

Schedule of Works

In support of the Full Planning Application for

Renovation of Manor House Farmhouse

at

45 Main Street,
Carlton

Submitted to
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Rd,
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Ref: 24-15-SCHW-F

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1. Contents

1. Preamble.....	3
2. Introduction.....	4
3. Condition	4
4. General Approach.....	5
5. Proposed Works.....	5
a. External Walls.....	5
b. Internal Walls	5
c. Ground Floors.....	5
d. First floors and Ceilings	6
e. Roof	6
f. Staircases	7
g. External Doors.....	7
h. Internal Doors.....	7
i. Windows	7
j. Cupboards.....	8
k. Heating Strategy	8
l. Fireplaces	9
m. Plumbing.....	10
n. Rainwater Goods.....	10
o. Chimneys	11
p. External Works	11
Paths.....	11
Basement access	11
Temporary structures.....	12
Surface Water Drainage	13
Soft landscaping.....	13
Appendix i.....	14
Structural Details	14

1. Preamble

The proposal seeks full planning permission for the renovation of a derelict grade 2 listed farmhouse to bring it up to a habitable condition and into use as a family home.

It is to be read in conjunction with the following drawings and reports:

Design and Access Statement	(Hayward Architects)
Structural Survey	(Diamond Wood + Shaw)
Heritage Statement	(Groundworks Archaeology)
24-15-PL01-PL07	(Hayward Architects drawings)

The owners are keen to occupy the property themselves and the proposed works are to be carried out at the earliest reasonable opportunity

Some repair works have already been undertaken to make the building water tight and structurally stable in preparation for the renovations. The Conservation officer has been consulted and has given verbal and written approval for such works on site visits.

This work has been carried out by specialist heritage stone masons under the guidance of a structural engineer and an historic buildings consultant as well as dialogue with the local authority conservation officer.

Although it is acknowledged that Building Regulations can be relaxed in their application to heritage assets, this must be balanced against the practical reasons which underpin the regulations. Future vulnerability of this building depends on its ongoing desirability as a family home. Therefore, this proposal seeks to balance the needs of a historic building and its setting with the needs of the users – both present and future, in order to ensure the long-term attractiveness of the internal spaces and in turn encourage the long term preservation of this heritage asset.

All works are subject to minor changes as may be required to achieve structural stability, health and safety on site, or to satisfy the needs of the appointed building control authority at the time of implementation.

2. Introduction

The farmhouse is located at 45 Main Street, Carlton and is associated with Manor House Farm. The farm has been in the ownership of applicant's family for many generations and the farmhouse was last occupied by the grandparents of the applicant.

The farmhouse and some land for a private garden has now been annexed from the title of the farm to allow for the renovation and occupation as a family home.

A drawing entitled *Reference Sheet* is included in the application pack and should be read in conjunction with this report.

A table of works is also supplied which repeats the information in the schedule of works in a more accessible format..

3. Condition

The farmhouse has undergone a thorough condition survey which identified some structural instabilities which needed urgent attention. These works have already been carried out for reasons of health and safety and building preservation.

The existing walls have been re-pointed and the roof replaced like-for-like to make the building stable and safe for the workforce.

The applicant consulted the Local Authority Conservation Officer prior to the start of these works and was given both verbal and written consent.



4. General Approach

The general approach to the conversion works is to preserve as much as possible whilst upgrading the thermal performance and functionality of the fabric of the building and the interaction of spaces.

The Solid masonry external walls are to be insulated on the inside with a suitable breathable insulation and lime plaster (see *appendix i: Structural Details*)

The roof is to be insulated to the underside with suitable breathable insulation and lime plaster (see *appendix i: Structural Details*)

Existing ground floors are not currently insulated. Ceiling heights are not sufficient to allow for floor insulation to be added on top of the existing floors.

Insulation cannot at this stage be inserted underneath the floor as there is a basement which is currently full to the brim with rubble.

Budget and time does not allow for excavation of the basement as part of this renovation

External works are required to make paths safe, improve rainwater run off and provide a patio area for enjoyment of the garden. Soft Landscaping needs to be trimmed, cleared and made manageable

5. Proposed Works

a. External Walls

Existing external walls are a mixture of solid stone and solid brick and are finished with lime plaster. None are insulated.

Works: All walls are to be insulated internally with suitable breathable insulation boards finished with lime plaster as per detail (see *appendix i: Structural Details*)

b. Internal Walls

Internal walls are a mixture of lath and lime plaster finish and gypsum based plaster board

Works: Repair as necessary to receive new decoration

New internal walls to be stud and plasterboard with plaster skim (see *appendix i: Structural Details*)

c. Ground Floors

Ground floors have a mixture of brick paviour and quarry tile finishes applied at various times in the building's history.

