

PLATT WHITE
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Schedule of Work to External Elevations.

Darnhall Village Hall, Hall Lane, Winsford, CW7 4HA.

August 2024

Office 37 Main Office
Minerva Avenue
Chester West Employment Park
Chester
CH1 4QL

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1. Instructions

- 1.1 This External schedule of work has been prepared in order to factually record the condition of Village hall and specify works to repair along with approximate quantities and locations on the supplied plans.
- 1.2 It is prepared in the context of specification of works to allow maintenance to be carried out.
- 1.3 The inspection was undertaken on 20th August 2024 with limited high-level access. Weather conditions during the inspection were dry and sunny.
- 1.4 For the purposes of this report and for ease of identification, we will refer to front, left, right and rear elevations.
- 1.5 The report is based upon a visual inspection of accessible areas of the property and neither the building fabric or the service installations have been subject to physical testing.

Definitions

- 1.6 The following brief guidelines form the basis on which the following Schedule of work is prepared.

V Good Condition

- 1.7 This means newly completed works with no visual defects.

Good Condition

- 1.8 This means that the item referred to is acceptable, although it may have suffered somewhat in fitting out and may require minor touch up.

Reasonable/Fair/Satisfactory Condition

- 1.9 This indicates items that have minor defects that may require some remedial works.

Poor Condition

- 1.10 Items referred to as poor are in such a condition as to warrant remedial measures being taken forthwith, in order to prevent further deterioration of the item in question or adjoining items.

Very Poor or Extremely Poor Condition

- 1.11 This refers to items that require immediate attention to prevent further and rapid deterioration occurring. It may also be used to describe deterioration of a protective nature, such as steelwork or external woodwork.
- 1.12 The condition will be taken as good unless specifically referenced in this schedule of condition, if any items have been highlighted that are not in schedule following issue and before occupation they can be appended to the schedule.

2. General Description

2.1 The property comprises a single storey village hall.

2.2 A rear porch extension has been added.

2.3 The building has been underpinned in the past.

2.4 Construction

2.5 The construction of the property is of solid brickwork with some stone detailing to sills.

2.6 Tudorised gables to elevation.

2.7 Window and door units are UPVC double glazed with original timber front door retained.

2.8 The roof is of plain clay tile, with some clay finials.

2.9 Fascia's and barge boards are of painted timber to original and UPVC to newer porch. Soffits are of exposed timber rafters.

2.10 Guttering and rain water pipes are of UPVC.

2.11 Buttresses have been provided to left and right elevations and lateral restraint plates noted to front, right and rear of the hall.

3. Photographs

Photo No	Photograph Description	Photograph
	Heading Photographs referencing condition/de	
1.	General Front elevation	
2.	Front elevation	

Photo No	Photograph Description	Photograph
3.	Front elevation	
4.	Front elevation	

Photo No	Photograph Description	Photograph
5.	Front elevation	 A photograph of the front elevation of a red brick building with a steep gabled roof. The gable end features a large multi-paned window and a smaller window to its left. A red telephone booth stands to the right of the building. The roof has a decorative red border along the eaves.
6.	Left elevation	 A photograph of the left elevation of the building, showing a side wing with a gabled roof. A wooden fence is in the foreground, and a gravel area with yellow markings is visible. Trees are in the background.

Photo No	Photograph Description	Photograph
7.	Rear elevation	 A photograph showing the rear elevation of a red brick building with a gabled roof. A silver car is parked in the gravel driveway in front of the building. A red car is partially visible on the right. The sky is blue with white clouds.
8.	Right elevation	 A photograph showing the right elevation of the red brick building. The building features a gabled roof with a red brick chimney. A large window is visible on the right side. The sky is blue with white clouds.

