

OUTLINE SCHEDULE OF WORKS (V3.2)

Bryntail Cottage, Llanidloes (Ref: 19/16 OSW)

The following schedule outlines all works involved in the project. For further detail on particular elements, refer to the accompanying schedule of repairs (phase 1 works), window schedule, door schedule, and specifications.

DEMOLITIONS

- Removal of existing porta-cabin
- Removal of existing concrete hard-standing
- Demolition of existing toilet block

SITE WORKS

- Excavate and construct French drain to NW elevation of Miner's Cottage
- Installation of post and wire fence with access retained for farmer. Incorporate two personnel gates at crossing point, metal field gate at entrance to farmer's field, and picket gate opposite door (see site plan)
- Installation of mini package treatment plant and associated drainage
- Installation of new soakaway(s)
- Rationalising external ground levels and constructing new pathways
- Excavate multi-service trench to accommodate electrical, water, heating services
- Lay existing hedging to NW of Bryntail Cottage

REPAIRS - GENERALLY

- Refer to separate schedule of repairs for details of remedial works to existing historic fabric
- Incorporation of biodiversity enhancement features, in accordance with the ecologist's recommendations

BRYNTAIL COTTAGE - ALTERATIONS

- Reconstruction of store at north-east end
- Adjustment of external levels at door thresholds
- Installation of secondary glazing to windows with historic or new single-glazing
- Insulation of suspended floors and making good of floor boards as needed
- Application of insulation to internal face of external walls including breathable finishes
- Construction of new partitions and hang new doors
- Insulation to roof void
- Installation of sanitary fittings
- Installation of kitchen fittings

MINER'S COTTAGE - ALTERATIONS

- Construction of new toilet and shower block with flat-roof link
- Construction of staff en-suite/store on north-east elevation
- Adjustment of external levels at door thresholds

- Replacement of double door with timber-clad wall, glazed screen, and door
- Installation of secondary glazing to windows with historic or new single-glazing
- Digging out floor in proposed staff bedroom/en-suite and constructing new ground-bearing slab
- Installing hatch to top of ladder (douglas fir, purpose made)
- Replace existing ladder with new (douglas fir, purpose made)
- Insulation of suspended floors and making good of floor boards as needed in dormitory
- Application of insulation to internal face of external walls including breathable finishes
- Insulation to roof void
- Installation of sanitary fittings

MECHANICAL + ELECTRICAL - GENERALLY

- Installation of new electrical small power, lighting, and fire detection systems
- Provision of basic fire-fighting equipment
- Installation of new MVHR ventilation systems, 1Nr to each building
- Installation of air-source heat pump(s) and pressurised hot water storage cylinders
- Installation of new hot and cold water distribution systems

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