

External landscape areas

E1. 'Crazy' paving and concrete hardstandings to perimeter of house and outbuildings to be removed and external levels lowered to reduce damp ingress and facilitate ventilation under the suspended floors

E2. REMOVED

E3. Brick and concrete 20th C outbuildings to be removed

E4. Pond and various 20th C landscaping features to be removed

E5. Horizontal ground running drainage pipes to be removed and new gullies at base of vertical downpipes to be installed

E6. REMOVED

E7. Raised area abutting barn outbuilding to be removed

External Building Fabric – Main House

ME1. Rotten window sills to be replaced with painted hardwood cills with if repair is not possible

ME2. Broken and missing roof tiles to be replaced like for like

ME3. Rotten timber fascias to be replaced like for like where not repairable

ME4. Painted timber sash windows and doors to be repaired

ME5. Cracked and bowed sand cement render to be removed and replaced with a lime based render with lime wash/breathable paint finish

ME6. Downpipes to be extended to new gullies running to soakaway

ME7. Vertical dpcs to be inserted between end of garden wall and main house (SW corner) to prevent damp ingress

ME8. Wall mounted meter box to removed and replaced with an inset floor meter box

ME9. Broken/missing roof fascia timbers to be locally repaired and replaced like for like if not repairable

ME10. Chimney stacks to be repointed with suitable lime mortar

ME11. Pedestrian timber gates to be repaired as necessary

ME12. Timber vehicle gate to be removed and replaced with timber electronically controlled gate

ME13. Ventilation slots to be created at eaves level

ME14. Existing openings to be modified and new timber framed windows installed

ME15. Existing opening extended and new timber framed glazed door installed

Ground Floor – Main House

MG1. Rotten floor boards to be locally replaced

MG2. Generally floor boards to be removed and breathable insulation to be hung between the floor joists and existing floor boards replaced, joints sealed and floor sanded and re-stained

MG3. Existing woodchip wallpaper to be removed and any/all areas of sand cement plaster to be removed and replaced with insulating lime plaster

MG4. New openings to be made/ walls to be removed as shown on the drawings

MG5. Existing openings to be infilled as shown on drawings

MG6. Existing carpet and vinyl tile floor finishes to be removed

MG7. Existing kitchen units and bathroom fittings to be removed

MG8. 20th C skirtings to be removed to expose sole plates and assess damage/rot. Local repairs if necessary. If replacement required new seasoned oak timber sole plates to be inserted on a dpc

MG9. 20th C Gas fires, fire hoods, asbestos back boards and flues to be removed

MG10. Plasterboard ceiling to be removed in kitchen areas

MG11. REMOVED

MG12. Double glazed secondary glazing throughout

First floor

MF1. Existing woodchip wallpaper to be removed and all areas of sand cement plaster to be removed and replaced with insulating lime plaster

MF2. New openings to be made as shown on the drawings

MF3. Existing door opening to be blocked up

MF4. Existing carpet floor finishes to be removed

MF5. Existing 20th C cupboard doors in bedroom 2 to be removed and replaced with ledge and braced timber doors

MF6. New door from staircase in bedroom 2

MF7. New opening for drainage pipe from bathroom/shower room

MF8. Double glazed secondary glazing throughout

MF9. Mineral fibre insulation and debris to be removed from roof void over kitchen areas

MF10. Hardboard underlay and asbestos roofing felt to be removed and replaced with a breather membrane and ventilation routes to be created

MF11. Existing high level pargetting above kitchen spaces to be retained and repaired

Second floor

MS1. Existing blown plaster to be removed and replaced with insulating lime plaster, damaged laths to be replaced with similar and mineral fibre insulation to be replaced with breathable insulation

MS2. Bitumous roofing felt to be replaced with breather membrane

MS3. Existing wall removed

MS4. New opening formed and heritage roof light installed

Garages

G1. 20th C lean to garage at north end of garages to be demolished

G2. Timber cladding to outbuildings to be replaced with wet sawn timber weatherboarding

G3. Existing 20th C timber doors to be removed and replaced with timber sliding doors

G4. Rotten timber structures to be locally repaired where possible, where repair not possible replacement with like for like timber and traditional detailing

G5. Plastic rainwater goods to be replaced with cast iron goods

G6. Dpc to be inserted beneath sole plates at top of brick dwarf wall and breathable insulation placed in between and on the outside of the timber framing

G7. New opening to be made as shown on the drawing

G8. Existing 20th C screed floor to be removed and new insulated limecrete slab to be installed

G9. Existing slate tiles to be removed and replaced with natural clay pantiles

Barn

B1. Existing timber cladding to be replaced with wet sawn feather edged timber weatherboarding

B2. Existing asbestos ridge tile to be removed and replaced with clay ridge tile

B3. Existing slate tiles to be removed and replaced with natural clay tiles

B4. Rotten timber door to be removed and timber framed glazed panel to be inserted

B5. Rotten timber structures to be locally repaired where possible, where repair not possible replacement with like for like timber and traditional detailing

B6. Plastic rainwater goods to be replaced with cast iron goods

B7. Dpc to be inserted beneath sole plates at top of brick dwarf wall

B8. New insulated ground slab to be installed

B9. Existing openings enlarged and new timber framed glazing panels to be installed as shown on the drawings

B10. Existing opening to receive new timber framed glazing panel

B11. Existing opening enlarged and new timber door installed

B.12 Rotten timber door to be removed and new timber glazed door installed