

**Rapshayes Farm**

**Gittisham**

**Devon**

**EX14 3AB**



**Schedule of Works for Conversion of barns and Alterations to form ancillary accommodation and holiday letting and works to existing rear porch**

**Project Ref: 20/950**

**Doc Ref: Rev B**

**29.11.23**

**The Drawing Office (SW) Ltd**

**The Studio**

**2 Buckerell House**

**Buckerell**

**EX14 3EJ**

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## **Rev changes highlighted**

### **Schedule of Works**

#### **Internal Strip out and demolitions**

- Internal strip out and demolitions
- Remove existing clay roman tiles, clean and set aside for re-use **on estate outbuildings**
- Remove metal roof sheeting and dispose
- Demolish lean-to block structures adjoining the barn 2
- Strip out and remove timber partitions to barns 1 and 2
- Strip out and remove timber mezzanine and timber frame to barns 1 and 2 and set aside all timbers to be re-used – dispose of defective/ rotten timber
- Demolish block walls to all barns and remove weatherboarding
- Demolish block lean to barn 3 in courtyard
- Demolish block partitions to barn 3
- Remove existing metal window to north east elevation
- Remove and dispose of timber doors and weatherboards to north east elevation
- Remove and set aside door/shutter to barn 3 on north west elevation
- Remove and excavate existing floors to barns to receive new insulated solid slab floor
- Break up concrete courtyard and reduce levels as required
- Remove blockwork to porch and block piers to farm house (recent porch extension in courtyard)
- Rake out loose lime mortar to existing walls

#### **New Work**

- New foundations and substructure works to barns 1, 2 and 3 including any underpinning requirement as detailed by structural engineer
- Make repairs as detailed by engineer to existing stone walls.
- Construct new block wall to barn 1

- Construct oak frame to barn 2
- Construct timber frame infill to barn 3
- New king post trusses to support existing roof to barns (existing roof to be fully assessed during construction as a new roof may be required)
- Make alterations to barn 3 raised ties and raise by approx. 150mm
- Installation of conservation rooflights
- Installation of wrought iron Juliette balcony (exact design to be confirmed).
- ~~Roof covering with tiles set a side and tiles to match existing including new felt and battens and also fitting aluminium rainwater goods~~
- Felt and batten roof and fix new approved slate roof to barn 1, 2 and 3.
- Construct stud partitions and insulated stud partition to perimeter of existing wall
- Construct new mezzanine to barn 1 with access stairs
- Construct 1st floor and partitions to barn 3
- New oak windows and doors installed including existing porch works
- Insulate roof to barns 1,2 and 3
- Fix new internal doors – client to confirm oak braced and ledged
- Lime render to new cavity wall and over stone wall to barn 1
- Fix weatherboarding to barn 1 and barn 3
- Plumbing and electrical installations
- Painting, decorating and tiling throughout
- Floor and surface finishes tbc by applicant
- Kitchen, utility and sanitary ware installation
- Fixtures and fittings

#### **External Works**

- Reduce levels courtyard and level off
- Installation of septic tank / sewage treatment plant – designed and installed by specialist