

**19 Brunswick Place, Hove**  
**Schedule of Urgent Works**

**1.0**        **ACCESS**

- 1.1        Provide scaffold access to the front and rear elevations and the roofs of the property sufficient to enable the specified works to be carried out safely and in accordance with health and safety legislation, including the CDM Regulations 2007 and the Work at Height Regulations 2005.

**2.0**        **ROOFS**

**Main Crown Roof**

- 2.1        Cut out cracks to the main asphalt crown roof in various locations and make good with two coats of mastic asphalt laid in accordance with BS8218. Cracks to be cut out to approximately 50mm either side of the existing crack. Form a staggered joint in the asphalt layer and bond new asphalt to the existing.
- 2.2        Repair 8 linear metres of cracks to the centre part of the roof and 7 linear metres of cracks at the asphalt upstands either side.
- 2.3        Cut back the front edge of the asphalt roof approximately 500mm from the front edge of the roof. Provide and fix temporary felt apron from 250 gm/m<sup>2</sup> felt tacked to boarding and dressed down over slates min 250mm. Apron to be bonded to slates with hot bitumen. Extend new asphalt over the apron to form a weatherproof edge drip at the head of the mansard roof.
- 2.4        Remove kerb stones, pieces of timber and other debris lying on the roof surface and cart away from site.
- 2.5        Remove loose satellite dish and aerials from roof area and cart away from site.
- 2.6        Provide and fix new roof hatch formed from 18mm thick WBP plywood with approximately 100mm x 25mm preservative treated softwood drip edges.
- 2.7        Provide and fix 2No. tower bolts to hatch and drill sockets in existing rooflight surround to receive bolts. Clad roof hatch with felt underlayer and mineral finished capping sheet, neatly folded and tacked in position.

**Rear Extension Roof**

- 2.8        Remove the existing tarpaulin and loose pieces of masonry from the rear extension roof together with all debris including pieces of corroded cast iron fire escape balcony.

- 2.9 Clear debris out of gutter at junction of roof and back wall of building.
- 2.10 Make good to head and inner face of bungarouche parapet walls with Telling Unilit 30 lime mortar mixed with a preparation of 10mm aggregate to leave an even surface and smooth finish ready to receive new felt.
- 2.11 Prior to obtaining access on to the roof, check exposed roof timbers and joists for soundness. Ensure that roof is safe for working access.
- 2.12 Include the provisional sum of £400 for possible emergency repairs to prop or strengthen the roof to enable the weathering works to be carried out safely.
- 2.13 Overlay existing roof covering with felt roof covering comprising a vapour barrier with a layer of BS747 5U fixed with large headed galvanised clout nails. Vapour barrier to be sealed with hot bitumen at lap joints and nailed at 50mm centres at laps and 150mm centres elsewhere.
- 2.14 Provide and lay underlayer fully bonded with hot bitumen with a 180gm/m<sup>2</sup> polyester carrier and a sanded finish. Lay capping sheet with a mineral finish having a 180 gm/m<sup>2</sup> polyester carrier. Capping sheet to be fully bonded in hot bitumen. New felt to be taken up inner face of parapet wall and fully bonded to inner face of wall. No torch-on products are to be used owing to the fire risk from the use of blow torches. Maintain a fire watch for at least 1 hour following application of hot bitumen.
- 2.15 Remove Buddleia bush and approx 5 linear metres of loose coping stones to the head of the parapet wall around the rear roof. Re-bed coping stones in 1:1:6 cement/lime/sand mortar.

**Rear Addition Lower Roofs**

- 2.16 There are three roofs to the lower part of the rear addition of the building. One roof has a defective felt covering, the other two roofs have been stripped.
- 2.17 Remove wood cored rolls from roofs as necessary and install temporary felt roofing to all three roof areas, all as in clauses 2.13 and 2.14 above.
- 2.18 Strip off corroded rainwater pipework on the first floor rear addition roof together with cast iron guttering and cart away from site.
- 2.19 Provide and fix new 112.5mm half-round black plastic guttering complete with fixing brackets, stop ends, bends and running outlet. Provide and fix section of 65mm diameter black plastic downpipe, approximately 1.8m long, to connect to existing cast iron pipe.
- 2.20 Replace missing section of guttering around the second floor rear extension roof, together with a section of downpipe approximately 4m long.

All as in clause 2.19 above.

