

PROJECT	PROJECT ADDRESS
2040.LBH	LONG BARN, MUCH MARCLE, HEREFORDSHIRE, HR8 2NR
DOCUMENT	
	Schedule of Works
REVISION	
A	

FOR PURPOSE OF
Condition Discharge
DATE CREATED
12/04/23

NOTE: This schedule may not be exhaustive and full attention should be paid to the accompanying drawings for any additional elements not listed.

DEMOLITIONS	Strip out and disposal of all existing fixtures and fittings, including:
	<b>BARN/GENERAL SITE:</b>
	General demolitions, including existing outbuildings, lean-to garage, redundant structures within the barn and site elements including hard surfacing to be broken out
	Breakout existing slab to barn
	Strip off and dispose of all existing cladding from the barn
	Strip off roof tiles from the barn, clean, and safely store all roof tiles for reuse
	Creation of new openings in barn stonework, including entrance door into barn, entrance to guest wing and link door to bungalow from the barn
	Remove and dispose of all soffits, fascias and rainwater goods
	<b>BUNGALOW:</b>
	Demolish and dispose of porches and greenhouse to bungalow
	Strip off all internal floor finishes in the bungalow
	Strip out and dispose of all skirting, architraves and other ancillary internal joinery items within the bungalow
	Strip out and dispose of all windows and external doors from the bungalow
	Take off and RETAIN in safe storage all internal doors to the bungalow for later reuse
	Strip out and dispose of all redundant sanitaryware, drainage runs and SVP from the bungalow
	Strip out of existing kitchen and utility units from the bungalow
	Strip out all power and light fittings and associated redundant wiring from the bungalow, including consumer unit
	Strip out and dispose of all existing radiators, boiler and tank from the bungalow
	Demolish internal walls and ceilings within the bungalow identified as being for removal
	Reconfiguring of new openings in the bungalow, including enlarging all courtyard facing windows and

STRUCTURE	Structural Work including:
	<b>BARN AND GARAGE:</b>
	Excavations as required for below ground works
	Underpinning works to barn, as per SE methodology statement
	Other foundations to barn and new garage built to structural engineer specification
	Waterproofing of below ground works to specialist and SE specification
	New slab to barn and garage to SE specification, including insulation, membranes and screed
	Stabilisation, repair and replacement members for timber frame as per SE details, including works to roof. Including new rafters to SE spec.
	Supply and install steelwork to barn area, including lintels, as per SE specification
	Stabilisation works to gables as per SE details
	Rising walls to garage and around new stair within barn
	New retaining wall to northeast corner of the barn beside replacement garage structure
	Construction of structure for mezzanine level within barn to SE specification and design
	New timber frame structure to garage to SE spec
	<b>BUNGALOW:</b>
	Supply and install of new lintels to bungalow as specified by SE
	<b>GUEST WING EXTENSION:</b>
	Excavations as required for below ground works
	New foundations to guest wing extension built to structural engineer specification
	New slab to guest wing extension to SE specification, including insulation, membranes and screed
	Supply and install of new lintels to guest wing extension as specified by SE
	Rising walls for guest wing extension
	New timber frame structure to guest wing extension, including roof structure
	<b>FARM SHED:</b>
	Excavations as required for below ground works
	New foundations to farm shed built to structural engineer specification
	New slab to farm shed to SE specification, including insulation, membranes and screed
	New timber frame structure for farm shed, including roof structure
	Rising walls for farm shed

