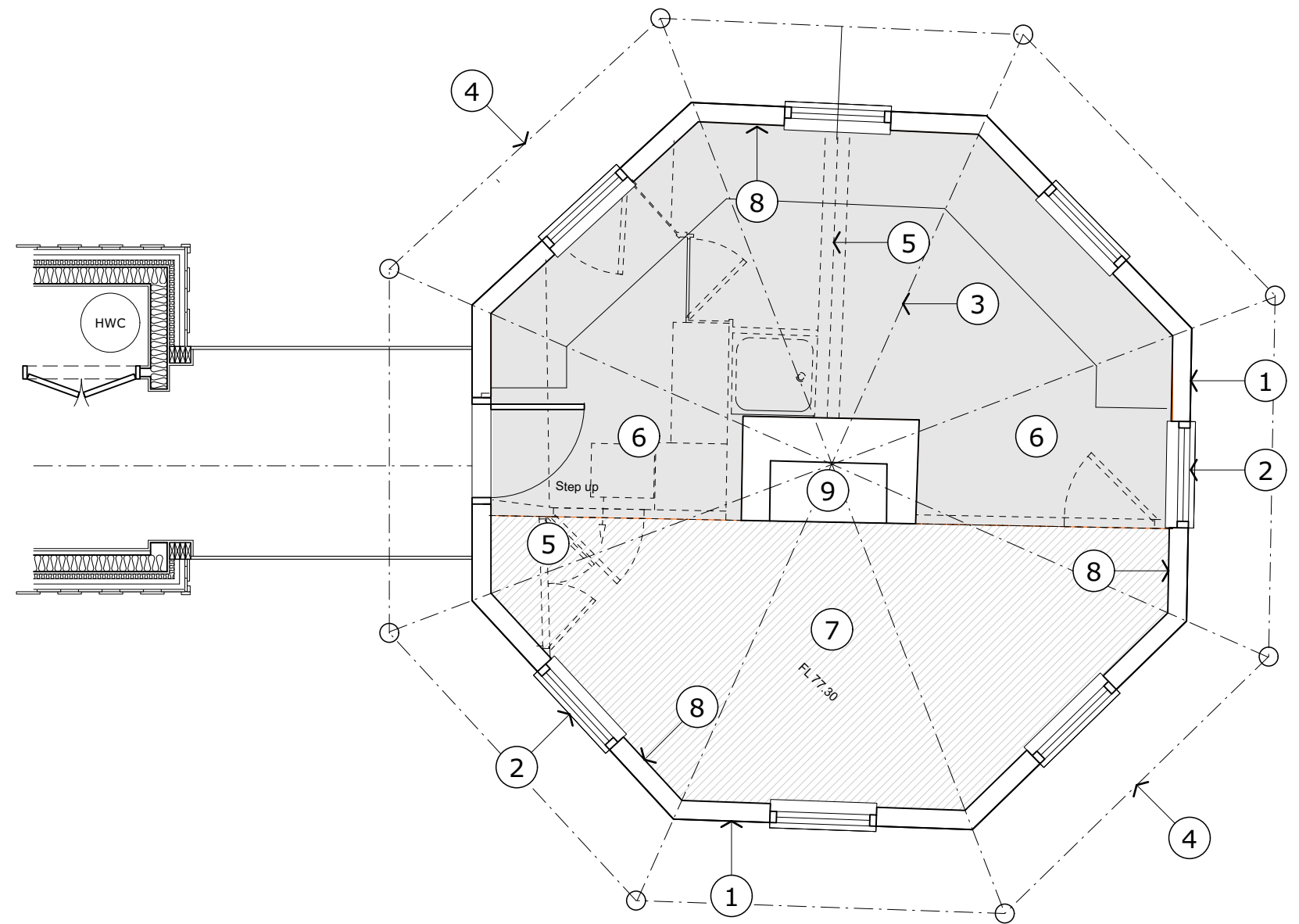


Schedule of Repair Works

1	<p>Carefully remove render and lath and plaster finishes to existing external timber frame walls, and denail timbers as required. Expose and brush down all timbers and inspect for decay, beetle attack and other defects. Where soleplates are affected by damp / decay carefully saw through stud tenons as required and remove damaged sections or plate. Re-bed and stabilise any loose brickwork, all bricks to be laid in a ready mix lime mortar supplied by Anglian Lime Company. Replace soleplate sections with new treated sawn softwood of same cross section. It is assumed all existing soleplates are softwood if Oak is encountered replace with green oak sections. Provide half lapped and screwed joints with any remaining soleplate lengths and at changes in direction. Allow to fix hyload or similar DPC to underside of plate and bed in lime mortar. Existing studs (in sound condition) to be fixed to soleplate with galvanised steel angles. Use stainless steel if in connection with oak. Where decay is found in base of studs allow to cut back to sound timber and form half lap joint repair with new section of treated softwood sized to match existing. Timber frame to be carefully inspected to identify any further areas of repair, replacement of existing timber to be kept to a practical minimum. If former or active beetle attack is encountered allow to spray treat timber with water based insecticidal solution applied in accordance with manufacturer's instructions.</p> <p>Upon completion of all repair, treatment and structural alteration works fully infill all voids in timber frame with Knauf Dritherm 32 Ultimate mineral fibre batts carefully cut to friction fit between timbers. Overline timber frame externally with a vapour permeable membrane to protect the structure during the works. Line walls externally with 15mm Savolit, Heraklith or similar approved wood wool board product, but jointed over stud positions and fixed in accordance with manufacturer's instructions. External finish to comprise Fibrechalk lime plaster supplied by Anglia Lime Company. Fibrechalk to be applied in two even coats to a maximum 20mm thickness and finished with a light textured surface in accordance with manufacturer's instructions. Decorate with Earthborn Silcate exterior breathable masonry paint system or similar product.</p>
2	Reveal original Lancet head window openings or carefully form new openings to match existing as appropriate. Build in new hardwood sliding sash window (refer to separate joinery detail drawing) set flush externally with face of new lime plaster finish prior to plastering.
3	Carefully remove existing roof thatch, disengage original steel thatching crooks and set aside for potential re-use. Roof timbers to be fully exposed and structure inspected for signs of damage or decay. Repairs to be agreed with Listed Buildings Officer and Structural Engineer consulted where necessary. Timbers to be treated where necessary as for walls. Cover roof with vapour permeable membrane to protect building during renovation works. Roof to be recovered with new thatch to match existing (assumed long straw - to be verified) by Specialist Contractor. Junction at chimney to be kept simple without blockcut 'ridge' detailing and new Code 4 Lead apron flashing provided, lead wedged and pointed into chimney mortar joint.
4	Existing roof overhang to be completely overhauled and repaired to replace plaster soffits, outrigger joists and perimeter ring beam. Retain and fully brace existing pole supports prior to carefully removing decayed overhang soffits. Where possible retain existing full length ceiling joists where condition permits. Where ends are decayed cut back to external wall line and provide new matching section in treated softwood lapped and bolted to existing. Remove all outrigger timbers spanning between external wall and perimeter ring beam and replace with new treated timber sections. Provide all necessary temporary support to rafters and carefully disengage perimeter eaves beam from pole supports and rafter ends. Replace perimeter eaves beam with new treated timber sections to match existing. Form half lap joints at all pole support positions and provide 20mm stainless steel dowel bar connection through beam timbers and 150mm into top of pole support. Refix existing rafters and joists where possible with new galvanised angle cleats and provide new 50 x 100mm treated timber outriggers at max. 400mm centres fixed to external wall plate and new perimeter beam. Overhang soffit to be lined with woodwool boards and lime plaster finish as for external walls. External face of perimeter beam to be clad with Ex. 25 oak fascia board of sufficient depth to project 20mm below soffit lining.
