

Scope of Work

1 and 2 Garnhams Cottages (formerly Garnhams Farmhouse), Tannington.

CONTENTS:

- 1 Introduction and Client's Brief
- 2 Brief Description
- 3 Pre-Ambles to Conservation Repairs Scope of Works
- 4 Pre-Ambles to Proposed Scope of Works
- 5 Itemised Scope of Works
- 6 Conclusions
- 7 Limitations

REVISION	Date	Comments	Name
1	28.02.2024	Issued for comment	PC
2	06.03.2024	Issued for comment	PC
3	13.03.2024	Client issue	PC

I Introduction and Client Brief

We have been instructed by Mr Harvey to prepare a Scope of Works for 1 and 2 Garnhams Cottages, in support of a Listed Building Consent application.

This proposed Scope of Works is to be read with:

Listed Building Consent drawings - Roger Balmer Design (RBD).

Heritage Impact Assessment - Michael Collins

Structural Engineers survey and report (inc. trial holes to review existing foundations)- Adam Power Associates (APA).

Ecology Report and Bat Survey - Mill House Ecology (MHE).

2 Brief Description

Garnhams Farmhouse is Grade II Listed.

Garnhams Farmhouse. 23.07.1988. II. Former farmhouse, now subdivided into two dwellings. Late C16; C17 wing to east forming L-shape plan. Timber-framed and plastered; roof of glazed black pantiles. Two-storey main range, one-and-a-half storey east wing. Scattered fenestration, C19 and C20 casements. North gable end of main range has C20 gabled porch with boarded door. East wing has gabled porch with C20 door, one flat-roofed dormer and two-storey rear addition of C19 date. Each range has an internal stack. Main range in four bays, the original layout obscure. Two bays of exposed joists, all set flat; one tie-beam set high and supported by secondary upper crucks (only one visible); some plain studding on upper floor. At south end is steeply-cambered tie beam and queen-post roof. Stack is later insertion. Later wing much modernised

3 Pre-amble Conservation Repairs Scope of Works

Structural repairs

Timber frame repairs

Brick plinth repairs

Roof repairs

Wall repairs, including replacement of external cement render with lime render

Floor repairs

Window and door repairs or replacement

Internal repairs

Replacement of rainwater goods

Overall the condition of the house appears poor. The building is in need of a general programme of refurbishment having been neglected for a long period of time. It is performing acceptably from a structural perspective but requires structural and fabric repairs. Refer to Structural Condition Survey and Recommended Proposed Repairs by Adam Power Associates. The following provides an overview but the full reports should be read for individual details.

The roof coverings to the Farmhouse are keeping rainwater out, except at one location. However, the overall condition of the roof finishes are poor, with slipped, missing and broken tiles in various areas.

The proposals include to re-tile the pantile pitched roofs. Re-roofing will allow the roof timbers to be fully inspected and any defects to be attended to. The proposals include for a bat appropriate roofing membrane and natural breathable insulation to be installed. Whilst Adam Power Associates did not note any significant structural defects within the main roof structures (no access to east wing roof), the re-roofing will inevitably uncover some repairs or enhancements needed to the timber roofs.

With any timber frame there are always vulnerabilities where water can enter the frame and with the risk increased where cement render is used. Whilst some evidence for local decay was noted, this does not appear to be extensive. Adam Power Associates condition report recommends that in the long term it would be beneficial for the cement render to be replaced with a breathable lime based mix.

The proposal includes the replacement of inappropriate fabric. The external cement render is to be replaced with breathable lime based render. The replacement of external cement render provides the opportunity to install natural breathable insulation in between historic timber

The historic timber structure is generally in sound condition and can be restored with local repairs to replace the excessively decayed timbers. Timber frame repairs are required. The replacement of the cement render is the ideal time to undertake the timber frame repairs, providing the required access to fully assess the timber frame and carry out repairs. The soleplates are largely concealed so present a risk, these will be checked as part of the works and may require repairs.

It is likely that additional repair works will be found to be necessary during the course of the repair and conservation building works as and when more parts of the building are exposed.

Generally, there is no apparent damp proof courses.

Some local areas of damp were noted, particularly where rainwater goods are incomplete. The impermeable finishes around the building are to be removed and improving the drainage will help reduce damp related degradation.

The rainwater goods need thorough overhauling. These are to be replaced with new painted metal to address all these issues.

Where existing timber windows are to be retained, the joinery elements are all to be redecorated and inevitably in any preparation and stripping of existing finishes, some local areas of timber decay will be found and require repair. As part of these works, glass will be re-putted and decorated where needed.

The buildings do not have the performance of modern buildings in relation to thermal insulation and other standards etc. Thermal performance can be improved. It is proposed to install thermal insulation. It is important that the detailing is carefully considered to prevent condensation and it will not be to the detriment of the existing fabric and structure.

Internal plaster repairs will be undertaken with lath and lime plaster where extant.

Low level damp walls. New internal plaster is to be left clear of the floor and the gap covered with a skirting board.

