

SCHEDULE OF WORKS



Glebe Farm,
Occupation Road,
Nailstone,
CV13 0QG



May 2024

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Schedule of Works

Introduction

This Schedule of Works has been prepared to accompany a discharge of condition application for the proposed conversion works on the site of Glebe Farm, Occupation Road, Nailstone, CV13 0QG. This document seeks to identify the necessary requirements to preserve the current building as well as works necessary to carry out the proposal.

The existing building on the application site is not listed and located within the Nailstone Conservation Area. The building is currently vacant but has historic use as an implements store.

The proposal comprises of minor remedial work to the existing structure, internal alterations, improvements to the front and rear elevations, a new roof. This document should be read in conjunction with the previously submitted condition survey.

For the purpose of this document the main structure of the building comprising of the mono-pitch roof, steel framework and brickwork will be referred to as section 1. The remaining structure comprising of brickwork, timber roof construction and a tiled, pitched roof will be referred to as section 2.

External Works

General Notes

- All new brickwork and pointing to match existing in colour and form. Lime mortar to be used.
- Ensure all lead work is dressed down in accordance with Lead Sheet Association recommendations.
- Spalled brickwork to be removed and replaced to match existing.
- All existing foundations checked prior to commencement for increased loadings to building control approval.
- Existing joints raked out and replaced with lime mortar to match existing.
- Injected DPC to perimeter of existing structure.
- Existing walls drylined to achieve current building regulations.
- New internal walls to be load bearing to provide additional support for new roof.

Roof

- Existing mono-pitch steel purlins and profiled roofing sheet removed.
- Specialist contractors to removed roof if identified as asbestos.
- Existing t clay tiles removed. Tiles to be re used where possible.
- Brickwork removed from mono-pitch eaves level to form level base and new wall plate fitted.
- New timber pitched roof constructed, installed and tiled where previous mono-pitch roof was located. Tiles to be plain roof tiles.
- Openings to be formed in new roof construction.
- Lead flashing to side (west) elevation at roof and wall abutment to Lead Sheet Association details.
- New black conservation style rainwater goods to front and rear elevation.

Front (Southern) Elevation

- Existing steel posts and frame removed.
- Existing concrete floor/hard standing broken out and removed.
- Excavate and pour strip foundations min 1m deep to building control approval as required.
- Cavity wall built up off new foundation in between existing brickwork to form new front elevation to section 1 and 2.
- Fit new windows and doors to openings.

Side (Western) Elevation

- Brickwork gable built up off existing brick wall.
- Lead flashing to side (west) elevation at roof and wall abutment to Lead Sheet Association details.
- Timber lintel to existing opening to be removed, proprietary lintel fitted to support brickwork and new decorative timber lintel fitted to external leaf.

Side (Eastern) Elevation

- Brickwork gable built up off existing brick wall.

Rear (Northern) Elevation

- Cracked corner of rear wall highlighted in the structural report removed and rebuilt into side elevation.
- Loosed and detached brickwork along eaves removed and replaced. Bricks reused where possible.
- Openings formed in existing brickwork.
- Decorative external timber lintels fitted to new openings.
- Fit new windows and doors to openings.

Floor

- Existing floor broken out and removed.
- New pipework laid as required.
- Floor replaced with a new ground bearing slab to achieve building regulation.

Internal Works

- New ground floor load bearing walls taken down to new foundations to reduce loading onto existing walls and foundations.
- Opening formed between section 1 and 2 and P.C lintels over to support the wall above.
- New suspended timber floor installed onto a new wall plate.
- First floor walls to be studwork or load bearing blockwork where required to support the roof.