

Schedule of Repair, Renovation and Alteration Works

00987- Parkfields Farm Cherry Lane Cheadle Staffordshire
ST10 4QS.

Conversion and alteration of former agricultural buildings to
form 5no. dwelling houses and associated works.

Contents

1.0	Pre-Amble.....	02
2.0	Building Fabric: Roofs.....	02
3.0	Building Fabric: External Walls.....	04
4.0	Building Fabric: Ground Floors.....	07
5.0	Building Fabric: First Floors.....	08
6.0	Appendices.....	10

1.0 Pre-Amble

- 1.1 This schedule of repairs has been compiled following a site survey undertaken in August 2025, and resurvey in January 2026.
- 1.2 The survey was undertaken by Kate Walker (Architect) August 2025, and Ross Ankers (Senior Technical Designer) January 2026 on behalf on Hewitt & Carr Architects.
- 1.3 This report should be read in conjunction with the particulars of the Full Planning SMDC/2021/0607 and Listed Building Consent SMDC/2021/0608 Approved documents.
- 1.4 For Roof, Elevation and Room Plans see appendices:
 - 6.1 Elevation 1 & 2
 - 6.2 Elevation 3 & 4
 - 6.5 Ground Floor Plan
 - 6.6 First Floor Plan

2.0 Building Fabric: Roofs

Due to extensive and prolonged water ingress to all roofs due to failing roof coverings most rafters are now in a poor state of repair with significant deterioration at ridge and wall plate connection. As such, it is proposed, unless otherwise stated, all roofs to receive the following treatment:

2.1 General Roof Repair Strategy (GRRS)

- Carefully strip back and palletting of existing clay-tile ready for relay*- all strip back to be by hand in accordance with Bat mitigation measures.
- Careful removal and disposal of battens, rafters, ridge board and wall-plates- all strip back to be by hand in accordance with Bat mitigation measures.
- Installation of new BR compliant timber rafters, ridge and wall plates- as far as practical existing undulating ridgeline to be retained.
- Installation of non-woven (as per bat mitigation) breathable underlay.
- Installation of tile battens.
- Relay of retained tiles. *New tiles to replace missing to be Staffordshire blue clay tile randomly mixed into existing pallets and laid to roof facings least visible to the listed Building (see specification below).

- Existing ridge tiles to be reinstalled on full lime mortar beds.
- Verges to be repointed in lime mortar.
- All trusses, purlins and other principal roofing timbers to be retained and treated for wet & dry rot, and woodboring insects.
- Demolition and construction work to be carried out sequentially between loadbearing cross-walls/ walls/ principal timbers to maintain integrity of the building through works.
- Note: Roof works to be carried out in strict accordance with Bat mitigation method and Natural England guidance: if in doubt, ask.

2.2 Roof Schedule

No	Repair, Alterations and Renovations
R01.01	• GRRS. • Exclusively retained tile to this roof. • Missing RWGs replaced with black plastic 150mm half round guttering on existing rise and fall brackets.
R01.02	• GRRS. • Missing RWGs replaced with black plastic 150mm half round guttering on existing rise and fall brackets. • Installation of new rooflights to include BR compliant trimmers: note- final location to suit new rafter layout. See Conditions Discharge Info sheet for rooflight and flashing details.
R01.03	• GRRS. • Exclusively retained tile to this roof. • Missing RWGs replaced with black plastic 115mm half round guttering on existing rise and fall brackets.
R02.01	• GRRS. • Exclusively retained tile to this roof. • Missing RWGs replaced with black plastic 150mm half round guttering on existing rise and fall brackets.
R02.02	• GRRS. • Missing RWGs replaced with black plastic 150mm half round guttering on existing rise and fall brackets.
R03.01	• GRRS. • Missing RWGs replaced with black plastic 150mm half round guttering on existing rise and fall brackets.
R03.02	• GRRS. • Missing RWGs replaced with black plastic 150mm half round guttering on existing rise and fall brackets.
R04.01	• GRRS. • Missing RWGs replaced with black plastic 150mm half round guttering on existing rise and fall brackets. • Installation of new rooflights to include BR compliant trimmers: note- final location to suit new rafter layout. See Conditions Discharge Info sheet for rooflight and flashing details.
R04.02	• GRRS. • Missing RWGs replaced with black plastic 150mm half round guttering on existing rise and fall brackets.
R04.03	• GRRS.

