

REPAIRS & ALTERATIONS TO MILL FARM OUTBUILDINGS

Mill Farm Barn Outbuildings, Mill Lane, Wadenhoe

SCHEDULE OF WORKS

1.	BARN	
1.1	<u>Roof</u>	
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	<u>External walls</u>	
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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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 Services

3.1.1 Excavate trench from Mill Lane for new water and electricity supplies. Reinstate after installation of services.

3.2 Drainage

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.