



Proposed Repairs and Alterations at Orford House Social Club: Specification Summary



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Building General Description of Style, Construction and Setting

Orford House Social Club is a Regency period two storey detached villa constructed in the early nineteenth century. It occupies a one acre site located on the approach to Walthamstow Village. The site faces north with an 80 metre long frontage onto Orford Road. It slopes towards the west where it is bounded by Pembroke Road and Hastingwood Court. To the east is Wingfield Road. The grounds comprise a tree lined macadam surfaced forecourt at the front and a bowling green at the rear. The main front and rear entrances to the building all have stepped access accommodating the sloping nature of the site.

The site lies wholly within Orford Road Conservation Area and therefore under the LBWF direction made under article 4(2) of the Town and Country Planning (General Permitted Development) Order. The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990. The list entry number is 1065597 and it was first listed Grade II on 7 May 1980.

In general terms the external walls and main cross walls are constructed in brickwork of varying thickness (9", 13½" and 18"). External faces are covered with stucco. The roofs are a mixture of pitched, covered with blue/grey slate detailed with lead and flat, covered with bitumen felt, recently overlaid with a liquid membrane. The west wing pitched roof and flat roof are concealed from view by parapet walls.

The building was extended to the east in the 1980s with external works generally replicating the existing in appearance. The main walls are cavity construction and finished externally in lightly rusticated render. Windows generally replicate the originals in appearance however the mouldings are chamfered, not ovolo, and the opening mechanism is by spring balance not counterweighted.

Proposed Works and Considerations

The proposed works are mainly in the form of repairs to existing features and where these have been found to be beyond repair the materials proposed will replicate those already in-situ. Where there is scope, we have sought to increase the thermal resistance of the building fabric and whilst we do not consider it currently feasible to improve external access arrangement we have sought to improve accessibility within the building. Consultation has been had with LBWF conservation officers during the design process and we believe proposals are in line with national and local policies.

The proposals are to carry out repairs to the external walls and reinstate to match the existing, provide traditional cover protection to the tops of the stone cornice and parapet walls, general overhaul of three chimney stacks with repairs to match existing; replace eight timber sash windows fitted in the 1980s with double glazed timber windows replicating the existing design; recover the west wing roof and west hip end of the main roof with Welsh slate and lead detail to match the existing including relining of parapet and hidden gutters.

We do not currently believe it is possible to improve access into the building as the drop from finished floor level to ground level averages 500mm. The club stores and maintains a portable ramp in the main entrance lobby and club members are always on hand to assist with wheelchair access into the main building. Vehicles can pull up temporarily on the forecourt in front of the main entrance so as to reduce external travel distance. Ground floor toilet access is currently a problem particularly for males as the only ground floor male toilets are through the members bar then down steps and along a narrow corridor. The other male toilets are on the first floor, and we do not consider it feasible at the stage to make those accessible. The situation presents a problem particularly when the function hall is let out for public events.

Our proposals are to convert the existing ground floor female toilet to a wheelchair accessible unisex toilet laid out in accordance with DDA requirements and Building Regulations Part M and equipped for toddler and baby changing. The toilet is on the same level as the main entrance lobby, the members bar and the function hall. We hope that the proposals will provide a more inclusive environment and enhance the attractions of the club to those less mobile than others. One of the first floor male toilets will be converted to a female toilet to accommodate the alterations proposed on the ground floor.



Preamble

Contract

The works will be executed under the Agreement and Conditions of JCT Agreement for Minor Building Works, JCT MW 2024 including all amendments and updates at start of contract.