No	Repair, Alterations and Renovations
	Missing RWGs replaced with black plastic 150mm half round guttering on existing rise and fall brackets.

3.0 Building Fabric: External Walls

External Walls generally in sound structural condition with isolated repairs required to damaged aperture arrises and wall plate bulge related to the failures of the roofing timbers. As such, it is proposed, unless otherwise stated, all walls to receive the following treatment:

3.1 General Wall Repair Strategy (GWRS)

All works to be carried out by competent tradesperson and in accordance with *HE Principles of Repair for Historic Buildings* and *HE repoint Brick and Stone Walls* guidelines for best practice and SMDC pointing guidance leaflet.

- Manually rake out existing joints to twice the depth of the joint using appropriate hand tools.
- Joints manually filled with appropriate lime mortar mix and tamped back to form recessed pointing style using suitable hand tools; all to be agreed under Condition 8.
- Wall preparation, and protection during works to be carried out described in guidance notes.
- Unless otherwise stated, all brick vents to be infilled with Staffordshire blue brick on lime mortar bed.
- Bricks removed as part of alteration works to be des-snotted and palleted in accordance with building archaeology ready for reuse in repair works.
- Minor infill repair works to be carried out using appropriate retained brick stock in English garden wall bond (to match existing coursing) on lime mortar beds, all to accept pointing as described above and in accordance with approved condition.

3.2 External Wall Schedule

No	Repairs, Alterations and Renovations
EL01.01	GWRS
EL01.02	- GWRS - ALT 01.01- Following demolition of garage block former openings reinstated as shown on drawings: new BR compliant galvanised solid wall arch lintels (Birtley or equiv. bespoke order) to be installed to under face of existing solidier course lintels. Redundant doorway blocked up opening using retained brick stock in EGW bond to match extg on lime mortar beds (non-toothed joints to demonstrate building archaeology), ready to accept GWRS
EL01.03	- GWRS - Following careful demolition of redundant single storey building all remaining traces of internal surface treatments to be carefully removed using hand tools and non-aggressive cleaning procedures and minor repairs/ infills to masonry made using retained brick stock ready to accept GWRS; all ready to accept GWRS
EL01.04	GWRS

No	Repairs, Alterations and Renovations
	• REP 01.01- Collapsed double fan vent brick detail rebuilt from existing/ retained brick stock with lime mortar beds; ready to accept GWRS. • REP 01.02- Inward bulge of internal face of external wall relating to failures of roofing timbers. (see also associated REP03.01). Carefully prop retained principal roof timbers (truss and purlins); carefully remove, de-snot and retain top 3 course of brickwork from affected pier and surrounding wall, and rebuild in retained brick stock with resin bar strengthening as per SE details and topped with BR compliant masonry padstone; all ready to accept GWRS • ALT 01.02 -Form new openings as shown on drawings cutting along existing brick course and joints (where practical); new arrises 'softened' with appropriate hand tools following mechanical aperture cutting. New solider course arch lintels installed atop new solid wall arch lintels (Birtley or equiv. bespoke order); all ready to accept GWRS
EL02.01	• GWRS • ALT 02.01 -Block up existing opening using retained brick stock in EGW bond on lime mortar beds (non-toothed joints and sills and lintels to be retained in situ to show building chronology).
EL02.02	• GWRS • ALT 02.02 -Following demolition of garage block former opening reinstated as shown on drawings: new BR compliant galvanised solid wall arch lintel (Birtley or equiv. bespoke order) to be installed to under face of existing solider course lintel; all ready to accept GWRS. • ALT 02.03- Form revised opening as shown on drawings cutting along existing brick course and joints (where practical); new arrises 'softened' with appropriate hand tools following mechanical aperture cutting. New solider course arch lintels installed atop new solid wall arch lintels (Birtley or equiv. bespoke order); all ready to accept GWRS • ALT 02.04- ALT 02.01 -Block up existing opening using retained brick stock in EGW bond on lime mortar beds (non-toothed-in joints and sills & lintels to remain in situ to show building chronology).
EL03.01	• GWRS • REP 03.01- Outward bulge of internal and external face of external wall relating to failures of roofing timbers. (see also associated REP01.02). Carefully prop retained principal roof timbers (truss and purlins); carefully remove, de-snot and retain top 7 course of brickwork* (to stone quoin) from affected pier and wall and rebuild in retained brick stock on lime mortar beds with resin bar strengthening as per SE details and pier topped with BR compliant masonry padstone; all ready to accept GWRS. *Dogtooth corbel brickwork to be cleaned and palleted separately to ensure re-use in new dogtooth corbelling. • REP 03.02- Form revised opening as shown on drawings cutting along existing brick course and joints (where practical) and repair damaged arrises with retained brick stock on lime mortar beds; new arrises 'softened' with appropriate hand tools following mechanical aperture cutting. New pink sandstone lintel and sill (colour, patina and depth to match existing on same elevation) installed; all ready to accept GWRS. • REP 03.03- repair damaged arrises with retained brick stock on lime mortar beds: half bricks arrises to be snapped using hand tools to provide soften edge; all ready to accept GWRS.

