

3 WILLOUGHBY STREET, MUTHILL, CRIEFF, PERTHSHIRE, PH5 2AB

1437

SCHEDULE OF WORKS – LISTED BUILDING CONSENT

Outbuilding

General description. Existing outbuilding used as a store.



Proposed: Pottery Studio		
Temporary works	Temporary support to gable wall of main house and to the WC/ utility wall to enable removal of upper floor stonework. All works to be carried out to engineer's recommendations.	
	Temporary propping of roof/ wall structure above existing door in accordance with engineers' specification to allow for slap through stone wall to increase door opening size.	
	Temporary propping of roof structure to enable replacement roofing works and any structural upgrade of existing trusses/ rafters.	
Works	Form a new Pottery Studio	
Walls	Re-point stone walls as required and carry out remedial works as per engineer's recommendations.	
	Piece out stone upper floor in front of gable wall to main house to engineer's recommendations and ensure no compromise of wall. Make good surfaces to create a neat wall finish with repointing as required.	
	Increase existing door opening size, raise head height and install new lintels, install new glazed door.	
Floors	Upper stone floor and blockwork stair to be pieced out and removed, down to level of outbuilding lower floor level.	
	Lower gravel floor to be dug out and new concrete slab installed.	
Ceiling	New insulated plasterboard ceiling finish to be installed.	
	3no skylights in ceiling.	
Doors	Install new glazed access door.	
Heating	New radiator to be installed.	
Electrics	Electrics to be as indicated on drawing, new light fittings and sockets as required.	
Drainage	New sink installed with water supply and suitable waste drainage installed.	
Decorations	Walls to be repointed and left as exposed stonework.	
	Ceiling to be repainted white.	
	Floor finish to be left as concrete.	
	Shelving to be installed on walls as per plans.	
	New worktops both fitted and moveable to be installed as per plans.	

External Works/ General Remedial Works

General description.



Proposed: General remedial work to the external facades, replacement roofing, installation of skylights, new door access and repairs to gutters/ downpipes.

Temporary works	Temporary erection of scaffolding to enable remedial works to the facades.	
	Temporary propping of roof/ wall structure above existing door in accordance with engineers' specification to allow for slip through stone wall to increase door opening size	
	Temporary propping of roof structure to enable replacement roofing works and any structural upgrade of existing trusses/ rafters.	
Removals	Remove existing wiggly tin style concrete asbestos roof sheeting.	
	Repair/ replace areas of damaged guttering or downpipes. Replace section of missing downpipe to outbuilding east gable wall.	
	Repair/ replace fascia's, soffits and verge boards.	
	Piece out stone around the existing door to increase door opening. Remove existing lintels.	
Walls	Repointing of stonework as necessary using traditional methods.	
	Review walls for any damp ingress, investigate source and treat damp, repair damage caused by any water ingress identified as appropriate.	

	Repair of existing stonework. All existing stone walls to be inspected with any remedial work to engineer's recommendations.	
	Existing door access to be increased in size, remove existing lintels, raise head height, piece out stone to side of door to increase width. Install new lintels and new glazed door.	
Roof	Roof structure inspected by structural engineer, recommendations as per engineers' specification.	
	Existing roof structure to be upgraded as required to engineers recommendations.	
	Existing trusses/ rafters to be inspected. Any rotten rafters to be replaced as per engineers' specification.	
	Remove existing concrete asbestos roofing.	
	Replace existing roofing material with profiled metallic roofing, with substrate as required.	
	Repair/ replace any fascia and soffit boards at eaves and barge boards on gable.	
	New ridge piece to be installed.	
	Replace/ repair any damaged flashing.	
	New insulation between rafters and insulated plasterboard over inner face of rafters.	
	Install 3no new skylights.	
Windows/ Doors	Existing timber door to be removed, opening size increased and new glazed door to be installed.	
	3no Skylights to be installed in the roof.	
Rainwater goods	Replace any damaged sections of guttering.	
	Replace any damaged sections of downpipe. Replace missing section of downpipe of outbuilding east gable wall.	

REVISION -

Ref:1437 Schedule of works – Listed Building Consent