Schedule of Works

Listed Barn, adjacent to
749 New Hey Road
Outlane
HD3 3YL

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Schedule of Works

This document is to be read in conjunction with associated drawings submitted as part of the planning application. Numbers relate back to demolitions drawing.

Works to Listed Building

Remove lean-to barn to side of listed building(9)

Remove small rear lean-to extension(2)

Remove internal partitions. Retain stalls and columns for re-use(4)

Take up flags. Re-use if possible (4) Remove stairs

Lay foundations for new extension and build walls to DPC level

Form ground floor openings, with new steel lintels as necessary (7)

Build timber frame structure of new extension, add breather membrane and battens over all

Re-lay stone slate roof tiles with new breather membrane. Replace broken slates

Replace guttering with new (to match existing)

Level floor to desired level and lay geotextile membrane, 200mm loose fill insulating aggregate, a second geotextile membrane, 150mm Limecrete slab

Lay 1st floor timber floor. Retain existing primary timber structure.

Build internal 75mm stud walls at 400cc's. Add 75mm sheep's wool acoustic insulation

Add 1st fix plumbing

Remove existing windows and external doors within existing barn. Replace with timber double glazed windows and doors

Insert aluminium double glazed sliding doors, windows and rooflight within extension

Add 1st fix joinery and 1st fix electrics

Add 100mm sheep's wool insulation between roof timbers with 25mm wood wool boards below

Add 15mm wood wool boards to stud walls within barn

Lay UFH insulation pipework and 75mm lime screed in ground floor

Add 50mm insulating lime plaster (Eden) in 3 coats to existing exterior barn walls

Lime Plaster internal walls and ceiling of barn.

Install new staircase

Fix insulation between studs and insulated plasterboard and skim to new extension walls

Add 2nd fix electrics/plumbing

Replace render on barn with new lime render

Fix/Repoint existing coursed stone using quick-lime

Install zinc cladding (pigmento brown) to extension walls and roof

Install larch cladding (natural) to extension walls

Add finishing details including internal doors

Lay flooring to ground and first floor areas using existing flags where possible

Lay external paving and complete landscaping

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