

Schedule of Works to be undertaken to 13 Park Street, Market Bosworth (part of Listed Building known as The Forge, House and attached boundary wall)

Dated: 31st October 2023

Agreed Works to the Forge and workshops following meeting with Paul Grundy

General

- Undertake repairs as per recommendations of the Chimel Overton Structural Report (dated 12.12.2021)

The Forge

- Both existing hearths to be retained.
- Steel column within centre of room and associated steel beams with attached equipment retained and made good
- Stairs to mezzanine floor to be retained
- Bellows to be retained in situ
- Drill press to be relocated within enclosed garden
- All other fixed items and equipment to remain on display within the former Forge and workshops in so far as is practicable
- Widened opening between lounge and kitchen to be supported by exposed timber beam or steel RSJ (finished black to match steel work elsewhere in the Forge)
- Planked stable doors currently between the Forge and rear workshop to be re-used where possible
- Cast iron windows to be repaired (repairs likely to include stripping back, treating and refinishing frame, re-using or replacement single glazing)
- Secondary glazing to cast iron windows to be installed within existing window reveals. Windows to be single panel of glazing with a metal or timber frame
- Flagstones for raised floor finish and the step up to lounge area. Existing engineering bricks within Forge floor to be re-used where possible
- Kitchen fittings to be largely provided by stand-alone furniture where practicable, stone or suitable metal worktop surfaces
- Underside of ceiling to the Forge to be lightly sanded and treated accordingly as per work already undertaken in the main house next door
- Remove hood above secondary hearth