

**SCHEDULE OF WORKS
For REPAIRS & CONVERSION
At Battisford Hall Barns,
Battisford**

for

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THE OLD MILL

SCHEDULE OF WORK

DEMOLITIONS

- 1.1. Remove and set aside sound pantiles and ridge and hip cappings.
- 1.2. Remove corrugated steel sheeting from roofs and dispose of.
- 1.3. Remove and clear away decayed and unserviceable rainwater goods and joinery to eaves and verges.
- 1.4. Carefully take down to solid structure and dispose of extensions and sections of building to the west that have collapsed and dispose of.
- 1.5. Remove and clear away weatherboarding to walls, corrugated sheeting and perspex.
- 1.6. Remove sacks and linings to inside of roof and walls.
- 1.7. Retain and repair doors & vents where possible.
- 1.8. Demolish and clear away internal walls and floors as indicated on drawings retaining reusable materials, including floor bricks.

REPAIRS & ALTERATIONS

- 2.1. Cut out all areas of rotten timber and piece in new to match in species and profile or repair with steel plates/straps according to situation to achieve the most appropriate repair.
- 2.2. Treat all existing retained timbers with colourless preservative.
- 2.3. Cut out any spalled bricks and renew in matching material bedded in lime mortar.
- 2.5. Cut out areas of perished pointing and renew in lime mortar.
- 2.6. Carefully cut and form new openings where indicated on drawings. Build in lintels to masonry walls.
- 2.8. Rebuild sections of walls and roofs which are unsafe.

EXTENSIONS

- 3.2. Construct new lean-to structure to the parking area as indicated on the drawings. Reuse existing 3no posts and form structure from soft wood rafters and studwork. Claddings and roof coverings as below:

FLOORS

- 4.1. Excavate for and lay new internal ground floors as follows:

- 50mm finishes zone
- 65mm screed incorporating UFH
- 100mm PIR insulation
- 100mm concrete slab
- Polythene dpm

- 4.2. Allow for cleaning and repointing only retained brick floors.

EXTERNAL WALLS

- 5.1. Provide chemical or active electro-osmotic damp proof courses to all existing masonry walls without effective physical dpc's.
- 5.2. Clad masonry walls internally by fixing breathable Pavatherm insulation with lime plaster internally.
- 5.3. Where indicated, clad timber framed walls externally with vapour barrier, 12mm OSB3 and fix over 75mm PIR insulation. Fix externally sawn weatherboarding fixed to vertical battens.
- 5.4. Clad internally timber framed walls with 12.5mm plasterboard between studs and skim finish.
- 5.5. Supply and build in windows and doors as shown on drawings. Glaze in 24mm low-E double glazing units.

INTERNAL WALLS

- 6.1. Raise new partition walls in 100mm lightweight blockwork built off oversite or s.w. stud framing. Plaster in lightweight gypsum plaster. Form doorways and build in lintels.
- 6.2. Fix door linings and supply and hang boarded softwood doors.

ROOFS

- 7.1. Clad roofs externally as follows:

- Salvaged/matching second hand clay pantiles
- Tiling battens
- YBS super quilt over counter battens
- 18mm Plywood over rafters
- 12.5mm plasterboard with skim finish between rafters. Exposing rafters internally.

- To car port clad in 18mm plywood on batten with corrugated steel finish.

- 7.2. Supply and fix steel rainwater gutters and downpipes type Rainline by Lindab, colour black.

SERVICES

- 8.1. Provide new mains water supply.
- 8.2. Install space heating system delivering heat via underfloor heating pipework.
- 8.3. Install water heating system.
- 8.4. Provide new mains electrical connections to the building and extend power and lighting circuits. External lighting to be kept to a practical minimum and controlled by time switches and PIR's.
- 8.5. Provide foul drainage runs to suit.
- 8.6. Provide new soakaway.
- 8.7. Run new surface water drains to new soakaway.