5	Building interior to be fully stripped out taking care not to damage finishes to external walls where possible. Isolate all services and remove all pipes, cables, sanitaryware, plumbing and electrical fittings. Remove partitions, cupboards, kitchen furniture, floor covering etc, and cart away all debris. It is recommended that the Client undertakes a preconstruction Asbestos Survey prior to carrying out the works.
6	Existing concrete screed floor on polythene DPM to be taken up and sub-grade reduced to suit new construction levels. Sub-grade to be mechanically compacted and overlaid with 100mm concrete base with a 12 x 100mm bitumen impregnated fibre board joint strip between concrete and existing brickwork. Lay 1000 gauge polythene DPM to top of slab and overlay with 100mm flooring grade PIR insulation board, with 20 x 165 PIR edge insulation board placed against existing plinth brickwork. Overlay insulation with an approved polythene vapour control and isolating membrane and lay nominal 65mm thick 1:3 cement and sand fibre reinforced screed. Floor screed to have FlexiDry F3 or similar approved additive to reduce screed drying time from 65 days to 14 days. Fast drying screed additive to be used in accordance with manufacturer's instructions. Overlay with stone or ceramic tiles to Client selection.
7	Existing floor bricks to be carefully lifted and all salvageable bricks to be cleaned and set aside for re-use. Sub-grade to be excavated and new floor build up provided as for Note 6 at a slightly deeper excavation to allow for depth of reclaimed flooring brick and mortar bedding. Flooring bricks to be relaid in same pattern as existing, bed and pointed in lime mortar.



8	Existing lath and plaster walls to be fully assessed after soleplate and timber frame repairs, and openings have been created for new windows. Any remaining sections of lath and plaster in sound condition is to be retained however due to the extent of the interference and the potential fragile nature of the material it is anticipated that salvageable areas will be limited although it may be possible to retain the timber laths. Internal finishes to be made good with softwood laths and Fibrechalk lime plaster supplied by Anglia Lime Company. If none of the laths are salvageable the walls can be lined internally as for external wall Note 1.
9	Carefully remove all batten framing and plasterboard linings to existing chimney stack. Remove existing painted pine fire surround and tiled hearth. Remove lime plaster and cement based render repairs from stack and brush down exposed brickwork face to remove all loose and friable material. Make good damage caused by cable entries etc. Following inspection allow to rake out mortar joints to a minimum depth of 15-20mm and repoint with pre mixed lime putty mortar as previously noted, finished with a lightly brushed joint. New selected Hetas approved Wood Burning Stove to be installed by Specialist. Existing flue and chimney to be inspected by Specialist and upgraded with new Class A flue liner as required. Ensure chimney pot terminates min. 1.8m above uppermost level of new thatched roof. If found to be short, remove pot and flashing increase height of brickwork in bricks to match existing, re-bed chimney pot and make good flashing.

Contractor is responsible for all setting out and must check dimensions on site before work is put in hand.

Written dimensions only to be taken, this drawing must not be scaled.

JAP Architects to be immediately notified of suspected omissions or discrepancies.

Revisions		Revisions	

J.A.P. Architects

MARKET HILL, CLARE, SUDBURY, SUFFOLK, CO10 8NN
 Telephone: (01787) 279490 - Email: enquiries@japarchitects.co.uk
 Website: www.japarchitects.co.uk



Project	Proposed Renovation & Extension to The Round House, Denston for the Denston Hall Farms Ltd.		
Title	Round House - Schedule of Works		
Scale	1 : 50 @ A3 page size	Date	Mar 2022
Revisions			
Drawing No.	19010-10		