Compliance With Regulations

Including but not limited to the following and to include any future amendments or re-enactments thereto

General

Building Regulations

Town and Country Planning Act 1990

All applicable Bylaws

Statutory undertaker associated requirements

Safety, Health and Welfare

The Construction (Design and Management) Regulations (CDM) 2015

The Reporting of Injuries, Diseases and Dangerous Occurrences Regulation (RIDDOR) 2013

The Control of Asbestos Regulations 2012

The Confined Spaces Regulations 2007

The Regulatory Reform (Fire Safety) Order 2005

The Noise at Work Regulations 2005

Hazardous Waste Regulations 2005

The Control Vibration at Work Regulations 2005

The Control of Substances Hazardous to Health Regulations (COSHH) 2002

The Chemicals (Hazard Information and Packaging for Supply) Regulations 2002

The Personal Protective Equipment Regulations 2002

The Ionising Radiation's Regulations 1999

The Management of Health and Safety at Work Regulations 1999

The Provision and Use of Work Equipment Regulations 1998

The Lifting Operations and Lifting Equipment Regulations (LOLER) 1998

The Provision and Use of Work Equipment Regulations (PUWER) 1998

The Confined Space Regulations 1997

The Health and Safety (Safety Signs and Signals) Regulations 1996

The Manual Handling Operations Regulations 1992

The Personal Protective Equipment at Work Regulations 1992

The Control of Lead at Work Regulations 2002

The Workplace (Health, Safety and Welfare) Regulation 1992

The Environmental Protections Act 1990

DOH/HSE Codes of Practice for Control of Legionella and all amendments to the above, current during the period of tender

The Construction (Head Protection) Regulations 1989

The Electricity at Work Regulations 1989

The Health and Safety (First Aid) Regulations 1981

The Health and Safety at Works etc Act 1974

Scaffolding

All works in line with BS EN 12811-1. Full height independent tubular scaffolding, with access ladders between each and every lift as required to scheduled areas whilst maintaining fire escape routes around the buildings at all times. Adequate lighting and protection of scaffold poles with durable high visibility foam wrap.



Materials & Workmanship

General requirements

All materials and workmanship will be the best of their respective kinds in accordance with BS 8000 and will comply with the latest edition of the relevant British Standard Specification or Code of Practice. Where applicable, manufacturer's instructions shall be in accordance with the relevant Code of Practice where such exists. Construction products must, where appropriate, comply with the Construction Products Regulations 1991 (as amended).

Materials to be used are to be in accordance with the planning and/or Listed Building approval

Works Schedule Summary (refer to relevant drawings)

Roof covering

Ffestiniog Blue Grey 500 x 300mm Capital (5.5mm) slates laid with min head lap 105mm; fixed to 50 x 25mm battens with Klover Permo Air 160 open roofing membrane as underlay; all works to BS 5534

Lead roll ridge

Code 5 lead ridge 460 to 500mm wide, 1.5 to 1.8m lengths with welted joints; lead to be secured with 50mm wide lead tacks at 150mm centres, under timber roll; horizontal laps at 150mm; to BS 6915: 2001 + A1: 2014 with detailing as per Lead Sheet Association

Lead roll hips

Code 5 lead hips, 460 to 500mm wide dressed over 50mm timber rolls, 1.5 to 1.8m lengths with 75mm lapped joints; lead to be secured with 50mm wide lead tacks fixed under timber roll at 750mm centres; to BS 6915: 2001 + A1: 2014 with detailing as per Lead Sheet Association

Lead eaves and hidden gutters

Code 5 lead eaves and hidden gutter detailing to match existing and adhering to BS 6915: 2001 + A1: 2014; underlay to be building paper to BS1521 class A laid over 18mm WBP plywood; soffits and faciaboards to be in Promat SUPALUX in accordance with manufacturer's fixing instructions

Timber carcassing

Defective/rotted/missing structural timber: rafters, hips, wallplates, etc replaced with new treated timbers to min. strength class C16; to BS 5268-6-2:2001

Parapet gutters

'Rooftec' Flex EDPM lead replacement gutter lining on 18mm OSB 3 deck; membrane to be dressed up parapet wall and the underside of the slate for a minimum of 150mm; upstand to wall to be finished with 25 x 90mm metal flashing trim; fixing in accordance with manufacturer's instructions; decking as ex 38 x 75 treated timber bearers and brackets @ 400 c/s; structural carpentry to BS 5268-6-2:2001