Works: Excavation of the basement is not viable at this time and head height does not allow for insulation on top of the existing floors.

No works beyond any minor repairs are planned for ground floors at this juncture. Floor coverings will be removable, domestic types such as vinyl and carpets, with standard domestic insulated underlays.

d. First floors and Ceilings

Existing first floors are of lime ash on reeds between exposed oak beams.

Works: Rooms R02 & R03 is to receive a plasterboard ceiling to hide the necessary plumbing for the bathroom above. This will be affixed to the existing or replaced beams (see structural survey) leaving beams visible where possible

R11 and R12 were beyond repair and have had to be removed for safety. Joists have been replaced like-for-like and floors/ ceilings are to be replaced in accordance with structural engineer's guidance.(please see specialist's report)

Damaged historic ceilings are to be repaired like for like, as required to receive decoration

Damaged historic floors are to be repaired like for like as required to receive floor coverings.

e. Roof

The existing roof is of rosemary clay tiles on oak rafters.

Works: The majority of the roof is newly repaired under the guidance of historic building specialists and the local authority conservation officer, however the parts which affect the retained bat loft must be left in their unrepaired state until the Bat Mitigation License is in place.

Where there is to be useable attic space (rooms R19, R20 and R21) the underside is to be insulated between rafters with suitable breathable insulation boards as per detail (see *appendix i: Structural Details*)

Some attic spaces do not have any opportunity for natural light. For this reason five new conservation style rooflights are proposed (please see drawings for location) These are sized to match the existing rooflight to room R20 and are set away from public view from the street as far as possible.

Rafters are to be left visible where possible for aesthetic reasons

f. Staircases

The existing building has two staircases which connect the ground and first floor. This is surplus to requirements and so it is proposed that the secondary staircase be removed at ground floor level. This allows for insertion of French doors to room Ro5 which creates a relationship with the garden as is expected in contemporary homes.

This staircase is to be retained at the first floor to loft level to allow access to the attic.

g. External Doors

Existing timber doors are of varied ages.

They are generally in reasonable repair but are not thermally broken nor secured by design.

These will present a weak point in both the thermal performance of the building as a whole and present a risk of condensation.

They are unable to achieve modern levels of security.

Works: External doors are to be replaced with new hardwood doors, custom made to match the design of the existing and including upgraded locking systems
(see *appendix ii: Door and window Details*)

h. Internal Doors

Existing doors are all of solid timber and a mix of ages.

Works: All internal doors are to be retained and repaired where necessary to receive decoration, with the exception of door IDo6 which is to be removed entirely

Some doors are to be re-hung on the other side in order to serve the room better.

i. Windows

Existing windows are a mix of ages. All single glazed and of differing construction. Some windows are white painted timber and some are metal framed

Works: Almost all windows are to be replaced with double glazed units.

Each window is to match the style of the existing in terms of size and appearance but with upgraded thermal and moisture prevention performance
(see *Door and window Schedule* document)

There are two exceptions: W17 & W18 which are to be retained and enhanced with internal secondary glazing

Window Wo4 is to receive a new brick arch header using the reclaimed bricks and to match the headers of Wo2 & Wo3

j. Cupboards

Many of the rooms have cupboards that have been added over the years. One of the cupboards in room R17 is to be removed to give adequate space for a double bed. The cupboard in room R15 is also to be removed and finishes made good. Works to the floor deemed it necessary to remove the cupboard in R12.

All other cupboards are to remain and receive decoration only.

k. Heating Strategy

The house is to be heated with a mixture of wood burning fires and infrared panels. The existing floors do not lend themselves to underfloor heating.

Wood burners will give the opportunity to reinstate the use of original chimneys whilst providing a sustainable heating source for the home.

For periods when a fire isn't lit, infrared panels have been chosen for their unintrusive installation requirements and their less noticeable visual impression. The radiant heaters are supplied in the form of panels which can be wall mounted or ceiling mounted with simple wall plugs and screws. These are then wired in by either chasing into plaster (new walls) or in surface mounted trunking where required.

They do not need any special manifolds or consumer units.

They can be removed with minimal damage to the fabric of the building. For further info please see www.kiasa.co.uk

Hot water is to be supplied by an electric boiler.



EXAMPLES OF INFRARED PANEL HEATERS AS INSTALLED.

