

Works undertaken by:  
Hadleigh Carpentry and Building Ltd  
Granary Barn, West End  
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## **Schedule of Repair – Birch Barn 2021**

Birch Cottage, Brockweir Common, Brockweir, Gloucestershire, NP16 7NU

### **Works undertaken February-March 2021:**

- Stone boundary wall to the parking area reduced in height to 900mm to establish visibility splay
- Removal of corrugated tin roof
- Dismantled loose stone & taken down upper section of internal stone wall
- Replacement of existing rotted timber aperture lintels with oak lintels
- Installation of integrated bat and bird boxes
- Walls built up to level using on-site stone and lime mortar (as shown on approved drawings)
- Pointing with lime mortar
- Stabilisation of walls using a heli-bar & roof trusses according to structural engineers report (see reports JAC\_19\_14 & JAC\_21\_051)
- Inspection pits dug and foundations assessed and considered adequate by structural engineer (in September 2019) (see report JAC\_19\_14).
- Installation of timber frame roof according to structural drawings see (JAC\_21\_051)
- Installation of reclaimed Welsh slate roof with roof lights as per approved drawings, cedar weatherboard & bat access slates

### **Further Works**

- Installation of oak framed windows and oak front-door.
- Installation of insulated lime-crete floor to lower ground floor and upper ground floor
- Roof & walls insulated. Walls insulated with breathable materials in consultation with Tony Gwynne FOD building control.
- Installation of rainwater soak-away & septic tank
- Guttering and downpipes
- Connection of electricity + 1st and 2nd fix electrics
- Installation of air-source heat pump to rear of property (facing away from and invisible from the road) and underfloor heating
- Woodburner installation with external metal chimney as shown on approved drawings
- Staircase linking from lower ground entrance to upper ground floor with new timber floor over bathroom
- Kitchen and Bathroom installation and connection to septic tank and rain water soak-away & water butt for garden irrigation.
- Painting, decorating, flooring and interior finishes