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# SCHEDULE OF REPAIRS

## TO TOWN MEADOW COTTAGE, THE COMMON, STUSTON, DISS, IP21 4AA

JOB No.: 471

DATE: Oct 2021

ISSUE: **A** **First Issue**

## **1 SECURITY / PROTECTION**

- 1.1 Contractor is to ensure house is fully secure and weather tight when replacing roof finish and replacing windows and doors.
- 1.2 The existing envelope of the house needs protecting from further damage during the works.

## **2 MAIN ROOF**

- 2.1 Strip the entire roof of thatch and any timber battens etc and remove from site.
- 2.2 Clean rafters and roof timbers.
- 2.3 Roof structure to be repaired as advised by engineer's details.
- 2.4 New rafters to whole roof fitted between existing and new ceiling joists over dressing room / ensuite area as engineer details and architectural drawings.
- 2.5 Lay **Thatch Flexi** fabric over the rafters to provide one hour fire barrier (B.S. 476: Part 3 2004) Classification EXT.S.AA. (In the event of a thatch fire, the thatch is sacrificial and untreated) The Thatch Flexi is a lightweight glass fibre fabric coated both sides with a polyurethane polymer containing micronised aluminium. Fixing and lapped joints to be strictly in accordance with manufacturer's recommendations.
- 2.6 Install 25 x 50mm treated battens over the membrane to allow for airflow.
- 2.7 New LONG STRAW thatch is to be laid as advised by specialist master thatcher, to a minimum thickness of 350mm, complete with decorative ridge.
- 2.8 Install 15mm Cembrit woodwool board between rafters and finish with 12mm lime plaster to leave timber rafters exposed as existing to vaulted sections.

## **3 WINDOWS AND EXTERNAL DOORS**

- 3.1 Carefully remove existing windows and external doors which are to be replaced and remove from site. Note front entrance door is to remain and be reused.
- 3.2 Install new windows and doors, as detailed on drawings. Ensure openings are measured carefully before manufacture. Ensure existing mullions remain as noted on drawings.
- 3.3 Decorate windows and doors in colour to match existing.

## **4 PLINTH TO EXTERNAL WALL**

- 4.1 Carefully remove existing cement render and plaster finish.
- 4.2 Carefully remove the existing rotten timber sole plate from whole of cottage. Replace with new oak sole plate of size to match existing. Set higher than existing if necessary to allow studs to be morticed into the new plate.
- 4.3 Carefully remove the existing brick / block plinth and replace with new clay brick plinth with lime mortar, all as structural engineer details, including any

sequencing instructions. Build upto plate level with DPC between brick and timber as detailed.

- 4.4 Externally apply lime render by Anglia Lime Company (or similar approved) all strictly in accordance with manufacturer's instructions by plasterers experienced with lime products. 25mm total thickness (minimum two coats) Angliamix chalk and lime putty based render, 1 part lime to 3 parts chalk with the addition of goat hair included at 12kg/m<sup>3</sup>. Use stainless steel stop bead approximately 10mm above ground level as detailed
- 4.5 Internally apply lime plaster, by Anglia Lime Company (or similar approved) all strictly in accordance with manufacturer's instructions by plasterers experienced with lime products. 12mm Angliamix chalk and lime putty based plaster, 1 part lime to 3 parts chalk with the addition of goat hair included at 12kg/m<sup>3</sup>.
- 4.6 Paint with traditional limewash, with pigment colour to client approval, by Anglia Lime Company (or similar approved).

## 5 EXTERNAL WALLS – TIMBER FRAME ABOVE PLINTH

- 5.1 Carefully remove existing cement render and modern infill materials from timber frame. **All historic wattle and daub infill panels are to REMAIN.** Clean and repair framework as advised by engineer's details.
- 5.2 Externally fix 32 x 6mm riven oak laths with 6mm gaps between and staggered joints. Use stainless steel 32mm conical nails. Apply lime render by Anglia Lime Company (or similar approved) all strictly in accordance with manufacturer's instructions by plasterers experienced with lime products. 25mm total thickness (minimum two coats) Angliamix chalk and lime putty based render, 1 part lime to 3 parts chalk with the addition of goat hair included at 12kg/m<sup>3</sup>. Use stainless steel stop bead above DPC level as detailed.
- 5.3 To areas with no existing wattle and daub infill panels between, tightly fit Thermafleece sheeps wool insulation between the timber frame, 15mm Cembrit woodwool board and 12mm lime plaster to leave inner framework exposed. Internally apply lime plaster, leaving timber frame faces exposed, by Anglia Lime Company (or similar approved) all strictly in accordance with manufacturer's instructions by plasterers experienced with lime products. 12mm Angliamix chalk and lime putty based plaster, 1 part lime to 3 parts chalk with the addition of goat hair included at 12kg/m<sup>3</sup>.
- 5.4 Paint with traditional limewash, with pigment colour to client approval, by Anglia Lime Company (or similar approved).

## 6 GROUND FLOOR

- 6.1 Carefully dig out existing floor to engineer's instructions to maintain integrity of existing house structure. Do not undermine existing walls. Level reduction to suit installation of new breathable limecrete floor.
- 6.2 Floor finish must be a breathable finish, to client's choice. Floor to be Ty-Mawr system (or similar approved) and consist of 100mm Limecrete screed with 40mm insulated cork perimeter strips, underfloor heating pipes if required clipped to rail and Geogrid system, on geotextile membrane

wrapped around Glapor recycled foamed glass gravel insulating hardcore sub-base. Thickness of this sub-base is to be confirmed by the engineer/specialist installer (120mm minimum thickness – typically about 250mm thick).

## **7 FIRST FLOOR TO NEW DRESSING ROOM AND ENSUITE AREA**

- 7.1 Carefully remove existing floor boards and ceiling finish to expose the framework. 'Flatten' existing wide boards ready for reuse.
- 7.2 Install timber fillets and battens over the top of the existing joists to level the floor from the high point in the centre.
- 7.3 Reinstall timber floor boards, making up with matching boards as required.
- 7.4 Install 15mm Cembrit woodwool board between joists and finish with 12mm lime plaster to leave timber joists exposed as existing.

## **8 FIRST FLOOR TO BEDROOM AREA**

- 8.1 Carefully remove existing floor boards and ceiling finish to expose the framework. Existing central beam is to be jacked up and the east bay joists lowered against the dividing wall to level out the floor as much as practicable, all to engineer's details.
- 8.2 Reinstall timber floor boards, making up with matching boards as required.
- 8.3 Install 15mm Cembrit woodwool board between joists and finish with 12mm lime plaster to leave timber joists exposed as existing.

## **9 EXISTING CHIMNEY**

- 9.1 Carefully remove chimney down to ground floor fireplace level. Keeping bricks for reuse.
- 9.2 Form new wider inglenook fireplace with new oak bressumer over opening as detailed. Point up internal brick face with fireproof mortar.
- 9.3 Repair monopitch roof over bunker / oven with tiles to match existing where missing.
- 9.4 Rebuild chimney in reused bricks and made up with bricks to match with all external pointed in lime mortar, incorporating new flue.
- 9.5 Install new sealed wood burning stove with closure plate at bressumer level and twin skinned insulated flue above within rebuilt chimney (to keep temperature of flue to a minimum).