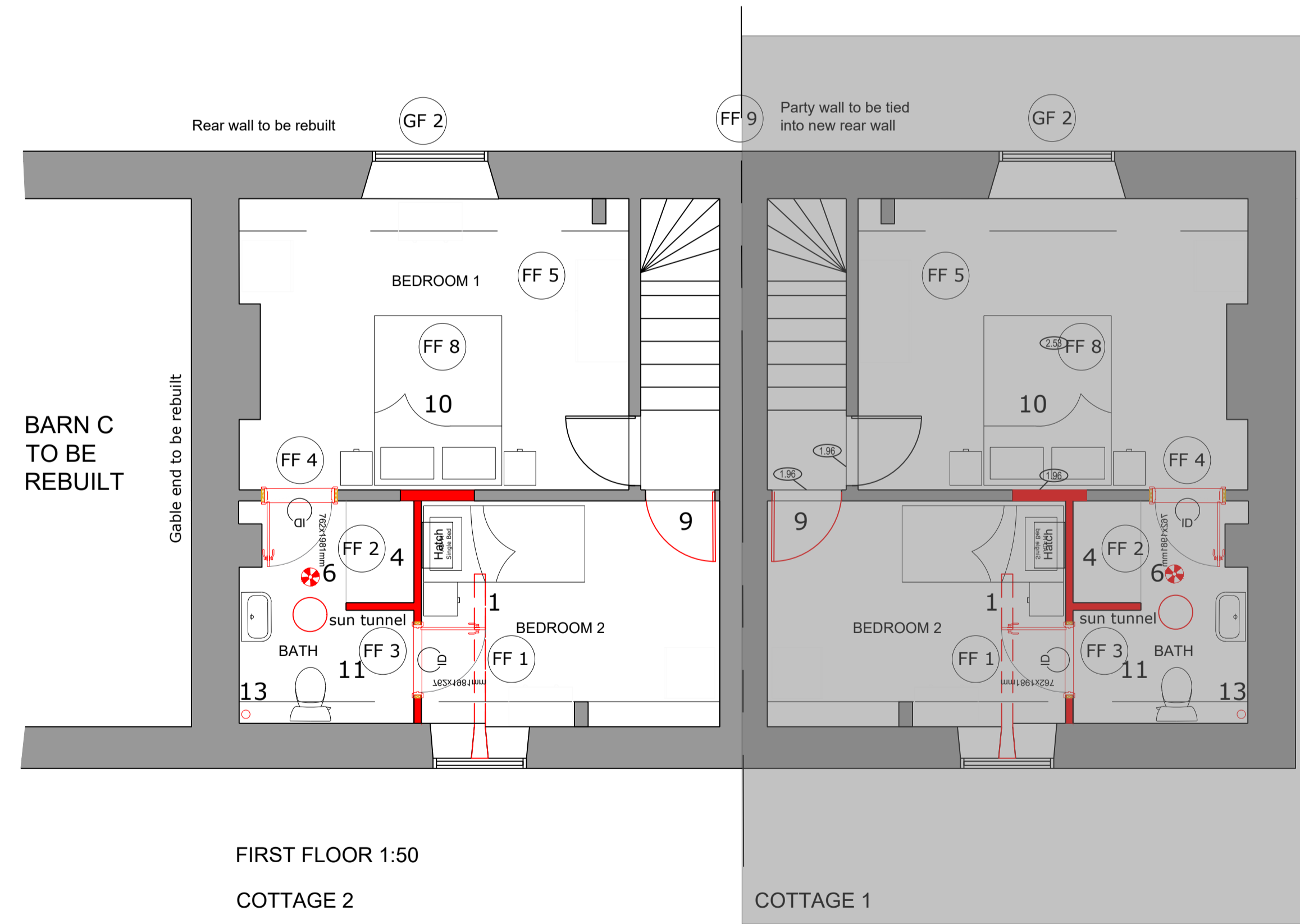
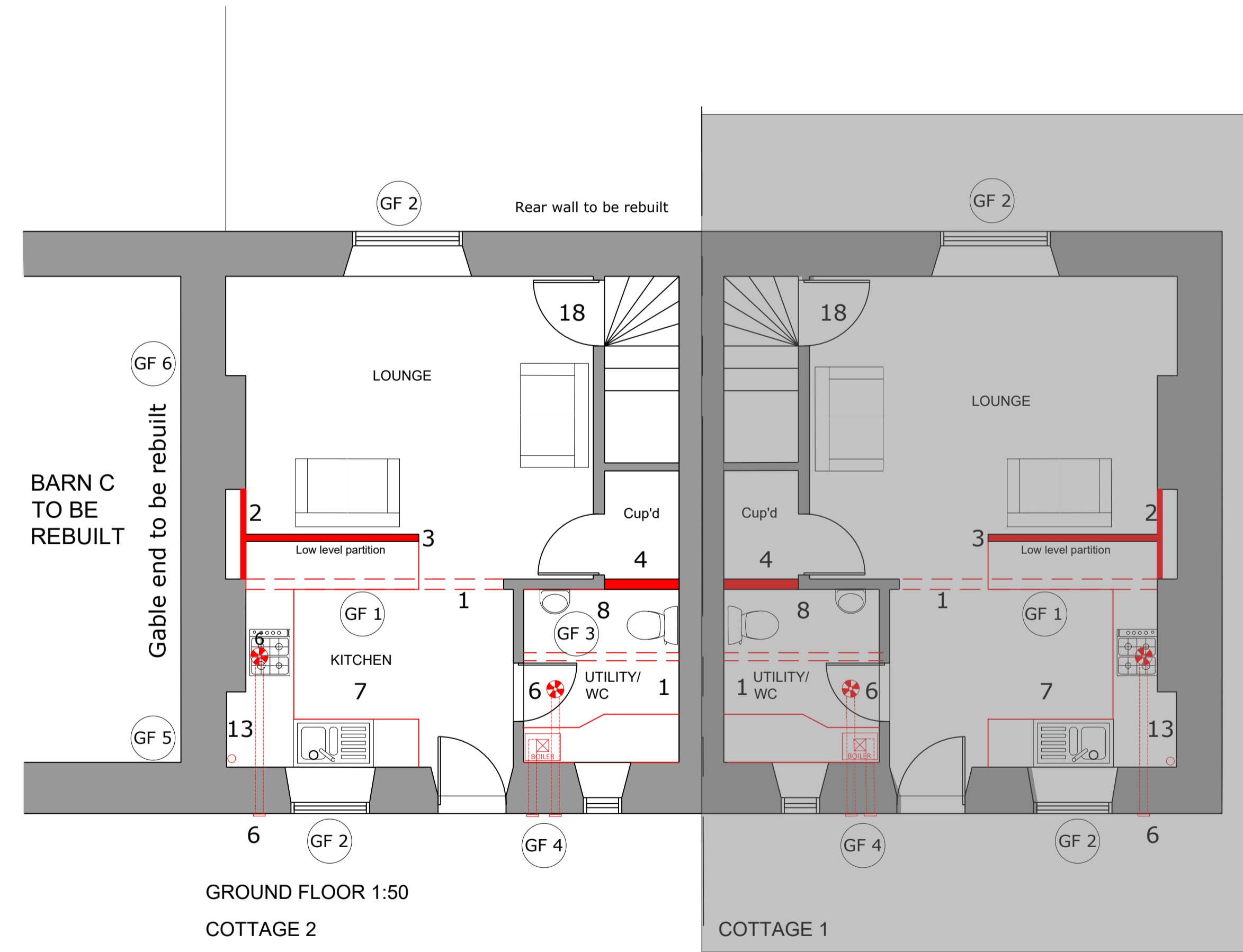