4 Pre-Ambles to Proposed Scope of New Works

Installation of roof insulation

Insulation of wall insulation

Replacement windows

Replacement doors

Internal alterations as shown on RBD layout drawings.

New porch

5 Itemised Scope of Works

6 Conclusions

We expect that specific details of the proposals will be reserved by Condition.

For Building Control compliance, especially with Part L, a Listed Building Consent dispensation allowance will need to be developed/ agreed at the refurbishment stage.

7 Limitations

The proposed Scope of Works has been prepared for the Listed Building Consent application only (hence it does not include the new fixtures and fittings to the kitchens and bathrooms, or replacement electrical and heating systems).

Woodwork or other parts of the structure which are covered, unexposed or inaccessible will need to be assessed as part of opening up.

No opening up or investigation of the existing building, existing floor constructions, etc. was carried out, the inspection being visual only.

No Asbestos surveys has been undertaken.

No Damp Proofing, Timber Preservation Survey has been undertaken.

No Drainage Survey has been undertaken.

Item No.	Element	Description	Proposed works	Cost
1 AND 2 GARNHAMS COTTAGES formerly GARNHAMS FARMHOUSE				
5.1	Structure			
	Foundations	Some foundation movement has occurred. The trial holes reveal traditional shallow brick footings to the main parts. The later south extension has a shallow concrete strip footing.	Some foundation movement has occurred. Drainage to be improved to take rainwater away from the foundations and overgrown vegetation to be removed. Some further slight movement may occur, but foundation improvements are not essential.	
	Roof timbers Structural timber frame	Timber frame repairs.	Further investigation of the roof structure, post opening up. The historic timber structure is generally in sound condition and can be restored with local repairs to replace excessively decayed timbers. There are many local areas of decay overall, not compromising the overall integrity but requiring repairs for long term durability.	
	Soleplate timbers	Soleplate timbers.	Fully expose soleplate timbers. Check /drill soleplate to check for concealed decay and then repair/replace.	
	Main range, first floor timber floor beam, visible in sitting room	The floor beam connection to post has pulled away and the post. The post foot and brick plinth lean outwards.	The beam/post connection to be strapped in order to both improve the vertical support for the beam and prevent further outward movement of the wall.	
	Main range, west wall brick plinth and soleplate	Check for decay.	The outward leaning plinth requires further investigation and sole plate to be checked for decay.	
	Main range, west wall, brick plinth to central 2 bays	The outward leaning plinth required further investigation.	Remedial action such as buttressing of the plinth or local rebuilding may be necessary.	
	Northside, east wing, timber frame soleplate	Soleplate rotated outwards. Timber post foot decayed.	Fully expose soleplate and then repair/replace.	
	East range, south wall, at valley junction with C19 extension Structural timber frame	Wall plate, supporting posts and rafters over decayed. Timber treatment for insect attack.	Decayed timbers to be cut back to sound and replaced with new timber to match using traditional scarfed or lapped joints. Evidence of past insect attack to timber, no current signs of activity although it is inevitable that some does exist. Timber treatment not required. If any local infestation is found, spot treatment can be applied, although limiting moisture content will be more successful in the long term.	
	Structural timber frame	Timber treatment for death-watch beetle infestation. Death-watch beetle flight holes in timbers (wall plate/eaves tie/head of post) mainly in north wing in several locations.	Death-watch beetle to be treated by location.	
	West wall of C19 extension	Diagonal crack in external wall at both ground floor and first floor level. Cracking of plaster/ render likely associated with differential foundation movement.	To be improved by removal of vegetation and improvements to rainwater drainage.	

	Brick plinth	Overall it is not in unreasonable condition but there are some visible local decayed bricks and eroded joints.	Local repairs to plinth brickwork. Traditional brick repairs using lime mortar and bricks to match. Point eroded joints and replace badly decayed bricks.	
	Brick plinth	Main range NE corner, plinth brickwork in very poor condition. Vertical crack between side wall and gable wall plinths.	Traditional brick repairs using lime mortar and bricks to match.	
	Rendered brick plinth	The plinth is pointed in a cement based mortar.	Cement render to be removed and replaced with lime based render. Brickwork plinth to be assess once render is removed. Brick replacement and repointing may be required to consolidate.	
	Main range, first floor internal plaster to chimney	Vertical crack to side of chimney.	The chimney cracking is relatively minor and occurs at a common position. Cracks to be stitched using traditional techniques.	
5.2	Roof			
	Chimney - main range Chimney - east wing Tiles Roof lead work Roof battens Roof membrane Roof structure Dormer window Roof void Roofline timbers Roofline timbers Insulation Insulation	Pitched roof with black glazed pantiles. Flashings, back gutter, valleys Very poor condition. Fire breaks Barge boards. Soffits and fascias. Sloping ceilings. Ceilings at eaves level.	Chimney to be re-pointed. Chimney to be re-pointed. Complete re tile (percentage of existing clay tiles to be salvaged and reused). All to be renewed. All to be renewed. Roof membrane to be installed. A bat friendly membrane is required. Timber frame to be assess post opening up. To be retained and repaired. Insertion of fire breaks in the roof space, between the 2 properties. To be replaced - like for like. To be replaced - like for like. Roof to be insulated with natural breathable insulation between rafters from outside. Roof to be insulated with natural breathable insulation above ceiling.	
5.3	Rainwater goods			
	Rainwater goods Drainage (immediate to building)	Existing rainwater goods are various, metal and uPVC. Various lengths of gutter are missing, in poor condition with corroded joints. The downpipes have corrosion to joints. There are downpipes that discharge onto the ground. Existing surface water to be reviewed.	All existing rainwater goods to be replaced with new, to discharge to a surface water drainage system or new soakaways. Proposed rainwater goods to be painted metal. Round socket pipes with ears and half-round gutters. To be investigated and then RWP to discharge to a surface water drainage system or new soakaways.	
5.4	Walls			
	Damp Timber treatment Timber frame	Death-watch beetle. Structural timber frame.	See 5.1 See 5.1	