Photo No	Photograph Description	Photograph
9.	MAIN ISSUES ALL ELEVATIONS TUDOR EFFECT BOARDS	
10.	Tudor effect boarding. V Poor	Tudorised boards to main gable to front elevation and smaller gables to each elevation are rotted and require replacement ply boards and timber planks, to be painted following insertion. Cameras and lights are fitted to gables these are to be reinstated unless specifically requested not to.
11.	BARGE BOARDS AND VERGES	

Photo No	Photograph Description	Photograph
12.	Rear barge board to gable has detached and only held in place by restraint plate, barge requires resecuring prior to over boarding.	
13.	Barge boards and verges V Poor	Timber detailed barge boards are rotten in places and with small detachment, timber trims to verge also rotten and peeling paint. Trims to roof verge to be removed and replaced with plastic trim 'L' shaped to cover roof and part barge boards. Barge boards are to be retained where possible or resecured, cleaned of all loose paint, new timber spliced in if required and overboarded in UPVC fascia, size to suit to cover all of barge board.
14.	GUTTERS Gutters fall wrong way Poor	

Photo No	Photograph Description	Photograph
15.	Gutters fall wrong way	
16.	Gutters full of pine needles to right elevation	

Photo No	Photograph Description	Photograph
17.	Gullies need realigning to right elevation.	
18.	Rain water brackets detached in places. Poor	
19.	Poor	Gutters and RWP's to be removed and set aside for refitting to correct falls after fascia's upgraded. All to be cleaned. Additional brackets and guttering may need to be supplied. Gullies to right elevation to be leveled and shoes provided to RWP's. Following re fitting gutter guards to be supplied and fitted to right hand elevation gutters.

Photo No	Photograph Description	Photograph
20.	ROOF GENERAL Slipped slates to front elevation. Poor	
21.	All valleys to be cleaned of debris and checked for broken tiles.	

Photo No	Photograph Description	Photograph
22.	Finials to be replaced or repaired, possible lead caps fitted to prevent any water ingress.	
23.	All valleys to be cleaned of debris and checked for broken tiles.	

Photo No	Photograph Description	Photograph
24.	Right elevation, miss matched previously replaced tiles to be replaced for reclaimed clay.	 A close-up photograph of the roofline on the right elevation. It shows a section of red brickwork next to a window with a white frame. The roof tiles are dark grey or black, and a black gutter is visible. A red horizontal band is painted on the brickwork below the gutter.
25.	Left elevation left side ridge and tiles to be checked and reset if required.	 A close-up photograph of the roofline on the left elevation, focusing on the ridge and tiles. The tiles are dark grey or black, and the ridge is made of wooden battens. Some debris is visible on the tiles.

Photo No	Photograph Description	Photograph
26.	Typical defects are cracked tiles, to be replaced with reclaimed clay tiles.	
27.	Typical defects are cracked tiles, to be replaced with reclaimed clay tiles. Battens to be checked at eaves line.	

Photo No	Photograph Description	Photograph
28.	Typical defects are cracked tiles, to be replaced with reclaimed clay tiles.	
29.	All valleys to be cleaned of debris and checked for broken tiles.	

Photo No	Photograph Description	Photograph
30.	Typical defects are cracked tiles, to be replaced with reclaimed clay tiles.	
31.	Poor	Roof to be full overhauled with any cracked or mismatched tiles to be replaced with reclaimed clay files, valleys to be cleaned and checked and any tiles replaced if necessary.
32.	Valley at rear porch.	

Photo No	Photograph Description	Photograph
33.	Valley at rear porch.	
34.	Poor	Valley to be cleaned of all debris and vegetation and checked for integrity and overpainted in fibre paint if required.
35.	Window sills	

Photo No	Photograph Description	Photograph
36.	Window sills	
37.	Poor	All stone sills to be sanded down and prepared to receive undercoat and two coats of satin external quality paint.
38.	Original front door	

Photo No	Photograph Description	Photograph
39.	Original front door	
40.	Poor	Door to be prepared and filled prior to undercoat and two coats of satin exterior paint.
41.	Movement at junction of porch and hall.	

Photo No	Photograph Description	Photograph
42.	Movement at junction of porch and hall.	
43.	V Poor	UPVC trim to be provided over existing gap to prevent any water ingress.
44.	Retained Cast iron RWP to be changed to UPVC (Black). Stub stacks to be prepared and painted black or replaced. Poor	

Photo No	Photograph Description	Photograph
45.	Pipework to be changed to black or prepared and painted black. Poor	
46.		
47.		