I. Fireplaces

The majority of fireplaces are to be retained and repaired as necessary to receive decoration. New wood burners are to be installed in fireplaces: FP01, FP03 & FP05. The existing flues will be tested and repaired/ lined as deemed necessary to bring them back into working order. Initial assessment has found that the current fireplace surrounds in rooms R01 & R07 are not compatible with a traditional log fire and must be removed. These are not original features so the historic surrounds are to be restored in their place.

The fireplace between rooms R04 and R05 (FP03) is to have the dividing wall removed at below mantle level to give a view between the rooms. This is to be occupied by a double sided wood burning fire. This will visually unite the two rooms and provide an interesting feature. It is important to update historic building stock with some appropriate new features to maintain their desirability as family homes into the future.

All other fireplaces will be retained but decorative only.

EXAMPLE OF DOUBLE-SIDED FIRE PLACE FEATURE



m. Plumbing

New plumbing will be needed to serve the kitchen, utility and bathrooms.

- Plumbing routes are to be concealed below first floors and concealed by ceiling below. Beams to be left exposed.
- Where new internal walls are proposed plumbing will be concealed within.
- Where existing walls are to be replastered, plumbing is to be concealed within.
- Where existing walls are to be retained but not replastered, plumbing will be surface fixed at skirting level in order to retain the historic fabric of the building.
- Where possible, plumbing is to be concealed behind units or fittings.

n. Rainwater Goods

The existing gutters are grey plastic and of poor quality and in a poor state. They are to be replaced with black aluminium heritage gutters with spigot joints and similar black rainwater pipes



Proposed Rainwater Goods



o. Chimneys

Two of the existing chimneys have had to be rebuilt as emergency repairs. Only one chimney of the four has a chimney pot. Multiple pots for the remaining chimneys will be sourced to match the original. All pots will be fitted with cowls to prevent birds from nesting.

p. External Works

Paths

Paths are dilapidated and unsafe as well as providing inadequate drainage. All are to be repaired/ replaced as follows:

(please see Site Layout Plan for illustration)

The path to the rear of the house is of pre-cast concrete slabs which are in a poor state and do not complement the historic setting. These are to be removed and replaced with new sandstone paving slabs sourced from a local quarry.

The path which wraps around the front and side of the house is of historic brick paving, which is again in a very poor state of repair. This is more in keeping with the historic setting and so is to be taken up and re-laid with stable foundations.



Existing PC paving slabs to



Brickwork Paths to front & side

The access path to the front door is currently of tarmac which is in poor repair and does not complement the historic building or setting. This is to be removed and replaced with blocks to match the side/ front paths



Basement access

The farmhouse has a basement which is now inaccessible and filled with rubble. This will not be cleared as part of this renovation project and the basement will remain inaccessible.

This is the only apparent way to enter the basement and the access stair beneath the arch has been infilled with loose rubble at some past date. This rubble is to be left undisturbed and the new path is to sit either side of the arch structure.

Temporary structures

The occupiers intend to install a timber pergola over the patio. This can be entirely surface fixed and will cause no harm to the historic building.

There is also to be a standard timber shed mounted on PC slabs.

Both structures are of a temporary nature and can be removed without trace.

Both structures are to be of natural timber and will sit well in their historic setting.

A car charger is to be screw fixed to the wall of the farmhouse. This is necessary for ensuring the house is useable for modern occupiers.



Archway access to basement

Surface Water Drainage

At present, the paths are not acting as efficient natural soakaways for any rainwater which is causing damp to enter the house. The new paths are to be laid to falls away from the building and new gravel strips are to be installed immediately adjacent to the house.

This will help to protect the building fabric from the damage of water ingress for the long term without an overtly modern intervention.

**Soft landscaping**

Soft landscaping is to be tidied and weeds cleared, reseeded and hedges gapped up as needed. The large hedge which forms the front boundary is to be laid to enable ongoing maintenance.



Appendix i

Structural Details

Insulation Product: Limegreen Insulating Plaster

Specifications can be found at:

