



PETER HUMPHREY
ASSOCIATES

External and internal works to Listed Building including demolishing works and extensions, erection of garden structure, conversion of storerooms to annexe and works to roof, change of use of land to domestic use.



Mr P Hawes

Schedule of Works

Revision: A
Date: 13/05/2022
Job No: 6443

Ducans Farm House
Lynn Road
Tilney All Saints
Norfolk
PE34 4RU

Description of development: Retrospective erection of single-storey side and rear extension with outbuilding structure, including internal and external alterations.

Schedule of Works on Room-by-Room basis:

Ground Floor:

Kitchen & Dining

1. Demolition of existing dividing wall between kitchen and dining spaces.
2. Insertion of steel beam to support first floor joists and walling for bedroom 3. Ceilings joists to be supported by Acrow props to assist wall removing and beam insertion. Steel beam to be encased by timber panels (oak) to reflect existing supports within kitchen space.
3. Ceilings to be repaired with lime plaster skim. All ceilings to be re-painted with white matt paint.
4. Insertion of new kitchen units.
5. Removal of Georgian bar window in kitchen, reduce down brickwork to create walkway into new rear extension. Insertion of door surround around opening. Attach new door with locking mechanism door handle.
6. Removal of cupboard space under stairs, repair with new plaster and new white matt paint.
7. Replace Georgian bar window in dining space with plain glaze unit (no bars).
8. Insertion of new wood flooring on top of original flooring. Lay layer of plywood on top of existing floor, glue down new heron bone pattern wood floor into plywood layer.
9. Replace 5no internal doors with details included on accompanying drawings.

Utility

1. Replace window with sash window, Georgian Ovolo glazing bar, double glazing pane at 14mm total thickness, sash horn detail included. Refer to accompanying drawings, and details provided by Mumford & Wood for dimensional information.
2. Insertion of new utility units.
3. Insertion of new wood flooring on top of original flooring.
4. Replace 2no internal doors with details included on accompanying drawings.
5. Raise existing roof by 3no brickwork courses, brickwork to match existing as taken from site, mortar to be used is: Roundtower, Natural Hydraulic lime NHL5 with SG 1mm sand, water ratio 1:5.
6. Replace external roof tile with slate to match original dwellinghouse.

Lounge

1. Reinstatement of panelling and doors either side of fireplace. Refer to Detail B for dimensions. Panelling and doors to be timber, finished in matt white.
2. Reinstatement of window shutters. Shutters to be cleaned prior to installation.
3. Insertion of plaster large fluted moulding to ceiling in accordance with Detail A. Plaster moulding example from Stevensons of Norwich, reference PM22. 65mm in height and 23mm in projection. Image within Heritage statement.
4. Insertion of new wood flooring on top of original flooring.
5. Replace 1no internal doors with details included on accompanying drawings.

Snug

1. Repairs to tradition lath plaster ceiling. Involving overboard with modern plasterboard connected to original floor joists, new paint finish.
2. Insertion of new wood flooring on top of original flooring.

3. Replace 1no internal doors with details included on accompanying drawings.
4. Insertion of plaster large fluted moulding to ceiling in accordance with Detail A. Plaster moulding example from Stevensons of Norwich, reference PM22. 65mm in height and 23mm in projection.

Hall

1. Insertion of new wood flooring on top of original flooring.

Drawing room

1. Repairs to tradition lath plaster ceiling. Involving overboard with modern plasterboard connected to original floor joists, new paint finish.
2. Reinstatement of window shutters. Shutters to be cleaned prior to installation.
3. Insertion of plaster large fluted moulding to ceiling in accordance with Detail A. Plaster moulding example from Stevensons of Norwich, reference PM22. 65mm in height and 23mm in projection.
4. Removal of original fireplace surround and insertion of new fireplace surround, refer to accompanying drawings for details.

New extension – side (Sitting area) (Not thermally tight)

1. Insertion of new steel beam between snug walling and office walling to support roof trusses. New brickwork slip bricks towards to front elevation.
2. New roof trusses direction running from kitchen walling towards new steel beam, trusses to supporting lantern above. Lantern aluminium frame construction finished in matt white.
3. Retaining existing garden floor slabs as internal floor finish.

