



SETHI HOUSE, PESHAWAR

SITE INSTRUCTIONS

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure:
Non-Historic and Mid Historic

Area
Sethi
Mohallah

Structure:

Room No.
3/03, 3/11,
3/13, 3/15,
2/15

Title of Works:

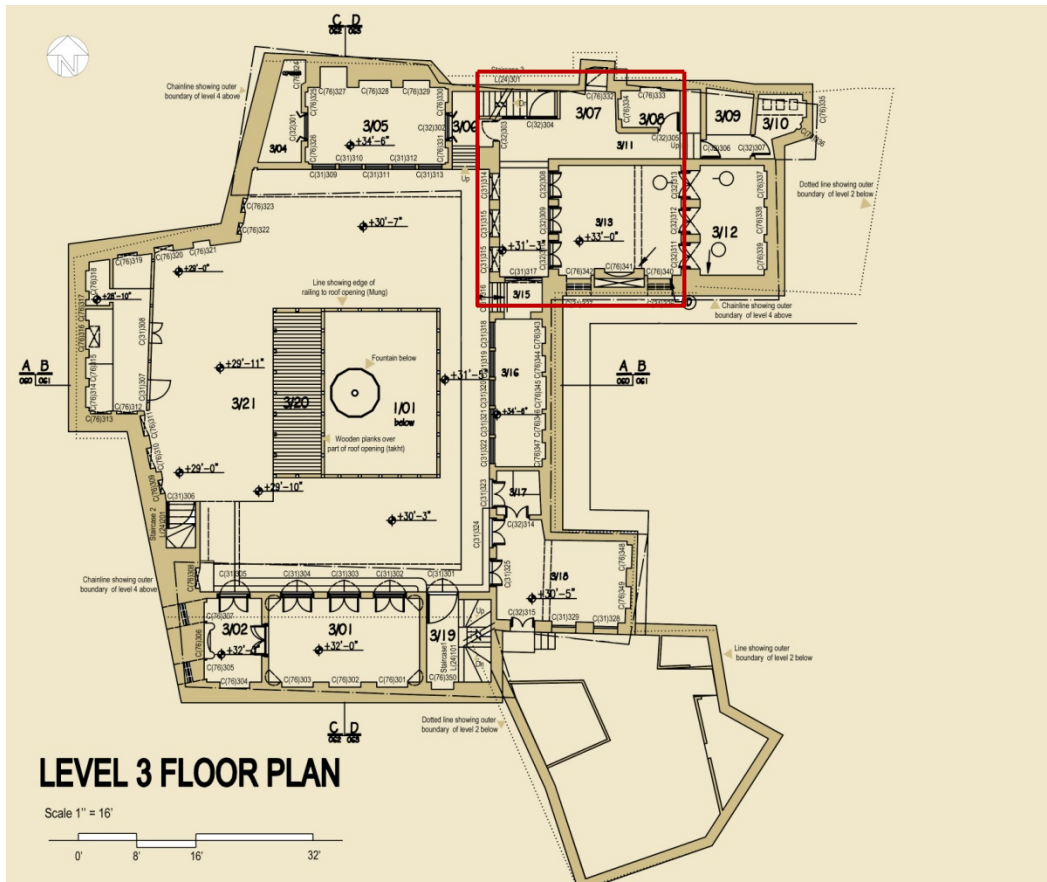
Rope Loop Placement before dismantling of Non-Historic Portion

Ref. Drg:

10.1 Site Instructions

1. In view of the dangerous and precarious mid and non-historic section of the Sethi house, structural consultant, Engr. Amin Tariq has advised that the structure in danger must be tied together with "rope loop placement" before demolition.
2. The rope is to be 3 strands of stainless steel post tension wire, 8mm in thickness roped together
3. The wall is to be divided into 3' high centres, which will result in 4 loops along level 3
4. U Clamps and Buckle Clamps must be used to tighten the loops.
5. Work must be undertaken before dismantling of non-historic portion

10.2 LEVEL 3



Plan

10.3 Form prepared by

Name: Mariyam Nizam

Designation:

Date:

Signature:

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure:
Non-Historic Portion

Area
Sethi
Mohallah

Structure:

Room No.
Servant
Quarters

Title of Works:
Demolition of Non-Historic portion

Ref. Drg:
L(3-)002

10.1 Site Instructions

Instructions from Structural Consultant, Engr. Amin Tariq to contractor

1. Mobilization and Site Survey:

- Conduct demarcation and thorough inspection of the area to be demolished
- Check the structure for likely hazards are cut off or diverted, such as electric power lines or cables, gas reticulation and unsafe structural members
- Provisions like warning signs shall be installed clearly for the safety for pedestrian and vehicle movement.
- Check the relationship and the condition of adjoining structures and buildings and work out to minimize the disturbance to surroundings during demolition work
- Prepare a method statement which shall detail all aspects of proposed dismantling and demolition work. It must describe the extent of work, the type of equipment to be used and the proposed method of removing each part of structure e.g. roof, walls, floors

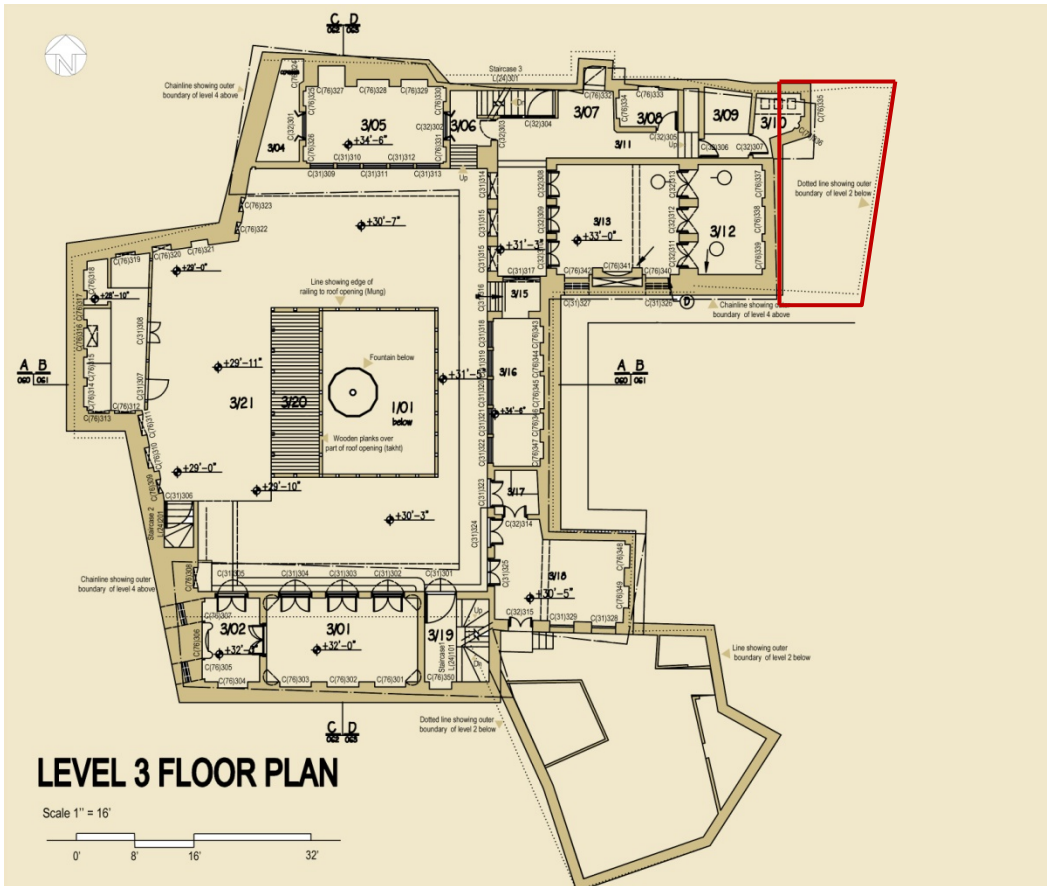
2. Temporary Support System, Internal and External

- All temporary works and protective structures should be erected by contractor before demolition begins
- Where there is a danger of material falling on the workers or public below, the entire face of the scaffold must be covered with small mesh netting.
- Where a structure's stability may be affected by the dismantling temporary bracing, and guys, are to be provided to restrain the remaining members.
- Maintain safety precautions as required for the protection of persons and property on or adjacent to the site
- The use of excavators, vibrating rollers or any disturbing/vibratory equipment is strictly prohibited in historically valued building vicinities.

3. Dismantling of Non-Historic Servant Block:

- Dismantling of roof materials like brick and mud; Woodwork dismantling and preservation for future use; Dismantling of Brick Masonry Walls
- Once dismantling and demolition work has started, the same is to be continued till the completion, promptly and expeditiously.
- Support is to be provided for members of framed structures before cutting them.
- Conduct operations in a manner that minimizes the spread of flying particles and dust.
- Remove any additional small "out" or miscellaneous structures that have not been indicated in the documents unless otherwise instructed by the Client.

