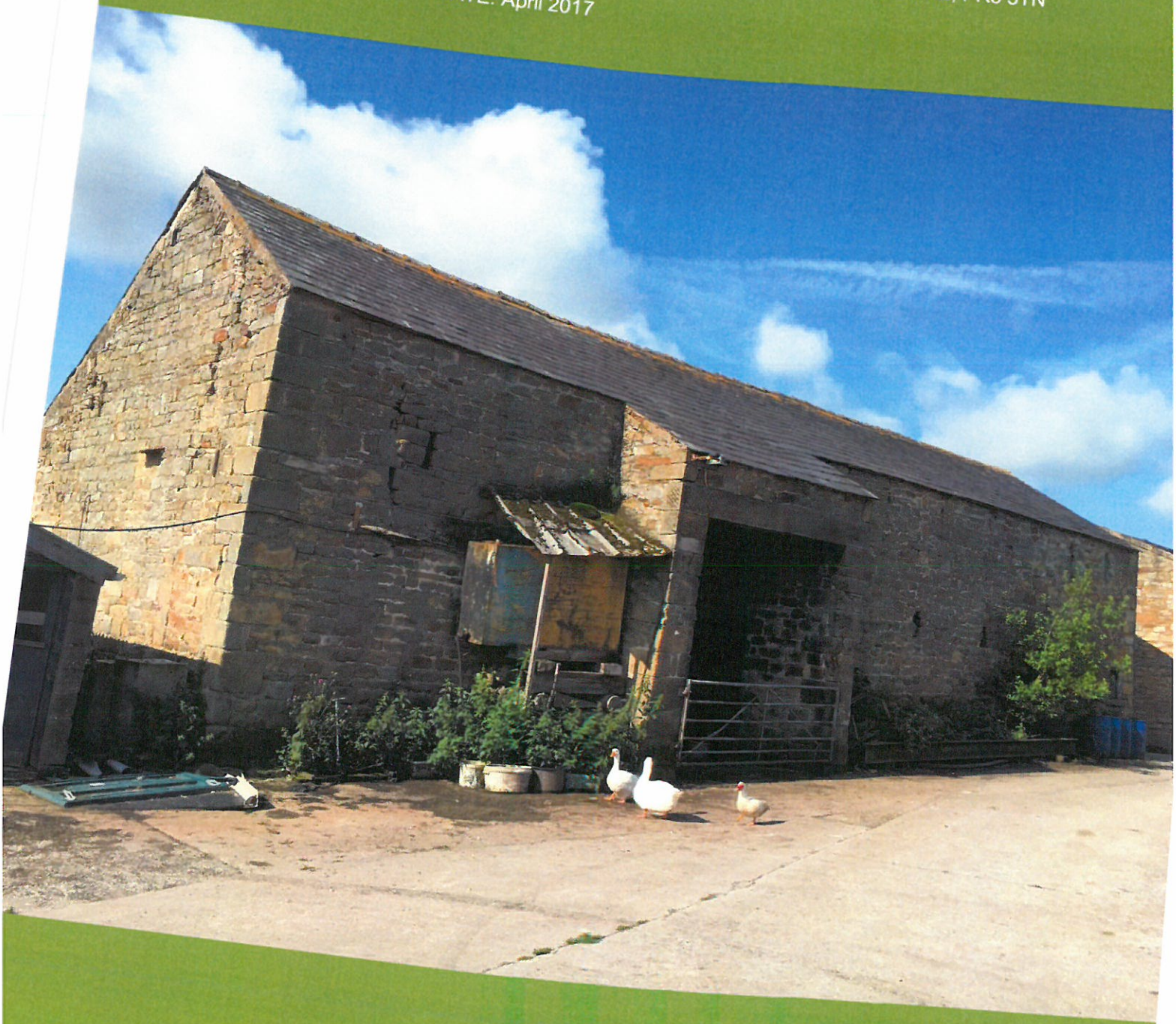
OUTLINE SCHEDULE OF WORKS

BARN AT HIGHER BOYCE FARM, STONEYGATE LANE, RIBCHESTER, LANCASHIRE, PR3 3YN

REF: 4874 VERSION 1.00 DATE: April 2017



SUNDERLAND PEACOCK ARCHITECTS SURVEYORS

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1.0 INTRODUCTION

1.1 This outline schedule of works has been prepared at the request of Ribble Valley Borough Council Planning Department as part of a condition of Planning Approval relating to the conversion of an existing barn into 2no. dwellings at:

Higher Boyce Farm, Stoneygate Lane, Ribchester, Lancashire, PR3 3YN

1.2 This requirement has been imposed as part of a condition of planning approval (application no. 3/2017/0012) and is as follows:

"Prior to the commencement of development, a schedule of including a sequence of operations for the scheme of conversion shall be submitted to and approved in writing by the Local Planning Authority."

"Reasons: To comply with Policies DMG1 and DMG4 of the Ribble Valley Core Strategy."