New extension – rear (Games Room) (thermally tight)

1. New 102.5mm outer leaf facing Flemish Antique brick mixed with Farm House brick, in stretcher bond, cement based mortar with concave joint finish, 100mm cavity fully filled with Drytherm insulation, 100mm inner leaf load bearing blockwork with plaster board and skim finish. New strip footing foundation installed below new walling, approximately 750mm width by 750mm depth.
2. Mortar utilised is: Roundtower, Natural Hydraulic lime NHL5 with SG 1mm sand, water ratio 1:5.
3. New timber frame sash window, Georgian Ovolo glazing bar, double glazing pane at 14mm total thickness, sash horn detail included. Refer to accompanying drawings, and details provided by Mumford & Wood for dimensional information.
4. Aluminium frame bi-fold doors finished in matt white colour.
5. New roof trusses direction running from dining walling towards external cavity walling, trusses to supporting lantern above. Lantern aluminium frame construction finished in matt white.
6. Continuation of new floor from kitchen into extension. Ground bearing floor installed, comprising sand/cement screed with insulation board between original walling and screed, insulation board, ground bearing concrete slab on sand and compacted stone.

First Floor:

Bedroom 1

1. Replace 1no internal doors with details included on accompanying drawings.
2. Reinstatement of panelling and doors either side of fireplace. Refer to Detail B for dimensions. Panelling and doors to be timber, finished in matt white.

Bedroom 1 ensuite

1. Removal of existing dividing walling to create one space, repair with new plaster and new white matt paint.

2. New laminate flooring to be installed on top of original floor.

Bedroom 2

1. Replace 1no internal door with details included on accompanying drawings.

Bedroom 3

1. Replace 1no internal doors with details included on accompanying drawings.
2. Replace window with new timber frame sash window, Georgian Ovolo glazing bar, double glazing pane at 14mm total thickness, sash horn detail included. Refer to accompanying drawings, and details provided by Mumford & Wood for dimensional information.

Bedroom 4

1. Replace 2no internal doors with details included on accompanying drawings.

Bedroom 5

1. Replace 1no internal door with details included on accompanying drawings.

Bathroom

1. Replace 1no internal door with details included on accompanying drawings.

Hall

1. Replace 1no internal door with details included on accompanying drawings.

Second Floor:

Bedroom 7

1. Replace 1no internal door with details included on accompanying drawings.

Bedroom 8

1. Replace 1no internal door with details included on accompanying drawings.

Hall

1. Replace 2no internal doors with details included on accompanying drawings.

External/ grounds works:

Outbuilding

1. Demolition of existing garden outbuilding attached to dwelling, including removal of adjoining brickwork walls and brickwork piers as shown on accompanying plans.

Seating area

1. Erection of 3no timber posts to support timber pitch roof trusses with slate tile finish.

Patio

1. Erection of 9no brickworks piers at 1012mm high, 552.5mm length and 440mm width, and erection for 215mm wide brick wall between piers. Walling details: Flemish bond of a mixture of Flemish Antique brick and farm house brick, with cement based mortar in a concave jointing finish.

Principal elevation

1. Careful removal of vegetation growing on principal elevation. Repoint damaged joints with Roundtower, Natural Hydraulic lime NHL5 mortar with SG 1mm sand, water ratio 1:5.

Replace rainwater goods

1. Careful removal of existing rainwater goods, with retention of existing clips where possible. New clips to be installed in same/ similar location.
2. Careful removal of existing sculpture elements adorned on existing guttering pipes and attachment to new guttering pipe in position and number per length as existing.
3. Insertion of new cast aluminium rainwater system to existing building and to new rear extension. Heritage – Moulded Gutter with Heritage – square pipe goods to be used.

Barn

1. Replacement of existing metal sheet roof as indicated, for new galvanised 13/3 iron profile corrugated sheet roofing finished in Juniper Green or similar.
2. Replace sliding barn door for new principal entrance to annex, double glazed units.
3. Construction of new plasterboard to interior of storerooms to form new annex walling. Installation of new flooring and ceiling boards. Installation of services for kitchen and ensuite.
4. Replace existing timber doors for new roll shutter doors. To match existing large roll shutter door.