

# PROPOSED MATERIALS SCHEDULE.

Repair and Refurbishment Works  
Dinkling Green, Barn A, Whitewell, BB7 3BN

LET'S TALK



# Proposed Materials Schedule

## Address

Dinkling Green  
Barn A  
Whitewell  
BB7 3BN

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## Prepared for

The Duchy of Lancaster

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## Date

9th October 2023

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## Prepared by

Andrew Robinson MRICS

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## Checked by


Holly Durose BA (Hons) MSc


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## Reference

AG22/0225

ITEM	ELEMENT	MATERIAL / PRODUCT	IMAGE
01	Roof Slate	New 600 x 300 Estillo 3 Blue Grey Slates, fixed with aluminium nails. This will ensure a smooth consistent finish over the whole roof whilst maintaining the traditional look of the roof.	
02	Roof Membrane	Cromar Vent 3 BLUE High Performance Breathable Roofing Membrane	

ITEM	ELEMENT	MATERIAL / PRODUCT	IMAGE
03	Replacement Roof Timbers	<p>Subject to inspection following roof covering removal.</p> <p>Those timbers to be used where replacement will be required will be inspected and retained, where possible. All new timber to be used shall be of high quality and shall be free of shakes, knots and wany edges. No sapwood is to be used. All timber to be used in carpentry shall be wrot and carpenters work shall be rough.</p> <p>Where the timber can be repaired / treated, the timbers will be spliced with reclaimed timber sourced from a local reclamation yard or new timber to remove the deficient timber.</p> <p>All works to be approved by the SE prior to completing.</p>	

ITEM	ELEMENT	MATERIAL / PRODUCT	IMAGE
04	Replacement Timber Lintels	Once work commences, the condition of existing timber lintels are to be inspected. Existing lintels are to be treated in the first instance to secure their position within the building, if the timber is not suitable for re-use then the wall is to be temporary propped to allow the lintel to be removed and replaced with a suitable timber from a local reclamation yard or steel lintel, subject to SE approval.	
05	Mortar Mix	<p><i>Traditional mix of 1 part mature lime putty / quick lime and 3 parts well graded aggregates from 2.5mm to 75 microns. All aggregates to be to BS EN 13139:2002 and to be well graded, non-staining clean, sharp, coarse sand and be uncontaminated by clay and silt. Pozzolanic additive i.e. brick/stone dust, pulverised fuel ash or Argical M1000 to be added to mix. The use / amount of pozzolan added is to be in accordance with the manufacturers instructions and guidance. The pozzolan will ensure a more rapid and durable set. Mortar mix to be applied throughout complete with stipple brush finish. Joint / mortar thickness to be well proportioned. Water used in the preparation of the mortar and for the dampening down of the walls and washing out shall be clean and fit for consumption.</i></p>	

ITEM	ELEMENT	MATERIAL / PRODUCT	IMAGE
06	Foundations	Scaffold to be erected to provide structural support to roof structure. Once in place the external wall in the areas affected are to be taken down allowing for new foundations to be dug out and concreted. Once cured the new wall is to be built up to the underside of the roof to allow the temporary propping works to be removed.	
07	Steel Ties	Generally: Remove existing stones from every 4th course, to either side of crack(s) and relay to bridge the gap. Provide Helifix bars (8mm) @ 450mm vertical centres. Bars to extend min. 500mm either side of crack. Repairs to be carried out internally and externally (not simultaneously). External skin to be repaired and stabilised prior to commencement of internal repair.	

ITEM	ELEMENT	MATERIAL / PRODUCT	IMAGE
08	Timber battens	nom. 25 x 50mm treated softwood timber battens (packed as required)	

All images shown are illustrative examples of the proposed materials and not necessarily the exact product to be used.

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