10.2 LEVEL 3



Plan

10.3 Form prepared by

Name: Mariyam Nizam

Designation:

Date:

Signature:

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

2. INSTRUCTION RECORD

Name of Structure:

Roof Level 4

Area
Sethi
Mohallah

Structure:

Room No.
4/01, 4/02,
4/03, 4/04,
4/05, 4/06

Title of Works:

Dismantling roof level 4; New Waterproofing

Ref. Drg:

2.1 Site Instructions

1. Reasons for Opening Roof
 - Waterproofing: Damaged waterproofing affecting structure. Treatment to structure cannot be possible unless the roof is opened and assessment of damage made.
 - Structural Overloading: Layers of earth filling have been placed over time, reaching up to three feet in some areas. This is causing unnecessary load on the structure, as well as allowing water to seep through.
 - Damage to structural Timber: Upon removal of layers of earth fill, the condition of the wooden joists was observed as being highly damaged. Rainwater retention and the absorption of moisture in the earth fill has caused the structural timber to be highly damaged.
2. Structural Advise: Upon discussions with the structural expert, Engr. Amin Tariq, it has been advised that the earth filling must be removed to relieve structural overloading, hence extending the life of the structure.
3. Timber Rafters: It has been concluded that as much as possible the timber structure must be maintained, treating them in situ. Damaged rafters will be dealt with depending upon their degree of decay:
 - 80% Damage: Rafters must be replaced with new Deodar, treated with anti termite
 - 50% Damage: Rafters must not be removed or replaced, except the decayed or damaged section. This segment must be strengthened by attaching new timber (deodar) pieces. The additions must be jointed with a special Wooden joint known as 'Qalam'
 - 30% or less: All those found in reasonable condition must be cleaned and left in position

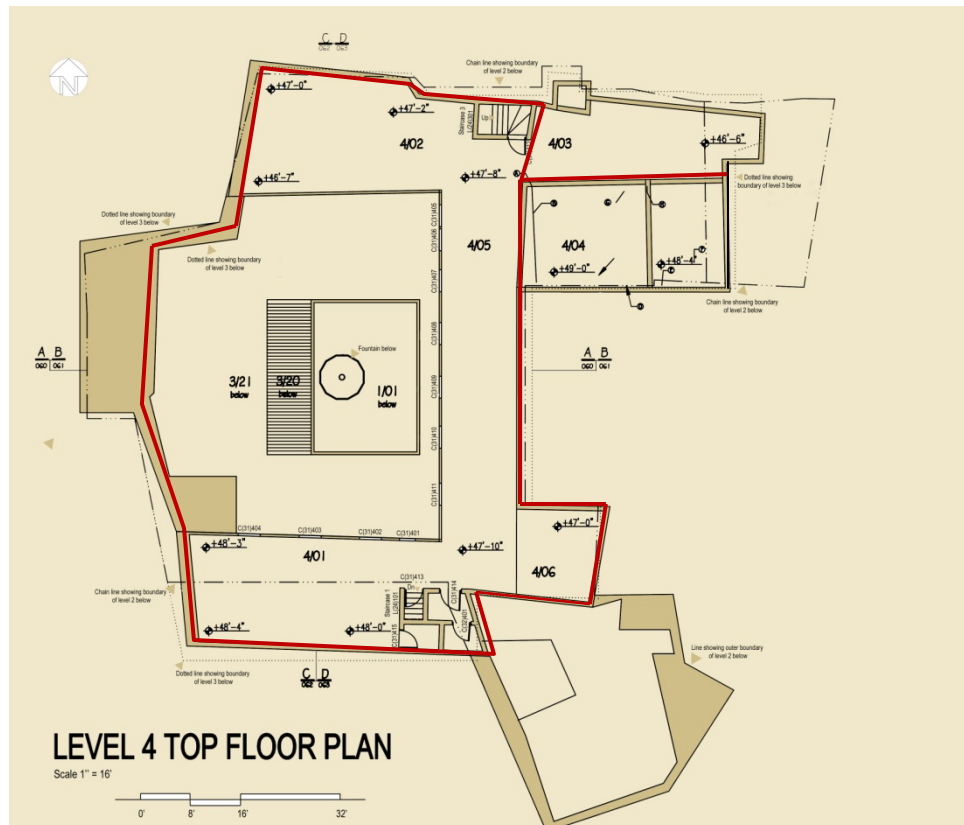
All rafters must be treated with anti termite 'Biflex' of German origin.
4. Date Palm Matting: Remains of date palm matting must be removed as it is in a highly damaged condition and is fulfilling none of its intended use
5. Khajji Planks: Planks found between rafters must be removed and replaced with deodar wood planks, treated with anti termite.
6. Anti-Termite: All structural woodwork must be treated with 2-3 coats of anti-termite, BILFEX, of German origin.
7. Bitumen: In order to avoid a fire hazard, the process of cold application of bitumen must be undertaken. The rate of application must be 7 lbs/ft² on all timber planks
8. Polyethylene layer: for protection against rain, a layer of polyethylene minimum of 5mm must be placed. The sheet must be larger than the area of the room it is being placed in so that it can be turned.
9. Insulation: A minimum 8mm layer of Jumbolon must be placed on the entire surface for protection against water and moisture.
10. The entire surface must be covered with a 2" minimum layer of lime-kankar mix. This must be laid in order to provide slop according to the rainwater disposal plan
11. Water-proofing layer of bitumen and polyethylene sheet to be taken up to parapet walls in order to form a fillet hence providing

protection to the joint of parapet and roof.

12. Brick and Mortar: The entire surface must be laid with 6"x12"x2" and 8"x4"x2" bricks. It is essential that the original bricks removed from original roof. These must be laid with 1:3 mortar, where 1 part is lime water also known as Kalie and 3 parts is file lime. The bricks must be used on a 1" thick base. A final layer of grouting must be applied with a white lime-fine lime 1:1 mix.

NOTE: Conventional Waterproofing has been used in preference to modern waterproofing using chemicals since the effect of the later on historic structures is not known, whereas conventional methods have been applied previously.

2.2 LEVEL 4



Plan

2.4 Form prepared by

Name: Mariyam Nizam

Designation:

Date:

Signature:

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure:

Roof Level 3

Area
Sethi
Mohallah

Structure:

Room No.
3/21

Title of Works:

Dismantling roof level 3; New Waterproofing

Ref. Drg:

L(-3)002

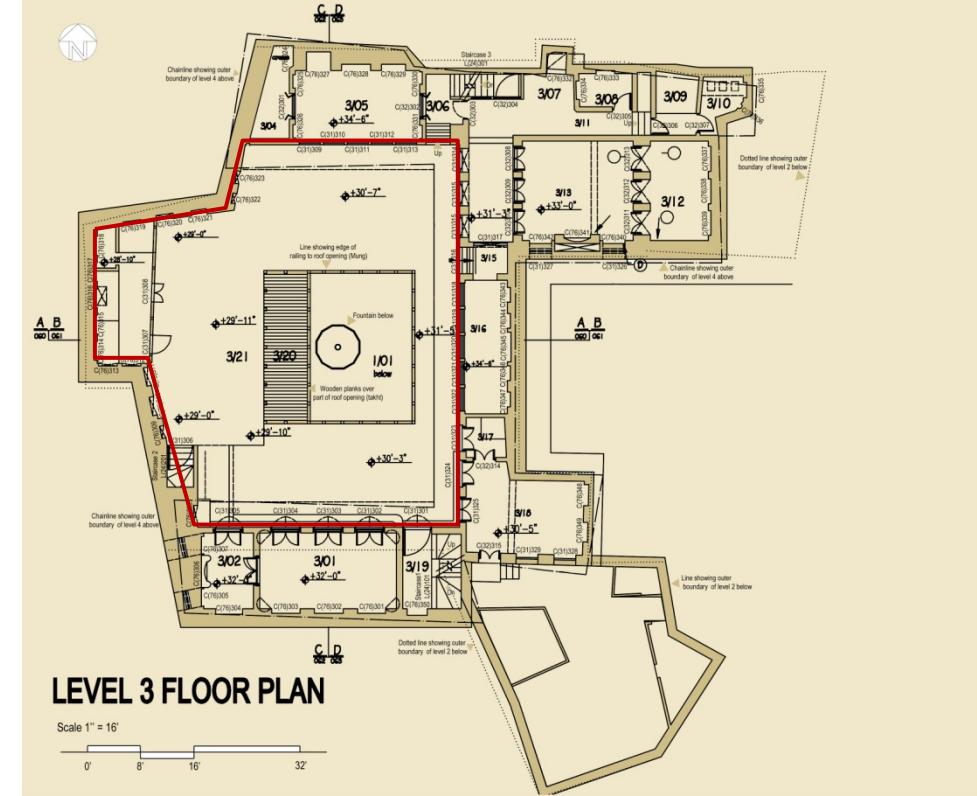
10.1 Site Instructions

1. Reasons for Opening Roof
 - Waterproofing: Damaged waterproofing affecting structure. Treatment to structure cannot be possible unless the roof is opened and assessment of damage made.
 - Structural Overloading: Layers of earth filling have been placed over time, reaching up to three feet in some areas. This is causing unnecessary load on the structure, as well as allowing water to seep through.
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 - 50% Damage: Rafters must not be removed or replaced, except the decayed or damaged section. This segment must be strengthened by attaching new timber (deodar) pieces. The additions must be jointed with a special Wooden joint known as 'Qalam'
 - 30% or less: All those found in reasonable condition must be cleaned and left in position

All rafters must be treated with anti termite 'Biflex' of German origin.
4. Date Palm Matting: Remains of date palm matting must be removed as it is in a highly damaged condition and is fulfilling none of its intended use
5. Bricks used to fill gaps between rafters, while deodar wood planks to be used in areas which are worse off and along the walls
6. Anti-Termite: All structural woodwork must be treated with 2-3 coats of anti-termite, BILFEX, of German origin.
7. Bitumen: In order to avoid a fire hazard, the process of cold application of bitumen must be undertaken. The rate of application must be 7 lbs/ft² on all timber planks
8. Polyethylene layer: for protection against rain, a layer of polyethylene minimum of 5mm must be placed. The sheet must be larger than the area of the room it is being placed in so that it can be turned.
9. Insulation: A minimum 8mm layer of Jumbolon must be placed on the entire surface for protection against water and moisture.
10. The entire surface must be covered with a 2" minimum layer of lime-kankar mix. This must be laid in order to provide slop according to the rainwater disposal plan
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12. Brick and Mortar: The entire surface must be laid with 6"x12"x2" and 8"x4"x2" bricks. It is essential that the original bricks removed from original roof. These must be laid with 1:3 mortar, where 1 part is lime water also known as Kalie and 3 parts is file lime. The bricks must be used on a 1" thick base. A final layer of grouting must be applied with a white lime-fine lime1:1 mix.

NOTE: Conventional Waterproofing has been used in preference to modern waterproofing using chemicals since the effect of the later on historic structures is not known, where as conventional methods have been applied previously.

