

Alterations and Repair Schedule

Alterations (A01 to A15)

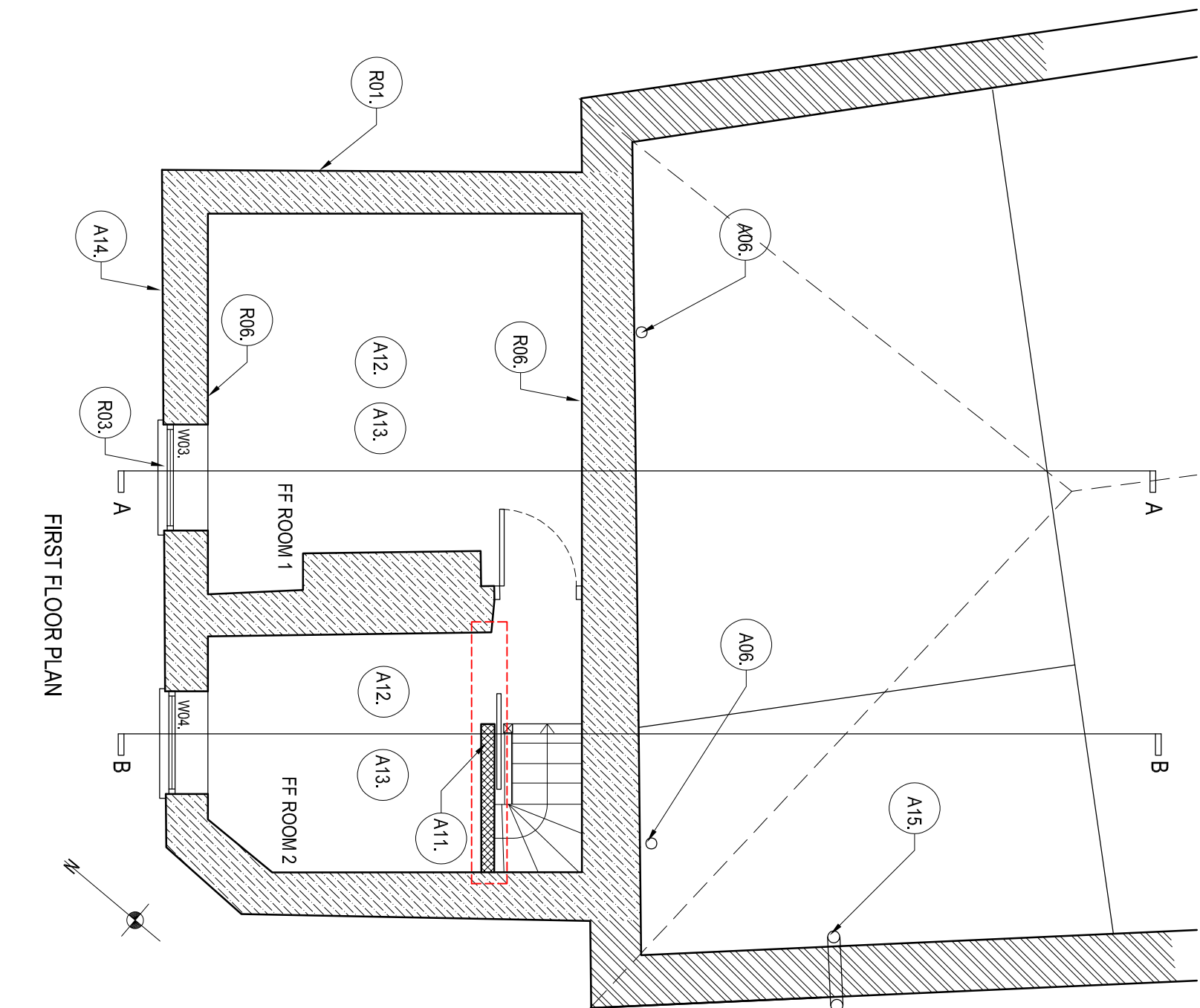
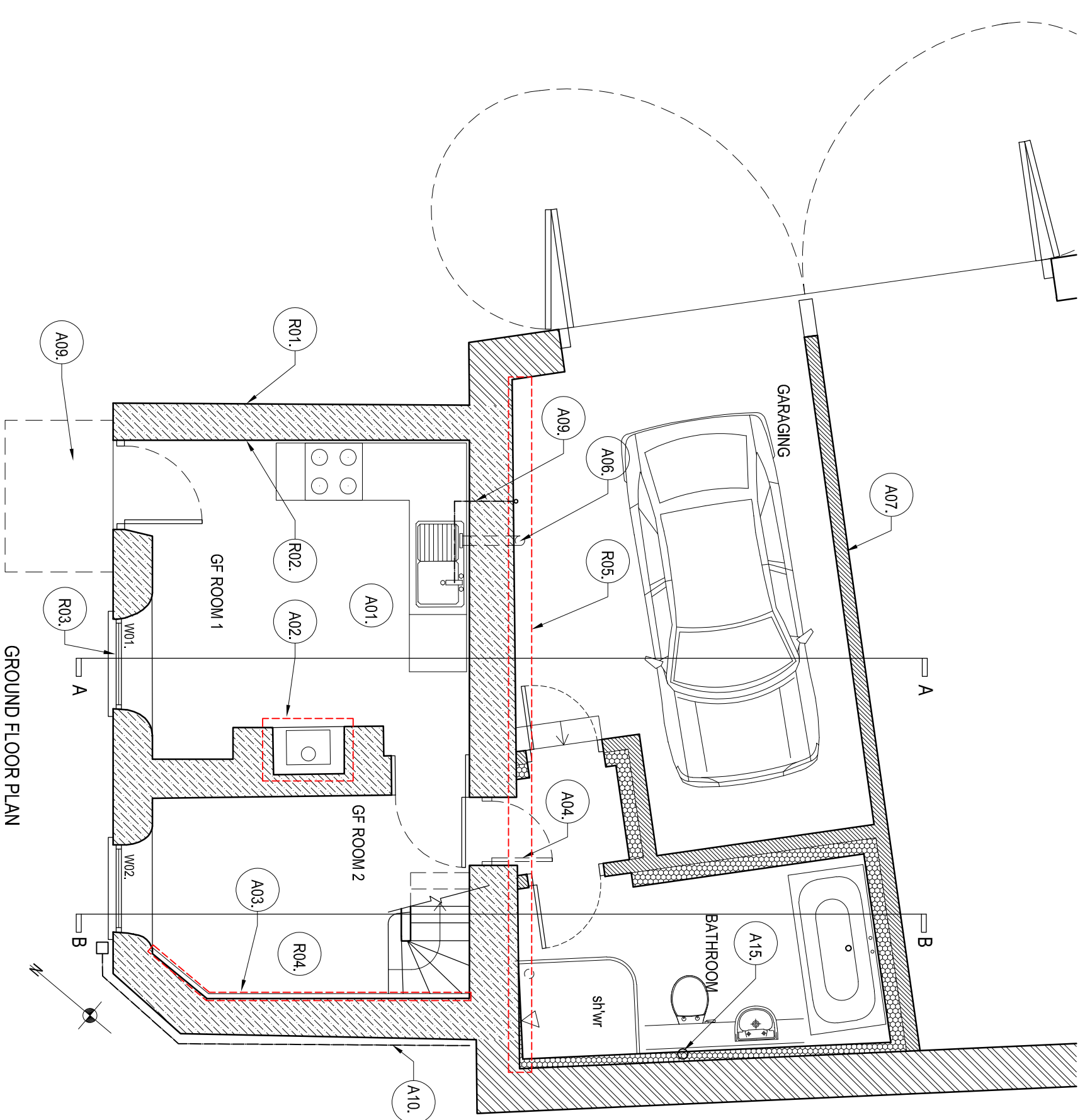
- A01. Ground Floor Room 1 Floor: Carefully take up existing concrete floor and record any structure below: any original floor finish unearthed to be retained and assessed for suitability for relaying. New floor constructed in 100 Imcretec floor slab (1:3 NHL5; RFG granules with reinforcement fibres) with tamped finish, on non-woven geotextile membrane, on 150 recycled foam glass granules, on non-woven geotextile membrane, on compacted existing earth subbase.
- A02. Ground Floor Room 1 Chimney breast and hearth: Make good existing opening and render internally with fire cement: install new BR compliant stone hearth and <5kw wood burning stove and flue. Flex-flue installed within existing flue and topped with black flue cap.
- A03. Ground Floor Room 2 T7G vertical panelling: Install new painted* timber 22mm t&g cockbeaded vertical boarding to match profile of original (small sample still present to startwell) and timber batons. *water-based heritage paint (farrow and ball/ Little Greene or equivalent).
- A04. Ground Floor Room 2 Door: Existing C20 door and frame removed: reveal made good with lime plaster (see R02 for specification).
- A06. Ground Floor Room 1 Mechanical Extract: Install new mechanical extract fan and vent to SE masonry wall (core drilled): vent pipe to travel vertically within garaging space and discharge to new tile vent to NW face of garage roof (at low level to obscure view from public and private access spaces).
- A07. Bathroom/ Garaging: Existing C20 blockwork bathroom extension and associated timber store walling demolished and surfaces made good. New bathroom and garaging extension constructed as shown. Construction being: Floor (suspended timber) 22t&g floorgrade chipboard (ready to accept final decorative finish), on 100 PIR insulation board (joints taped to form VCL), on timber floor joists (pocketed into new blockwork walls: hung on jost hangers from heritage asset walls to reduce impact and allow for future reversion) with 50 PIR insulation between timbers. Walls: single skin 140 blockwork with insulation to walls as shown, being 150 PIR insulation board (joints taped to form VCL), 25 low emistivity cavity (formed with tanalised timber battens) and 12.5 gypsum plasterboard and skim to accept final decoration. Ceiling/ store floor 22t&g floor grade chipboard, on 1200g polythene VCL, on 100 PIR board, on 100 PIR insulation board (joints taped to form VCL), on timber floor joists (pocketed into new blockwork walls: hung on jost hangers