General Construction Work including:	
	<b>BARN AND GARAGE:</b>
	Repointing existing stonework and brickwork to the barn as required.
	> <b>NOTES: NON-HYDRAULIC LIME MORTAR ONLY TO BE USED. NO POWER TOOLS TO BE USED TO CUT BACK MASONRY JOINTS PRIOR TO REPOINTING</b>
	Lime wash non-hydraulic shelter coat to be applied to all external stonework
	> <b>SEE PROVIDED SPECIFICATION AND APPLICATION METHODOLOGY</b>
	New envelope to timber frame of barn and garage, to include softwood subframe, insulation and external cladding as per detail drawings
	Cladding to extensions, to include all insulation, fixings, membranes and trims
	Supply of external windows and doors to barn and garage as per schedule
	Attendance for installation of external windows and doors as per schedule
	Upgrade of barn roof to architect's specification, including relaying existing retained tiles
	Roof construction to garage, including tiles, to match existing barn, insulation, membrane and all trims and flashing as required
	Supply and install of aluminium louvres to south facade
	Supply and install of 2 no. garage doors
	New fascias, soffits and rainwater goods and relevant connections as required
	<b>BUNGALOW:</b>
	Repointing existing stonework and brickwork to the bungalow as required
	Alterations to bungalow roof, including reinsulating at roof level, vaulting ceilings, repairs and creation of bat loft, including 2 no, saddle tiles as per ecologist specification
	Internal insulation to walls of bungalow
	Supply of external windows and doors to bungalow as per schedule
	Attendance for installation of external windows and doors as per schedule
	Reconfiguration of fireplace in master bedroom
	New fascias, soffits and rainwater goods and relevant connections as required
	<b>GUEST WING EXTENSION:</b>
	Facing brickwork to guest wing extension (including all cavity ties, trays, membranes, padstones and other sundries)
	Roof finishes to guest wing extension, including insulation, membrane and all trims and flashing as required
	New fascias, soffits and rainwater goods and relevant connections as required
	Supply of external windows and doors to barn and garage as per schedule
	Attendance for installation of external windows and doors as per schedule
	<b>FARM SHED:</b>
	Roof construction to farm shed, including sheathing, membrane and all trims and flashing as required
	Cladding to farm shed, to include all insulation, fixings, membranes and trims
	Supply and install of 3 no. garage doors
	New fascias, soffits and rainwater goods and relevant connections as required

Internal walls and ceilings	
INTERNAL WALLS	<b>BARN AND GARAGE:</b>
	New insulated stud partitions throughout barn and garage as indicated on plans.
	Boarding and skimming to new partitions, external walls, new ceilings (except main barn ceiling) and refinishing existing surfaces.
	Application of insulated lime plaster to internal face of barn stonework
	Application of lime plaster to barn ceiling
	> <b>NON-HYDRAULIC INSULATED LIME PLASTER TO BE USED FOR INTERNAL FACE OF ALL EXTERNAL WALLS AND CEILINGS</b>
	Boarding to internal faces of garage with WBP plywood
	<b>BUNGALOW:</b>
	New insulated stud partitions throughout bungalow as indicated on plans.
	Boarding and skimming to new partitions, external walls, new ceilings and refinishing existing surfaces.
	<b>GUEST WING EXTENSION:</b>
	New insulated stud partitions throughout extension as indicated on plans
	Boarding and skimming to new partitions, external walls, new ceilings and refinishing existing surfaces as indicated on plans (use fireline board where required)
	<b>FARM SHED:</b>
	New uninsulated stud partitions throughout shed as indicated on plans
	Boarding to new partitions and external walls with WBP plywood

TILING/FLOORING	Tiling/Flooring
	<b>BARN AND GARAGE:</b>
	Fitting of new tiles to WC, kitchen and mezzanine bathroom walls and floors as shown on drawings
	Provisional sum for supply and fit of flagstones to barn and garage lobby ground floor
	Provisional sum for installation of timber floor to mezzanine
	Sealing of garage floor
	<b>BUNGALOW:</b>
	Provide level substrate for installation of carpet by client
	Fitting of new tiles to utility and bungalow bathroom walls and floors as shown on drawings
	Boarding out of bat loft and store
	<b>GUEST WING EXTENSION:</b>
	Fitting of new tiles to extension bathroom walls and floors as shown on drawings
	<b>FARM SHED:</b>
	Sealing of farm shed floor

MECHANICAL	Plumbing, Heating and Drainage
	<b>BARN AND GARAGE:</b>
	Plumbing to kitchen (including connections to appliances)
	First fix plumbing to WC and mezzanine bathroom
	New underground drainage runs, inspection chambers and associated works
	Supply and install new UFH to barn ground floor and associated manifolds/plant
	Supply and install new megaflo
	Install new dual fuel towel radiators to mezzanine bathroom/WC
	Second fix sanitaryware and brassware to mezzanine bathroom/WC
	Second fix sink/brassware to kitchen
	Install external taps
	<b>BUNGALOW:</b>
	First fix plumbing to house bathroom/master bathroom
	Plumbing to utility (including connections to appliances)
	Install new dual fuel towel radiators to house bathroom/master bathroom
	Second fix sanitaryware and brassware to house bathroom/master bathroom
	Second fix sink/brassware to utility
	<b>GUEST WING EXTENSION:</b>
	First fix plumbing to WC and mezzanine bathroom
	Install new dual fuel towel radiators to house bathroom/master bathroom
	Second fix sanitaryware and brassware to house bathroom/master bathroom
	Second fix sink/brassware to utility
	<b>FARM SHED:</b>
	Attendance for connection of Ground Source Heat Pump to heating system

