

## SCHEDULE OF WORKS

Application for Listed Building Consent - Remove internal plumbing and wiring as necessary for access. Southern flank wall and part of front wall as shown on plan 1. Remove external cement based render to a line following the lower edge of the faux timber detail, to enable new render join to be hidden.

Inspect oak framework from outside once revealed and repair with new sections of oak on a like-for-like basis. All small-scale repairs to use air-dried oak of good quality. All new timbers (sole plates) to be good quality green oak of appropriate sections. All joinery to be mortice and tenons with hand-cleft oak framing pegs.

Studs with decay will be scarfed as appropriate, new sections fixed with stainless steel coach screws. Any short tenons to be strengthened with hidden stainless steel L-brackets. Make any necessary repairs to supporting brickwork with new soft red bricks (if required) and a coarse lime mortar pre-mixed from Anglia Lime/Best of Lime. Repair infill panels as necessary with reconstituted daub. Victorian brick infill panels to be repaired, modern brick infill panels to be changed to sheep's wool and lath/lime internal plaster. Repairs/replacement of infill with insulation subject to nature of fabric uncovered following removal of render.

Reinstate render including faux timber detailing with a coarse lime render (Anglia Lime/Best of Lime pre-mixed), using sawn oak lathes as backing.