

**Conversion of barn to residential dwelling**  
**The Barn, Warbage lane Belbroughton DY9 0AN**

## **SCHEDULE OF WORK**

### **PREAMBLES**

**Location:** The site is situated in a parcel of land located off Warbage Lane

Description of Site: The site is accessed off Warbage lane, on to site along a hardstanding drive to an empty agricultural building. Building is adjacent to Warbage lane, separated by a mixed hedgerow.

**Brief Description of the Works:** The works comprise of, conversion of a single agricultural barn into a residential dwelling.

**Approvals:** Class Q Planning permission is been sought.

**Drawings:** This schedule should be read in conjunction with the following drawings:

Existing site layout  
Existing site elevations  
Existing Perspective  
Proposed site elevations  
Proposed site layout  
Proposed floor plans  
Proposed perspective view

**Purpose and scope of schedule:** The purpose of this schedule is to clarify items and requirements that are not evident from the drawings.

**Workmanship:** All work should be in accordance with the Building Regulations and to the relevant codes of practice. Materials to be the best of their respective kinds, in fitting with the local environment and fixed in accordance with manufacturers instructions and best practice.

**Health and Safety:** Application persons or appointed contractor will prepare the initial H&S Plan and for collating the 'as built' drawings and completion file. The contractor will be required to be responsible for all health and safety matters on site and to meet all current legislation. Please take heed of the following Design Risk

#### **Assessments:-**

Internal work: Consider temporary lighting and power. Consider dust hazard to workers .Consider access arrangements.

External work: Provide scaffolding as necessary. Ensure adequate lifting facilities. Have due regard for neighbours.

**General:** Usual H&S requirements and procedures – hard hats, keeping a tidy site, providing site notices as necessary, relevant induction for site operatives, being responsible for sub-contractors on site, leaving a safe and secure site at the end of each day including any temporary site fencing, etc.

**Services:** The Utilities have yet to submit tenders, but the main services including Water and Electricity are already present on site and throughout the agricultural

buildings. Septic tanks for waste shall be installed, soakaways for rain water could be explored and a renewable heating source or oil/gas tank to power the central heating and hot water could be options.

**Protection:** Provide temporary protection throughout the conversion as necessary to protect surfaces, equipment, neighbours etc.

**Parking:** There are a proposed 2 allocated car parking spaces on the site, the existing access and proposed car park spaced already have a paved base.

## **DESCRIPTION OF WORKS:**

### **CLEARANCE:**

Strip the site, proposed garden area and existing barns of all undergrowth and any agricultural remains such as old equipment, waste materials ect

### **EXCAVATION:**

Excavate access steps and strip for pathways.

### **DRAINAGE/SERVICES**

Excavate for and construct the foul drainage and storm water drainage and the service runs. Install septic tanks etc

Allow for provision of external car charge point in parking area

### **STRUCTURE:**

Construct the conversion of the existing barn to the layout as shown on the drawings.

Floor insulation - use Kingspan TF70 board above the existing concrete base, a vapour layer and screeded floor.

Wall insulation – Batons applied to the external surfaces, insulation between the batons and then a plasterboard sheet over the top.

Roof insulation – Currently 40mm composite roof sheets but to meet current BR, Add (internally)additional 100mm Kingspan boards insulated between existing purlins before a suspended ceiling system is put in place to be plaster boarded.

WINDOWS to be upvc or aluminium, finished grey with low e double glazed units. Windows with extended cills to allow them to be set back 50mm from front face of finish.

FRONT DOOR to be prefabricated and prefinished doorsets with level threshold , draft stripping on four sides, 3 point lock and letter box. Clear double-glazed panels at the top of the doors.

ROOF – To remain the same corrugated sheeting as current.

INTERNAL DOORS to be flush prefinished oak or ash veneer with ss contemporary round bar ss ironmongery. Linings and architraves in natural wood square-edged finish. Skirtings in natural wood

DECORATION: Plastered ceilings and walls with one mist coat and two full coats matt emulsion. Woodwork to finish in a clear wax or similar.

FLOOR FINISHES: Toilet, laundry and Bathrooms, Kitchen, hallways to have porcelain or LV tiles Lounge and Bedrooms to have timber or solid floor with carpet.

WALL TILING: Porcelain tiles floor to ceiling in en suites and bathrooms

KITCHEN: Proposed traditional farm house style kitchen, double spread oven, granite worktops.

PLUMBING: Fit and plumb-in all sanitary fittings. Include h&c services to kitchen sink and wm ( in Laundry). Allow for outside taps. Supply and fit all wastes, traps pipes, insulations and other accessories as necessary to complete the plumbing.

HEATING: Design, supply and fit gas/oil fired boiler in boiler room with 150L insulated hw cylinder in Utility. Install heating system with steel panel radiators and trv's and 'Hive' digital programmer/thermostat. All to achieve an internal temperature of 22C when the outside is 0C and assuming 3 air changes/hr.

DRESSING ROOMS: to be fitted with clothes rails and interior wood panelling

ELECTRICITY: Install electrics all to latest IEE regulations. to have recessed ceiling white led 5w fittings. Elsewhere to have ceiling pendants. Layout to be agreed before commencing work. outside lighting to the front and rear for security and ease of access during night time. Allow for smoke detectors as necessary.

SECURITY SYSTEM: Install system with room sensors, panel and external box.

**EXTERNAL WORKS:**

Leave current concrete and paved areas for proposed access and parking, New footpath to be of a gravel/block paved finish

To rear gardens provide turfed area and 300mm top soil to remainder of garden to form shrub areas.

Current Lower Brick work to be retained, with some small local surface repairs carried out