10.2 LEVEL 3



Plan

10.3 Form prepared by

Name: Mariyam Nizam

Designation:

Date:

Signature:

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure:
Roof Level 4

Area
Sethi
Mohallah

Structure:

Room No.
4/01, 4/02,
4/04

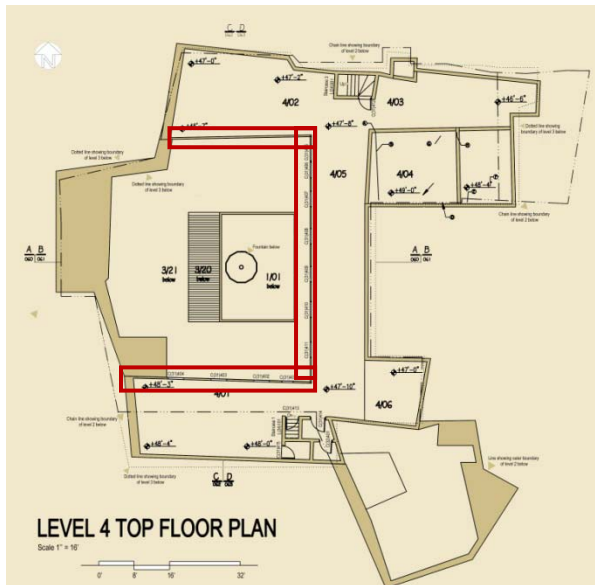
Title of Works:
Repairing of Cornice

Ref. Drg:
L(4-)002

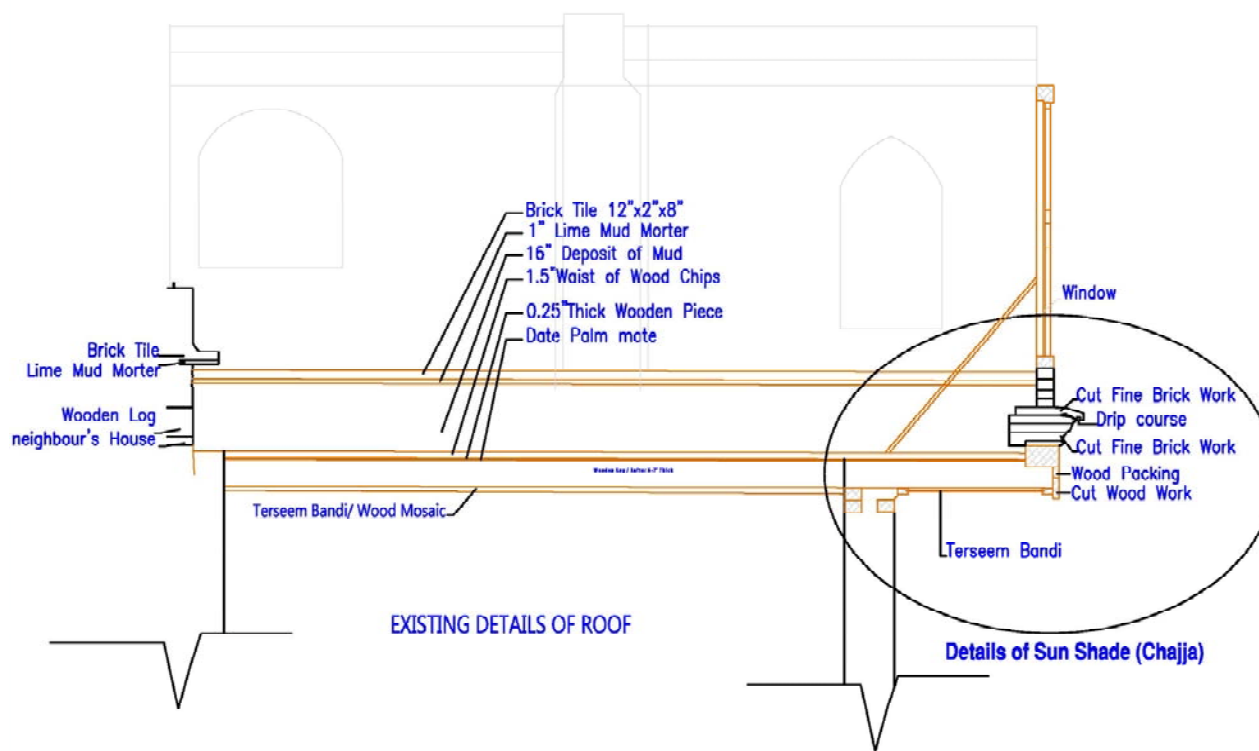
10.1 Site Instructions

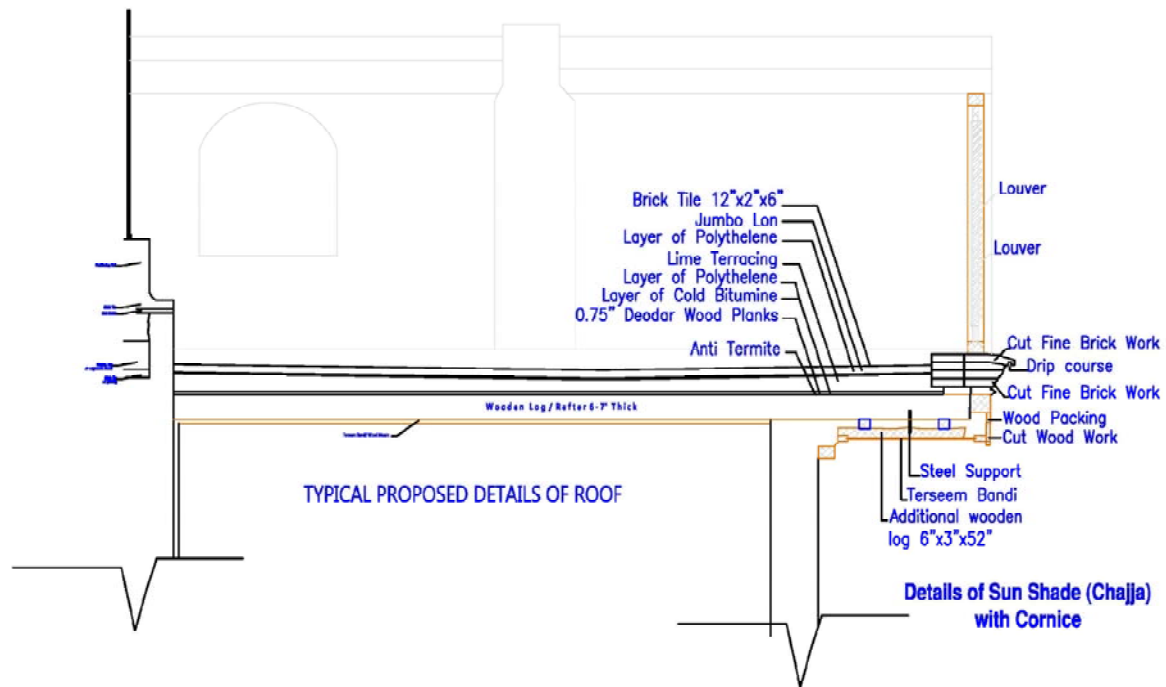
1. Upon the beginning of the work of fixing the highly damaged wooden frames began, the cornice which was also in a damaged condition collapsed along with the wooden Purdah Wall. Due to this collapse both the cornice and the purdah wall had to be reconstructed to not only rectify the above mention problem but also to stabilize the cornice an wood work.
2. The damaged woodwork and also been filled in with brick which required removal.
3. It is imperative that existing bricks found in the cornice be reused to reconstruct it according to sample and design of the original as shown in drawings. At the advent of lack of old brick, new brick may be used but it must be shaped according to the original.

10.2 LEVEL 3



Plan





10.3 Form prepared by

Name: Mariyam Nizam

Designation:

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Signature:

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure:
Wooden Pardah Wall

Area
Sethi
Mohallah

Structure:

Room No.
4/05

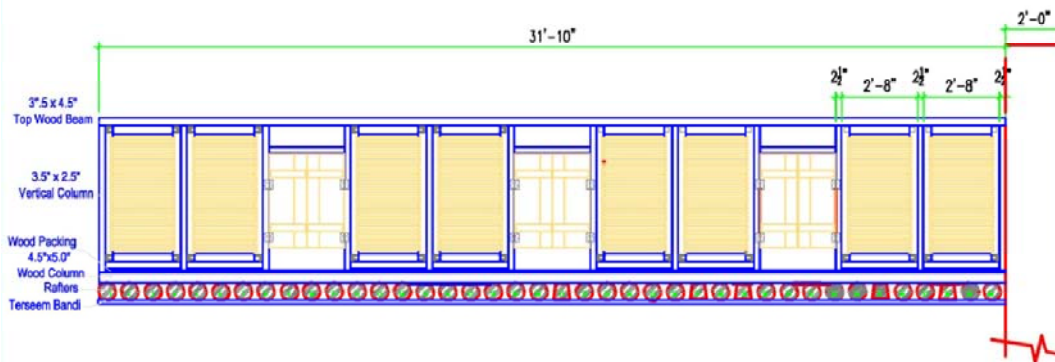
Title of Works:
Wooden Purdah Wall and Louvers

