

Schedule of Proposed Works

The Barn within the garden of 7 The Gardeners, Emmer Green, RG4

The proposed works comprise the renovation and repair of the existing dilapidated garden barn, including structural repairs, lowering of the internal floor level and alterations to the entrance to improve access and introduce natural light. The building will remain an ancillary store and multi-use garden space associated with the main dwelling, with no provision for sleeping accommodation, sanitary facilities or independent living accommodation.

The proposed works are as follows:

1. Structural repairs and stabilisation

Undertake localised structural repairs to the existing masonry walls to improve stability.

Carry out masonry stitching at the identified corner to restore structural continuity and provide edge support to the front wall.

Remove existing plaster finishes locally where necessary to inspect the condition of the underlying masonry and determine the extent of repairs required.

Underpin sections of the existing walls where necessary, in accordance with the structural engineer's recommendations and detailed methodology.

Replace defective structural timber elements where required, retaining existing historic fabric wherever reasonably practicable.

2. Masonry repairs and repointing

Carefully rake out loose and deteriorated mortar from the existing masonry joints.

Repoint the affected areas using hydraulic lime mortar, selected to match the existing mortar in appearance and composition as closely as practicable.

Extend repointing to other areas where necessary following inspection of the masonry and removal of any finishes that prevent assessment.

Retain sound existing masonry and historic fabric wherever possible. Avoid the use of hard cement-based mortars to the historic masonry.

3. Floor alterations

Lower the existing internal floor level to improve access and usability of the building.

Carefully remove the existing brick paviour floor to facilitate lowering of the internal floor level and improve access and usability. Record the existing floor photographically before removal and retain or reuse existing paviments where practicable.

Excavate the floor area to the required formation level, taking care to protect the existing masonry walls and foundations. Undertake the necessary associated foundation works, including localised underpinning where required, in accordance with the structural engineer's design and specified construction sequence.

Provide a new ground-bearing reinforced concrete floor slab, integrated with the proposed reinforced concrete perimeter foundation and retaining walls in accordance with the structural engineer's details. The slab and perimeter construction shall be designed and detailed to provide the necessary structural support while minimising intervention in the historic masonry.

Incorporate appropriate moisture protection and floor finishes, with the final floor build-up, including any insulation, damp-proof membrane or other moisture-control measures, to be determined through detailed design in conjunction with the structural engineer. The floor and wall junctions shall be carefully detailed to minimise the risk of moisture being transferred into the existing historic masonry. The design shall take account of the building's traditional construction, existing ground conditions, external ground levels and the need to maintain the breathability of the historic fabric.

4. Roof structure

Undertake necessary repairs and renewal of the existing roof structure, including replacement of defective or structurally inadequate timber members where required.

Provide a suitable replacement structural roof arrangement, including associated timber members and supports, in accordance with the structural engineer's design.

Retain and repair existing historic roof timbers wherever reasonably practicable, subject to their condition and suitability for continued use. Reinstate the existing plain clay tile roof covering, retaining and reusing existing tiles where practicable and making good disturbed areas with compatible materials to maintain the existing roofline, character and weatherproofing.

5. Entrance alterations and glazing

Alter the existing entrance to form a glazed entrance comprising new entrance doors, sidelights and an upper glazed section.

Set the upper glazing to follow the pitch of the existing roof, extending from eaves level to introduce natural light while minimising visual impact.

The entrance alterations shall retain the historic opening's position and width as far as practicable, with the relationship between the opening and the lowered internal floor level addressed through the detailed design.

New glazing and joinery shall be sensitively integrated with the existing historic masonry and roof form, with contemporary detailing that is clearly distinguishable from the historic fabric.

6. Making good and finishes

Make good all areas disturbed by the structural repairs and renovation works using materials and finishes compatible with the existing historic building. Replacement materials, mortar, timberwork and finishes shall be selected to respect the character and fabric of the barn. All works shall be carried out with care to avoid unnecessary loss or damage to historic fabric.

All structural repairs and alterations shall be undertaken in accordance with the structural engineer's recommendations and the agreed construction methodology, with historic fabric retained wherever reasonably practicable. The extent of localised masonry repairs, repointing and timber replacement shall be confirmed following inspection and, where necessary, removal of existing finishes.