

Schedule of Repairs

to Grade II* Hales Hall, Oakamoor Road ST10 4QR
Mr J. Wood

Alterations to the building undertaken and proposed together with a schedule of repairs.

1.0. Pre-amble

- 1.1. The listed building application at this time only covers work carried out and proposed for the Ground Floor & Basement, together with associated work externally.
- 1.2. The application will also cover temporary sheeting repairs at roof level to prevent further ingress of water.

2.0. Club Room

2.1. Internally

- 2.1.1. Due to extreme historic dampness in the chimney breast, the original marble/terracotta fireplace had degraded to a crumbling powder state and collapsed off the wall. To be replaced by an historic marble fireplace to match the marble used for the fireplace in the Library. Fireplace to be approved by Conservation Officer prior to installation.
- 2.1.2. A doorway (see Ground Floor Plan – Ref. D11), leading to the rear staircase has been built up. This doorway was not shown on 1947 plans of the hall nor in old photographs of this room. We therefore assume it had no historic significance and is now no longer required for the use of the room.
- 2.1.3. Also removed from this room was a modern suspended ceiling installed 1200mm lower than the original ceiling. This, together with historic dampness, had damaged the original cornice. Fixed red vinyl seating, a bar in the corner of the room adjacent to the Utility Room and pelmets to the windows, all dating from the 1960s, have been removed.
- 2.1.4. A new three piece timber cornice profiled to match the remains of the original to be installed throughout the room. To match the original the cornice and comprising a 125mm x 125mm central boxing with 137 x 25mm timber sections above and below control boxing, to match existing ovolo and cyma recta mouldings and projecting 27mm.
- 2.1.5. The original softwood skirting based on the remaining small section was 225mm x 25mm. A new 225 x 25mm softwood skirting profiled to match the existing to be installed throughout the room.
- 2.1.6. Two sash windows (W12 & W13), to the bay window at the front have been removed prior to our inspection. To be replaced with two new sliding softwood sash windows to match proportions of details of those in main section of Hall. Windows to be double hung, single glazed, sliding sash windows complete with sash boxes to each jamb comprising

Document Reference: 00487 – SR001

Date: 11th May 2016

Completed By: John Sambrook & Kate Walker

inner and outer linings, back lining, parting slip and cast iron pulley weight and cords.

- 2.1.7. Existing side panel returns (W11 & W14) to remain but to be re-glazed with single pane glass in putty.

2.2. Externally

- 2.2.1. Newly installed gutter and softwood fascia to all sides including bay to be removed.
- 2.2.2. Stone cornice and brickwork to be repaired and made good where fixings removed and new cast iron gutter on rise and fall brackets to be provided.
- 2.2.3. New soft wood sash windows to be decorated to match existing.

3.0 Utility Room/Glass Wash

- 3.1. Open up existing external opening (W10), to original size, make good stone cill and install reclaimed sliding double hung sash window to match existing windows.
- 3.2. New sinks to be added at location shown on 00487 PL(0)18.

4.0. Kitchen & Storage

As 3.2 Ceilings, Floor, Fittings, Features etc.

5.0. Corridor to Kitchen

- 5.1. Existing doorway to Male WCs (D22), to be built up and new skirting installed to match existing. We are not aware that this opening has any historic significance.

6.0. Ante Hall

- 6.1. All existing panelling to remain but to be carefully stripped down to bare wood, repaired as necessary to match existing, then stained and wax polished.
- 6.2. Provide and fix missing door (D24), to corridor if on site. If this door is missing provide and fix new six panelled door to match existing and decorate as panelling. Fix to new door 200 x 112 un-lacquered brass rim lock and keep. Crofts of Birmingham will supply this type of lock.
- 6.3. Repair and renovate existing door to hall complete with new un-lacquered brass ironmongery as described in 6.2.
- 6.4. Generally throughout Ground Floor - existing rim locks to be renovated and repaired by specialist locksmith or new un-lacquered brass rim locks and keeps to be provided. Where possible, brass strap hinges to match existing to be used.

