

HOME FARM COTTAGES

Planning Application for the Restoration of Home Farm Cottages at High Street, Twywell,
Northamptonshire

*Schedule of
Works*

TATA STEEL

INTRODUCTION

This document has been prepared to outline the works necessary to repair and restore Manor Farm Cottages.

The cottages are in poor state of repair, having been seriously damaged by the collapse of the adjacent Manor Farm Barn

Further investigation will be required following planning consent and all proposals will be carried out in collaboration with the Conservation Officer.

All works to be carried out in strict accordance to BS7913 : 2013 Guide to the Conservation of Historic Buildings.

A breakdown of the general repairs follows together with a more detailed table of individual operations necessary to enable the proposals to be carried out. The table breaks down the operations, justification and methodology.

Repairs and restoration will be carried out as necessary to preserve the building and extend its useful life and any alterations to the fabric will be limited and restricted to those that are believed to be necessary to facilitate conversion.

GENERAL

STRUCTURE

Any vegetation that is growing against the building is to be carefully removed and any damage evaluated.

The gable end, chimney and part of rear wall of Cottage 1 are to be taken down and rebuilt as per the existing cottage using stone salvaged from the original construction and using lime mortar. The roof is to be rebuilt using slates salvaged from the original roof.

An assessment of any ground floor finish is to be made and any repair or replacement to be carried out with appropriate materials.

Stonework is to be cleaned where necessary and repointed with lime mortar.

Any repairs to structural timbers are to be carried out sympathetically.

Cottage 1

The first floor structure is to be assessed as repaired as required in accordance with Conservation Officer.

The roof is to be removed in order to replace the wallplates and the structure then reinstated.

The rear wall is to be partly rebuilt in order to tie it to the party wall, to form a rigid structure

Loft Insulation and appropriate insulation to be installed

Cottage 2

The first floor structure is to be repaired and renewed as necessary along with floorboards

The roof structure and covering is to be inspected and overhauled/renewed as required in matching or original materials, including reinstatement of roof trusses.

The rear wall is to be taken down and rebuilt in stone salvaged from the dismantled wall.

A party wall is to be constructed between the two dwellings within the roof space

Loft Insulation and appropriate insulation to be installed

EXTERNALLY

Any flashing to abutments to be inspected and replaced as required, where no flashing is present but deemed necessary, installation is to be carried out using traditional materials and with minimal disturbance to existing fabric.

Any existing doors and frames that are in a serviceable condition it to be carefully removed and repaired ready for reuse.

All windows will require a minimum of double glazing to comply with Building Regulations and new windows will be manufactured to fit in existing openings.

Any original ironmongery that is in a serviceable condition is to be carefully removed, cleaned and refinished ready for reuse.

All rainwater goods to be replaced with aluminium system

INTERNALLY

Unless specifically noted to the contrary, any redundant mechanical or electrical equipment is to be removed.

Internal walls and ceilings to be replastered where necessary with lime plaster to enable the cottages to breathe

Building services to be installed with minimal disruption to existing fabric.

New partition walls are to be constructed of timber and plasterboard where indicated on floor plans. Additional support may be required where these are built off an existing first floor.

Where possible, extractor fans and soil pipes are to be ducted to a roof tile vent.

Internal joinery to be assessed for damage and rot and repaired or appropriately replaced

Interior to be stripped back and completely redecorated with appropriate materials.

TABLE OF PROPOSED WORKS

REFERENCE	OPERATION	REASON	METHODOLOGY
GF1	The existing dividing wall to be removed between the kitchen and lounge.	To enable the kitchen to be made large enough to be a serviceable kitchen	Masonry to be carefully removed and new partition installed. Steelwork required to support floor joists over. Plaster to be made good.
GF2	Existing ground and first floor windows to be replaced with timber double glazed casements with multi pane glazing bars to reproduce the original appearance.	The existing windows are deemed to be beyond repair and energy saving measures are necessary to improve the EPC	The existing opening will be repaired as necessary using appropriate materials prior to fitting the new window in the same place within the reveal.
GF3	The existing dividing wall to be removed between the scullery and cupboard	To form a WC and Utility Room	Masonry to be carefully removed and new partition installed. Plaster to be made good.
GF4	Install new boiler and utility extract.	To upgrade the heating system and provide adequate extraction	Boiler flue and extract vent to be carefully installed in external wall. Disturbance to brickwork to be made good with pointing.
GF5	Install new soil and vent pipe.	To provide drainage to new bathroom	Excavate ground floor, make good. Trim first floor joists if required. Form opening in ceiling by carefully trimming

			ceiling lathes and replaster with lime plaster.
GF6	Rebuild gable end and rear wall of Cottage 2 and rear wall of Cottage 1	To reinstate the structural integrity of the building	All works to be carried out using appropriate techniques and materials and under guidance of Structural Engineer
FF1	Remove existing partition	To allow the new Bathroom to be formed. The existing partition is an addition and is constructed from hardboard	Carefully remove existing partition and make good to existing floor, wall and ceiling.
FF2	Construct new partition	To form new Bathroom	Carefully construct new partition using timber studs and plasterboard. Double up joists or install noggins beneath as necessary
FF3	Install Sun Tunnel	To bring natural light to new bathroom without forming new window in front elevation	Carefully form opening in new roof and ceiling for sun tunnel
FF4	Form new door opening.	To provide access to Bathroom	Carefully form new opening in existing wall. Make good as required.
FF5	Replace existing staircase.	The existing staircase is rotten	A new timber staircase will be fitted in a configuration to follow the existing one. All works will be carried out using sympathetic materials.
FF6	Existing roof to be repaired and or upgraded as necessary.	The roof to Cottage 1 has largely been removed due to the collapse. This will be rebuilt using salvaged materials from site. The roof to Cottage 2 to be inspected	All works to be carried out using appropriate techniques and materials and under guidance of Structural Engineer

		and repaired/upgraded as necessary	
FF7	Existing chimney to be rebuilt	To maintain the historic fabric of the building	This will be rebuilt to match the original along with gable end All works to be carried out using appropriate techniques and materials
FF8	First floor structure and floorboards to be repaired	To maintain structural integrity	Carefully remove rotten/damaged timbers and replace with reclaim or new timbers
FF9	Extend party wall through roofspace to form fireproof wall between the two Cottages	Fire Safety	A new party wall in masonry or lightweight construction to be constructed with fire stopping to underside of roof covering

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