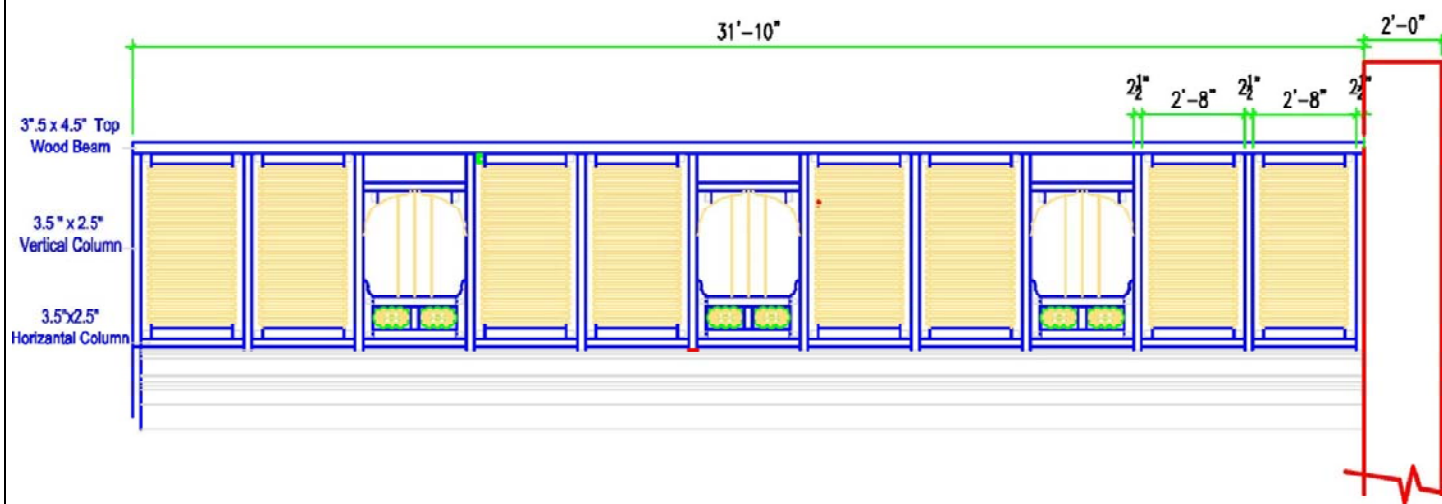
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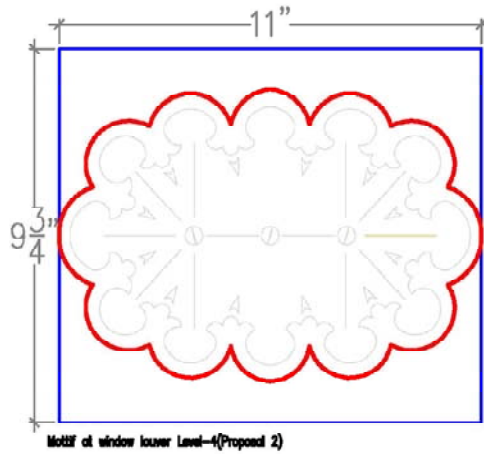
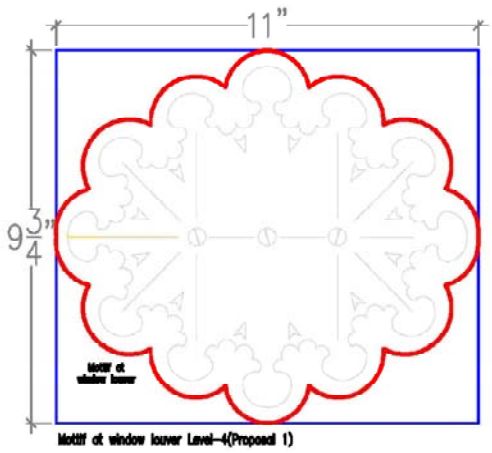
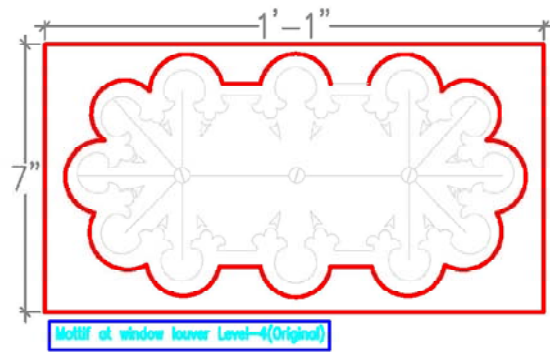
10.1 Site Instructions

1. Due to excessive damage over the past years the wooden purdah wall along the level 4 roof required stabilization. Upon repair, due to the damaged cornice the entire wooden structure collapsed. Hence entire purdah wall required reconstruction
2. Damaged wood to be reused after planing and fixed according to the original design. It must be secured to avoid further mishap.
3. Although damaged shutter were found in some of the openings but no evidence indicated the treatment of other panels.
4. For filling of the other panels, a survey was conducted of architectural language of surrounding buildings. Eventually a design was decided upon based on a louvered ventilator found inside the Sethi House itself.
5. Sample of exact profile of proposed panels must be prepared. These louvered panels must be placed according to the drawing prepared for this purpose.
6. No treatment to the wood shall be made until decision has been taken
7. Ensure that the entire structure has been fixed so that the wooden purdah wall will not destabilize again.

10.2 LEVEL 3







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Designation:

Date:

Signature:

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure:
Roof Level 4

Area
Sethi
Mohallah

Structure:

Room No.
4/05

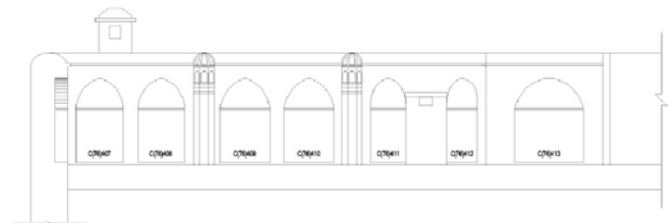
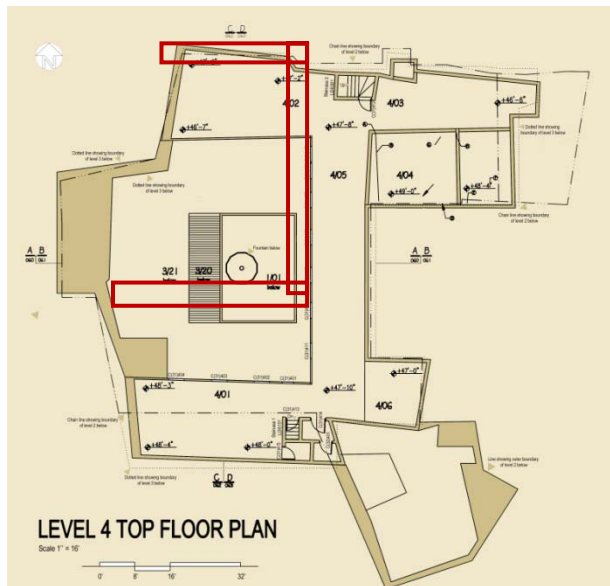
Title of Works:
Construction of East Purdah Wall in Brick Masonry

Ref. Drg:
L(4-)002

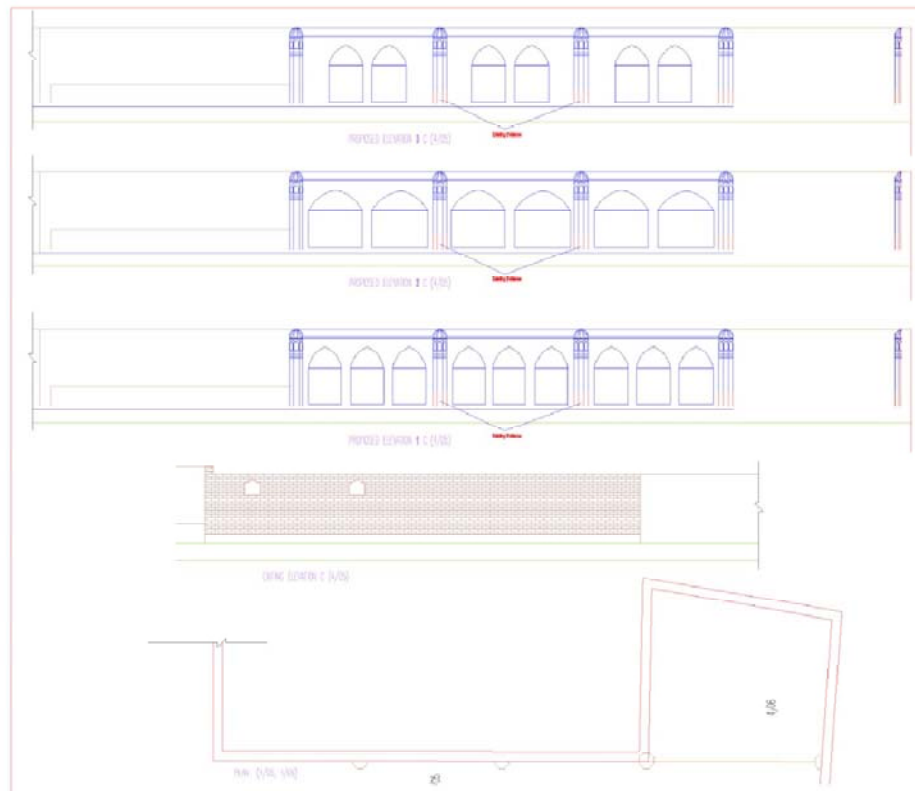
10.1 Site Instructions

1. North Purdah wall found to be in original conditions where as remaining masonry purdah walls have suffered alteration.
 - 4/06: New Wall, no decorative features, uneven masonry
 - 4/05: New Wall, roots of tree piercing through, cracks and titling
 - 4/01: Wall partitioning Nisar Sethi's house is a new construction constructed of G.I sheet with steel framing.
 - 4/02: Only remaining evidence of Original Purdah wall
2. New additions to be removed and replaced with new construction based on evidence of original purdah wall along North 4/02
3. Design elements using North Purdah Wall spacing and attached pilasters
4. 8" wall to be constructed. Reuse Bricks from other areas to minimize the use of new bricks
5. Bases and crowns of new pilasters to mock original
6. Use white lime-lime powder (1:3) mix for mortar.