	External render in timber frame locations	Lime render is showing evidence of movement cracks and detachment.	To be renewed with lath and lime render, to facilitate timber frame repairs and installation of insulation. Laths to be repaired/ replaced where extant.	
	External render in timber frame locations Render panel carrier	Cement render is generally suffering minor cracking and detachment. TBC - it is understood that the laths have previously been removed, when cement render was installed.	Cement render to be replaced with lime render. Subject to opening up. If the laths have been removed, a savolit boarding is proposed. In locations where laths are still present, these will be retained if possible or replaced, subject to confirmation with LA conservation officer.	
	Timber frame wall insulation		Walls to be insulated with natural breathable insulation between the timber frame from outside.	
5.5	Floors			
	Floor Ground floor, timber floor boards Ground floor concrete floor First floor, floor boards	Existing floors. Insect attack.	Existing floors are to be retained as existing unless noted below. Localised like for like repairs. To be retained with crack repairs undertaken. Evidence of past insect attack to timber, no current signs of activity although it is inevitable that some does exist. Timber treatment not required. If any local infestation is found, spot treatment can be applied, although limiting moisture content will be more successful in the long term.	
5.6	Windows and Doors			
	Existing timber windows Existing timber windows Existing timber windows Existing steel windows Existing doors	Existing windows to be retained and repaired. Existing windows to be replaced - like for like Existing windows to be replaced - new. Existing windows to be retained and repaired. Existing doors to be replaced - new.	See RBD drawings. The joinery elements to be redecorated and inevitably in any preparation and stripping of existing finishes, some local areas of timber decay will be found and require repair. Carry out repairs to windows where decayed including re-securing loose mouldings etc. As part of these works, glass will be re-puttied and decorated where needed. See RBD drawings. See RBD drawings. Steel framed windows require a complete overhaul with repairs and decoration. See RBD drawings.	
5.7	Ironmongery			
	Existing ironmongery	Existing ironmongery to existing windows to be retained.	To be retained, cleaned and decorated, adjusted to serviceable order.	
5.8	External decoration			

	Timber frame Render Roof line joinery Windows Doors Rainwater goods		None. Limewash / Pozilime To be painted To be painted To be painted To be painted black.	
5.9	Remodelling			
	Internal remodelling Proposed walls Proposed wall linings Existing wall linings	Lath and plaster.	See RBD drawings. To be plasterboard and timber stud framing. To be plasterboard. Internal plaster repairs will be undertaken with lath and lime plaster.	
5.10	Fireplaces and flues			
	Fireplaces Flues	Existing fireplaces.	To be retained as existing. Flue survey, routine maintenance.	
5.11	Internal works			
	Builder works Existing wall linings Existing wall linings Ceilings Ceilings - ground floor Ceilings Internal doors Existing internal joinery Existing internal joinery Stair - main range Stair - east wing	Builder work associated with services installations. Lath and plaster. C20 plasterboard /gypsum plaster. Historic plaster repairs. Lath and plaster ceilings. C20 plaster board /gypsum plaster. Painted timber. Architraves. Skirtings. Existing C20 staircase. Existing C20 staircase.	Internal plaster repairs will be undertaken with lath and lime plaster where extant. Internal plaster repairs will be undertaken with lath and lime plaster where extant. Internal plaster repairs will be undertaken with gypsum plaster. Internal plaster repairs will be undertaken with lime plaster. There are lath and plaster ceilings at various positions. Where possible the backings are to be checked when floorboards are lifted as this will give a better indication of the problem, if any. Repairs are to be undertaken with screws and large washers. There are some ceilings which show signs of defects and may then require repairs or replacement. Internal plaster replacement/ repairs will be undertaken with gypsum plaster. To be decorated, like for like repairs to be undertaken. To be retained where possible and decorated. To be surveyed and replaced (new skirtings are required when replastering). To be retained. No works. To be retained. No works.	
5.12	Drainage (immediate to building)			
	Surface water gulleys Foul drainage Hard paving	Existing surface water gulleys. Existing foul drainage. Existing hard paving adjacent to building.	To be renewed. To be surveyed and repairs undertaken as required. To be removed.	