

APPENDIX 3 - DRAFT URGENT WORKS SCHEDULE EASTCOTE HOUSE BUILDINGS AND GARDENS

Area 1: Stables.

1. Erect fencing around area of works.
2. Erect tube scaffolding around complete stable block.
3. Remove tree from south west corner wall and make good.
4. Overhaul and replace as necessary any gutters and rain water pipes.
5. Overhaul complete roof, replace slipped, damaged, or missing tiles.
6. Replace 20 leaded light diamond panes of glass.
7. Repair frames as necessary for new glazing.
8. Make up 1no new purpose made window to approx size 3.500Lm x 800mm high with 6no panes of leaded glass.
9. Point test panel for council approval and rake out and re-point brickwork to approx 200sm
10. Repair brickwork as necessary around building.
11. Cut back trees, bushes and creepers adjacent to structure and lower ground level as instructed by inspector.

Area 2: Dovecot.

1. Erect fencing around area of works.
2. Erect tube scaffolding around complete dovecot building.
3. Remove creepers from roof and guttering.
4. Overhaul roof complete, replacing any slipped, damaged or missing tiles.
5. Overhaul rain water goods complete, replace, renew as necessary.
6. Reinstate corner-stitch in brick work to match existing and any other brickwork repairs.
7. Point test panel for council approval and rake out and re-point brickwork to approx 140sm

Area 3: Walled garden

1. Erect fencing as works proceed.
2. Erect scaffolding as works proceed
3. Remove loose brickwork and copings, store in secure location for reuse.
4. Take down and rebuild southern part of west wall using salvaged bricks where possible, rebuild / repair 2 existing buttresses to tie in to existing brickwork either side and addition of 1no buttresses, rebuild top 2-8 courses, reinstate coping and re-point in lime mortar where required.
5. Repair and rebuild remaining walls as required.
6. Point test panel for council approval, and rake out and re-point any other areas of walled garden complete as instructed.
7. Take out any trees or bushes as instructed to complete walled garden.

Area 4: Wall garden between stables and dovecot.

1. Erect fencing as necessary.
2. Erect scaffolding as necessary.
3. Repair brickwork as necessary.
4. Point test panel for council approval, and rake out and re-point brickwork to approx 130sm