

20297

Wingletang, Church Street St. Marys, Isles of Scilly

Schedule of Works

Refer to drawings 20297/ L 01-7 inclusive

THE EXTERIOR

Original House.

The slated roof is generally in sound condition and work will be limited to securing any loose slates, re-fixing or replacing lead flashings, repointing as necessary at chimneys or ridge tiles and the clearing of gutters.

The existing dormers (two to the front and one to the rear) elevation are basically sound and work will be limited to repairing any damaged timbers and decorating.

The proposal is to replace the current Velux roof lights which have served their time. These are fitted on the rear section of the property. These will be replaced with new units the same size and to match the ones removed.

The wall to Church Street is faced with particularly fine ashlar stonework. No work or alteration is proposed although the pointing will be inspected and any damaged parts will be patch pointed only using lime mortar.

Sash and case windows:

- a) There are five to the front (Church Street) elevation as well as to the two dormers and two to the rear (garden) elevation at first floor level as well as the dormer. These are original but are in need of attention. It is proposed to remove any rotted timber and splice in new, re-cord and free up the sashes replacing the parting beads only as necessary and inserting draught strips. The whole to be repainted on completion
- b) The Dining Room widow to the rear (garden) elevation has been the subject of previous alteration with new sashes having been installed. It is proposed that the window be overhauled as those above to bring it back to the appearance of the others but also with the addition of super slim double glazing
- c) The Owner's Bedroom to the rear (garden) elevation at ground floor level was presumably a sash or casement window but was some while ago removed and the opening altered to become a door.

This proposal is to revert the opening back to a window but to install a flush, high performance, double glazed uPVC window as described in other windows below.

The front door is to be refurbished and repainted to leave the same appearance and colour as existing. Draught stripping will be added

Render finish to walls is generally in good condition and treatment to these will be limited to any necessary patch repair and redecoration (to the same colour as existing) on completion.

Rear Extensions

The rear extensions are all flat glass fibre roofed and, as all are sound and watertight, work will be limited to a detailed inspection with any patch repairs as necessary.

A small area of new roof is required adjacent to the new light well being formed. This will be a timber deck, insulated and finished in a single ply membrane to match the existing.

Windows are generally of older type uPVC. As well as the existing there are new window openings and alteration to existing windows proposed. It is therefore proposed that all of the existing windows are removed and the whole fitted with flush, high performance, double glazed uPVC windows configured as shown on the drawings. All of these that serve an upstairs bedroom will have openings to fully comply with current legislation requirements for fire escape.

A new Sliding / Folding door is proposed to new Dining Room in an opening enlarged from an existing window. It will be high performance double glazed uPVC bi fold doors will be installed to match the new windows. Colour and details will be to match the windows.

There is a limited area of new external wall. This will be built from a concrete foundation to the approval of the Building Inspector and consist of two leaves of concrete blockwork separated by a cavity with partial fill insulation. Exterior finish will be render to match existing.

A large number of services have been surface mounted on the rear walls with some partially concealed but for the main part there is a clutter. Every effort will be made to reroute all or most of these.

With the alterations to windows and services together with the area of new wall there will be much patching to the existing render. This will be finished to the same smooth texture and colour as the existing.

To suit the adjusted floor levels in the utility room (see later) the rear door will be repositioned at a lower level. The present wall cladding around the door is painted weatherboarding and this will simply be adjusted and patched to leave a finish matching the existing.

INTERNAL ALTERATIONS

As argued in the Design and Access Statement the existing staircase has to be replaced on the grounds of health and safety.. This proposal details a new, much simplified staircase which has been arranged with the hallway opened up to give a simple upper floor circulation pattern and provide a safe means of access to all levels together with a safe means of escape. As the stair is the single access to three storeys the doors to the stairwell from habitable rooms will all be replaced with ½ Hr.F.R. leafs.

The remainder of the alterations to the first floor consist of the removal of the modern and poorly constructed stud walls and fairly recently added en-suites. These will be replaced with new bathroom accommodation. All new walls will be in insulated studwork with a plasterboard and skim finish.

On the ground floor, as well as the stairwell alterations, the proposal is to open up the rear modern construction area to provide a much-improved dining area with an open kitchen.

None of the original cornices (if there were any) now exist.

The new joinery such as skirtings and architraves will be machined to match any existing retained profiles in the front section of the property. Little if any of the original internal timber sections remain.

Floors:- The intention is to level the minor unevenness of the ground floor by reducing levels or screeding lower sections within the rear later additions of the property only, The first and second floors will just be checked over and made good where disturbed for services.

New light well:- This has been introduced at ground floor level with the intention of introducing light into the central area of the property. This will result in the removal of an area of roof at first floor level, stripping out a small area of floor, building a small new external wall and some making good. This work is confined to the newer rear extensions with none of the fabric of the original building being disturbed.

Second Floor – The stair case will be replaced to comply with current standards as argued in the D & A statement. All redundant boxings, shelves, storage tanks and the cylinder will be stripped out. There will be minor alterations to partitions as shown on the drawings and the new will be in insulated studwork as above. All other changes will be in line with the ground and first floors.

Services: The proposal is to fully re wire the property and replace all services. The existing oil fire boiler and wet heating system will be stripped out and will be replaced with the latest electrical powered radiators. All existing plumbing will be stripped out and replaced to minimise the extent of the poor and ugly external labyrinth of services.

Chris Carr: Architect
August 2023