



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

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VERSION 2

**Change of use and conversion of existing attached barn to dwelling to form additional living accommodation including alterations to fenestration on front, side and rear elevations
Lower Starring Farm , Starring Road, Littleborough,
Rochdale.**

Schedule of Repairs and Refurbishment

Project: Refurbishment and Alterations to Existing Farmhouse and Attached Brick Barn

Scope: Creation of new window openings, blocking existing openings, internal refurbishment, structural modifications, and new floor installations.

1. External Works

A. Creation of New Window Openings

- Mark and measure proposed window locations on external walls.
- Carefully cut openings using appropriate tools to minimize damage to surrounding masonry. where it is required hand tools will be used and the brick/stone will be cut to match the opening finish found on the rest of the building. Where the brick / stone is damaged to extent that it does not have an acceptable finish, these will be replaced accordingly.
- Install lintels (steel or concrete as per structural engineer's specification) to support the wall above.
- Fit new window frames and glazing to match the farmhouse's existing style.
- Apply exterior finishing, including sealing around frames and making good, disturbed masonry.

B. Blocking Up Existing Door and Window Openings

- Remove existing frames and make good any damaged edges.
 - Build up openings using white painted bricks to match the existing external finish.
 - Ensure bricks are laid to match existing bond pattern and align with surrounding mortar joints.
 - Prime, paint, and finish the blocked openings in white to blend with the façade.
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2. Internal Refurbishment

A. Structural Alterations

- **Insertion of Steel Beams:**
 - Excavate for and pour concrete pad foundations or install spreader plates as specified.
 - Carefully remove sections of walls to accommodate new steel beams.
 - Lift and secure beams into position as per the structural engineer's design.
 - Ensure adequate temporary supports are in place during installation.
 - Make good all disturbed masonry and finishes.
- **Removal of Walls:**
 - Identify load-bearing walls and provide temporary propping as per the structural engineer's specifications.
 - Carefully dismantle non-structural walls to prevent damage to surrounding areas.
 - Patch and finish areas affected by the removal of walls.

B. New Concrete Insulated Ground Floors

- Remove existing flooring to expose subsoil.
- Excavate to required depth, ensuring suitable clearance for insulation and concrete slab.
- Install a damp-proof membrane (DPM) over the prepared sub-base.
- Lay rigid insulation boards over the DPM as specified.
- Pour and level reinforced concrete slab, ensuring proper curing before further works.

C. New Timber Floors to Barn Area

- Remove any existing damaged flooring and prepare the substructure.
 - Install treated timber joists supported by appropriate bearers or wall plates.
 - Lay timber floorboards or panels, ensuring all joints are flush and secure.
 - Apply finishes, such as sanding, staining, or sealing, as required.
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3. General Internal Refurbishment

- **Walls:** Repair or replaster internal walls as necessary. Apply paint or finish to achieve a uniform appearance.
 - **Ceilings:** Remove and replace damaged ceilings where required. Install new insulation where possible for energy efficiency.
 - **Joinery:** Repair or replace skirting boards, architraves, and internal doors to match the farmhouse's character.
 - **Services:** Upgrade electrical wiring, plumbing, and heating systems to comply with current standards, integrating them into the new layout.
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4. Final Finishes

- **Decoration:** Apply primer and topcoat to all painted surfaces, ensuring consistency across all areas.
- **Floor Finishes:** Install tiles, wood, or other specified finishes to complete the floors.
- **Snagging and Touch-ups:** Conduct a thorough inspection and resolve any defects or unfinished details.

Programme of Works

Phase	Duration	Key Activities
External Works	5–6 weeks	New window openings, blocking up old openings.
Structural Alterations	4–6 weeks	Steel beams, wall removals, and load supports.
Ground Floor Installation	2–3 weeks	Insulated concrete ground floors.
Timber Floor Installation	2 weeks	Installation of timber floors in barn area.
Internal Refurbishment	8–10 weeks	Walls, ceilings, services, and finishes.

Health and Safety Considerations

- Ensure all structural works comply with building regulations.
- Use temporary supports during wall removal and beam installation.
- Provide adequate PPE and secure the site to protect workers and the public.