Electrical installation	
ELECTRICAL	<p><b>BARN AND GARAGE:</b></p> <p>Install new consumer unit adjacent to existing meters</p> <p>First fix electrics to barn/garage for new light fittings, including LED in joinery and external/security lighting</p> <p>First fix electrics to barn/garage for new sockets, spurs, extractors, data, telephone and TV points</p> <p>Supply and install thermostats for heating system to barn/garage</p> <p>New hardwired smoke alarms and carbon monoxide detectors to barn/garage</p> <p>Supply and fit of second fix electrical items to barn/garage (downlighters, faecplates, switches etc)</p> <p>Connection of appliances to kitchen</p> <p>Supply and fit of car charging points by others</p> <p><b>BUNGALOW:</b></p> <p>First fix electrics to bungalow for new light fittings, including LED in joinery and external/security lighting</p> <p>First fix electrics to bungalow for new sockets, spurs, extractors, data, telephone and TV points</p> <p>Supply and install thermostats for heating system to bungalow</p> <p>New hardwired smoke alarms and carbon monoxide detectors to bungalow</p> <p>Supply and fit of second fix electrical items to bungalow (downlighters, faceplates, switches etc)</p> <p>Connection of appliances to utility</p> <p><b>GUEST WING EXTENSION:</b></p> <p>First fix electrics to extension for new light fittings, including LED in joinery and external/security lighting</p> <p>First fix electrics to extension for new sockets, spurs, extractors, data, telephone and TV points</p> <p>Supply and install thermostats for heating system to extension</p> <p>New hardwired smoke alarms and carbon monoxide detectors to extension</p> <p>Supply and fit of second fix electrical items to extension (downlighters, faceplates, switches etc)</p> <p><b>FARM SHED:</b></p> <p>First fix lighting and power to farm shed</p> <p>Supply and fit of second fix electrical items to extension (downlighters, faceplates, switches etc)</p> <p>Attendance for connection of Ground Source Heat Pump to heating system</p>

Joinery	
JOINERY	<p><b>BARN AND GARAGE:</b></p> <p>New softwood skirting, architraves and internal cills throughout barn and garage</p> <p>Supply of new internal doors for barn/garage - provide provisional sum with specified product</p> <p>Supply of new internal ironmongery for barn/garage - provide provisional sum with specified product</p> <p>Fitting of above doors and ironmongery</p> <p>Provisional sum for fitting of kitchen units/worktops</p> <p>New fitted joinery to cloak room and karaoke room</p> <p>Boxing out of sanitary appliances in barn/garage as shown on plans</p> <p>Install client supply vanity units to barn/garage bathroom/WC</p> <p>Timber shutters to mezzanine</p> <p>Creation of 2 no. new softwood staircases and associated handrails/balustrades</p> <p><b>BUNGALOW:</b></p> <p>New softwood skirting, architraves and internal cills throughout bungalow</p> <p>Re-hanging of existing doors</p> <p>Supply of new internal ironmongery for barn/garage - provide provisional sum with specified product</p> <p>Supply of utility units</p> <p>Fitting of utility units</p> <p>New fitted joinery to bungalow bedrooms</p> <p>Boxing out of sanitary appliances in bungalow as shown on plans</p> <p>Install client supply vanity units to bungalow bathrooms</p> <p><b>GUEST WING EXTENSION:</b></p> <p>New softwood skirting, architraves and internal cills throughout extension</p> <p>Rehanging of existing doors</p> <p>Supply of new internal ironmongery for barn/garage - provide provisional sum with specified product</p> <p>Boxing out of sanitary appliances in extension as shown on plans</p> <p>Install client supply vanity units to extension bathroom</p>

DECORATION	Decoration
	<b>BARN AND GARAGE:</b>
	Painting and decorating to all walls and ceilings throughout barn/garage
	Paint all internal woodwork throughout barn/garage
	<b>BUNGALOW:</b>
	Paint to new stable door to bungalow north facade
	Painting and decorating to all walls and ceilings throughout bungalow
	Paint all internal woodwork throughout bungalow
	<b>GUEST WING EXTENSION:</b>
	Painting and decorating to all walls and ceilings throughout guest wing.
	Paint all internal woodwork throughout guest wing.

EXTERNAL	External works
	Groundworks for external patio and steps to front and rear
	New foundations to external patio and steps built to structural engineer specification
	Provisional sum for supply of paving to patio and steps
	Install of paving specified above and construction of associated landscape walls
	Supply and install of gravel to designated surfaces
	Supply and install of tarmac as shown on plans
	Creation of new soakaway large enough for all works
	Repair works to external stone retaining wall, steps and gate to southwest of barn
	Ensure external lighting, power plumbing and drainage allowed for above