

SCHEDULE OF WORKS

For

The proposed alterations and extensions

At

Pratts Green Farmhouse

Jan 2023

(planning stage version 03, reduced scheme)

INTRODUCTION

This Schedule of Works has been prepared to accompany an application for Planning Approval and Listed Building Consent for the proposed works to the existing farmhouse at Pratts Green Farmhouse.

This document should be read in conjunction with the reports prepared by the planning and historic buildings' consultant Charmain Hawkins of Brighter Planning Consultancy (BPC); the structural engineer Peter Stuart of Andrew Firebrace Partnership (AFP), together with the application drawings and Design and Access Statement prepared by Snell David Architects.

WORKS

1.0 Preliminaries

- Provide all necessary welfare including sanitary facilities for the duration of the works
- Provide temporary services including water and electricity
- Provide enclosed scaffolding to facilitate repairs to the existing building and construction of the extension
- Provide site management to oversee construction works

2.0 Drainage

- Install new surface water and foul drains to accommodate new extension, including new soakaway. Foul drainage to discharge to existing house foul drainage system with the existing septic tank either upgraded with the addition of a secondary treatment plant or a new sewage treatment plant installed.

3.0 Masonry

- a. All bricks and material for repair to match existing in colour and form;
 - b. Repointing: we are not anticipating large areas of repointing. Only localised repointing where the mortar is loose and where cracking has occurred to prevent ingress of water into the walls. Where repointing is required a small trial area can be provided for approval. Repointing to be carried out with 1:3 sharp sand and lime mortar.
- Make repairs to existing brick plinth – allow for removal of black bitumous impervious paint for replacement with an approved breathable paint system. Areas of cement render to be carefully removed and repoint brickwork below.
 - Repoint and stitch existing chimney stacks, include internal and external works.
 - Existing modern fireplace surrounds to be carefully removed – exact extent of removal to be assessed on-site (no historic fabric to be removed)



Figures 3.1 – drawing room modern fireplace surround to be removed (for re-fitting of existing Aga)

4.0 Ground Floor Structure

- Existing modern herringbone brick flooring (eg stairwell and WC areas) – Where the existing brick paviments appear to be relatively modern and are laid with cement mortar, it is proposed to remove the existing floor and relay a new breathable floor consisting: 75mm lime/sand screed on 100mm limecrete slab on geotextile membrane on 100mm recycled foamed glass insulation on geotextile membrane. Lay new and reused floor finishes to suit location.



Figures 4.1 – herringbone bricks with cement mortar to be removed

- Existing historic paviments (eg kitchen) – to be retained, allow for investigating existing sub-structure and if necessary, record existing tiles, carefully lift and set aside for reuse and relay on new limecrete floor slab (as described above)
- Existing modern concrete flooring – the existing sitting room flooring appears to be a modern concrete slab (possibly laid when underpinning and timber sole plate repairs were carried out in this room circa 1970s). Allow for investigation and if concrete floor structure is confirmed, then allow for careful removal and replacement with limecrete slab construction (as described above).



Figures 4.2 – sitting room with concrete floor (just visible through fraying carpet edges) – also showing previous timber frame sole plate repairs which were carried out when this area was underpinned

- Existing timber suspended flooring – the existing timber floors show signs of deterioration with dampness and rot evident. Allow for opening up investigative works, like for like replacement of rotten timber and installation of additional terracotta or cast-iron air bricks to provide adequate sub-floor ventilation.



Figures 4.3 – decaying floor in the lobby to be investigated, rot treated/timbers replaced as necessary, and additional sub-floor ventilation provided. (Also see Design & Access Statement fig 1.2.2 for photo of drawing room floor with water damage)

5.0 Roof Structure

- For detail description of existing roof structure, see AFP structural report
- Make repairs to existing rafters and wall plates, allow to strengthen isolated rafters with new sister rafters and firings to any warped rafters.
- Make repairs to strengthen existing trusses.
- All repairs carried out with timber species to match existing and any repairs carried out using approved conservation techniques (see detail in joinery section).
- Install new insulation to existing roof structure. Insulation would include layers of breathable and hygroscopic insulation (eg, sheepswool) at ceiling level to flat ceiling areas.

6.0 Roof Covering

- Existing thatch appears to be in reasonable condition. Allow for repairs and general maintenance as Master Thatcher recommendations.

7.0 Carpentry

- Make repairs to existing external timber frame walls, allow to install replacement plates, noggins, posts and vertical studs – all repairs to be carried out on “like for like” basis with any repairs being carried out with approved conservation techniques for spliced repairs. Extent of repairs unknown at present – the majority of the timber frame is concealed by plaster/render/boarding internally and externally, selected areas of to be carefully removed for opening-up inspection.
- Install natural sheep's wool insulation to existing external timber frame walls where accessible and where suitable voids exist.
- Make repairs to existing internal timber frame walls, allow to install replacement plates, noggins, posts and vertical studs – all repairs to be carried out on “like for like” basis with any repairs being carried out with approved conservation techniques for spliced repairs. Extent of repairs unknown at present – allow for carefully removing and reinstating of finishes for inspection and repairs.
- Make repairs to existing timber first floor structure – allow for carefully removing and reinstating of floorboards for inspection and repairs.
- Replace/adjust existing modern first floor timber partition, to create master ensuite – see detail in Design & Access Statement fig 2.3.2.
- Remove modern partitions where indicated (eg bathroom area – see fig 4.1 showing modern partitions in this area)

- Remove modern cupboards/wardrobes to bedrooms 1 & 4



Figures 7.1 – modern cupboards to be removed

8.0 External Joinery

- Make repairs to existing timber windows



Seepage to base of dormer in bedroom 1



Rot to stairwell window



Rot to drawing room window



Rot to sitting room window

Figures 8.1 – extract of photos from Snow Walker Survey report showing typical examples of rot to windows.