Cold roof insulation

Mineral wool insulation laid 300mm deep between and over ceiling joists to provide U-value equivalent of 0.15 W/m²K; as Knauf 'Loft Roll 44' or similar in 100mm layers laid in accordance with manufacturer's instructions

Lightwell

Well comprising phenolic insulation boards to provide U-value equivalent of 0.15 W/m²K eg 100mm Kingspan Kooltherm K107 friction fitted between rafters and new stud walls then 57.5mm Kooltherm K118 fixed to the face of the timbers and set



with 3mm coat of finishing plaster; then Velux GCL CC04 Heritage Conservation top hung roof light; window size 550 x 980mm; double glazed with laminate glass to achieve a 'U' value equal to 1.3 W/m²K; external finish black; internal finish white; window to be installed using manufacturer's flashing kit

Roof enabling works to east wing

Existing roof membrane cut back as necessary for masonry and render repairs to progress; on completion new 3 layer roofing felt laid around perimeter of roof; properly jointed to existing membrane; then dressed up and over parapet wall to act as dpc below proprietary capping as shown; all works BS 6229:2018

Parapet walls

Parapet wall brickwork repaired or rebuilt where beyond repair; all blown render to be renewed; masonry repairs to original stone cornice as required; where stonework is deteriorated beyond repair sections to be renewed with profiles to match existing; then upper surface protection to all concrete and stone cornices using code 5 lead covering; surfaces to be properly prepared and a layer of building paper to BS1521 Class A placed under the lead sheet; lead to be dressed up brickwork then wedged and pointed min 25mm into brick joint; front edge secured by continuously clipped drip; all works to BS 6915: 2001 + A1: 2014 with detailing as per Lead Sheet Association

Render repairs to 1980s extension parapets as per original mix, applied in 2 coats composed of 1 part Portland cement: 1 part lime: 6 parts sand by volume; substrate brickwork repairs: 65mm 'flettons' bedded in cement mortar composed of 1 part cement: 3 parts sand by volume; composition of renders and mortars to east and west wings to be determined by laboratory sampling prior to commencement then all repair works carried out using equivalent mixes and materials; render terminated with stainless steel stop (bellcast) bead, 'expamet' 508 or similar approved; all rendering to BS EN 13914-1:2016

Powder coated aluminium wall coping system fixed to 18mm WBP plywood capping covered with dpc to all parapet walls as Alumasc 'Skyline' range or similar approved; all works in accordance with manufacturer's instructions; colour to be metallic grey/silver.

East wing, west wing and 1980s extension to be repainted with 2 coats of breathable masonry paint such as 'Sandtex' or similar approved; preparation and application to be in strict accordance with manufacturer's instructions.

East wing and west wing external door openings

Timber lintel(s) replaced with 203 x 203 x 46 UC S355 mild steel section bearing 100mm both sides on rc padstones; section encased in 'promat' SUPALUX® boards to provide 1hr fire resistance; refer to structural calculations for additional details.

Cavity wall tie replacement/repairs

Stainless steel 'type 4' replacement ties in accordance with BS EN 845-1 and works to BS 5628: Parts 1 and 3

Window replacement (see large scale drawings for further details)

1980's spiral balance sliding sash windows replaced with factory finished FENSA compliant accoya units, double glazed to achieve a u-value of 1.4 w/m²K; 20mm 4/12/4 units with argon filled cavities and LowE inside pane; ironmongery in stainless steel to replicate existing style of fittings.

WC adaptations (refer to floor plans)

Building Regulations Part M compliant layout; plumbing installation to BS 6465, BS 6700 and BS EN 12056-2; electrical alterations and installations to BS 7671 and works undertaken by a Part P installer; joinery to BS 1186-3:1990