from heritage asset walls to reduce impact and allow for future reversion) with 50 PIR insulation between timbers.

- A09. Front Porch. C20 timber porch carefully dismantled and carted away: existing block work (including Iniel over door) repaired as R01. Existing tiled porch floor assessed for condition following demolition of porch and either retained or carefully removed to expose structure below.
- A10. South West Wall: New below ground drainage installed along wall to reduce impact from water pressure against retaining wall structure: 600mm deep channel dugout against wall and 1000da perforated plastic drain (wrapped in geotextile membrane) installed, running to existing gully; channel back filled with coarse aggregate and topped with gravel. Any repairs and repointing in accordance with R01 carried out prior to backfill.
- A11. FF Room 1 Plinth wall: Existing timber plinth wall carefully removed and walls made good in accordance with R02. New timber partition wall and sliding door installed with painted* timber 22mm t&g cockbeaded vertical boarding to match profile of A03 to exposed faces. *water-based heritage paint (farrow and ball/ Little Greene or equiv). Door to be ledge and brace with cockbeaded panelling.
- A12. FF Room 1 and 2 Floor: Plasterboard ceiling (to ground floor rooms) and batons carefully removed and carted away: Original timber floorboards carefully cleaned of C20 paints and wallpaperers.
- A13. FF Room 1 and 2 Ceiling Roof: Existing C21 PIR insulation board carefully removed and retained for re-installation (if feasible). Timber inspected for decay and treated as appropriate. Eaves repaired in accordance with R06. 50mm PIR insulation board installed between timbers and 50mm PIR insulation board below (seems taped to create VCL); 25mm services cavity under-cloaked with 12.5 gypsum plasterboard and skim (purins to remain exposed). Purins to be cleaned of C20/ C21 paint.
- A14. Rainwater goods: Existing plastic rainwater goods replaced with round/ half round cast iron (black) rainwater goods: missing gutting and down pipes reinstated in black cast iron. Where required, metal rise and fall brackets replaced/ supplemented with new metal brackets to match existing.
- A15. Bathroom soil vent pipe: Internal alterations to soil pipe to accommodate new bathroom location and layout: no change to external pipe or cowl.