### **Front Bay Roof**

- 2.21 Temporarily prop front bay roof prior to obtaining working access onto the roof area.
- 2.22 Strip out and remove all debris and other material left on the bay roof and cart away from site.
- 2.23 Check decking on roof. Include the provisional sum of £200 for essential repairs to decking and the joists to enable the roof to be worked on.
- 2.24 Dub out surface of brickwork adjacent to the roof with Telling Unilit 30 mortar and 10mm aggregate to leave a smooth surface for new felt.
- 2.25 Lay new felt roof covering as in clauses 2.13 and 2.14 above. Felt to be dressed minimum 200mm up face of front parapet wall and thoroughly bonded to the face of the wall. Apply a silicone sealant at the junction of the felt and the existing render.
- 2.26 Clear out existing outlet to the front roof area. Include the provisional sum of £250 for possible repairs to the outlet. Ensure that new roof covering drains in to the rainwater goods at the front of the property.

### **Front Mansard Roof Slope**

- 2.27 Strip off the existing slate roof covering to the front roof slope. Salvage sound slates for re-use.
- 2.28 Re-fix slates as far as practicable to existing battens using copper clout nails to BS1202. Allow for the provisional quantity of 30 linear metres of new preservative treated softwood batten if required. Slates to be laid to existing gauge.
- 2.29 Install temporary felt flashings at abutments with firewalls either side of roof and at abutments with dormers.
- 2.30 Make good to render on fire walls as necessary to provide a surface to receive new flashings. Felt to be bonded in hot bitumen.
- 2.31 Clad the sides and the heads of the two front facing dormers with felt as in clauses 2.13 and 2.14 above. Felt to be dressed over soakers.

## **3.0 WINDOWS**

### **Dormer Windows**

- 3.1 Strip out the makeshift dormer window to the southeast room. Provide and fix 50mm x 100mm sawn softwood frames in window screwed to

existing timber. Face over studwork on exterior with 18mm WBP plywood sheet. Paint plywood sheet with two coats of masonry paint, colour: grey.

- 3.2 Seal junction of plywood and existing frame with a silicone sealant to prevent water penetration.
- 3.3 Form ventilation slots in new plywood covering at both the head and base approximately 225mm x 150mm in size.
- 3.4 Provide and fix fine gauge galvanised steel mesh to interior face to prevent pigeon and insect entry through the ventilation grilles. Fix Code 3 lead cowls over ventilation grilles screw fixed to plywood to prevent wind driven rain entry through ventilation openings.

#### **Rear Southwest Top Floor Window**

- 3.5 Remove the rotted and decayed sashes from the windows. Set aside and store. Provide and fix 18mm WBP plywood and frame with vents all as in clauses 3.1 and 3.2 above.

#### **Windows at First/Second/Third Floor Levels**

- 3.6 Open sashes of windows approximately 50mm at tops and bottoms to provide air ventilation. Temporarily screw fix sashes in position. Provide and fix fine gauge galvanised steel mesh to openings to prevent bird and insect entry.

#### **Rear Access Door to Fire Escape**

- 3.7 Strip out the existing frame to the door onto the rear fire escape. Provide and fix 100mm x 50mm sawn softwood studwork and plywood to opening with ventilation holes all as in clauses 3.1 and 3.2 above.

#### **4.0 GUTTERS AND RAINWATER DOWNPIPES**

- 4.1 Check all existing gutters and rainwater downpipes at the rear for blockages. Rod and flush through guttering and leave in working order.
- 4.2 Include the provisional sum of £150 for possible temporary downpipes and guttering to ensure that the water from the roof discharges into the drains.
- 4.3 Include the provisional sum of £150 for clearing out gulleys and drains to ensure water can drain away at ground level.
- 4.4 Check the cast iron downpipe at the front. Clear any blockages and rod through. Include the provisional sum of £150 for temporary repairs to the downpipe to leave it in working order.

**Soil Vent Pipe at Rear**

- 4.5 Remove the dislodged and dangerous sections of soil vent pipe at the rear and cart away from site.

**5.0 FRONT ELEVATION CORNICE**

- 5.1 Check over the projecting cornice at the front of the property for any loose or dangerous pieces of masonry and render. Remove any loose masonry and cart away from site. Carefully dub out surfaces with 1:1:6 mortar if necessary and leave safe.

**6.0 INTERNAL WORKS**

**Top Floor**

- 6.1 Remove existing debris and rubbish from the top floor of the building, including floor coverings, and cart away.
- 6.2 Remove all pigeon guano from top floor, together with all carpets and other floor coverings. Removal of pigeon droppings to be carried out by a pest control specialist. All areas to be treated with an approved biocide to protect against bacterial infection.

**Northeast Room**

- 6.3 Test the existing artex covered ceiling for asbestos content. Report findings to the CA.
- 6.4 Remove plaster from the existing lath and plaster ceiling owing to risk of ceiling collapsing.
- 6.5 Assuming artex contains asbestos, work to be carried out by a licensed asbestos removal contractor in accordance with the Control of Asbestos Regulations 2006 and HSE Code of Practice L143.