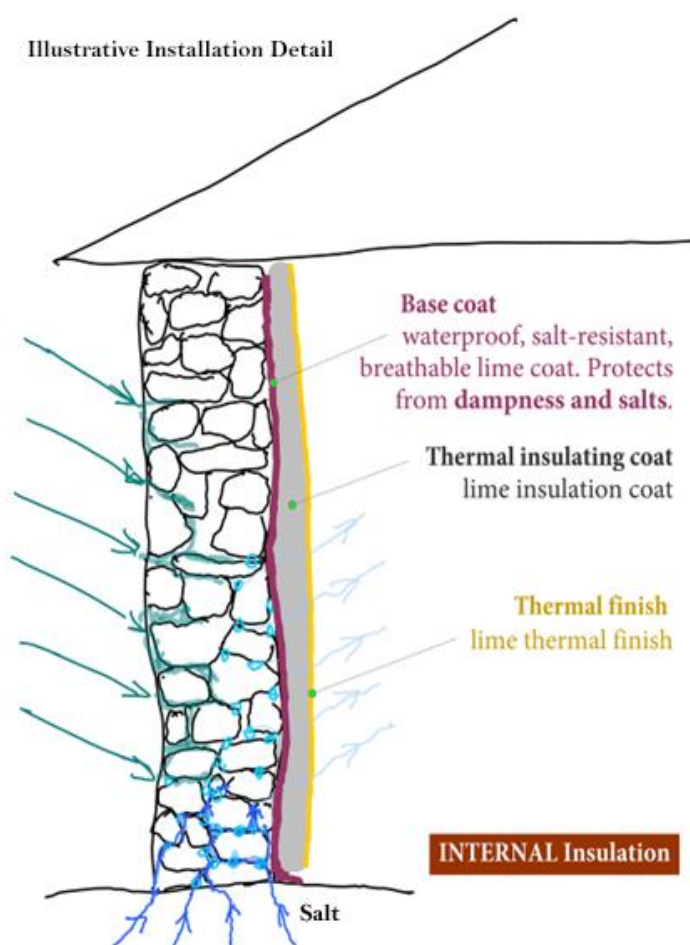
<https://www.lime-green.co.uk/products/lime-plaster/ultra>

Numerous products have been investigated for the insulation of the external walls. The uneven finish makes the walls unsuitable for rigid insulation without extensive levelling works and so a wet plaster solution has been chosen.

This product is breathable and designed specifically for use in historic buildings with solid walls, such as the Carlton farmhouse.

This will be applied directly to the internal surface of all external walls in accordance with manufacturers instructions.

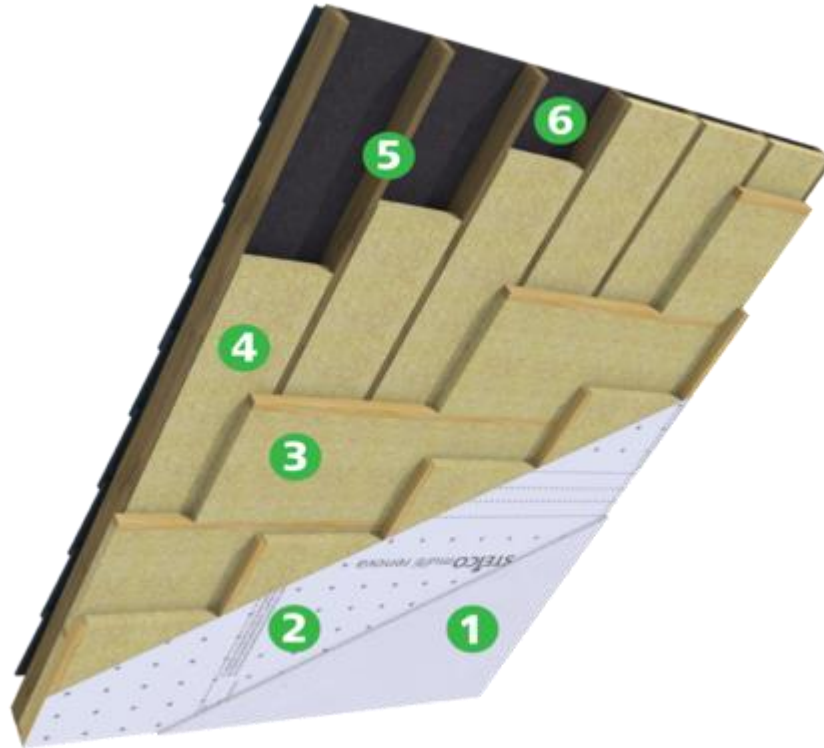
Detail 1: Insulation to External walls



Detail 2: Insulation to roof

Existing roof to be insulated to the underside where attic spaces are created, as per manufacturer's detail:

<https://www.steico.com/en/solutions/renovation/roof-renovation>



The modernised roof with the STEICO insulation system

- 1 12.5mm plasterboard
- 2 **STEICO***multi renova* vapour control membrane for refurbishments
- 3 50mm **STEICO***flex* 036 with battens @ 600mm centres
- 4 50mm **STEICO***flex* 036 with cross battens @ 600mm centres
- 5 50mm **STEICO***flex* 036 between rafters @ 400mm centres (38 x 100). Allows for 50mm ventilation zone within the rafter depth.
- 6 Bitumen felt above rafter, battens and tiles