

REPAIRS & ALTERATIONS TO MILL FARM OUTBUILDINGS

Mill Farm Barn Outbuildings, Mill Lane, Wadenhoe

SCHEDULE OF WORKS

1.	BARN	
1.1	Roof	
1.1.1	Erect scaffolding and provide fall arrest measures.	
1.1.2	Strip and salvage existing clay pantiles. Strip battens and rafters	
1.1.3	Check existing roof timbers and wall plates for rot and infestation. Repair and treat as necessary.	
1.1.4	Retain principal trusses and strengthen purlins by adding new timber purlins alongside existing.	
1.1.5	Provide lateral support to roof at eaves and verges.	
1.1.6	Supply and fix new rafters, battens and semi permeable roof membrane.	
1.1.7	Re-fix salvaged pantiles and ridge tiles including supply of matching reclaimed tiles.	
1.1.8	Supply and fix black powder coated aluminium round section gutters on rise and fall brackets and downpipes.	
1.2	External walls	
1.2.1	Repair vertical cracks on all four corners using Helifix crack stitching bars	
1.2.2	Rake out and re-point external joints in lime mortar.	
1.2.3	Tie bars and plates are to be retained Wire brush and paint with two coats black Hammerite.	

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1.3	<u>Floor</u>	
1.3.1	Dig up and reduce floor level by 450mm. Cast 150mm concrete slab reinforced with A143 mesh on 1200 gauge polythene DPM and 150mm hardcore. Engineering brick threshold to doorway.	
1.4	Windows and doors	
1.4.1	Check timber lintels and replace any that are rotten with Oak lintels	
1.4.2	Supply and fix FLB Oak doors and frame to front and rear elevations.	
1.4.3	Supply and fix two oak framed flush casement windows with sealed unit double glazing.	
2.	CART LODGE	
2.1	<u>Roof</u>	
2.1.1	Erect scaffolding and provide fall arrest measures.	
2.1.2	Strip and salvage existing clay pantiles. Strip battens.	
2.1.3	Check existing roof timbers and wall plates for rot and infestation. Repair and treat as necessary.	
2.1.4	Retain principal trusses and strengthen purlins.	
2.1.5	Supply and fix new battens and semi permeable roof membrane.	
2.1.6	Re-fix salvaged pantiles and ridge tiles including supply of matching reclaimed tiles.	
2.1.7	Supply and fix black powder coated aluminium round section gutters on rise and fall brackets and downpipes.	
2.2	External cladding & doors	
2.2.1	Remove cladding and gate and form opening on east side of building by removing central steel post and inserting beam over opening.	

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2.2.2	Enclose either side of opening with shiplap board on timber studs. Double FL doors and frames. All timber in softwood.	
3.	SERVICES & DRAINAGE	
3.1	<u>Services</u>	
3.1.1	Excavate trench from Mill Lane for new water and electricity supplies. Reinstate after installation of services.	
3.2	<u>Drainage</u>	
3.2.1	Lay new surface water drainage connected into existing system on east (farm yard) side and to new soakaway on west (dwelling) side.	

Notes

- Structural works to be to structural engineer's design
- Electrical works (lighting & power) to be carried out as a separate contract.
- To be read in conjunction with CMPS drawing numbers 20.10.01 and 20.10.05

26.04.21.