**Top Floor Landing**

- 6.6 Take down section of damaged plasterboard ceiling above staircase approximately 1m<sup>2</sup>. The ceiling is covered in artex and work to be carried out by a licensed asbestos removal contractor as in clause 5.3 above.

**Third Floor**

- 6.7 Generally remove all existing furniture and debris from the rooms including old cookers, appliances, etc. and cart away from site.
- 6.8 Remove floor coverings and cart away.
- 6.9 Carefully take down and cart away badly water damaged sections of lath

and plaster ceiling as follows:-

- Southeast room section of ceiling approximately 10m<sup>2</sup>.
- Northeast room section of ceiling approximately 6m<sup>2</sup>.

Small Bathroom off Half Landing

- 6.10 Remove all debris and material from the room, together with the floor coverings.
- 6.11 Take down the existing ceiling of the room and cart away.

Second Floor

- 6.12 Cart away all debris, furniture and other materials on this floor level, together with the floor coverings.
- Attention: There are syringes and other potentially hazardous materials present, both here and possibly elsewhere in the building.***

Kitchen

- 6.13 Take down the water damaged ceiling in the kitchen off the main front room, approximate area 4m<sup>2</sup>.

Living Room

- 6.14 Remove loose sections of plaster around the perimeter of the collapsed second floor front living room bedsitting room ceiling.

Half Landing and Adjacent Room

- 6.15 Take down remaining water affected lath and plaster ceiling on second floor half landing and cart away from site. Approx 3m<sup>2</sup>.
- 6.16 Remove timber laths from ceiling where there is some evidence of possible dry rot decay. Brush apply an approved timber preservative to the remaining joists above this ceiling.
- 6.17 Take down ceiling in the adjacent half landing wash room.
- 6.18 Take down ceiling in half landing bathroom approximately 6m<sup>2</sup>.
- 6.19 Remove all debris from half landing and adjacent bathroom and remove floor coverings.

First Floor

- 6.20 Strip out all material and debris, including floor coverings, and cart away from site.

- 6.21 Carefully take down loose sections of first floor front ceiling allowing to carefully cut existing lath and plaster clear of coving in order to save original coving around perimeter of ceiling.

Half Landing

- 6.22 Remove broken pane of glass from upper part of first floor half landing sash. Replace with new section of plywood, approximately 1.2m<sup>2</sup>, painted grey on exterior.

Half Landing Rear Room

- 6.23 Take down loose sections of badly damp affected lath and plaster ceiling. Allow 2m<sup>2</sup>.

Half Landing Rear Room Window

- 6.24 Remove 1No. rotted sash approximately 600mm x 700mm and board up windows as in clauses 3.1 and 3.2 above.

**Ground Floor**

- 6.25 Cart away all stored material and debris, together with the floor coverings.

Front Room

- 6.26 Check the existing water damaged ceiling and carefully remove any sections of loose lath and plaster ceiling. Allow for areas totalling 3m<sup>2</sup>.

Rear Kitchen

- 6.27 Take down sections of loose plasterboard ceiling in the rear ground floor kitchen and cart away from site. Approximately 2m<sup>2</sup>.

Windows

- 6.28 Board over all windows at the rear of the ground floor, including 1No. door and 5No. windows in the rear addition and 1No. window to the main back wall. Boarding to be in accordance with clauses 3.1 and 3.2. Re-glaze the bottom sash of the front south window and leave internal shutters to these windows closed.

Front Entrance Door

- 6.29 Block up letterbox on interior with plywood securely screw fixed in place.
- 6.30 Board over glazed panels to door with plywood on interior securely screw fixed in place.

**Basement**

- 6.31 Board over 4No. basement windows at the rear. Drill 15mm diameter ventilation holes in top and bottom of plywood and decorate exterior with two coats of masonry paint, colour: grey. Provide and screw fix fine gauge galvanised steel mesh to interior face of plywood over the ventilation holes.
- 6.32 Remove any loose sections of plasterboard and lath and plaster ceilings in rear two basement rooms allow approx. 2m<sup>2</sup>.
- 6.33 Board over both inner and outer face of basement door and window at the front of the property with 18mm WBP plywood securely fixed with countersunk screws. Paint external face of boarding with 2 coats of masonry paint, colour: grey.
- 6.34 Board over 2No. basement windows at the front of the property as in clauses 3.1 and 3.2 above. Boarding to be fixed to both the interior and exterior of the frames. Do not leave ventilation holes.

**7.0 GENERAL ITEMS**

- 7.1 Comply with all relevant Health and Safety legislation, including the CDM Regulations 2007, the Control of Asbestos Regulations 2006 and the Work at Height Regulations 2005.
- 7.2 Remove all debris arising from the work from site and dispose of to a registered tip.