

**PROPOSED CONSERVATION REPAIRS, REINSTATEMENT AND CONVERSION OF GRADE II LISTED HOUSE
AT HAREGATE HALL, LEEK, STAFFORDSHIRE**

OUTLINE SCHEDULE OF WORKS

(to be read in conjunction with Drawings as listed in LBC application and illustrated fixtures and fittings schedule)

This **key** identifies key elements requiring repair, refurbishment, restoration, and modernisation, indicating the relative importance of the works under three headings;

essential	work that is vital for the long term conservation and maintenance of the building; work required to restore key historic features; work essential to return the building to a habitable state
desirable	repair work to historic features that is less urgent; work to update existing facilities e.g. electrical wiring, which may not be immediately essential; modernisation to meet 21st century lifestyle and comfort expectations; the overhauling of the garage
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ITEM	WORK ITEMS	PRIORITY
1	replace/refix salvaged missing oak mid rail to match existing and overhaul existing C17 oak door with linseed oil etc. and repair existing 1722 'Suffolk' latch (missing iron lever has been salvaged and in store for re-fitting and supply and fit a recessed neoprene weather strip seal to stone door jambs with new s/s weather bar to stone step	essential
2	overhaul existing C20 leaded steel casement window and replace cracked/broken glass with new draught strips and redecorate MS frames	essential
3	essential to retain, carefully repair/overhaul existing C17/C18 leaded window and replace defective opening casements and broken historic glass quarries as required	essential
4	deep grout/point up and install s/s beaming to reinforce long standing settlement cracks	essential
5	remove PVCu RWP, repair/overhaul/refit existing sandcast lead hopper head & length of lead pipe (salvaged and in store for re-fitting) supply and fit new 75mm Ø sandcast lead RWP with new BIG as drawing no. AL32	essential
6	remove PVCu RWP, supply and fit new sandcast lead hopper head with new 75mm Ø sandcast lead RWP with new BIG as drawing no. AL32	essential
7	PROVISIONALLY: specialist contractor to remove existing paint finish to stone reveals using the DOFF/JOSS/TORC vortex cleaning system	desirable
8	carefully remove and replace corroded steel casements with new metal framed window complete	essential
9	essential to retain, carefully repair existing C17 diamond quarry leaded window	essential
10	carefully remove existing alarm/external flood light & make safe	optional
11	construct new code 6 lead covered curved timber porch and new timber gallows brackets as detail drawing no. AL31 for details	essential
12	new code 6 lead weathering and undercloaked verge detail to roof	essential

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13	carefully remove existing timber fascia board to expose existing rafter feet, make good with new gritstone to match existing between rafters as required, fit new 100mm half round cast aluminium gutter supported on new galvanised steel side fixing gutter brackets	essential
14	number and carefully remove and re-bed existing stone copings incorporating 2 no. s/s cramp fixings per joint and point-up using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix	essential
15	repair damaged parapet apex coping stone head with an indent repair	essential
16	carefully repoint isolated 1m ² to brickwork chimney using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix as spec.	essential
17	strip and recover 100% roof to C17 house using existing Staffordshire blue plain clay tiles, allow for 30% new tiles to match existing to be located to rear elevation incorporating new Code 6 lead bat access slates in accordance with Bat Survey Report of November 2009. Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March	essential
18	re-bed existing blue clay roll top ridge tiles using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix, do not point up vertical joints allowing occasional 20mm wide gaps to facilitate bat access and egress in accordance with Bat Survey Report of November 2009. Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March	essential
19	supply and fix new code 5/6 lead chimney flashings	essential
20	re-bed existing square buff clay pots using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix as spec.	essential
21	point-up area of open joints to existing stonework 100%, removing ferrous fixing & cement mortars etc. using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix (with evidence of mortar bee attack (?))	essential
22	crack stitch and plastic NHL mortar repair to stone head/cill	essential
23	carefully repair existing vertical joint crack	essential

