

McCURDY & Co. Ltd.

Craftsmen and Consultants

Specialists in the Repair and Conservation
of Historic Timber Framed Buildings.

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Jacksons Corner, 3-9 Kings Road, Reading, RG1 3AR

A scheme for the assessment, dismantle and transfer of the stable block roof timbers by a timber frame specialist.

The timber frame roof construction referred to is the pre-1870's construction shaded grey in appendix 1.2 'Building Dates Plan' of the submitted Heritage Statement ref. 2238 by Heritage Collective dated May 2016. Copy of drawing attached.

Initial record and condition assessment of structure

- Carry out pre works photographic record of structure
- Assess the overall condition of the structure with the site engineer
- Discuss and agree sequence of dismantling works and detail any temporary support requirements necessary for safely carrying out the dismantling works

Access scaffold and temporary support works

- Installation of scaffold access working platforms
- Carry out any temporary support works as detailed by the engineer

Removal of applied building materials and finishes

- Internal shelving, racking work benches and internal joinery
- Electrical light installations and any cabling
- Roof tiles, tile battens and associated nails and materials to be carefully removed without damaging timber surfaces
- Plaster ceiling finishes, lathes and associated nails to be removed and disposed
- Window frames, door frames and joinery finishes to be removed that connect to historic members

Timber construction record survey

- Carry out measured survey of the timber structure, produce plan elevation and section drawings across the structure
- Record timber construction details onto drawings. Timber to timber connection details: nailed joints, mortice and tenon, lap joints and end to end bridle joint details.
- Number up individual timber members and record locations onto drawings.
- Carry out photographic survey: general record shots and localised details.

Dismantle timber structural members

- Surfaces and arises of historic members to be protected during the course of the dismantling works, packers to be used between pry bars and timber surfaces, care not to damage timber surfaces when cutting through nails with reciprocating saws. Timbers to be carefully handled from the building into timber stacks.

- Removed timbers

To be stored on bearers off of the ground. Tile battens to be used between layers of timbers.

- Nailed members

These members to be carefully prised apart or nails cut through: common rafters, ridge boards, hip rafters, valley gutter support bearers and associated lining boards.

- Timber pegged joints

These members will require the tapered timber pegs to be drifted out, or drilled out: principal rafters, collars, queen posts, wall plate bridle joints.

- Lapped joints

These members to be separated, lifted apart with acroe props or hydraulic jacks if required.

Historic timbers to be removed from site and delivered to McCurdy & Co workshops

- Timbers to be man handled from the building onto a lorry
- Timbers to be stacked on bearers on the lorry bed with tile batten between layers of timbers

Timber member condition survey and stacking for long term storage

- Timbers to be brushed clean of loose debris
- Condition of each member to be recorded onto timber schedule, plan and section drawings
- Timbers to be finally stacked onto bearers with treated tile battens between rows ready for long term storage
- Assessment and application of preservative timber treatment by specialists

Timber transportation to long term storage area

- Timbers to be collected from McCurdy and Co workshops and delivered to well ventilated, dry storage area. Historic timbers to be off loaded onto timber bearers laid onto hard standing with top surfaces levelled over length of timber stacks, The bearers to be situated beneath each row of tile battens.
- Condition of timbers and storage environment to be regularly monitored.

The measures to be carried out above are proposed in order carry out a detailed record, minimise the risk of damage and preserve the historic timber members that make up the pre- 1870s stable roof construction. We propose reviewing and updating the works above as the opening up works progress on site.

We hope the proposed scope and schedule of works provide the necessary information required to enable the careful recording and dismantling of historic timber members to progress on site.

Julian Ladbrook
McCurdy & Co Ltd