Repairs (R01-R06)

- R01. External Walls: All repointing works to be carried out in accordance with Historic England's *Repointing Brick and Stone Walls: Guidelines for Best Practice* (2017) to include: removal of existing cement based extruded pointing (hand tools only) and repointing with NHL 3.5 lime mortar, concave brush tamped, colour to match adjacent cottage (cake samples to be provide and agreed with SMDC Conservation Officer prior to commencement of works).
- R02. Internal walls: Existing Lime plaster walls to be patch repaired in accordance with Historic England's guidance set out in *Mortars, Renders & Plasters* (2012) to include: removal of existing cement/ gypsum based plaster repairs and infills and careful removal of blown plaster (minimum required to provide solid foundation for new application); application of scratch, float and finishing coats of NHL lime plaster: final finishes to be water-based heritage paint (farrow and ball/ Little Greene or equivalent). Recessed wiring services to be sheathed in PVC duct: recessed copper pipes to be wrapped in 500 gauge polythene to prevent corrosion. C20 timber skirting repaired/ replaced as required and finished with water-based heritage paint.
- R03. Windows and External Door: Refurbishment of existing windows (single glazed timber casement and frame - W01 to W04) and External Front Door (timber frame and flush faced door leaf- D01). All window repairation works to be carried out in accordance with Historic England's *Traditional Windows: Their care, repair and Upgrading* (2014, updated 2017) to include: strip back of C20 paint work and general repairs to timber frames (in-situ) and casements to include removal of rotten timbers and splicing in of new elements: introduction of additional timber glazing bars (profile to match existing) to mirror glazing bar pattern of adjacent cottage (6 pane per casement to GF- W01 & W02), 4 pane per casement to FF- W03 & W03); re-use of existing single glazing (cut to fit new glazing bar pattern) and replacement where required (notably W02) with matching single panes: refurbishment of existing ironmongery and new ironmongery to match existing where missing: repainting in heritage colour (to match adjacent cottage) in water-based heritage paint (Farrow and Ball/ Little Greene or equiv). Re-pointing of reveals in accordance with R01.
- R04. Existing C20 floor covering carefully removed and (presumed) brick flooring exposed. Final repair schedule to be agreed following removal of floor covering and condition of floor assessed: assumed cleaning of bricks with non-abrasive/ corrosive cleaning product and repointing in accordance with R01.
- R05. Cottage/ Garage dividing wall: Removal of all C20 finishes from original stone/ brick facing and repoint as per R01.
- R06. Make good existing wall/ wallplate junction using original masonry where feasible and new pink sandstone (to match extg in colour and patina) & lime mortar: ready to accept new lime plaster



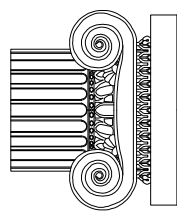
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Revisions			
A	Minor Schedule Amendments		24.04.24
B	Minor Schedule Amendments		07.05.24

Job
Chummet Hall Cottage, Cheddleton

title
Floor Plans as Proposed and Alterations and Repair Schedule

date	scale	drawn by	dwg. no.	rev.
05.03.24	1/50 @ A2	RA	CHC-02	B



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