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24	carefully repoint area of coursed rubble 100% using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix as spec.	essential
25	carefully remove and replace existing PVCu gutter with new 100mm half round cast aluminium gutter supported on new galvanised steel rise and fall brackets	essential
26	carefully remove and replace existing PVCu gutter with new 100mm half round cast aluminium gutter supported on new galvanised steel fascia brackets	essential
27	repair/replace and redecorate existing s/w fascias as required	desirable
28	overhaul existing 6-over-6 vertical sliding box sash window, replace broken glass with new ironmongery, sash cords and weights, PROVISIONALLY: remove and replace top sash complete to match existing and carefully overhaul existing defective northside shutter and replace missing south side shutter with new painted oak shutters to match existing	essential
29	carefully remove/salvage existing Staffordshire blue plain clay tiles and blue roll top ridge tiles and store for reuse, remove and replace existing rafters & purlins with new 125x50mm C16 rafters at 450mm centres supported on new 254x146x43UB ridge beam covered with new waterproof breathable membrane and salvaged/new staffordshire blue plain clay tiles on 25x38mm treated timber battens with 100mm thick rigid celotex insulation between rafters underdrawn with 40mm thick rigid celetox insulation with 12.5mm british gypsum wallboard finish, incorporating 1no. metal conservation rooflight and 3no. internal stainless steel structural tie rods, see drawing no. AL27 for details, subject to structural engineers design and specification. Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March	desirable
30	carefully remove and replace existing PVCu RWP with new 100mm Ø cast aluminium RWP with bends and shoes fixed using oak bobbin spacers as required with new BIG	essential
31	remove and replace existing door with new 4 panel h/w entrance door and frame	essential
32	rake out and re-point 80% open jointed brickwork using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mi	essential

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33	supply & fix new single glazed painted s/w opening casement window	essential
34	repoint area of open joints using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix	essential
35	carefully remove existing cast iron vent pipe and make good to existing finishes	desirable
36	rebuild 1m ² brickwork to gable verge to former Pigsty (new store) using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix as spec.	essential
37	re-bed 1 no. existing red clay pot and supply and fit 1 no. new red clay pot to match existing	essential
38	carefully remove and replace approx. 6m ² of existing broken/defective staffordshire blue plain clay tiles with new to match existing and rebed ridge tiles to create 20mm wide gaps to facilitate bat access and egress in accordance with Bat Survey Report of November 2009. Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March	essential
39	supply and fit new code 6 lead abutment cover flashing	essential
40	replace/refix missing coping stone to match existing bedded using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix	essential
41	supply and fit new painted h/w vertically boarded ledged and braced door and frame to existing opening	desirable
42	strip and recover 100% roof using existing staffordshire blue plain clay tiles and angle capped ridge tiles with new treated timber rafters as required (approx. 75%) Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March	essential
43	reinstate existing former opening and supply and fit new painted h/w vertically boarded door and frame to instate former opening	essential

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ITEM	WORK ITEMS	PRIORITY
44	carefully remove and replace existing lead and cast iron waste/SVP pipes, make good to elevation to match existing, carefully replace/extend existing SVP with new 110mm Ø cast aluminium SVP	essential
45	carefully remove and replace existing C20 window with new painted s/w window and frame to match existing	essential
46	construct new 750mm high 215mm thick smooth red brickwork wall with brick-on-edge capping, bedded using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix on a new mass concrete footing with new powder-coated galvanised steel railings, see drawing no. AL35 for details	desirable
47	supply and fix new Code 7 lead vertical cladding cheeks to dormer window with new rigid board insulation with lath and 3 coat NHL lime plaster internal finish	essential
48	supply and fix new Code 7 lead weathering to existing timber window cill	essential
49	supply and fit 1no. double glazed linked metal conservation rooflights, ref: CR-8 manufactured by 'The Rooflight Company' tel: 01993 833 108	optional
50	carefully remove existing C20 brick bay and make good to existing stonework, reinstate former single glazed h/w casement window in former opening with new stonework infill below to match existing bedded using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix	essential
51	carefully remove existing brickwork and reinstate former doorway with a new 4-panel painted h/w door and frame and new grit stone head	desirable
52	supply and fix new gritstone steps to door ref: D30a to match existing adjacent steps to door ref: D4	desirable
53	supply and fit new 110mm Ø cast aluminium soil vent pipe	essential
54	supply and fit new single glazed painted h/w sliding sash window with new gritstone head and cill	desirable