10.2 LEVEL 3



ELEVATION A (4/02)



Plan

10.3 Form prepared by

Name: Mariyam Nizam

Designation:

Date:

Signature:

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure:
Room Flooring Level 2

Area
Sethi
Mohallah

Structure:

Room No.
2/01, 2/04,
2/05, 2/06,
2/07, 2/08,
2/09, 2/10,
2/15, 2/16,
2/17, 2/18

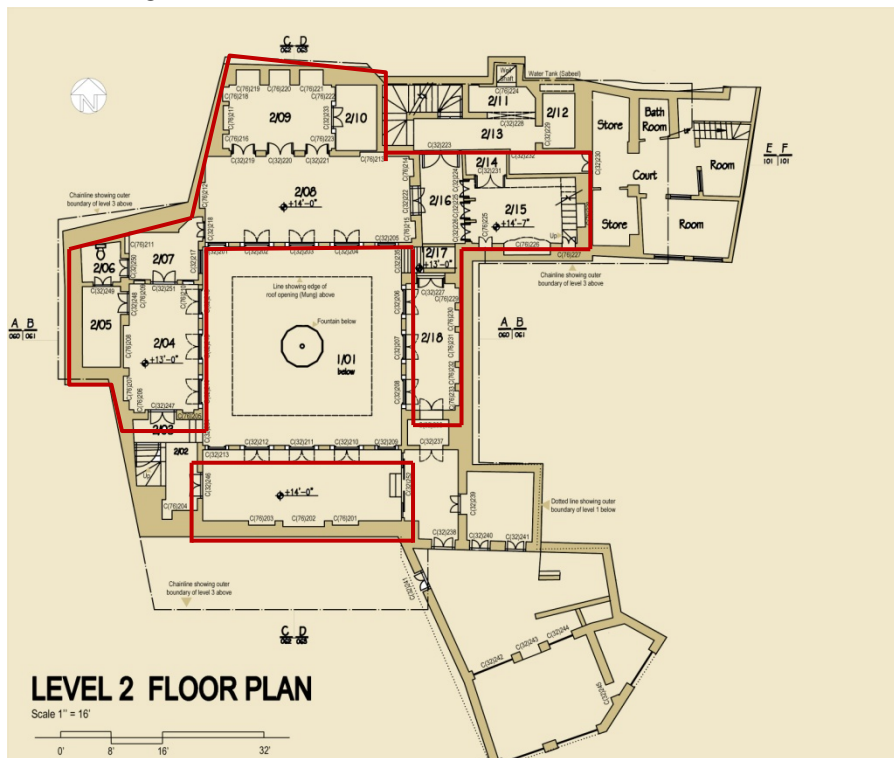
Title of Works:
Dismantling Flooring level 2; New Waterproofing

Ref. Drg:
L(2-)002

10.1 Site Instructions

1. Reasons for Dismantling Flooring
 - Flooring was uneven
 - Investigation carried out showed that brickwork on floor employed new bricks. Originally lime terracing was used.
 - Due to fears that flooring may be in a similar condition as roof level 4 where the timber structure was badly damaged. Further evidence of water retention was visible bulges in floor.
2. Floor level: Investigation led to further understanding of actual floor levels. It was found that the level of timber works such as doors and cupboards was below the existing floor level.
3. Removal: All tile flooring and lime terracing to be removed
4. Timber: Treat all wooden joists and rafters as in ROOF level 3, 4 to stabilize structure and make serviceable.
5. Fill gaps with tiles or timber fillers to even surface
6. Anti-Termite: All structural woodwork must be treated with 2-3 coats of anti-termite, BILFEX, of German origin.
7. Fill with lime terrace to level of original floor as per investigation
8. Do not apply final lime terracing or brick flooring till decision in this regards has been taken

10.2 LEVEL 3



Plan

10.3 Form prepared by

Name: Mariyam Nizam

Designation:

Date:

Signature:

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

2. INSTRUCTION RECORD

Name of Structure:
Room Flooring Level 3

Area
Sethi
Mohallah

Structure:

Room No.
3/01, 3/02,
3/04, 3/05,
3/12, 3/13,
3/15, 3/16,
3/17, 3/18

Title of Works:

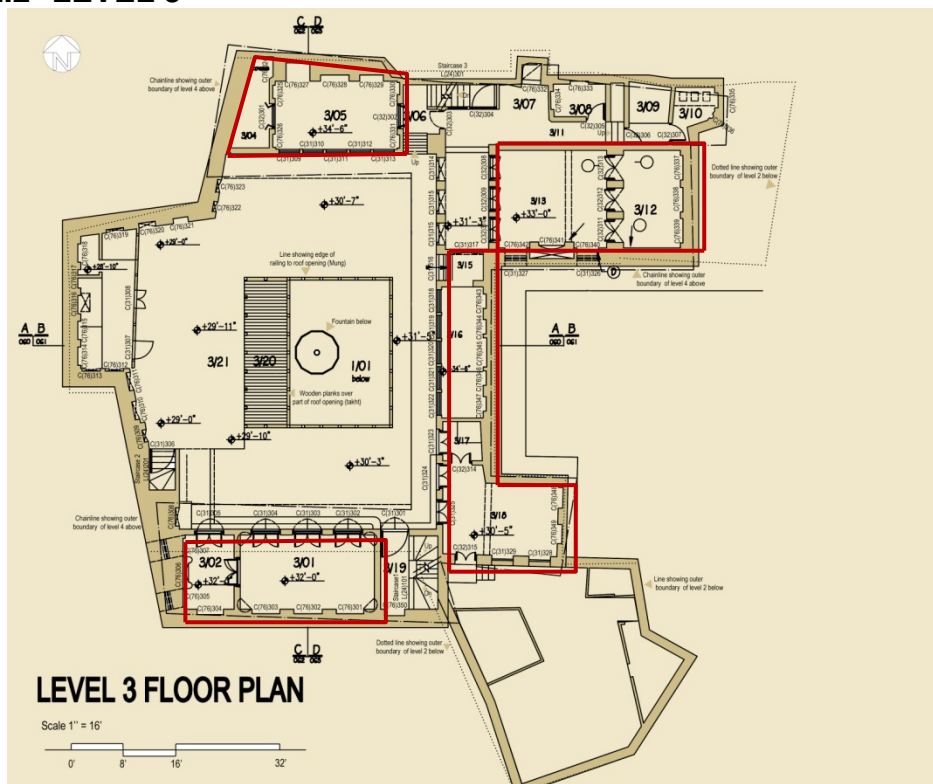
Dismantling Flooring level 3; New Waterproofing

Ref. Drg:

2.1 Site Instructions

- Reasons for Dismantling Flooring
 - Flooring was uneven
 - Investigation carried out showed that brickwork on floor employed new bricks. Originally lime terracing was used.
 - Due to fears that flooring may be in a similar condition as roof level 4 where the timber structure was badly damaged. Further evidence of water retention was visible in the tarseem bandi of roofs on level two rooms.
- Floor level: Investigation led to further understanding of actual floor levels. It was found that the level of timber works such as doors and cupboards was below the existing floor level.
- Removal: All tile flooring and lime terracing to be removed
- Timber: Treat all wooden joists and rafters as in ROOF level 3, 4 to stabilize structure and make serviceable.
- Fill gaps with tiles of timber fillers to even surface
- Anti-Termite: All structural woodwork must be treated with 2-3 coats of anti-termite, BILFEX, of German origin.
- Fill with lime terrace to level of original floor as per investigation
- Do not apply final lime terracing or brick flooring till decision in this regards has been taken

2.2 LEVEL 3



Plan

2.4 Form prepared by

Name: Mariyam Nizam

Designation:

Date:

Signature:

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure:
Decorative Ceiling

Area
Sethi
Mohallah

Structure:

Room No.

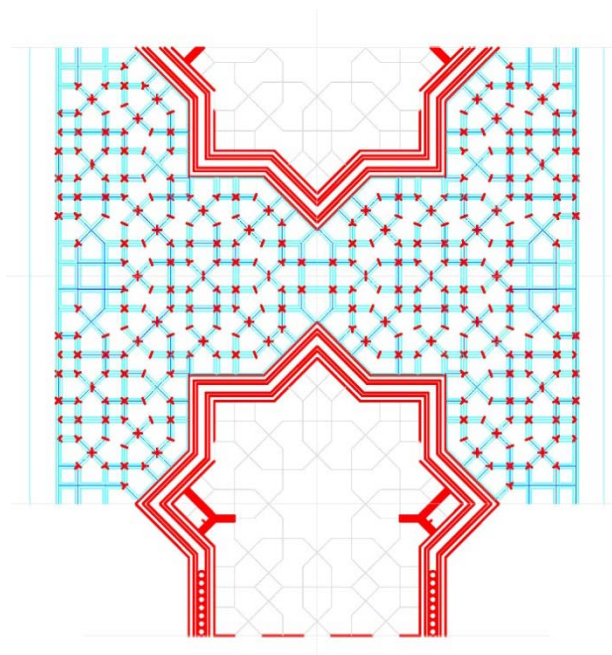
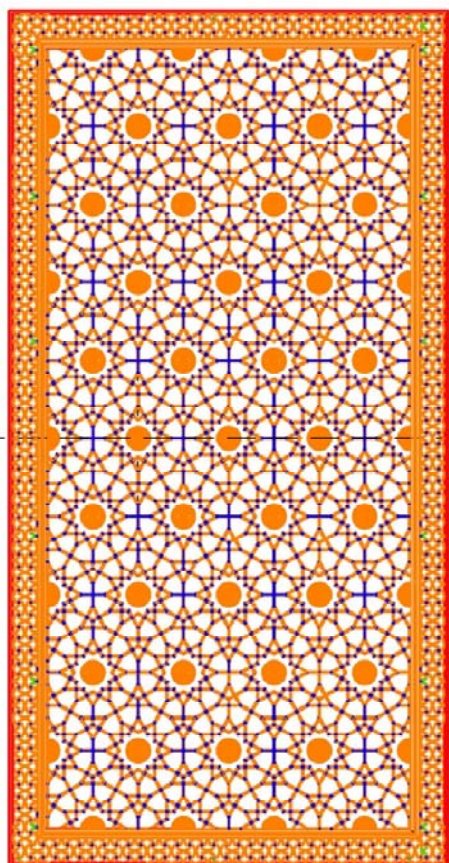
Title of Works:
Tarseem Bandi

