirety on all elevations. Colours as may be selected by Clients. Paint in two coats micro-porous masonry paint, eg. Dulux Weathershield or similar.	
4.12	Boundary wall/front elevation joint	Take down damaged sections of boundary wall and remove tree root/branch. Re-construct stone/brick section tying using stainless steel crocodiles between house wall and boundary wall.	
4.13	Kitchen window	Window to be made good including renewal of catches and ironmongery. Ensure window closes correctly.	
4.14	Front elevation windows	Complete overhaul of all windows to front elevation is required (3No). Windows are in side hung casement types and all to be repaired/renewed. Redecorate on completion. Windows to remain in same style/pattern as existing. NB - Window to Bedroom 3 requires replacement	N/A

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5.0	THE SITE		
5.1	Boundary wall (Bay Bank elevation)	Rake out, fill and re-point all defective mortar joints using a lime mortar coloured to match existing retained material. Where possible remove hard sand and cement pointing and replace with lime mortar.	
5.2	Bloomswell boundary wall	Take down and reconstruct boundary wall using existing stones, numbered to enable reconstruction in identical form. All pointing to be in lime mortar. Works to be undertaken along Bloomswell frontage to minimise risk of collapse.	
5.3	Rear garden (area below car park)	Clear debris and remove all trees (self sown). Make secure all loose rockery stones.	
	INTERNAL FEATURES		
6.0	ROOF STRUCTURES		
6.1	Structure above bathroom to Bedroom 2	After stripping slating and setting aside ridge tiles, clean roof void, ensure insulation minimum 300mm fibreglass or similar, treat timbers against fungal and insect attack and replace any rot affected/weakened timbers. Contractor to assume minimum 25% replacement on a 'like for like' basis.	
6.2	Main roof void	Clear all debris from roof void including insulation. Remove all torching mortar and remove any loose expanded foam.	
6.3	Main roof void gables	Remove all loose mortar from gable walling including chimney breast section. Fill joints and apply lime based render finish to both walls.	
6.4	Purlins	Cut away all rot affected sections, supply and fix new purlins under existing purlins to add strength and plate and bolt new to old sections. Ensure purlins are adequately bedded in gable walls to provide good roof support. 4 No. purlins to be repaired.	
6.5	Main roof void treatment	Treat all timbers, including new timbers, against fungal and insect attack on completion of installation works.	



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6.6	Wallplates	Contractor to check exposed wallplates and to replace as necessary. Assume 50% damage to wallplates and spar feet. Patch repairs required primarily to Bloomswell elevation.	
6.7	Insulation	After re-covering (see earlier requirement) insulate main roof and roof above Bedroom 4 to same standard as recommended for bathroom roof. Works to conform to current Building Regulation minimum requirements.	
7.0	FIRST & SECOND FLOOR LEVELS		
7.1	Bedroom 4 en-suite shower room	Remove moulds to ceiling and redecorate using anti-condensation paint of same colour as existing finishes.	
7.2	Bedroom 1 fireplace	Remove boarding over fireplace, clear rubble and have chimney swept. Supply and fix ventilator terminal to flue, supply and fix new boarding with permanent open vent over fireplace.	
7.3	Bedroom 1 ceiling	Re-fix all loose matchboarding. Secret nail. Redecorate ceiling on completion.	
7.4	Floors	When furniture and carpets removed, check flooring and make all boards secure as necessary.	
7.5	Bedroom 3 ceiling	Redecorate ceiling on completion of works to roof and roof void. Ceiling to be painted in white emulsion and stained section to be sealed/protected against colour leeching.	
8.0	GROUND FLOOR LEVEL		
8.1	Utility room walling	Cut away damaged/damp affected plaster above floor level. Patch repair using waterproof render/plaster and redecorate.	
8.2	Tumble drier vent	Carefully fill/seal around vent outlet, make good to render and redecorate.	
8.3	Living room plasterwork	Cut away damp affected plaster around radiator position. Work to include removal/reinstatement of radiator plaster and decorations. Decorations to match existing retained sections throughout living room.	

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