- Repairs to be carried out in accordance with recommendations from SPAB Technical Advice Note for Repair of Timber windows (<https://www.spab.org.uk/sites/default/files/SPAB%20Technical%20advice%20note-Repair%20of%20wood%20windows.pdf>), including spliced repairs and retaining any historic glass.
- Install replacement windows where existing windows are modern replacements that have been poorly installed and decorated and are in now in poor condition (eg first floor stairwell and bathroom). New windows joinery sections and slender glazing bars to match existing with single glazing, putty fixed.
- Make repairs to existing external doors.
- New glazed doors were indicated on SDA drawings to be traditional timber joinery with putty fixed glazing.
- Make good all existing bargeboards, dormer surrounds and fascias etc. Any rotten sections beyond repair to be replaced like for like.

10.0 Internal Joinery

- Make repairs to existing doors, ironmongery and linings.
- Make repairs to existing timber wall lining (bedroom 4)– it is proposed to carefully remove sections of the lining to allow inspection of the fabric under the lining to assess the extent of any underlying damage to the historic structure.

11.00 Mechanical

- Install central heating system with underfloor heating within new floors. New service runs generally following existing routes. Existing first floor cylinder and modern enclosure removed.
- Install hot and cold water system
- Install wastes to bathrooms, kitchen and utility room
- Existing plastic external soil and vent pipe and wastes to south gable elevation to be removed, new concealed soil and vent pipe and wastes internally.



Figures 11.1 – upvc soil and vent pipe to be removed – also note numerous areas of modern render repairs with would be made good and restored with new lime render on lathes (see section 13 for lime render proposals)

- Soil and vent pipes ducted into roof void and then to gables and terminate with terra cotta or cast-iron vents flush with render and painted to match render.

12.00 Electrical

- Remove existing wiring and fittings throughout
- Install all lighting circuits to existing farmhouse and new extension, include all fixings and fittings
- Install all power circuits to existing farmhouse and new extension, include all fixings and fittings
- Install smoke detection to existing farmhouse and new extension
- Install communication system to existing farmhouse and new extension, include TV, audio and data
- Install intruder alarm system to existing barn and new extension
- New service runs generally following existing routes, any new routes to be configured to avoid cutting through historic fabric

13.00 Plastering

- Make repairs to existing internal ceilings and walls with new timber lathes and natural hydraulic lime plaster - see typical examples of water penetration damage in Figures 4.2 of this report and fig 1.2.2 of the Design & Access Statement.
- Repairs to these areas would involve investigative opening up to assess the extent of damage to the underlying/surrounding historic fabric and subsequent making good repairs with like for like materials including timber laths and lime plaster.
- External render – remnants of historic render to remain, allow for protection throughout the building works. Areas of recent repairs to be assessed and any areas of modern cement render to be removed for replacement with timber laths and lime plaster/render.
- To external areas install new timber lathes (type to match existing) and plaster/render with lime putty (1 part lime to 3 parts fine washed sand or chalk mix with reinforcing hair) to existing external timber frame, including lime wash
- To internal walls install new timber lathes and plaster with 1 part lime, 2 parts sand and ¼ hair (unless consistency of existing plaster suggests otherwise)

14.0 Decorations

- Prepare all existing retained internal joinery, including skirtings, architraves, window boards, panelling, stairs and doors
- Prepare all existing retained external joinery, including windows and doors
- Carry out internal decorations to all new and existing walls
- Carry out internal decorations to all new and existing ceilings
- Carry out internal decorations to new and existing internal joinery
- Carry out external decoration to all existing retained external joinery

Note: all decorations to be carried out with appropriate breathable systems including water-based stain/paint systems and lime wash externally and Auro or similar breathable paints internally (non-gloss).

15.0 Internal Finishes

- Lay new floor covering to new and existing floors, include carpets.
- Fix ceramic/porcelain wall and floor tiling.
- Install sanitary fittings to new bathrooms.

16.0 Externals

- Make good existing gravel drive and parking areas around the existing farmhouse.
- Install new paving over blinded hardcore to new extension.
- Around the perimeter of existing brick plinth walls, install new French drain with granular fill and connect to new soakaway surface water disposal system to help reduce dampness of existing brick plinth.

17.0 General Notes

- a. All bricks and material for repair to match existing in colour and form;
- b. Repointing: we are not anticipating large areas of repointing. Only localised repointing where the mortar is loose and where cracking has occurred to prevent ingress of water into the walls. Where repointing is required a small trial area can be provided for approval. Repointing to be carried out with 1:3 sharp sand and lime mortar.
- c. Ensure all lead work is dressed down in accordance with Lead Sheet Association recommendations.

GENERAL NOTES FOR INTERNAL WORKS

- i. Generally, no hot works are permitted in the building - any hot works to be carried out off-site. However, when there is absolutely no alternative, the contractors responsible person (as defined under the Regulatory Reform Fire Safety Order), may allow hot work to be carried out on strict adherence to the provisions of a Permit-to-Work Hot Work.
- ii. Retain existing first floor timbers (except where noted elsewhere) and minimise disturbance in the process of installation of new services;
- iii. Retain all paneling, architraves and skirting in the farmhouse, unless specifically mentioned otherwise;
- iv. All new doors to be either reused doors (where changes to the layout allow it) or new to match existing;
- v. New architraves to match existing;
- vi. Allow for new plumbing, heating system and radiators (except to underfloor heating areas) throughout;
- vii. Allow for electrical rewiring;
- viii. Overhaul all existing windows retained;
- ix. Redecorate throughout

SURFACE WATER

- x. Install an underground surface water draining system to drain water away from the building and allow water to infiltrate into the ground