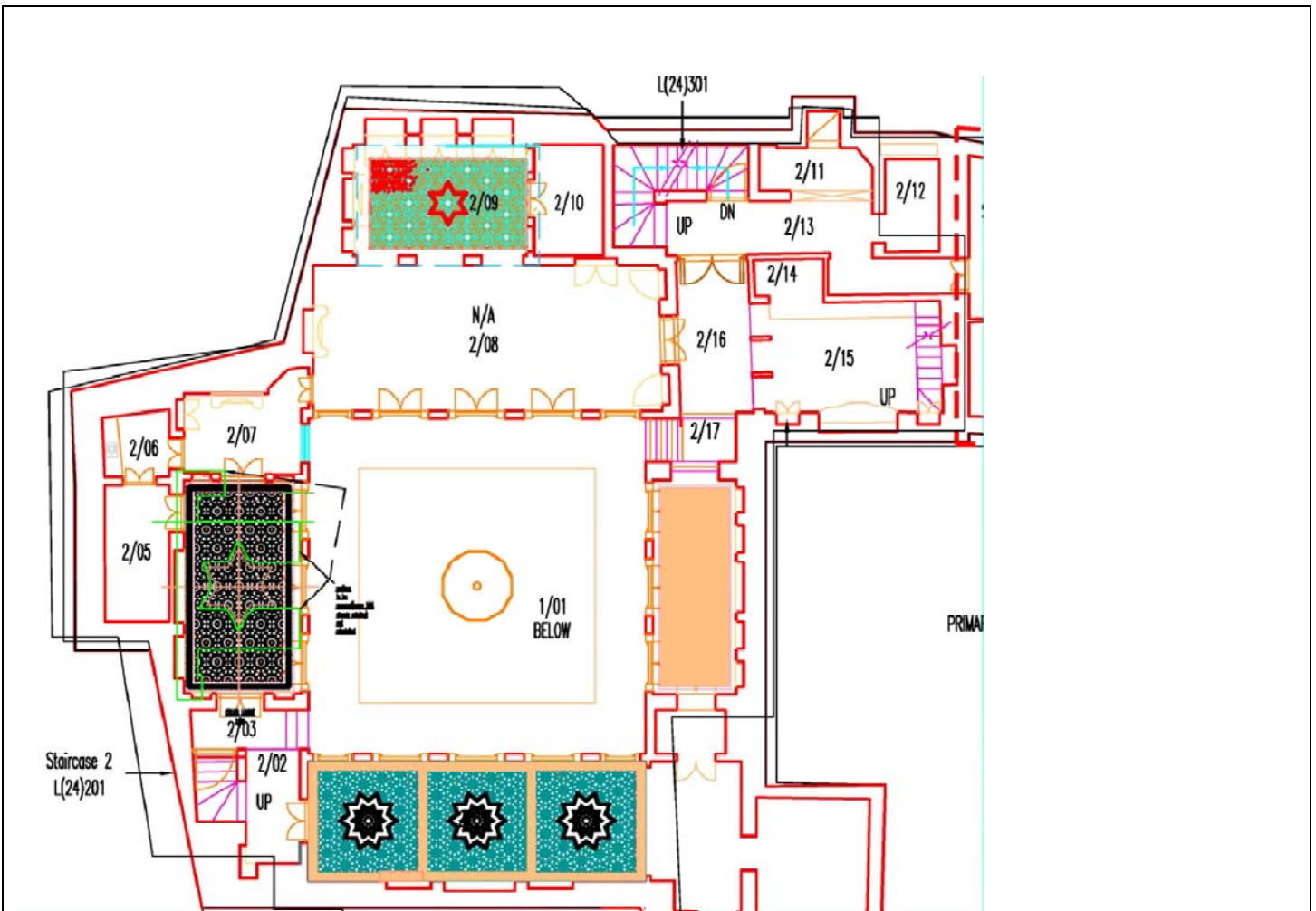
Ref. Drg:

10.1 Site Instructions

1. Check framing of wooden structure above
2. Make drawings of exact size, shape, profile of each unique element
3. Make exact replicas of wooden beading
4. Refix wooden beading according to exact location as recorded on drawings
5. Leave all new tarseem bandi without any treatment, so that the new work is clearly visible until further decision has been taken regarding finishing

10.2 LEVEL 3





Plan 10.3 Form prepared by		Date:
Name: Mariyam Nizam	Designation:	Signature:

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure:
Decorative Ceiling

Area
Sethi
Mohallah

Structure:

Room No.

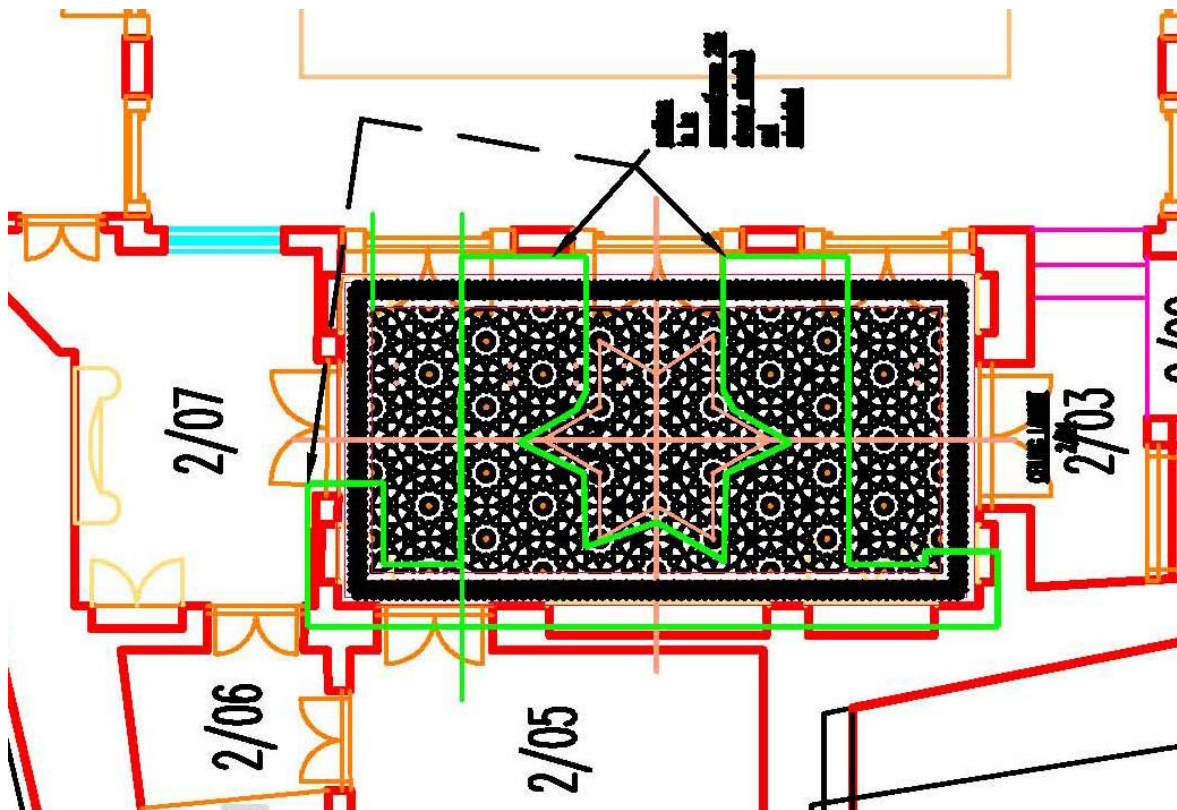
Title of Works:
Tarseem Bandi Room 2/04

Ref. Drg:

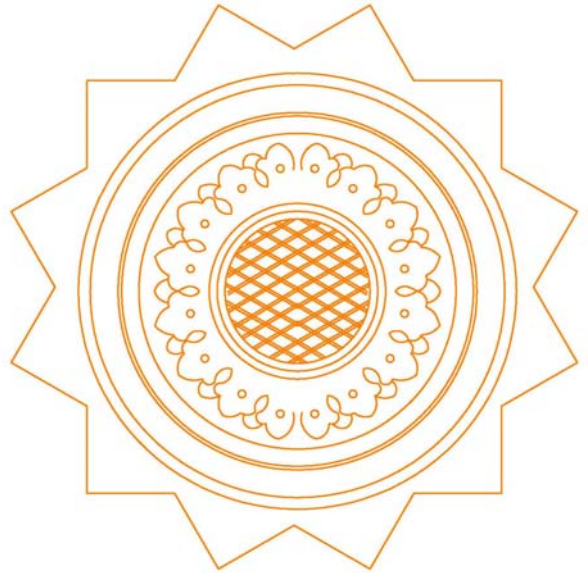
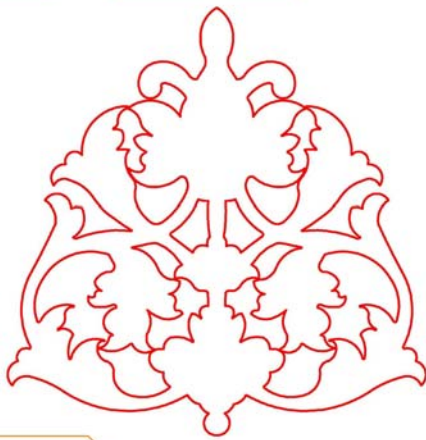
10.1 Site Instructions

1. In view of unsuccessful investigation to locate skilled artisans in Peshawar for the production of the decorative moldings to be attached to the wooden beading of tarseem bandi, it has been decided that Mr. Zulfiqar Gondal should proceed in getting the moldings prefabricated through laser cutting technique in Lahore.
2. Decorative flower piece to be cut into ¼" thick MDF board. Computer aided Digital production machines to be employed
3. A plate for each decorative molding must also be prefabricated.
4. The decorative flower motifs are to be stuck onto the plate with German glue and screwed onto the

10.2 LEVEL 3



Plan



10.3 Form prepared by

Name: Mariyam Nizam

Designation:

Date:

Signature:

CONSERVATION RECORD DOCUMENT
Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure:
Flooring Level -1

Area
Sethi
Mohallah

Structure:

Room No.
-1/

Title of Works:
Dismantling Flooring level -1;

