



Proposed Extension

at

**Woodlands Farm
Bildeston Road
Ringshall
IP14 2LY**

BRIEF SCHEDULE OF WORKS



RICS

14 Cornard Road
Sudbury
Suffolk CO10 2XA

1. **PROPOSALS**

Construction of two storey extension, existing two storey extension to be demolished. To be read in conjunction with Whymark & Moulton drawing 21/205-10, 11 & 12.

2. **DEMOLITION**

- Erect scaffold around existing extension
- Strip roof tiles and set aside for re-use
- Strip felt and battens and dismantle roof structure to wall plate, including link roof framing over existing main house roof
- Install temporary sheeting and protection to existing main house roof where disturbed.
- Take down chimney stack within the existing extension.
- Progressively take down external and internal walls to first floor level
- Install temporary sheeting and protection to existing main house walls where exposed.
- Carefully dismantle existing extension first floor structure including removal of staircase.
- Progressively take down external and internal walls to ground floor level
- Install temporary sheeting and protection to existing main house walls where exposed.
- Break up existing concrete floor slab and clear away
- Break up part of existing paving and hardstanding area to southwest as required for the new extension

3. **EXISTING BUILDING**

- Construct roof overhang to northwest corner to establish north gable profile. New softwood timber rafters adjacent existing.
- Form eaves overhang, fascia and soffit detail to match existing
- Make good roof covering to match existing

- Repair and make good external render to match existing.
- Repair and make good internal wall plaster to match existing
- Existing first floor dormer window opening to remain as internal feature
- Existing ground floor window opening to remain as internal feature

4. **NEW EXTENSION**

- Construct new extension as illustrated on the drawings.
- New oak framed structure independent of existing building.
- Form link roof areas over existing roof structure, coverings to match existing. Existing roof structure and fabric to remain unaltered.