

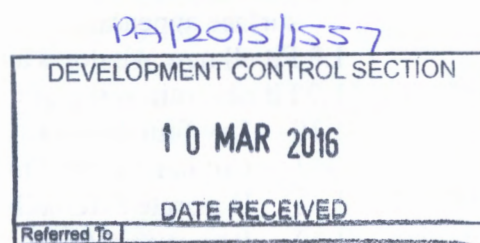
# Howard J Wroot

## Chartered Surveyor

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North Lincolnshire Council  
Development Control  
Civic Centre  
Ashby Road  
Scunthorpe  
DN16 1AV



Date: 7 March 2016

Your Ref:  
Our Ref:

Dear Sirs,

**Proposal:** Partial demolition of an agricultural building and residential conversion of listed agricultural barn at,  
**Site Location:** Station Road, Owston Ferry, Doncaster, DN9 1AW.  
**Application ref:** PA/2015/1557  
**Applicant:** Mr Adrian Axe.

### SCHEDULE OF WORKS

In accordance with Planning Application drawings submitted.

#### 1.0 EXTERNAL

- 1.1 Strip roof repair/replace all decayed or otherwise defective timbers- including ridge board, rafters, purlins, trusses and wall plate.
- 1.2 Re-felt with breathable membrane batten and re-lay roof covering using natural clay pantiles renew lead trough gutter.
- 1.3 Take down gable walls save stone parapet ends for re-use as necessary carefully clean brickwork for re-use.



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- 1.4 Re-build gables incorporating tumbled brickwork and parapet detail re-using stone foot stones.
- 1.5 Cut out new window and door openings fit lintels as necessary to all new openings.
- 1.6 Brick up all redundant openings using bricks reclaimed from new openings form in external walls.
- 1.7 Re-point all walls with lime based mortar to match and provide a uniform surface appearance.
- 1.8 Fit all new windows and doors to make building wind and water tight.
- 1.9 Fit new rain water goods lay and connect to surface water drains.
- 1.10 Lay foul drains to connect to main sewers (available on site).
- 1.11 Cut in new DPC to all existing walls to be retained.
- 1.12 Decorate externally before scaffold removed.
- 1.13 Remove scaffold.

## 2.0 INTERNAL

- 2.1 Take out internal first floors including cutting out all internal steelwork.
- 2.2 Fit new first floor joists and flooring.
- 2.3 Frame out internal faces of external walls to accept insulation.
- 2.4 Fit insulation between studding to external walls.
- 2.5 Complete all First Fix joinery work.
- 2.6 Start and complete all First Fix plumbing work
- 2.7 Start and complete all First Fix electrical work
- 2.8 Plasterboard out all walls and ceilings dry lining or wet plaster finish as required.
- 2.9 Lay new ground floor over existing solid concrete floor.
- 2.10 Tie in DPM with DPC.
- 2.11 Fit staircase and balustrades.
- 2.12 Complete 2<sup>nd</sup> Fix Joinery
- 2.13 Complete 2<sup>nd</sup> Fix Plumbing
- 2.14 Complete 2<sup>nd</sup> Fix Electrical
- 2.15 Carryout all snagging works
- 2.16 Decorate internally
- 2.17 Lay floor coverings

## 3.0 EXTERNAL GARDEN WORK.

- 3.1 Lay all external paths and drives including all necessary drainage from hard standing areas.
- 3.2 Dig up lawn area import approved and certified top-soil level.
- 3.3 Lay turf to form lawn
- 3.4 Provide new fencing and gates



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- 3.5 Carryout all snagging works.
- 3.6 Connect foul drainage to mains drains.



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