FINISHES & FITTINGS

- 9.1. Floor finishes to new floors to be occupier specified.
- 9.2. All new plaster surfaces to be finished in emulsion.
- 9.3. All existing lime plaster surfaces internally or externally to be finished in limewash.
- 9.4. All new timber surfaces internally to be painted or stained.
- 9.5. All existing timber exposed internally to be cleaned off and left untreated.
- 9.6. All timber surfaces externally to be stained red ochre.
- 9.7. Supply and fit sanitary fittings and connect to supplies and wastes.
- 9.8. Supply and fit kitchen units in kitchen and utility rooms.

SITE WORKS

- 10.1. Over existing concrete and area to south and west of the Mill lay hi-vis contamination geosynthetic sheet. Form paved hardstanding over with raised beds.
- 10.2. To site boundaries, install post and rail fences 1200mm high and underplant with indigenous mixed hedging.
- 10.3. To south of plot construct new garden wall from soft red bricks and lime mortar with brick on edge capping, in English garden wall bond. As shown on the drawings.
- 10.4. Lay garden area to grass.

THE GRAIN BARN

SCHEDULE OF WORK

DEMOLITIONS

- 1.1. Remove and set aside sound pantiles and ridge and hip cappings.
- 1.2. Remove corrugated steel sheeting from roofs and dispose of.
- 1.3. Remove corrugated asbestos sheeting and dispose of safely.
- 1.3. Remove and clear away decayed and unserviceable rainwater goods and joinery to eaves and verges.
- 1.5. Remove farm machinery, silos, ducting, ladders, timber walkway and mezzanine as indicated on the drawings and dispose of.
- 1.4. Carefully take down and dispose of lean-to to the west which is in poor condition.
- 1.5. Remove and clear away weatherboarding to walls, corrugated sheeting and perspex.
- 1.6. Remove linings to inside of roof and walls.
- 1.7. Retain and repair doors & vents where possible.
- 1.8. Demolish and clear away internal walls and floors as indicated on drawings retaining reusable materials, including floor bricks.

REPAIRS & ALTERATIONS

- 2.1. Cut out all areas of rotten timber and piece in new to match in species and profile or repair with steel plates/straps according to situation to achieve the most appropriate repair.
- 2.2. Treat all existing retained timbers with colourless preservative.
- 2.3. Cut out any spalled bricks and renew in matching material bedded in lime mortar.
- 2.4. Cut out loose flintwork and rebuild with salvaged material and lime mortar.
- 2.5. Cut out areas of perished pointing and renew in lime mortar.
- 2.6. Carefully cut and form new openings where indicated on drawings. Build in lintels to masonry walls.
- 2.8. Rebuild sections of walls and roofs which are unsafe.

EXTENSIONS

- 3.2. Construct new lean to structure to west, excavate and pour concrete to form new foundations, construct the frame using green oak as indicated on the drawing with soft red brick plinth and external solid walls. Install large aspect double-glazed low e glazing in oak framing. Install timber ledged and braced boarded doors to external store. Roofing as below:

FLOORS

- 4.1. Lay new floor over existing hardstanding:
 - 50mm finishes zone
 - 65mm screed incorporating UFH
 - 100mm PIR insulation
 - 100mm concrete slab
 - Polythene dpm
- 4.2. Allow for cleaning and repointing only retained brick floors.

EXTERNAL WALLS

- 5.1. Provide chemical or active electro-osmotic damp proof courses to all existing masonry walls without effective physical dpc's.
- 5.2. Clad masonry walls internally by fixing breathable Pavatherm insulation with lime plaster internally.

- 5.3. Where weatherboarding is set in from external face of brickwork min 100mm, clad timber framed walls externally with vapour barrier, 12mm OSB3 and fix over 75mm PIR insulation. Fix externally sawn weatherboarding fixed to vertical battens.
- 5.4. Where weatherboard is set in less than 100mm or sits flush or proud of plinth insulate between studs with 75mm breathable Pavatherm insulation with lime plaster internally. Clad externally with 12mm OSB3, batten and fix over YBS superquilt, vertical counterbattens with soft wood horizontal weatherboarding.
- 5.5. Between studs fix 12.5mm plasterboard and skim finish, exposing studs internally.
- 5.6. Supply and build in windows and doors as shown on drawings. Glaze in 24mm low-E double glazing units.