2.0 OUTLINE SCHEDULE OF WORKS

ITEM	SCHEDULE OF WORKS / SEQUENCE OF OPERATIONS
2.1	*Asbestos:* Prior to commencing the works the principle contractor is to commission a full demolition and refurbishment asbestos survey on the structure. In the event of finding any asbestos materials the contractor is to promptly inform the architect for further instruction. Any recommendations in terms of the removal of asbestos and ACM's are to be carried out in full as stated within the asbestos report by a competent / licenced specialist contractor.
2.2	*Services:* The Principal Contractor will be responsible for carrying out the following: Obtaining all necessary under/above ground service information from statutory authorities and client (if not already provided) to ascertain the existence of any live services, prior to starting any work on site. Carefully CAT scanning all necessary areas of the site and for hand excavating to safely determine any existing underground services prior to starting any work on site. Carefully re-direct/ protect any existing underground services during the course of works ensuring that their existence and position are clearly marked at all times. Promptly inform the project Architect of any unknown live services found.
2.3	*Demolitions and Alterations to Existing Structure:* The Principal Contractor will be responsible for carrying out the following:

	Carefully remove all internal fixtures and fittings. Form new internal openings in existing walls and provide support over to Structural Engineers details. Bearings of all lintels and Steel beams to be to Structural Engineers details. Remove all existing windows and doors and cart off site to a licensed tip. Carefully remove all gutters, waste pipes and SVP's and cart off-site. Remove any existing electrical wiring, switches and conduit. Carefully demolish the existing lean to livestock pen to the rear south elevation of the barn and cart all spoil off site to a licenced tip. Any disturbed surfaces are to be made good. Any asbestos / ACMs are to be removed by a specialist competent licensed contractor in accordance with the full demolition and refurbishment asbestos survey.
2.4	*Roofs:* Existing roofs coverings and timber structures to be carefully removed over both sections of the barn and carted of site to a licensed tip. Existing slates are to be stacked ready for re-use. Any new slates required will be to match existing in colour and size. Existing timber roof trusses are to be retained and chemically treated for timber decay and insect attack. All wall plates, rafters, purlins and battens are to be replaced with new. New timber wall plates to be fixed to top of new blockwork internal wall lining. Insulation boards are to be fixed between new rafters with new breathable membrane and timber battens fixed over rafters. Re-fix existing / new roof slates. Ceilings are to be lined out internally with plaster board and skim finish throughout. Conservation Velux rooflights complete with velux flashing kits to be installed. New 175mm deep softwood facia boards. Black Ogee PVC gutters and rain water pipes. Gutters fixed to drive / build in rafter brackets.
2.5	*Groundworks, Foundations and Ground Floor:* The Principal Contractor will be responsible and include for carrying out the following: Stripping the site to required formation levels and for carting away and disposing of all unwanted materials to a licensed tip. Existing floor structure is to be grubbed up and all spoil is to be carted off site to a licensed tip. Notify the Building Inspector prior to commencing any foundation excavations and to agree the extent and nature of foundations when the actual ground conditions are known. Contractor is to excavate to a sufficient depth and a new reinforced raft foundation / floor slab is to be constructed and is to be constructed in accordance with Structural Engineers design, details and specification. Allow for thickened edges around the perimeter of the slab and at the position of any internal load bearing

	walls.
2.6	*Drainage:* Rainwater goods to discharge via trapped access gullies into 100mm UPVC pipes and run to soak away. New manholes on concrete bases to be used at all connections. New soil pipes to be connected and to drain to new septic tank.
2.7	*Walls:* Existing stone walls are to be cleaned down and repointed internally and externally with an appropriate lime mortar mix. Construct new 100mm thick concrete clockwork internal lining of new concrete raft foundation with 110mm cavity between existing stone wall and blockwork with 60mm insulation and 50mm clear cavity. Internal blockwork to be tied to existing stone walls with stainless steel wall ties. DPC to be lapped with DPM to floor slab. All existing windows and doors are to be removed. Remove all existing lintels and cills and prop and shore up existing openings. Concrete lintels to be inserted over openings to the concrete blockwork lining and are to be in accordance with structural engineers details. Natural stone lintels and sill are to be inserted to the external stone walls with support to be designed by a Structural Engineer. Large openings are to be supported by steel beams / lintels in accordance with the Structural Engineers design, details and specification. All window and door openings to incorporate horizontal and vertical DPCs, cavity closers, cavity trays and weep holes. Internally the blockwork lining is to be lined with plasterboard on dabs with a plaster skim finish.
2.8	*First Floor:* New first floor to be inserted and to consist of new timber floor joists in accordance with Structural Engineers Design and specification, and are to be supported off the internal blockwork walls. Timber joists to be strapped to blockwork with 30 x 5mm stainless steel restraint straps. 22mm T+G floor boarding fixed over top off joists. 12.5mm plasterboard to be fixed to underside of joists to form ceiling with plaster skim finish. Min 100mm mineral wool insulation to be fixed between joists.
2.9	*Windows and Doors:* All new windows and doors are to be in softwood complete with neoprene seals and locking ironmongery. Double glazed sealed units with 16mm cavities and Pilkington Low E glass internally. 25mm thick moisture resistant MDF window boards to all openings, all exposed edges to be rounded. All glazing within 800mm of floor / external ground levels to be toughened safety glass to BS 6206. Trickle ventilators to provide background ventilation of 8000mm² to kitchen and bedrooms & 4000mm² to en-suite and utility. Windows to comply with requirements of Building Regulations for Means of Escape and to incorporate min clear opening of 0.33m/sq with min clear opening dimension of 450mm, max height to escape opening to be 1100mm above floor level.
2.10	*Internal Fit-out:* Carry out internal first and second fix joinery, electrical, plumbing and heating installation and supply required mains services to the building.

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