CORNERSTONE BUILDERS
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Liberty Farm

After reading the Structural Engineers report on the conditions of the farm buildings, a visit to Liberty Farm, Dilhorne Lane, Fosbrook was undertaken.

The purpose of the visit was to ascertain the extent of the work necessary to the redundant farm building at Dilhorne Lane.

Following a detailed examination of the building and in conjunction with the Structural Engineers report, we are now proposing the following actions.

1. The front and rear elevations of the building in question will be scaffolded to allow work to proceed on the roof.
2. The roof tiles will be stripped, setting aside the tiles for re-use, any extra tiles required will be purchased to match the existing, this will leave only the rafters intact.
3. The rafters will be thoroughly checked for any wood boring insects or decay and treated as appropriate.
4. Any area of timber beyond treatment will be replaced.
5. The roof will then be felted over, using a type 1F bituminous felt, and softwood battens fixed with galvanised nails to suit the existing tiles, only the first third of the roof structure nearest the residence will be covered in at this point.

6. The existing concrete flashings will be replaced with code 4 lead soakers and flashings, and if it is deemed necessary, to match the existing, we could mortar over the majority of the lead.
7. The gable wall requires a new foundation, as there is only a 'spread-footing' at present. The spread footing seems to be the reason for the gable-end of the structure is separating from the remaining part of the structure.
8. The remaing section of the roof will be supported using appropriately sized acrow props and scaffolding to support the weight whilst the gable wall is removed carefully to preserve as many of the existing bricks as possible.
9. The existing bricks will be dressed ready to use in the re-building of the gable.
10. The new foundation will be dug down until solid ground is reached, it will then be inspected and then concreted using a C25 mix.
11. The gable will be rebuilt using the existing bricks and reclaimed imperial sized bricks to match as close as possible, the existing brick colour.
12. Within the gable we plan to incorporate a one brick solid pillar under each of the timber purlins, to match the bearing of each purlin as existing.
13. Each purlin will be reduced in length by approximately 100mm so that the end of the timber does not protrude through the brickwork; this will further protect the timber against continued attack from weather.
14. Mortar for the rebuilding of the structure will be of a sand, lime, cement mixture with a ratio of approximately 9:2:1.
15. Once the gable has been rebuilt, and the mortar has hardened, the scaffold support will be removed to allow the roof to settle onto the rebuilt brickwork.

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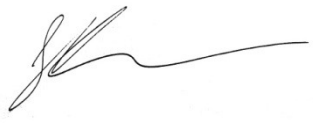
16. The remainder of the roof will be felted over, using a type 1F felt, and softwood battens fixed with galvanised nails to suit the existing tiles
17. Once the roof-work is complete, the remaining elevations of the structure will be mechanically raked out to a minimum depth of 25mm, all joints washed clean, and then repointed.
18. Where brickwork is separating from the adjacent structure due to movement, it is proposed that 'Helifix' or similar restraining ties will be utilised within the new pointing to prevent further movement; following this all joints pointed.
19. All internal timber to the low-level floor to the left of the front elevation will be checked for decay and wood boring attack.
20. Internal timbers will either be treated in accordance with infestation and or decay, or they will be replaced.
21. Once all work is complete, the brickwork will be cleaned.

Should you have any queries, please feel free to contact the office to discuss them.

Regards



Simon Edwards