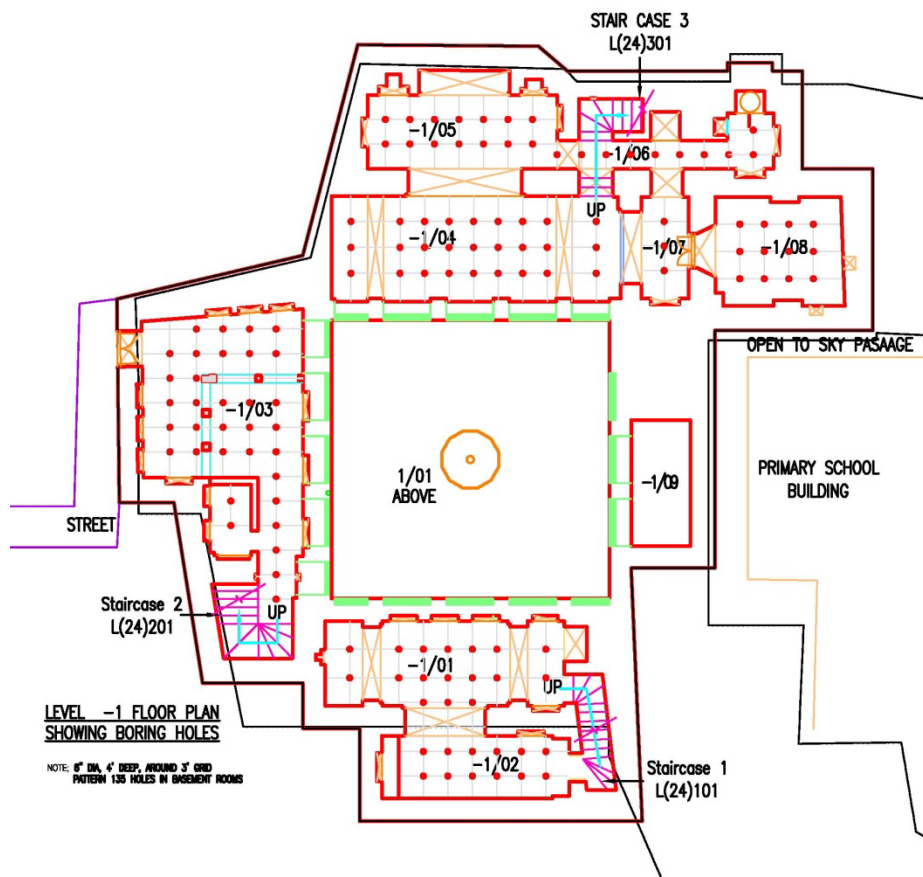
Ref. Drg:

10.1 Site Instructions

1. Investigation: Geotechnical survey was conducted to investigate the reason for inordinate bulge in basement flooring. Geotechnical Engineer, MR. Ejaz Shahid advised the work that had to be undertaken in order to remove the dampness in the basement causing the damage.
2. Removal: Original brick removed
3. Removal: Earth filling up to 1 foot
4. 6"x6" holes to be dug 4 feet deep into the ground along centres marked on the drawings
5. All holes to be filled with pebbles with 1" – 2" diameter
6. Entire surface to be filled with 6"-7" sand
7. Finish with 3" lime terracing 1" below original floor level as determined on site.

NOTE: Remaining 1" left to be later filled with 1"th brick tile or 1"th lime terracing, depending upon decision.

10.2 LEVEL 3



Plan Showing holes that are needed to be made in basement floor

10.3 Form prepared by

Date:

Name: Mariyam Nizam

Designation:

Signature:

CONSERVATION RECORD DOCUMENT

Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure: Mid Historic Portion

Area
Sethi
Mohallah

Structure:

Room No.
4/04, 3/12,
3/13

<i>Title of Works:</i>

Repair of School Side Wall

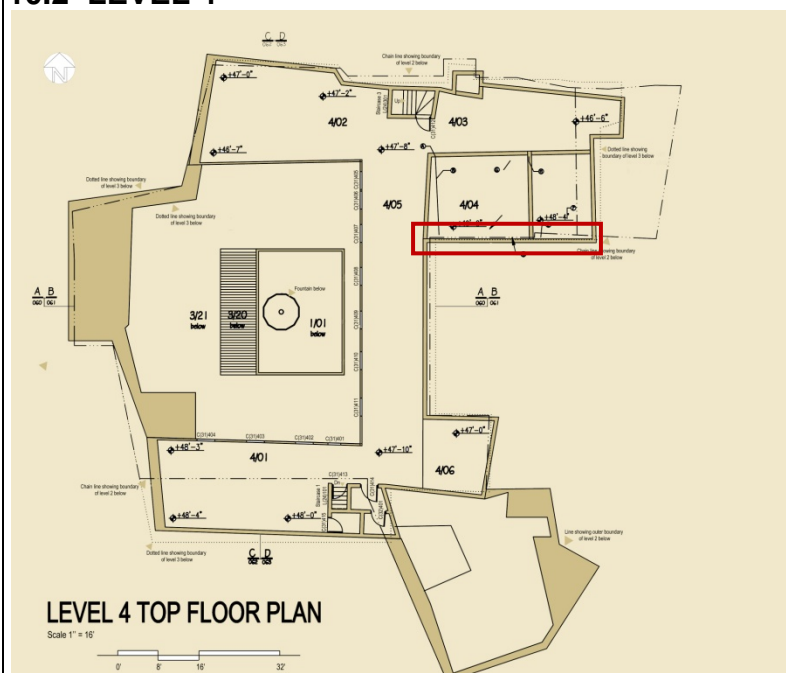
Ref. Dwg:

10.1 Site Instructions

1. Mid historic portion interspaced with cracks. Investigations confirm tilt of wall and emphasis the danger and seriousness of crack along wall that is attached to school. Wall is 32" in width which extends to 34" as it approaches the south east corner
2. Crack to be filled in 2' wide
3. The wall in question is 20" in height, however in view of the examination, it has been found that the deformity is only one brick wide. It has been decided that the only portion where the masonry has been extremely damages must be taken down.
4. The crack should be filled with gypsum-lime water mix
5. The thickness of the fillings must be recorded
6. The actual filling (3"thick and 2" width) must reach the brick work.
7. Additional bricks may be laid to replace the ones removed, but keeping in with the course and bonding as the original. The use of lime Mortar is advised.

NOTE: The bricks that have been taken down must be cleaned and reused.

