

# SCHEDULE OF WORKS

Project | **Higher Seavington Farm**, Stockland EX14 9DE

This document has been prepared in support of the alterations and refurbishment works at Higher Seavington Farm House.

The Farm House is in need for modernisation and essential repairs, there are major damp issue that need to be rectified with water ingress throughout the building.

## **External works**

- 1 Ground levels to the rear to be graded back, all vegetation removed and drainage installed to divert water away from the property
- 2 Provide edge perimeter where there is a change in material and provide retaining wall proposed to the rear of the property.
- 3 The retaining wall constructed rendered masonry built on a concrete footing design by SEng. Behind the wall to be installed a land drain and gravel prior to back filling with soil.
- 4 To the front of the property, new paving surfaces to be laid with minimal falls directing water away from the Main house.

## **Floors**

- 5 Existing concrete ground floor slabs to be dug up and levels reduced to allow for new DPM and insulated ground bearing slab to be installed. Allow for suitable floor screed and finish.
- 6 1st floor ceiling to be removed where deflecting is evident from water ingress.

## **Walls**

- 7 External walls and foundations to remain.
- 8 All existing windows to be replaced with new timber casement windows installed into existing openings.
- 9 All external walls to be lined internally with new SW treated stud work, insulated and lined to protect from the damp. Plasterboard lining on studs to allow for services behind in stud work zone.
- 10 New internal non load bearing walls to be constructed with SW timber studs, insulated for sound resistance and lined with plasterboard.
- 11 Masonry opening forming new link to kitchen, with new precast concrete lintels to SENG details.

## **Roof**

- 12 Existing asbestos roof to removed by specialist contractor
- 13 Existing roof members to be inspected by SEng and repaired where necessary
- 14 Existing rafters trimmed and repaired for new roof lights.
- 15 New roofing membrane and natural slate tiles to be installed throughout.
- 16 Rigid insulation boards installed to underside of roof slope over kitchen with plasterboard and skim finish.

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## **Single storey side extension**

- 17 Existing metal roof sheeting to garage to be removed.
- 18 Existing garage walls to be removed.
- 19 New cut timber roof with slate tile finish to match existing main house.
- 20 Existing ground floor slab to be removed, levels reduced to allow for new DPM, insulated ground floor slab. Allow for suitable floor screed and finish.
- 21 Fit out extension for new kitchen, including all services and drainage.

## **Entrance Porch**

- 22 Allow for new single skin masonry construction with render finish.
- 23 Timber cut roof to receive slate tile covering.
- 24 Install new lead flashing where porch meeting existing house.