

## **Project Report.**

The Old Library, Kirkbymoorside.  
Paul Buffoni  
20.01.2014

This report covers:

1. Work completed to date.
2. Work in progress.
3. Proposed completion date.

1. Work completed to date.

The work that is completed and signed off by the building control body to date is as follows:

2 Site set up.

5 a) Remove the wall panelling which was installed by NYCC Library and remove from site.

6 b) Remove from site all the disused heating equipment, old light fittings and ensure that any items stored in the sub floor are removed to another place. (By arrangement with the Town Clerk)

7 Some toilet fittings were recently installed. Have them removed from site. The wash basin and toilet basin can be reused in the small toilet.

8 Remove the skirting boards, floorboards and floor joists from the hall. It is considered these may be sold on to a dealer in architectural materials as they appear quite sound.

10 Remove the old heating structure in the NE corner of the sub-floor and the two joist supporting stone walls. Retain all useful stone on site if at all possible. If beneath the earth floor the stone strata is close to the surface.

19 After first making the interior secure with a partition within the hall, strip the roof tiles and set aside for re-use.

20 Remove all the existing roof timbers and remove from site. Carefully demolish the stonework and stack to the left and right of the original porch.

21 Pay particular attention and care in handling the stone surround to the arched window and to the dressed stone forming the left and right hand sides of the entrance. Every stone is needed in the rebuild.

22 Demolish the existing steps and reduce all remaining levels of the porch to ground level. Remove all spoil from the site.

11 - Under Building Inspector supervision and to his satisfaction, pour the concrete foundations.

13 Build in hard 100mm concrete blocks to provide a perfect surface.

14 install a block and concrete beam floor with a depth of 155 mm.

18 It is suggested that while work proceeds on the new entrance porch and toilets, the work required to replace the windows in the east gable and rear should be undertaken to enable the lining of the interior to follow after the porch has been built.

41 b) A price for the replacement of the two windows to the rear and one on the gable end. These are to be in new timber frames, double glazed and treated to last. Design as existing.

47 The walls to the rear and east which, before internal building begins, are to be stripped of internal finishes and brush tanked to 500mm above the external ground levels. Price required from Contractor.

23 Further reduce the below ground walls and with the Building Inspector establish the depth of the foundations required.

25 Establish the exact positions for the risers connecting the two new toilets and for the gully from the galley kitchen waste. Bed 100 mm underground foul pipes in pea gravel and cap with same providing through wall 50 mm space round pipe through wall.

27 On new foundations, fully filled or constructed, build to the dimensions on the plans. Re-use set aside stone but note the suggested bed depth, being much less than the stone saved, will need dressing.

29 At this stage agree concrete foundations for columns with BI. Engineer designed or probability of building from stone base.

## 2. Work in progress.

The work currently in progress is as follows:

37 Dryline all existing walls using 75mm Metal Studs with 100mm wool insulation behind. Fix 1 layer of 18mm sheathing ply and 1 layer of plasterboard.

48 A task, not defined but likely to be required, is the closure of the sub-floor access points. Both will be obsolete and there is plenty of stone unused. Price for work required from Contractor.

52 A detail not mentioned is that above the dry lined cheeks of the window recesses there is a need to use shoe lintels to carry two courses of light weight block up to the pitch of the ceiling and for the head to be insulated as the cheeks.

53 Another detail perhaps not clear on the drawing is that a second semicircular window reflecting the one seen from outside, but not divided in the Georgian way, is intended over the door into the hall.

56 ADDED BY PWB. Wall Finishing in the New Porch and Hall

57 ADDED BY PWB. Insulate the main hall roof space

28 Build to DPC at 150 mm above ground level leaving cavity open 225mm Below dpc. Note the entrance will be a shallow ramp from the outer door to the inner door, a ramp of about 1:30.

31 Use 50 mm full fill mineral wool bats in the cavity and SS wall ties, double triange @ 900mm horizontally and 450 mm vertically. Place ties @ 300 mm vertically at windows and doorway.

33 Use 100x75 mm wall plate and 100x47 mm jack rafters @ 400 mm crs on 63x175 mm purlins (C24) All timber to be Tanalised.

34 Use breathable felt below tanalised battens 25x37.5 mm. Ensure use of matching ridge tiles and provide vermine proof combs to eaves.

30 Carefully install code 4 lead flashing at the junction with the old building, covering and protecting the heels of the UBs if they protrude above the finish line of the tiles.

35 Re-use cast iron gutter and fall pipes if possible & installing new cast iron gutter to east side.

15 Ensure that the final finish level will allow the addition of 70 mm Kooltherm K3 Floorboard, a separation membrane, with 65 mm screed and a fine finish polished granular floor capable of heavy duty use.

3. Proposed completion date.

We are currently two weeks behind my initial proposed schedule this is due to:

1. It took more time to remove the existing wooden floor and existing basement walls than was expected.
2. The two week Christmas break was not in the initial proposed schedule.

Our current proposed completion date is now week commencing 24<sup>th</sup> March 2014 subject to weather conditions.

I will continue to email construction photographs to the Town Council on a weekly basis.