10.2 LEVEL 4



Level 4

Level 3

Level 2

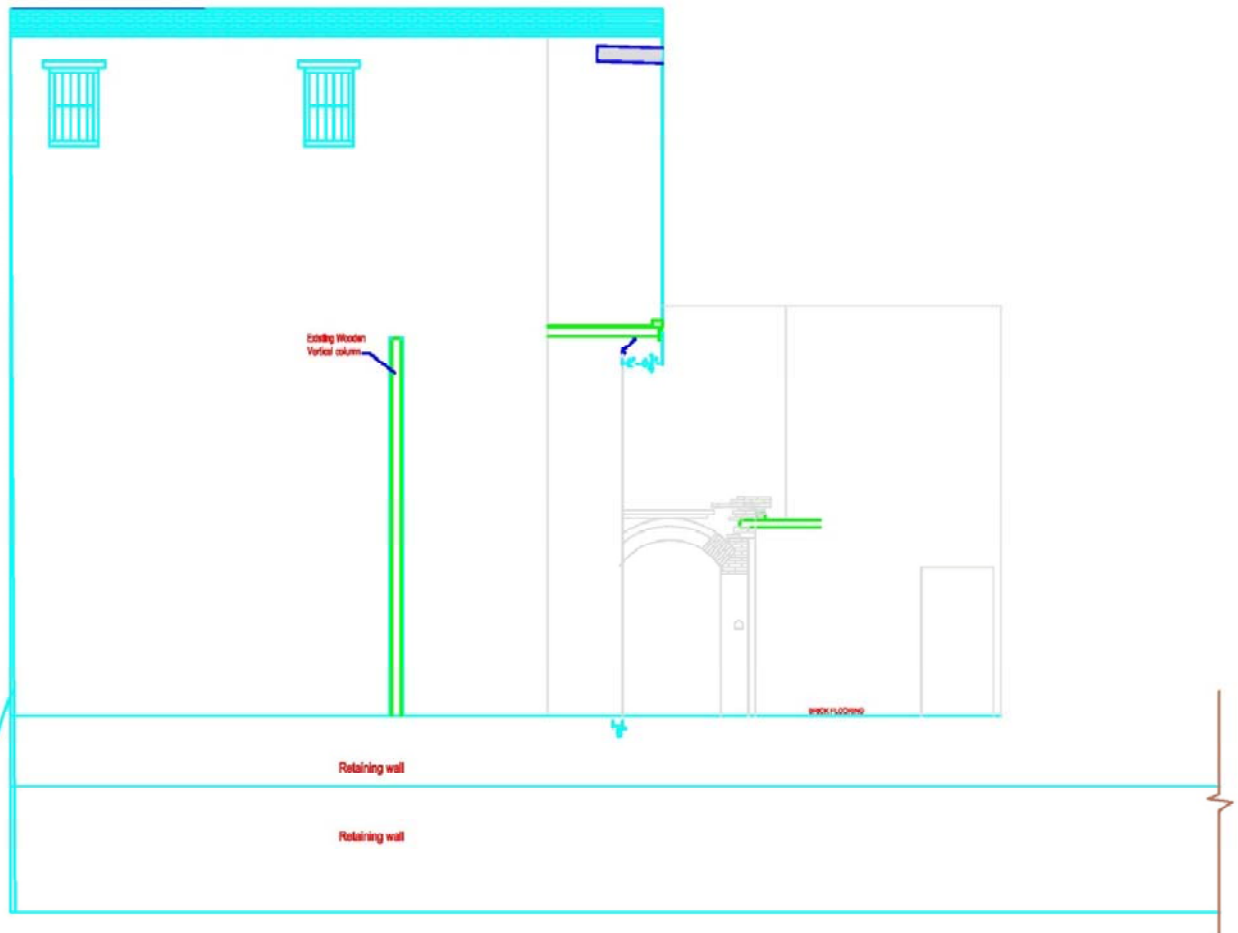
CRACK FILLED

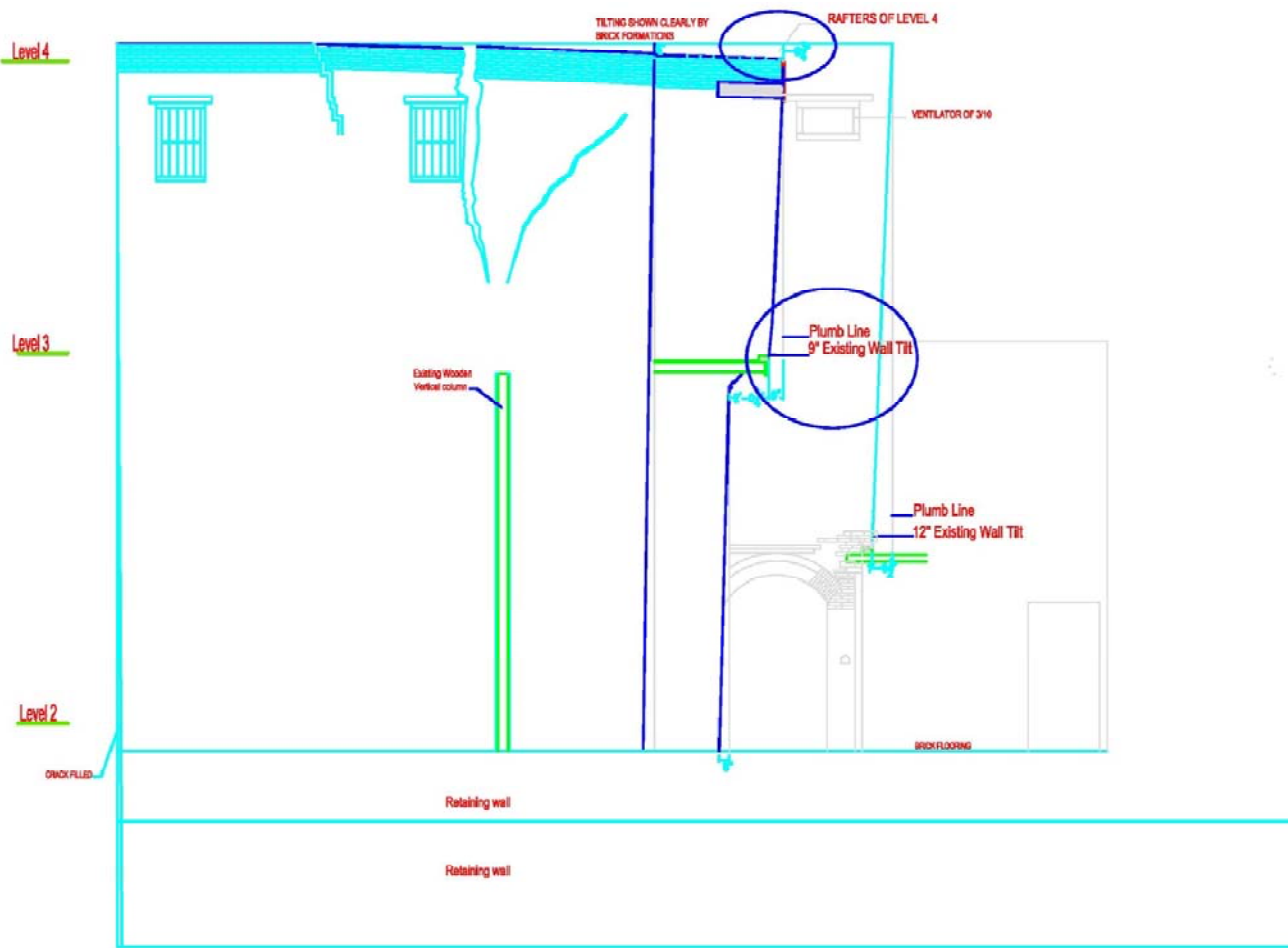
Existing Wooden
Vertical column

Retaining wall

Retaining wall

BRICK FLOORING





Plan

10.3 Form prepared by

Name: Mariyam Nizam

Designation:

Date:

Signature:

CONSERVATION RECORD DOCUMENT

Site Instructions Sheet

Sethi House

10. INSTRUCTION RECORD

Name of Structure:
Roof Level 3

Area
 Sethi
 Mohallah

Structure:

Room No.
 3/21

Title of Works:
 Repair of fractured wooden beam

Ref. Drg:
L(4-)002

10.1 Site Instructions

3/13

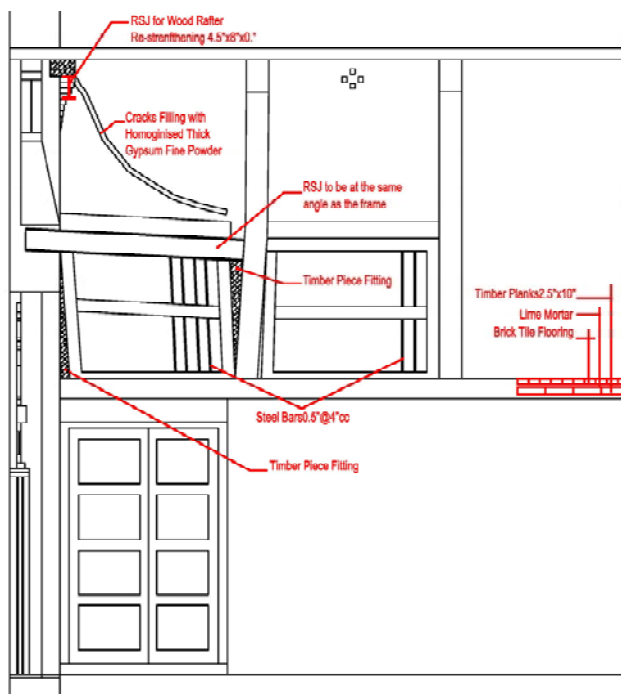
1. Preamble: Fracture on beam has caused a depression in the roof causing a huge hole. As a result, rainwater has been pouring in with no drainage. This has caused extreme damage to the floor as well as the unique tarseem bandi. Since extreme caution was required in order that the structure may not be altered, the roof couldn't be dismantled and work needed to be undertaken with extreme caution.
2. Removal: Existing brick flooring, earth and other filters to be removed hence exposing the location of the fractured wooden ceiling. Checking of other timber element is also required.
3. Scaffolding to be erected to support fragile and dangerous portion. Ceiling supported with special provision of sponge to avoid harming tarseem bandi.
4. RSJ to be placed on top of the fractured beam. Hole to be drilled into wooden beam and bolted to the RSJ. The bolts should be gradually tightened to lift the wooden beam and hence change its position to maintain the required level. Excise extra caution
5. Plates to be placed on the top and bottom and bolted into place
6. Plates to be secured to support fractured portion.

3/18

1. Damaged beam to be replaced with new deodar anti-termite treated beam

10.2 LEVEL 3

Plan



10.3 Form prepared by

Name: Mariyam Nizam

Designation:

Date:

Signature:

CONSERVATION RECORD DOCUMENT

Site Instructions Sheet

SETHI HOUSE.

10. INSTRUCTION RECORD

Name of Structure:
 Bathroom(6'3"X5'0")

Area Mohallah Sethian
Structure: Bathroom
Room No. 3/10

Title of Works:
 Dismantling later period construction on east façade

Ref. Drg:

10.1 Site Instructions

The construction consists of bathroom size 6'3"X5'0"

- On checking of the east wall was found to be tilting beyond acceptable limit that is more than 5 inch in fact the tilting is 12inch – 13inch.

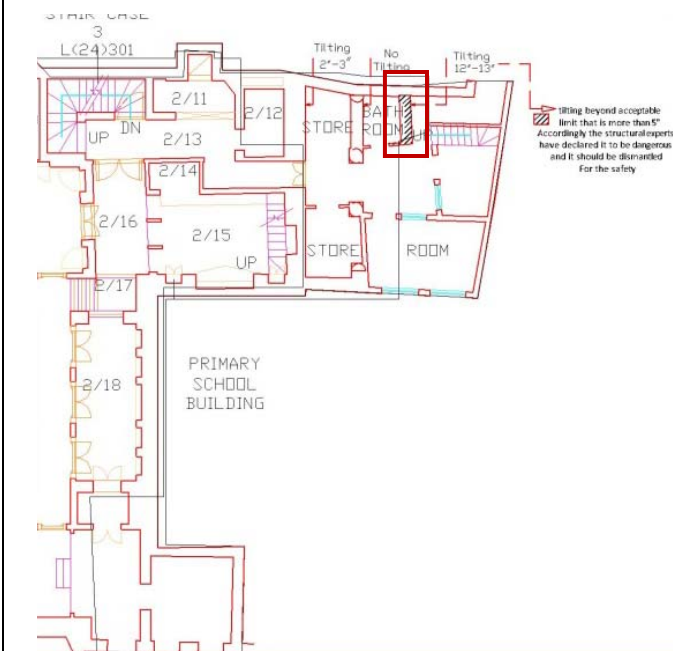
Accordingly the structural experts have declared it to be dangerous and it should be dismantled
 For the sake of safety

- It is clear that it is a later period construction for the following reasons
 - There is no bond between the saying room and the other part.
 - It is blocking the arch of the eastern façade. Shown in attached drawings.
 - It is than that the upper portion of the wall was demolished to make place for the new bathroom.

For the above reasons and for the sake of public safety as well as a stabilization of original structure It has been decided to dismantle the wall of the bathroom as shown in attached drawing.

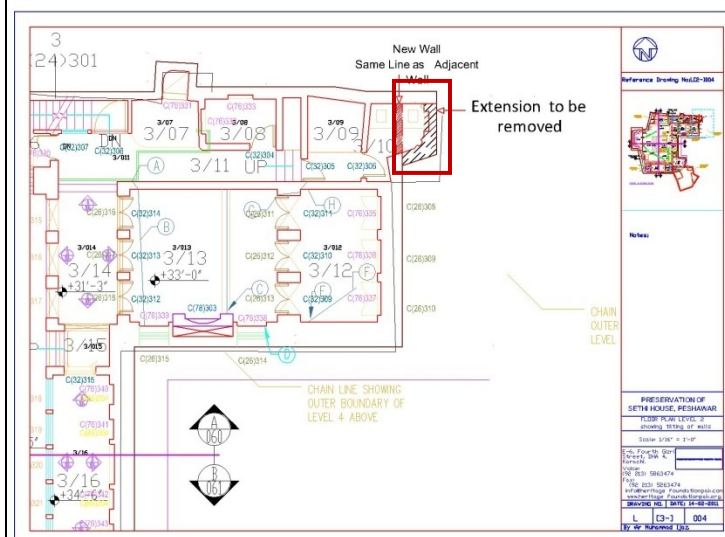
- Full documentation of the portion has been completed and is available for reviewing anyone interested.

10.2 LEVEL 2



Plan

10.3 LEVEL 3



Plan

10.4 Form prepared by

Date: 28/04/2011

Name: Ar Muhammad Ijaz

Designation: N/A

Signature: