

SCHEDULE OF WORKS – GREEN FARM HOUSE

January 29th 2024

This document sets out the repairs in progress to the west elevation undertaken during January 2024.

A. West elevation - front door to right hand corner

NB. Repairs to this area were undertaken following a site visit from Thomas Pinner when the sole plate was already exposed.

These works have now been completed and insulation and savolit board have been attached ready for render to be applied.

Image 2, West elevation, front door to right hand corner (marked by yellow arrow)



Existing sole plate status & repairs undertaken

Sole plate was found to be completely rotten and beyond repair.

We have completely replaced this run with an 8" oak beam cut into existing struts.

Image 3 showing works to RHS of west elevation. (close up of red box in Image 2)



Red box shows first section of new sole plate introduced.

Green box: we found evidence of an old doorway cut into the elevation post-original construction (there was a gap in the sole plate). This gap has been filled by the replacement sole plate.

Image 4 - showing extent of rot to left of this section of sole plate (close up of area inside the **blue** box in Image 3)






Image 5 - new sole plate to right of front door, extending full length across discovered gap (**blue** box in image 3, also showing plinth rebuild in progress)



Existing frame status on removal of render, & repairs completed

In good condition except for one missing upright (**yellow** box in Image 3), where a doorway had been created at a previous point unknown. An oak beam has been introduced (marrying up with the existing frame at first floor where the location of the removed beam was evident).

<p>Existing infill status on removal of cement render & works undertaken.</p>	<p>Original wattle and daub infill largely intact notwithstanding voids found around windows which have been filled with sheepswool - Image 5, Red box is an example of such voids, now filled with sheepswool.</p> <p>Images 6, 7 wattle section to RH corner of west elevation</p> <div style="display: flex; justify-content: space-around;">   </div> <p>White box: wattle and daub panel fell out when render was removed (position marked in Image 3 with a white box) : this has been reinstated with wattle, daub will be added when weather permits.</p>
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B. West elevation, left hand end to front door	
<p>Sole plate</p>	<p>As seen on site visit, sole plate is rotten, complete replacement with oak is in progress along this length.</p>
<p>Existing frame status on removal of cement render</p>	<p>Image 8, mid section of west elevation.</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>Front door here</p> </div> </div>

Existing frame status on removal of cement render (cont.)

Frame is in sound condition, no repairs necessary.

Image 9, composite photograph showing left hand end of west elevation stripped of cement (ground floor).



Existing infill status on removal of cement render & proposed repairs.

Infill in good condition, notwithstanding gaps found around windows/doors (red boxes in Image 8 & 9), which will be filled with sheepswool, and a section under the kitchen window (blue box) where non-original rubble infill has fallen out following cement removal.