No	Repairs, Alterations and Renovations
	• ALT 3.01- Form revised opening as shown on drawings cutting along existing brick course and joints (where practical); new arrises 'softened' with appropriate hand tools following mechanical aperture cutting. New structural grade pink sandstone lintel and sill (colour, patina and depth to match existing on same elevation) installed; all ready to accept GWRS. • ALT 3.02- former opening reinstated as shown on drawings: new BR compliant galvanised solid wall lintel (Birtley or equiv.) to be installed to under face of existing Splayed pink sandstone lintel. New pink sandstone sill installed (colour, patina and depth to match existing on same elevation) all ready to accept GWRS. • ALT 3.03- Form revised opening as shown on drawings cutting along existing brick course and joints (where practical); new arrises 'softened' with appropriate hand tools following mechanical aperture cutting. New solider course arch lintels installed atop new solid wall arch lintels (Birtley or equiv. bespoke order); all ready to accept GWRS • ALT 3.04- Form revised opening as shown on drawings cutting along existing brick course and joints (where practical); new arrises 'softened' with appropriate hand tools following mechanical aperture cutting. New solider course arch lintels installed atop new solid wall arch lintels (Birtley or equiv. bespoke order); all ready to accept GWRS • ALT 3.05- Form revised opening as shown on drawings cutting along existing brick course and joints (where practical) redundant opening infilled with retained brick stock in EGW bond (coursing to match extg) on lime mortar beds; brickwork toothed in to existing (non- historic opening) ; new arrises 'softened' with appropriate hand tools and/ or hand tool snapped bricked used following mechanical aperture cutting. New solider course arch lintels installed atop new solid wall arch lintels (Birtley or equiv. bespoke order); all ready to accept GWRS • ALT 3.06- Form new opening as shown on drawings cutting along existing brick course and joints (where practical); new arrises 'softened' with appropriate hand tools following mechanical aperture cutting. Install new structural pink sandstone lintels and sills to match existing on same elevation; all ready to accept GWRS
EL03.02	• ALT 3.07- Form revised opening as shown on drawings cutting along existing brick course and joints (where practical). Redundant opening infilled with retained brick stock in EGW bond (coursing to match extg) on lime mortar beds; brickwork toothed in to existing. New arrises 'softened' with appropriate hand tools and/ or hand tool snapped bricked used following mechanical aperture cutting. Install new structural pink sandstone lintels and sills to match existing on same elevation; all ready to accept GWRS.
EL04.01	• GWRS
EL04.02	• GWRS • ALT 4.01- Form revised opening as shown on drawings cutting along existing brick course and joints (where practical). Redundant opening infilled with retained brick stock in EGW bond (coursing to match extg) on lime mortar beds; brickwork toothed in to existing. New arrises 'softened' with appropri-

