

BARN NEXT TO HOME FARM, LOWE HILL, LEEK, STAFFORDSHIRE.

SCHEDULE OF WORKS.

1. REPAIR WORKS:

- a. *Front (East) Elevation* - minor pointing repairs using lime mortar.
- b. *North Elevation:*
 - i. The lintel over the door needs urgent replacement and will be propped in the interim.
 - ii. Repairs to the significant bulging above the door opening, and the several vertical fractures noted running from the head of the lintel up to and converging at verge level.
 - iii. Underpinning likely to be needed.
- c. *Rear (West) Elevation:*
 - i. Replace the 3 concrete lintels which are in a poor condition with stone lintels.
 - ii. Rebuild and re-point the stone work at the right-hand side of this elevation which appears to have twisted slightly back into the building where the masonry returns in to the gable elevation.
 - iii. Re-point the significant open mortar joints which appear to start at ground level and progress vertically for approximately one metre in height where the open joints revert to a vertical fracture extending all the way up through to eaves level.
 - iv. Minor re-pointing to the other joints with lime mortar.
- d. *South Elevation:*
 - i. Re-pointing of the lime mortar joints.

2. PROPOSED WORK

- a. 3 conservation style roof-lights.
- b. New cast aluminium rainwater goods.
- c. The existing air vents will be glazed with recessed double glazing.
- d. New 6-pane windows.
- e. Pitching hole windows with side doors.
- f. A chemical dpc. The existing walls are to be cleaned down and prepared to receive new 30 year insurance backed guaranteed chemically injected damp proof course which is to be installed by specialist contractor and installation is to be carried out to British Standard 6576 – 1985 using either low pressure injection method of an aqueous solution containing multi functional siloxanes or dryzone cream mortar and to be placed at min 150mm above ground level making 12mm diameter holes of no more than 120mm centres and inject chemical from the base of the hole outwards and once chemical has dried out all holes are to be pointed up in lime mortar.
- g. New vertical timber doors with a small glazed aperture to provide light to the kitchen and especially the hallway.

- h. Roof Structure - The existing clay roof tiles are to be carefully removed and set aside for reuse and all roof timbers are to be cleaned down and treated where required following timber survey report by specialist and allow for providing and fixing Proctor's or similar approved breathable roofing membrane with min 150mm over laps fixed to existing timber rafters and placed below 25x38mm soft wood tanalised timber roofing battens grade A set at the correct gauge and include for re fixing the existing roof tiles and replace all damaged ones with reclaimed tiles to match.

- i. Internally:
 - i. The animal stalls will be removed.

 - ii. The ground floor rebuilt. The existing barn floor slab is to be grubbed up and all debris to be removed from site and allow for reduced level dig and new ground floor construction is to comprise of 50mm thick sand and cement screed on 125mm thick concrete floor slab reinforced with two layers of A193 mesh fabric in top and bottom of slab with min 50mm concrete cover on 0.125mm thick polythene vapour control layer on 80mm thick Kingspan rigid floor insulation board and 25mm thick insulated upstands to perimeter of slab on 1200 gauge visqueen d.p.m on 50mm sand blinding layer well rolled on min 150mm well compacted bed of sulphate free hard core and make good to all disturbance.

 - iii. New stud walls built to form rooms.

 - iv. Insulation provided on the inside of the external walls. The interior side of the existing walls are to be cleaned down and all void pointed in lime mortar and internal face is to receive new waterproof Sika render finish or similar approved and lined with delta waterproof membrane mechanically fixed and over line with 72.5mm thick Kingspan K17 plaster board or similar approved with all joints to be taped and skim finish.

 - v. The existing first floor joists are to be removed and replaced with new first floor structure at new reduced height which is to comprise of 22mm thick T and G floor grade moisture resistant chip board decking on new engineered composite floor joists (easi-joist) by wolf systems or similar approved spaced at 400mm centres and to be supported by galvanized steel joist hangers built into existing walls and to underside of joists provide and fix 12.5mm thick plaster board tape and skim finish. And between joists provide and place minimum 100mm thick mineral wool insulation.

- vi. Existing timbers - Specialist consultant is to inspect and provide a written report on the condition of the existing roof and floor timber prior to any works commencing on site. And on the finding of the report all recommended works are to be carried out to the letter, and all works to be inspected on completion to check if the treatment has been carried out correctly.

- vii. A stairway constructed in the central part of the north side of the building.

Note:

1. Details of the windows, roof-lights, external doors and rainwater goods are shown on Drawing No. 28-01-02.