7.0. Entrance Hall

- 7.1. All existing panelling to be repaired and renovated as described for 6.1.
- 7.2. Re-fix existing outer door (D14), to library door lining including re-fixing and making good outer architrave to lining.
- 7.3. Repair lower timber panel to right hand side of entrance door
- 7.4. Repair, make good and renovate existing archway reveal from Entrance Hall to Corridor.
- 7.5. Repair, make good and renovate by re-using existing panelled archway reveals at entrance to main stairs.
- 7.6. Make good and repair any damaged skirting throughout the area and replace any missing skirting with new 225 x 25mm soft wood skirting profiled to match existing.
- 7.7. Repair and make good any damaged timber cornice with new to match existing.

8.0. Library

- 8.1. All work to repair the library ceiling is subject to a separate report submitted to, and agreed by, the Conservation Officer.
- 8.2. Window 1 – Repair left hand shutter box in two damaged areas. Repair and renovate panelling above window seat and below cill. Replace, to match existing, broken sash bead, and renovate existing beads externally. Overhaul window and ensure sashes working correctly.
- 8.3. Window 2 – Refurbish and repair where necessary existing sash boxes and window seat. Provide and fix new hardwood external cill to match cill to Window 1. Overhaul window and ensure sashes working correctly.
- 8.4. Window 3 – Remove dummy panelling over upper sash and below cill. Note: This window is original but has dummy fixed sash windows with no sash box and all beads are rectangular inside with no mouldings. Provide and fix to match existing side shutter boxes to match window 2. Reinstall window seat to match window 2.
- 8.5. Window 4 – Refurbish and renovate both shutter boxes. Provide and fix new sash cords and weight to sashes, overhaul windows generally to ensure windows operate correctly. Repair panelling below seat and re-fix and repair existing skirting below seat.
- 8.6. Dummy Door 2 – Remove existing 1960s panelling to reveals, head and rear and provide and fix new panelling to match shutter boxes of adjacent windows.
- 8.7. Repair any existing removed skirting and re-fix in original positions. Where skirting is missing, provide new 225mm x 25mm soft wood skirting profiled to match existing.
- 8.8. After new lath and plaster ceiling installed comprising double (i.e. 9mm thick) riven laths with a three coat lime plaster ceiling re-enforced with ox hair, re-fix in existing positions all of the original three section timber cornice. Any new cornice required to be in three sections to match the existing and having an overall depth of 250mm.
- 8.9. Repair and make good timber panelling surrounds to fireplace.

- 8.10. Repair and make good existing marble fire place surround and provide and fix original Minton Hollins tiles to fireplace cheeks.
- 8.11. Replace existing broken, cracked and missing hearth with new white marble slab to match existing marble in colour and texture.
- 8.12. Refurbish and renovate all existing timber panelling, doors and architraves, reusing all existing materials and finishing as described in 6.2.

9.0. Ladies WCs

- 9.1. Across the centre of the room is a wide down stand beam with an existing cornice to the left. To right hand side, provide and fix new three part timber cornice to match existing.
- 9.2. To south façade two original sash windows (W5 & W6), have been removed. Provide and fix a pair of new sliding softwood sash windows to match proportions and details of those in main section of Hall. Windows to be double hung, single glazed, sliding sash windows complete with sash boxes, weights and cord to each jamb.
- 9.3. Windows to have panelled softwood reveals to existing openings.
- 9.4. Windows described in 9.2 and 9.3 have already been constructed to specification described but now require LBC. However, as part of revised works, the existing six panes of obscured glass to the bottom of each window to be removed and replaced with acid etched glass.
- 9.5. Remove existing hardwood panel from interior of existing panelled door to expose original, and refurbish as necessary.
- 9.6. Provide and fix 225mm x 25mm profiled skirting to match existing throughout the room.
- 9.7. Provide and fix 100 x 25mm profiled picture rail around three sides of room to match existing.
- 9.8. New toilets, partitions and sanitary ware to be installed as indicated on Proposed Ground Floor Plan (PL(0)18).