No	Repairs, Alterations and Renovations
	ate hand tools and/ or hand tool snapped bricked used following mechanical aperture cutting. Install new structural pink sandstone lintels and sills to match existing on same elevation; all ready to accept GWRS. - ALT 4.02- Form revised opening as shown on drawings cutting along existing brick course and joints (where practical). Redundant opening infilled with retained brick stock in EGW bond (coursing to match extg) on lime mortar beds; brickwork toothed in to existing. New arrises 'softened' with appropriate hand tools and/ or hand tool snapped bricked used following mechanical aperture cutting. Install new structural pink sandstone lintels and sills to match existing on same elevation; all ready to accept GWRS. - ALT 4.03- Form new opening as shown on drawings cutting along existing brick course and joints (where practical); new arrises 'softened' with appropriate hand tools following mechanical aperture cutting. Install new structural pink sandstone lintels and sills to match existing on same elevation; all ready to accept GWRS.
EL04.03	ALT 4.04- Form new opening as shown on drawings cutting along existing brick course and joints (where practical); new arrises 'softened' with appropriate hand tools following mechanical aperture cutting. Install new structural pink sandstone lintels and sills to match existing on same elevation; all ready to accept GWRS.
EL04.04	ALT 4.05- Form revised opening as shown on drawings cutting along existing brick course and joints (where practical). Redundant opening infilled with retained brick stock in EGW bond (coursing to match extg) on lime mortar beds; brickwork not toothed in to existing; all ready to accept GWRS.

4.0 Building Fabric: Ground Floor

Internal ground floors are late C20 non-permeable concrete slabs laid to various falls and troughs to accommodate former livestock and implement housing and agricultural practices. Condition and falls of existing floor are not compatible with conversion works, nor BR compliant, and loss of non-historic building fabric is considered to have a neutral impact to the heritage asset: As such, it is proposed, unless otherwise stated, all ground floors to receive the following treatment:

4.01 General Ground Floor Repair Strategy (GGFRS)

- Prepare 600x600x400dp trials holes as set out in schedule to determine existing floor construction through building archaeology, ready for safe removal of concrete slab and preparation of ground below to accept new floor construction.
- Concrete slabs carefully removed with particular attention paid around wall junctions to mitigate against damage to wall face and substructure: inspection made at 2m internals of exposed existing footings to mitigate against undermining sub structure; in the event preparations being required below existing footings advice to be sought from a suitably qualified engineer.
- Existing ground compacted with type 2 MOT ready to accept new BR compliant Concrete slab, DPC, Insulation, top screed, and floor finish.
- In the event of previous masonry floor finishes being discovered during the trial hole/ excavation process, slabs/ tiles/ setts should be carefully removed, cleaned and palletted ready for relaying as final floor finish (where practical).

- Ducting for below ground services to be set below slab level to BR standards; lintels to be provided where services penetrate load bearing walls, back filled with appropriate compactible material.

4.02 Ground Floor Schedule

No	Repairs, Alterations and Renovations
GF01.01	• GGFRS • Prior to excavation prepare 600x600x400dp trials hole to determine existing floor construction through building archaeology.
GF01.02	• GGFRS • Prior to excavation prepare 600x600x400dp trials hole to determine existing floor construction through building archaeology.
GF01.03	• GGFRS • Prior to excavation prepare 600x600x400dp trials hole to determine existing floor construction through building archaeology.
GF01.04	• GGFRS
GF02.01	• GGFRS
GF02.02	• GGFRS
GF02.03	• GGFRS
GF02.04	• GGFRS • Prior to excavation prepare 600x600x400dp trials hole to determine existing floor construction through building archaeology.
GF03.01	• GGFRS • Prior to excavation prepare 600x600x400dp trials hole to determine existing floor construction through building archaeology.
GF03.02	• GGFRS
GF03.03	• GGFRS
GF04.01	• GGFRS • Prior to excavation prepare 600x600x400dp trials hole to determine existing floor construction through building archaeology.
GF05.01	• GGFRS • Prior to excavation prepare 600x600x400dp trials hole to determine existing floor construction through building archaeology.
GF05.02	• GGFRS

5.0 Building Fabric: First Floor

Due to extensive and prolonged water ingress due to failing roof coverings most timber floorboards and timber joists are now in a poor state of repair with significant deterioration at wall junctions. Various repairs and additional structural supports have been installed during the late 20th and early 21st century using non-traditional construction methods and materials (largely made up of steels recycled from agricultural vehicles and portal frame buildings). Condition and fabric of existing floor are not compatible with conversion works, nor BR compliant, and loss of non-historic building fabric is considered to have a neutral impact to the heritage asset: As such, it is proposed, unless otherwise stated, all first floors to receive the following treatment:

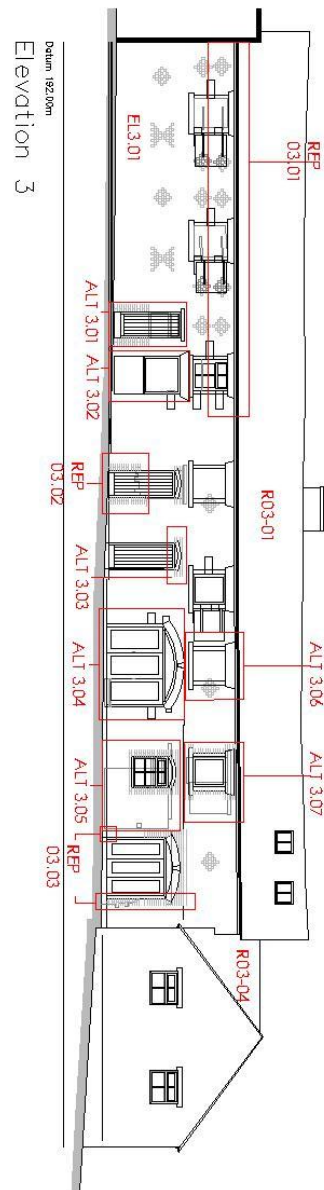
5.01 General First Floor Repair Strategy (GFFRS)

- Careful removal of all floorboards, joists and steel supports: existing steel and timber joist pockets cleaned and prepared ready to accept replacement structure.
- Install new BR compliant timber floor joists, floor boards and additional supports as needed. Where possible floor joists to span from eaves wall to eaves wall to assist with continued integrity of the building structure.
- Demolition and construction work to be carried out sequentially between loadbearing cross-walls/ walls/ principal timbers and temporary propping utilised to maintain integrity of the building throughout works.

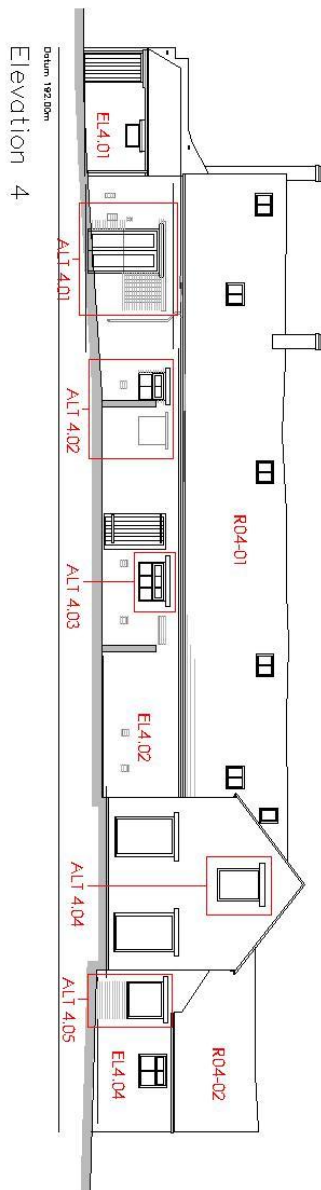
5.02 First Floor Schedule

No	Repairs, Alterations and Renovations
FF01.01	• GFFRS
FF01.02	• GFFRS
FF02.01	• GFFRS
FF02.02	• GFFRS
FF02.03	• GFFRS
FF03.01	• GFFRS
FF03.02	• GFFRS
FF03.03	• GFFRS
FF04.01	• GFFRS
FF04.02	• GFFRS
FF04.03	• GFFRS

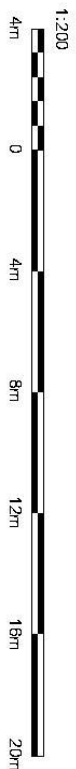
6.2 Appendix 2: Elevations 3 & 4



Elevation 3



Elevation 4



Row	Down	Comments	Date
-----	------	----------	------

Chad's staff is 5.50% of a \$100,000 fee, and a 10% fee is 25% of a \$40,000 fee. So, if you're more serious about protecting your firm's bottom line, a contractor might find it more advantageous to negotiate a 10% fee on a \$40,000 fee than a 5.50% fee on a \$100,000 fee. But, if you're not serious about protecting your firm's bottom line, you may prefer to negotiate a 5.50% fee on a \$100,000 fee than a 10% fee on a \$40,000 fee. Clients are not to clarify dimensions with the architect. Proceeds from the drawing.