- GENERAL NOTES
- Minor repairs to be carried out to stonework pointing where required. New pointing to match existing pointing in colour and type.
 - Cottage 2 has been substantially taken down due to the collapse of the adjacent barn. The gable end and rear wall are to be rebuilt as per the existing cottage using stone salvaged from the original construction using lime mortar. This will need to be from a new strip foundation.
 - A new roof to Cottage 2 is to be constructed using as many of the original timbers as possible, supplemented by new timber or steelwork where necessary. The original slates will be used and these will be supplemented with new or reclaimed slates as necessary.
 - Roof structure and covering of Cottage 1 to be removed and wallplates replaced. The roof is to be reinstated using the original timbers as far as possible, supplemented with new timber or steelwork as necessary.
 - Party wall between cottages to be extended to underside of roof covering to provide fire separation between dwellings.
 - Insulation to be installed in loft
 - Lead flashings to be inspected and replaced as required with appropriate thickness of lead.
 - Gutters and downpipes to be inspected for leaks and replaced where required with matching new sections.
 - Damp Proofing - Ground floor walls to be surveyed for dampness. Further details to be submitted detailing findings, type of proposed treatment and remedial works. External ground levels to be reduced to 150mm below floor level to alleviate damp issues.
 - Timber Treatment - Floor and roof timbers to be surveyed for woodworm and beetle infestation. Further details to be submitted detailing findings type of proposed treatment and remedial works. 1m of plaster above ground level likely to be needed to be removed and replastered. Disturbance to historic fabric likely.
 - Windows - Original windows to be replaced with double glazed timber windows to match existing.
 - All areas to be redecorated with repairs to the underlying fabric as necessary.
 - New plaster to be lime plaster to allow the stone to breathe. New ceilings to be lath and plaster to match existing or as agreed with the Conservation Officer.
 - Where doors are to be infilled the lining and architrave is to be retained subject to Conservation Officer and Building Control approval.
 - Joists to be trimmed to allow for drainage routes from svp as required. Floor boards to be reinstated over.
 - Additional floor strengthening may be required to carry new partitions. Additional joists likely to be needed to be inserted.
 - Internal partitions to generally be either 63mm timber or proprietary steel system with plasterboard and skim to both sides. To be fixed to existing floors, walls and ceilings.



NOTE: STRUCTURAL REPAIRS TO BE CARRIED OUT TO BOTH COTTAGES AS PER STRUCTURAL ENGINEER'S REPORT AND IN AGREEMENT WITH CONSERVATION OFFICER

GF 2 Schedule of Works reference

- KEY:
- Existing wall to be removed.
 - Alcove to be infilled with timber studwork
 - Low level partition to be formed
 - New timber stud wall
 -
 - New extraction
 - New Kitchen
 - New Utility
 - Existing door to be handed
 - Existing door opening to be infilled
 - New Bathroom to be formed
 - New Door opening to be formed in existing wall
 - New SVP position