10.0. Male WCs

- 10.1. Existing sash window (W8), to be over-hauled and repaired as necessary including new cast iron weights and sash cords and bottom four panes of glass removed and replaced with acid etched glass.
- 10.2. New toilets, partitions and sanitary ware to be installed as indicated on Proposed Ground Floor Plan (PL(0)18).

11.0. Cellar

- 11.1. Previously accessed by a 1970s timber staircase of which the bottom three treads were rotten. Staircase to be removed and replaced with new steel staircase.
- 11.2. All walls to the cellar were originally painted which has deteriorated badly over the years. Permission required to lightly sand-blast all the cellar walls to remove old paintwork and expose original cellar walls.

Document Reference: 00487 – SR001

Date: 11th May 2016

Completed By: John Sambrook & Kate Walker

- 11.3. A doorway (D31) has been blocked up to facilitate future use of the cellar rooms.

12.0. Heating

- 12.1. A biomass boiler is to be installed externally within a newly constructed timber building (subject to alternate planning & LBC application). Underground pipes will run into a new heat exchange unit located in the North West corner of the storage room adjacent to the kitchen. This will then feed the Hall's numerous radiators.
- 12.2. Throughout Ground Floor remove existing contemporary panelled radiators and replace with period floor mounted cast iron column radiators to position shown on drawing PL(0)18.
- 12.3. Radiators to be fed by pipework running at high level in the cellar and feeding through the ground floor to the radiator positions.

External works for which Listed Building Consent is immediately required.

13.0. Front Elevations (West)

- 13.1. Remove existing 100mm PVC rain water pipes and replace with no7 code cast lead RWPs with wiped joints and fixed with cast lead ears at 1800mm centres, screwed and plugged to wall.
- 13.2. Clean existing brickwork and joints of water damage and moss.
- 13.3. Repair broken window panes to sash windows with single glazed glass bedded in putty.

14.0. Garden Elevation (South)

- 14.1. Repair broken window panes to sash windows with single glazed glass bedded in putty.
- 14.2. Redecorate two new and two existing sash windows. New windows to be knot stopped and primed with 3 coats of oil paint finished gloss. Existing windows to have original paint burnt off, stopped as necessary, primed and 3 coats of oil paint finished gloss.

15.0. Rear Elevation (East)

- 15.1. Demolish existing, non-original single storey lean to and remove terrazzo floor tiles carefully. Lightly sand blast existing wall to remove paintwork.
- 15.2. Remove outer brickwork skin from reveals of existing dummy window at rear of demolished lean to. Add new stone cill to match existing in detail and level and provide new brickwork skin to window opening set back 75mm in reveal. Sand cement render new brickwork and paint on

render dummy black and white window to match other dummy window on this façade.

- 15.3. Make good and renovate existing door frame to rear doorway (D20), including making good brickwork around existing rear door in Flemish bond, using bricks to match, and laid in lime mortar.
- 15.4. Provide and fix new panelled door in existing frame with glazed fanlight over to head of existing reveal.
- 15.5. To existing left hand dummy window to ladies toilet (W7) - remove recently installed lintel and cill together with all brickwork above and below. Build new brick skin to existing opening, set back 75mm in reveal, cement render new brick panel and paint black and white dummy window on render.
- 15.6. To dummy window above window previously described, render existing poor quality inset brick panel and paint dummy black and white window on new render.
- 15.7. Remove existing PVC rainwater pipes and renew in cast lead as 12.1.
- 15.8. Carefully remove existing cast iron staircase (declared unsafe), and all associated steelwork, making good stone string course and corner quoin where they were cut to receive steel.
- 15.9. Remove fire escape door and frame at first floor level, including any cills and lintels, and brick up opening in bricks to match existing in colour and bond using lime mortar.
- 15.10. Carefully remove flat roofed building linking Hall to Coach House, and re-instate original external wall as shown on accompanying drawings.

16.0. Roof

- 16.1. To whole of upper roof area provide and fix temporary sheeting to all dormer windows together with temporary covering to all hips to prevent further water damage until permanent repairs can be carried out.