Hewitt & Carr Architects
A: Daisybank House | 17-19 Leek Road | Cheddle | ST10 1JE

T: 01538 756888
E: enquiries@hcarcitects.co.uk
W: www.hcarcitects.co.uk

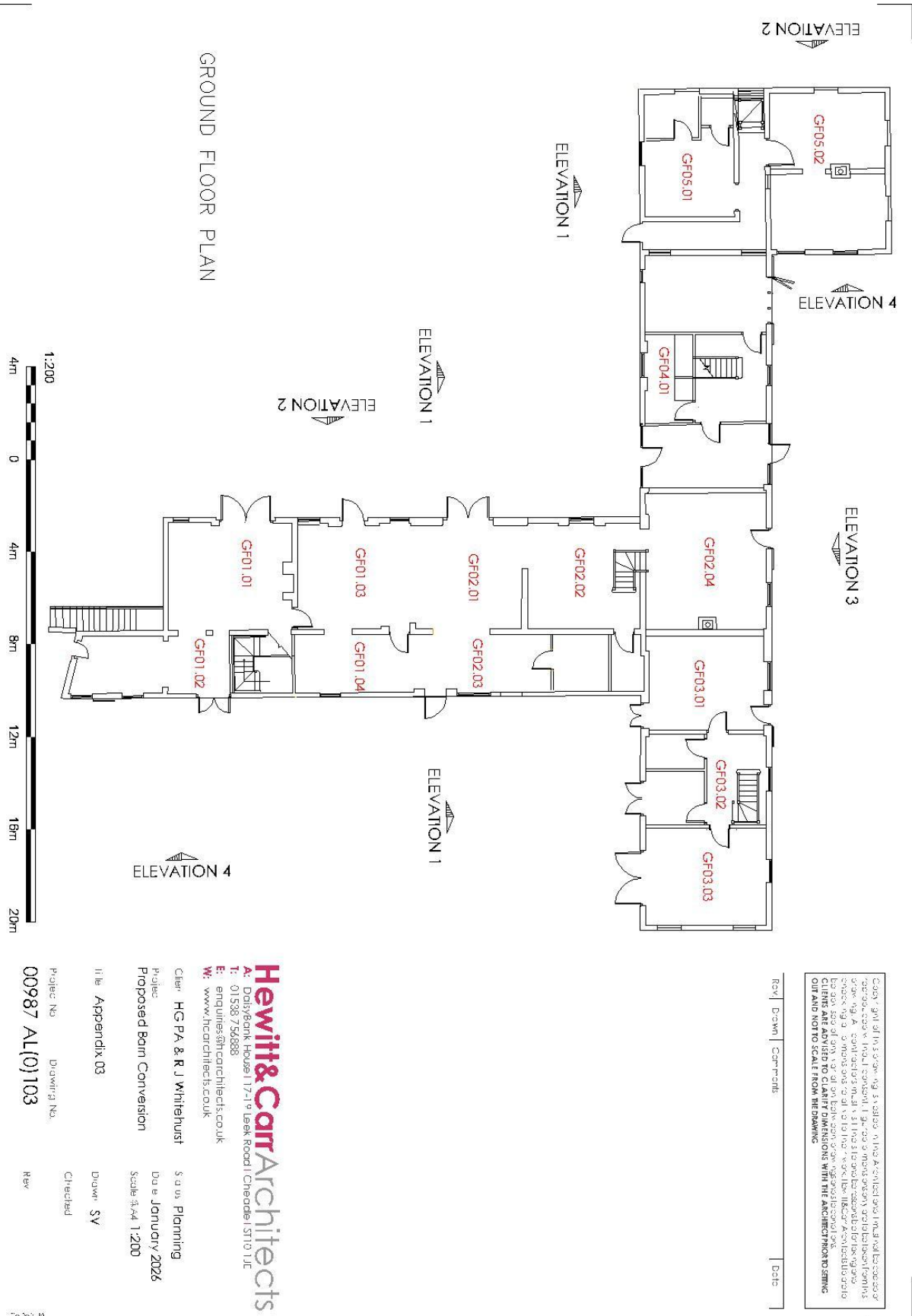
Client: HGPA & R J Whitehurst

Project: Proposed Barn Conversion
Date: January 2026
Scale: 1:200

File	Appendix 02	Drawn	SV
------	-------------	-------	----

Project No.	Drawing No.
00987 AL(0)102	Rev

6.3 Appendix 3: Ground Floor Plan



6.4 Appendix 4: First Floor Plan