INTERNAL WALLS

- 6.1. Raise new partition walls in 100mm lightweight blockwork built off oversite or s.w. stud framing. Plaster in lightweight gypsum plaster. Form doorways and build in lintels.
- 6.2. Fix door linings and supply and hang boarded softwood doors.

ROOFS

- 7.1. Clad roofs externally as follows:
 - Salvaged/matching second hand clay pantiles
 - Tiling battens
 - YBS super quilt over counter battens
 - 18mm Plywood over rafters
 - 12.5mm plasterboard with skim finish between rafters. Exposing rafters internally.
 - Clad low pitch to garage building with 18mm plywood on rafters with corrugated steel roofing
- 7.3. Install rooflights as indicated on drawings.
- 7.4. Supply and fix steel rainwater gutters and downpipes type Rainline by Lindab, colour black.

SERVICES

- 8.1. Provide new mains water supply.
- 8.2. Install space heating system delivering heat via underfloor heating pipework.
- 8.3. Install water heating system.
- 8.4. Provide new mains electrical connections to the building and extend power and lighting circuits. External lighting to be kept to a practical minimum and controlled by time switches and PIR's.
- 8.5. Provide foul drainage runs to suit.
- 8.6. Provide new soakaway.
- 8.7. Run new surface water drains to new soakaway.

FINISHES & FITTINGS

- 9.1. Floor finishes to new floors to be occupier specified.
- 9.2. All new plaster surfaces to be finished in emulsion.
- 9.3. All existing lime plaster surfaces internally or externally to be finished in limewash.
- 9.4. All new timber surfaces internally to be painted or stained.
- 9.5. All existing timber exposed internally to be cleaned off and left untreated.
- 9.6. All timber surfaces externally to be painted black.
- 9.7. Supply and fit sanitary fittings and connect to supplies and wastes.

9.8. Supply and fit kitchen units in kitchen and utility rooms.

SITE WORKS

- 10.1. Lay compacted gravel driveway as indicated by drawings with brick on edge detail to kerbs
- 10.2. To site boundaries, install post and rail fences 1200mm high and underplant with indigenous mixed hedging.
- 10.3. To east edge of plot construct new garden wall from soft red bricks and lime mortar with terracotta angle ridge, in Flemish bond. As indicated on drawings.
- 10.4. Lay garden area to grass.

THE OPEN BARN

SCHEDULE OF WORK

DEMOLITIONS

- 1.1. Remove and set aside sound pantiles and ridge and hip cappings.
- 1.2. Remove corrugated steel sheeting from roofs and dispose of.
- 1.3. Remove corrugated asbestos sheeting and dispose of safely.
- 1.3. Remove and clear away decayed and unserviceable rainwater goods and joinery to eaves and verges.
- 1.5. Remove and clear away weatherboarding to walls, corrugated sheeting and perspex.
- 1.6. Remove linings to inside of roof and walls.
- 1.7. Retain and repair doors & vents where possible.
- 1.8. Demolish and clear away internal walls and floors as indicated on drawings retaining reusable materials, including floor bricks.

REPAIRS & ALTERATIONS

- 2.1. Cut out all areas of rotten timber and piece in new to match in species and profile or repair with steel plates/straps according to situation to achieve the most appropriate repair.
- 2.2. Treat all existing retained timbers with colourless preservative.
- 2.3. Cut out any spalled bricks and renew in matching material bedded in lime mortar.
- 2.4. Cut out loose flintwork and rebuild with salvaged material and lime mortar.
- 2.5. Cut out areas of perished pointing and renew in lime mortar.
- 2.6. Carefully cut and form new openings where indicated on drawings. Build in lintels to masonry walls.
- 2.8. Rebuild sections of walls and roofs which are unsafe.
- 2.9. Excavate and pour foundations for new structure to internal pod.
- 2.10. Cut out modern common bricks and renew in matching brick and bedded in lime mortar.

FLOORS

- 4.1. Allow to lay levelling screed over existing concrete floor and then lay over:
 - 50mm finishes zone
 - 65mm screed incorporating UFH
 - 100mm PIR insulation
 - 100mm concrete slab
 - Polythene dpm
- 4.2. Allow for cleaning and repointing only retained brick floors.

