

Justification of Works:

The building known as the Gallery, which is currently being used as a communal room (for the other cottage and yurt's guests) will be converted to additional holiday accommodation. The space will be converted to a high standard, and will have two bedrooms and be for up to four guests.

Orchard Retreat is an award-winning family-run holiday site, that currently offers two holiday cottages and three yurts. Since opening in 2014, the business has continued to grow successfully that the owners have held 4* Gold status on the Visit England scheme on the existing cottages and yurts for nine years now. Over the years the business has evolved and the owners have created some excellent guest amenities. Due to the seasonal nature of the three yurts and the increasing popularity of the cottages, it makes business sense to convert the Gallery into a year round holiday let and the conversion will help to secure the businesses long term future.

Schedule of Works:

1. Makeup of the Building

The main building was converted back in 2011 to full building regulation requirements, including insulation, plasterboard, roof, windows and doors. No new openings in the main building are being made. The works are generally being made to the small monopitch lean-too area on the South.

The single storey building currently comprises of a large open plan space with a rooms at each end (one with a toilet).

Preparing for construction work on the Monopitch Lean-too

2. Remove existing roof covering.
3. Remove all timbering i.e.: battening, rafters.
4. Remove all plant and vegetable matter from the wall.
5. Remove unwanted timber frames from apertures.

The Construction Work

6. Construct new insulated floor slab to the same level as the existing main floor.
7. Fit new insulated Cut roof timber structure (felt, battening, rafters) and fix the new roof.
8. Cut new door and window apertures and install lintels ready to receive their frames
9. Construct the timber framing.
10. Construct walls and door apertures
11. Fit& fix new timber doors & windows frames and construct the cills for the windows to sit on and any external access steps
12. Before applying the final rendering some remedial work to the walls might be required as the existing walls have been left unprotected and the cob has become pot holed. Cracks to be made good after being repaired finally apply rendering finish to walls.
13. Install all services electrics, plumbing and foul system etc for the en-suite and kitchen, fit the flue for the fire place in the living Room
14. Construct partitions to with plasterboard and skim finish
15. Install fittings to En-suite and Kitchen units
16. Second Fix carpentry electrics and plumbing
17. Paint all external timber and joinery and external walls accordingly
18. Clean up externally and remove all detritus and unwanted building materials and lay access paths, patio and fences.