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ITEM	WORK ITEMS	PRIORITY
55	supply and fit new part single glazed painted h/w entrance door with new gritstone head and cill	desirable
56	carefully take down existing brickwork elevation complete to ground level, clean & store brickwork for reuse and rebuild elevation to new opening sizes using salvaged brickwork bedded using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix	desirable
57	crack stitch/consolidate vertical crack at joint between C19 brickwork and C17 phase with NHL mortar (approx. 4LM)	essential
58	carefully remove and replace existing concrete floor slab with new limecrete floor with stone slabs finish	desirable
59	carefully repair/replace damaged lath & plaster ceiling with new riven lath and 2-coat NHL plaster mix	essential
60	carefully take up area of damp/defective/existing Parquet floor to investigate damp/timber decay, allow for relaying on new DPM(?). PROVISIONALLY: Allow for new oak skirting as required	essential
61	retain and carefully overhaul existing oak shutters as required	essential
62	essential to retain, carefully repair and overhaul existing painted C18 oak display niche and repair cracked plaster with a 2 coat NHL plaster mix	desirable
63	allow for 50% lime plaster repairs to existing room walls to match existing as spec.	desirable
64	carefully remove and replace existing s/w floor boards with new oak boards to match existing, clearing out debris from subfloor where possible	desirable
65	essential to retain, carefully repair and overhaul existing C17/C18 oak panel door	desirable
66	essential to retain, carefully repair and overhaul existing painted C18 oak cupboard	desirable

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67	carefully remove existing internal brickwork walls/steps and make good to internal finishes to match existing	desirable
68	construct new steps to extend stair from basement to new GF level with safety glass balustrades and oak handrails	desirable
69	supply and fit new oak treads/risers with glass balustrade and oak handrails for form new staircase to first floor	desirable
70	supply and fit new drylining to existing walls with 90mm thick British Gypsum ThermaLine SUPER thermal laminate plasterboard fixed using British Gypsum MF fixing system with 2mm thick gypsum plaster skim finish	desirable
71	overhaul/rebuild existing stone steps to match existing	desirable
72	carefully remove existing staircase	desirable
73	supply and fit new internal stainless steel structural tie rods, see drawing no. AL27 for details, subject to structural engineers design and specification	desirable
74	construct new 100mm thick stud wall comprising of 75x50mm treated timber studs with British Gypsum 12.5mm thick Gyproc WallBoard (Gyproc WallBoard DUPLEX to wet areas) to both faces with 2mm thick gypsum plaster skim finish	desirable
75	carefully repair feathers to chimney	essential
76	essential to retain, carefully repair and overhaul existing fine C17 oak staircase	essential
77	essential to retain, carefully repair and overhaul/repair/refix etc. existing painted oak panelling as required to match existing	desirable
78	carefully remove existing C20 s/w cupboard/wardrobe/water storage tank and make good to finished to match existing	optional
79	carefully remove existing finishes and reinstate former double sided cupboard	optional

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80	carefully repair and overhaul and re-plumb existing sanitary ware	optional
81	carefully remove existing C20 fireplace and reinstate C17 inglenook with new hearth and log burning stove	optional
82	overhaul existing C20 garage	desirable
83	carefully overhaul/repair & refix existing timber gate and frame	desirable
84	PROVISIONALLY: allow for all new external 100mm Ø clay drainage system to connect into public sewer system subject to further on site investigation and CCTV drains survey	essential
85	carefully remove and replace existing bitumen with new Code 7 lead back gutter on a non woven needle punched geotextile fleece over new penny jointed boards	essential
86	supply and lay new 100mm Ø clay drainage pipework to connect into existing drainage systems subject to further on-site investigation/cctv survey	essential
87	supply and lay new 100mm Ø clay drainage pipework to connect into new soakaway, subject to on-site investigation/archaeology	essential
88	work to reinstate historic/existing landscaping/kerbs/borders are subject to further on-site investigation/archaeology, see drawing no. AL20 for details	desirable
89	construct new french drain to perimeter of dwelling no. one, see drawing no. AL32 for details, full extent of disturbance to front (south) elevation; subject to detailed on site investigation and archaeology	essential
90	supply and fit new ventilation duct to extract fan to terminate at new cast iron brick grill	desirable
91	supply and fit new gas fired combination boiler to supply hot water and central heating radiators to comply with current Building Regulations AD Parts J and L1	desirable