EXTERNAL WALLS

- 5.1. Provide chemical or active electro-osmotic damp proof courses to all existing masonry walls without effective physical dpc's.
- 5.2. Clad masonry walls internally by fixing breathable Pavatherm insulation with lime plaster internally.
- 5.3. Where weatherboarding is set in from external face of brickwork min 100mm, clad timber framed walls externally with vapour barrier, 12mm OSB3 and fix over 75mm PIR insulation. Fix externally sawn weatherboarding fixed to vertical battens.
- 5.4. Where weatherboard is set in less than 100mm or sits flush or proud of plinth insulate between studs with 75mm PIR insulation, clad externally with 12mm OSB3, batten and fix over YBS superquilt, vertical counterbattens with soft wood horizontal weatherboarding.

- 5.4. Between studs fix 12.5mm plasterboard and skim finish, exposing studs internally.
- 5.5. Supply and build in windows and doors as shown on drawings. Glaze in 24mm low-E double glazing units.

INTERNAL WALLS & POD

- 6.3. Install new steel frame and curved arch braces for pod structure.
- 6.2. Install softwood floor joists between steel frame to form floor and ceiling joists to pod
- 6.1. Raise new partition walls in 100mm lightweight blockwork built off oversite or s.w. stud framing. Plaster in lightweight gypsum plaster. Form doorways and build in lintels.
- 6.2. Fix door linings and supply and hang boarded softwood doors.

ROOFS

- 7.1. Clad tiled roofs externally as follows:
 - Salvaged/matching second hand clay pantiles
 - Tiling battens
 - YBS super quilt over counter battens
 - 18mm Plywood over rafters
 - 12.5mm plasterboard with skim finish between rafters. Exposing rafters internally.
- 7.2. Clad zinc roofs externally as follows:
 - Standing seam VM zinc plus.
 - VM zinc breather membrane
 - 18m marine plywood
 - battens
- 7.3. Install rooflights as conservation rooflights as indicated on drawings.
- 7.4. Supply and fix steel rainwater gutters and downpipes type Rainline by Lindab, colour black.

SERVICES

- 8.1. Provide new mains water supply.
- 8.2. Install space heating system delivering heat via underfloor heating pipework.
- 8.3. Install water heating system.
- 8.4. Provide new mains electrical connections to the building and extend power and lighting circuits. External lighting to be kept to a practical minimum and controlled by time switches and PIR's.
- 8.5. Provide foul drainage runs to suit.
- 8.6. Provide new soakaway.
- 8.7. Run new surface water drains to new soakaway.

FINISHES & FITTINGS

- 9.1. Floor finishes to new floors to be occupier specified.
- 9.2. All new plaster surfaces to be finished in emulsion.
- 9.3. All existing lime plaster surfaces internally or externally to be finished in limewash.
- 9.4. All new timber surfaces internally to be painted or stained.
- 9.5. All existing timber exposed internally to be cleaned off and left untreated.
- 9.6. All timber surfaces externally to be stained red ochre.
- 9.7. Supply and fit sanitary fittings and connect to supplies and wastes.
- 9.8. Supply and fit kitchen units in kitchen and utility rooms.

SITE WORKS

- 10.1. Lay compacted gravel driveway as indicated by drawings with brick on edge detail to kerbs
- 10.2. To site boundaries, install post and rail fences 1200mm high and underplant with indigenous mixed hedging.
- 10.3. Form new green oak pergola in place of fallen down building, install SS cables to create terrace.
- 10.4. Lay garden area to grass.

THE CARTLODGE

SCHEDULE OF WORK

DEMOLITIONS

- 1.1. Remove and set aside sound pantiles and ridge and hip cappings.
- 1.3. Remove and clear away decayed and unserviceable rainwater goods and joinery to eaves and verges.
- 1.5. Remove and clear away weatherboarding to walls, corrugated sheeting and perspex.
- 1.6. Remove linings to inside of roof and walls.
- 1.7. Retain and repair doors & vents where possible.
- 1.8. Demolish and clear away internal walls and floors as indicated on drawings retaining reusable materials, including floor bricks.

