SCHEDULE OF WORK 14.04.2022

NB: This document is for planning purposes and not for use to instruct contractors. The building in its current form is in very poor condition. Prior to any further survey or invasive remedial work it is imperative that the whole structure be fully supported by use of a full cage scaffold complete with all bracing and supports as may be specified by a consulting engineer fully experienced with work on listed buildings of this type.

1. SUBSTRUCTURE : There does not appear to be any evidence for sub structural failure and therefore underpinning is not proposed within the context of repair of the existing structure. It is however noted that additional loads will be imposed by use of further internal structure as part of the proposed alterations. Suitable support and strengthening will be needed as advised by a retained consulting structural engineer.

2. FLOORING : The earthen ground floor to be excavated as needed to achieve the necessary headroom. The amount of material to be removed is relatively modest (300 mm or so) and disruption of the fittings is not anticipated. Replacement is to be insulated limecrete (ex Ty Mawr, Llangasty - or similar). The first floor to be suspended timber borne on new structural walling compliant with current building regulations.

3. MASONRY WALLING : The original plinth walling is extant to most of the perimeter walling with the exception of the walling between the front entrance doors and the adjacent full height section. It is proposed that this section be completely rebuilt reusing the existing stone and laying with similar bond to the existing in a lime based mortar. The full height masonry to be pointed and consolidated in lime based mortar. An internal lightweight block wall to be provided with cavity and full fill mineral wool insulation all supported on limecrete footings as specified by a structural engineer.

4. OAK WALL FRAMING. The cruck blades are distorted and elements missing. It is proposed the blades be righted and trued and the missing elements replaced in particular the dovetailed tie blades which locate to the vertical walling. The existing side frames to be retained intact but infilled with additional treated softwood framing to achieve centres no greater than 600 mm. The voids to be infilled with insulation. The exterior to have further insulation cladding followed by OSB sheathing, vapour permeable membrane, ventilated void and horizontal board cladding. The interior to have wood wool board and lime plaster finish.

5. ROOF STRUCTURE AND CLADDING : The sheet metal to be removed and carted away. The roof to be repaired as per the structural engineers advice. Any defective rafter material to be augmented by fitting additional treated softwood. The rafters to have vent felt over followed by treated timber lath and natural slate finish. The rafters to have insulation infill between and below to current building control standard. Internal finishes to be wood wool board with lime plaster finish. The building does not currently have gutters, one of the reasons the cladding and walling condition has deteriorated. It is proposed that galvanised steel gutters and downpipes are provided with rainwater dispersal to the pond or soakaways at least 5 metres from the building.

6. JOINERY : The existing doors to be reconstructed in oak using the existing remnants as patterns. Openings to be retained as found and new openings formed where needed to similar size and pattern. All joinery to be provided in seasoned oak. All glazing to be to the current minimum standard using 'warm edge' sealed units.

7. EFFLUENT DRAINAGE. Disposal to be by use of a proprietary effluent treatment plant to the design and specification as supplied by H & H Drainage Ltd.,