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ITEM	WORK ITEMS	PRIORITY
92	replace existing C20 door and frame to existing electric meter cupboard with a new solid timber 4-panel door and frame set back off existing chimney breast	optional
93	carefully rake out and repoint existing garden walls using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix to both faces 100%	desirable
94	carefully rebuild localised areas of displaced missing stone wall & copings bedded using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix to both faces 100% as shown on drawing no. AL30	essential
95	retain/overhaul existing serviceable gulley/land drain adjacent to front door to dwelling 1	essential
96	excavate/cutback soil planter from wall to accommodate new 'french drain' as drawing no. AL32	essential
97	excavate existing concrete higher ground level to accommodate new 'french drain' as drawing no. AL32	essential
98	construct new folding oak shutters and shutter boxes to existing reveals subject to further details	optional
99	rebed ridge tiles to create 20mm wide gaps to facilitate bat access and egress in accordance with Bat Survey Report of November 2009. Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March	essential
100	supply and fit new Code 6 lead bat access slates in accordance with Bat Survey Report of November 2009. Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March	essential
101	New electrical supply and installation to comply with the Building Regulations Approved Document P, IEE regulations 17th edition, or most current and any bylaws or statutory authority rules and regulations as applicable. Water supply pipe work to be earth bonded, to comply regulations with new smoke detection installation to comply with BS 5839 Part 1. Smoke detectors to be inter linked proprietary mains powered mains powered with battery backup, optical automatic self contained smoke alarm to BS 5446 Part 2.	desirable

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102	carefully remove existing timber door, frame and fan light, breakout brickwork to the side of partially brick up door opening to sill height of 450mm FFL using stone sill to match windows on ground floor south west elevation.	desirable
103	supply and fit new leaded light timber frame windows to 6 no. windows	essential
104	block up existing opening using one skin of 100mm blockwork to the corridor side, cavity width to fit existing masonry width with 102.5mm brick outer skin?	desirable
105	carefully remove existing timber stud to D9A to reinstate doorway and make good reveals	essential
106	carefully remove existing timber stud to D20A to reinstate doorway and make good reveals	essential
107	carefully breakout existing stonework to window W17 to form new door opening. Make good stonework reveals and reuse stone sill to form threshold to door. Supply and fit pair of new 3 panel doors with leaded lights to the top panes to suit new opening	desirable
108	supply and fit new leaded light timber frame windows to 7 no. windows to north east and north west elevations	desirable
109	reinstate stone ball finial to apex coping stones to two gables on the south east elevation	desirable
110	carefully take up existing floor to hall, dining room and utility in C18 Parlour wing. New stone flooring to be laid	desirable
111	carefully remove existing flooring to Lounge to C18 Parlour wing and allow for new sleep walls with timber cross battens and lay new floor boards to suit existing threshold levels	desirable
112	carefully remove existing fireplace 2 and replace with new stone hearth, oak surround, herringbone brick lining and log burning stove	desirable
113	supply and fit new stud partition to form ensuite within bedroom 1-6. overdrawn with 15mm wallboard either side	desirable
114	supply and fit new sanitary ware to ensuite to bedroom 1-6 include for new water supply and drainage connections to existing svp	desirable

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115	supply and fit 2 new conservation roof lights; one to existing opening above the stairs and new opening formed above ensuite to bedroom 1-6	desirable
116	carefully remove existing fireplace and replace with new stone hearth, oak surround, herringbone brick lining and log burning stove	desirable