REPAIRS & ALTERATIONS

- 2.1. Cut out all areas of rotten timber and piece in new to match in species and profile or repair with steel plates/straps according to situation to achieve the most appropriate repair.
- 2.2. Treat all existing retained timbers with colourless preservative.
- 2.3. Cut out any spalled bricks and renew in matching material bedded in lime mortar.
- 2.4. Cut out loose flintwork and rebuild with salvaged material and lime mortar.
- 2.5. Cut out areas of perished pointing and renew in lime mortar.
- 2.6. Carefully cut and form new openings where indicated on drawings. Build in lintels to masonry walls.
- 2.8. Rebuild sections of walls and roofs which are unsafe.
- 2.9. Excavate and pour foundations for new external walls.

FLOORS

- 4.1. Allow to excavate existing compacted earth floor and lay:
 - 50mm finishes zone
 - 65mm screed incorporating UFH
 - 100mm PIR insulation
 - 100mm concrete slab
 - Polythene dpm
- 4.2. Allow for cleaning and repointing only retained brick floors.

EXTERNAL WALLS

- 5.1. Provide chemical or active electro-osmotic damp proof courses to all existing masonry walls without effective physical dpc's.
- 5.2. To new external walls form plinth from soft red bricks to match existing. Form new timber frame walls from 150x50mm soft wood frame.
- 5.3. Clad masonry walls internally by fixing breathable Pavatherm insulation with lime plaster internally.

- 5.4. Where weatherboarding is set in from external face of brickwork min 100mm, clad timber framed walls externally with vapour barrier, 12mm OSB3 and fix over 75mm PIR insulation. Fix externally sawn weatherboarding fixed to vertical battens.
- 5.5. Where weatherboard is set in less than 100mm or sits flush or proud of plinth insulate between studs with 75mm PIR insulation, clad externally with 12mm OSB3, batten and fix over YBS superquilt, vertical counterbattens with soft wood horizontal weatherboarding.
- 5.6. Between studs fix 12.5mm plasterboard and skim finish, exposing studs internally.
- 5.7. Supply and build in windows and doors as shown on drawings. Glaze in 24mm low-E double glazing units.

INTERNAL WALLS

- 6.1. Raise new partition walls in 100mm lightweight blockwork built off oversite or s.w. stud framing. Plaster in lightweight gypsum plaster. Form doorways and build in lintels.
- 6.2. Fix door linings and supply and hang boarded softwood doors.

ROOFS

- 7.1. Clad tiled roofs externally as follows:
 - Salvaged/matching second hand clay pantiles
 - Tiling battens
 - YBS super quilt over counter battens
 - 18mm Plywood over rafters
 - 12.5mm plasterboard with skim finish between rafters. Exposing rafters internally.
- 7.2. Supply and fix steel rainwater gutters and downpipes type Rainline by Lindab, colour black.

SERVICES

- 8.1. Provide new mains water supply.
- 8.2. Install space heating system delivering heat via underfloor heating pipework.
- 8.3. Install water heating system.
- 8.4. Provide new mains electrical connections to the building and extend power and lighting circuits. External lighting to be kept to a practical minimum and controlled by time switches and PIR's.
- 8.5. Provide foul drainage runs to suit.
- 8.6. Provide new soakaway.
- 8.7. Run new surface water drains to new soakaway.

FINISHES & FITTINGS

- 9.1. Floor finishes to new floors to be occupier specified.
- 9.2. All new plaster surfaces to be finished in emulsion.
- 9.3. All existing lime plaster surfaces internally or externally to be finished in limewash.
- 9.4. All new timber surfaces internally to be painted or stained.
- 9.5. All existing timber exposed internally to be cleaned off and left untreated.
- 9.6. All timber surfaces externally to be stained red ochre.
- 9.7. Supply and fit sanitary fittings and connect to supplies and wastes.
- 9.8. Supply and fit kitchen units in kitchen and utility rooms.

SITE WORKS

- 10.1. Lay compacted gravel driveway as indicated by drawings with brick on edge detail to kerbs
- 10.2. To site boundaries, install post and rail fences 1200mm high and underplant with indigenous mixed hedging.
- 10.4. Lay garden area to grass.

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