

**SCHEDULE OF WORKS
TO A GRADE II LISTED BUILDING**

AT

**CLOCK HOUSE
BIRTHWAITE HALL FARM
HUDDERSFIELD ROAD
BARNSELY**

Introduction

This is an existing grade II agricultural building with stone tiled roof, 450 mm thick stone walls with stone heads, cills and mullions. Stone arches over agricultural entrances, concrete ground floor with timber first and second floor.

This application relates to the attached stone dwelling built at a later period than the agricultural building and is not listed. This dwelling has also had a modern single storey ground floor extension constructed. The dwelling also occupies the first and second floor of the listed barn which was converted some time during the 1980s.

The proposal is to convert one bay of the agricultural building below the floors currently occupied by the dwelling house.

During the pre-submission consultations with the Planning and Conservation Officer the external openings, materials and design have been agreed. Works will comply with planning conditions and recommendations.

General

All new openings will have stonework carefully removed to enable reuse in other areas of the agricultural building. All stone courses and mortar joints to match the existing building.

All new timber will be softwood treated with dark stain to be approved.

Stonework will only be removed where necessary and stored on site for reuse

External Works

Rear Elevation: The existing arched access into the agricultural building will be retained. The existing timber doors and cast iron hinges are dilapidated and beyond repair. These will be replaced by a new pair of doors and hinges constructed to match the existing in terms of materials and design. The exception being that each door will be bi-folding to act as shutters to the window which will be constructed within the existing opening. The shutters will be hinged so as to not obstruct the adjacent openings. The new double glazed window will have a softwood frame and will be inserted to the rear of the existing stone arch and reveal. It shall be split into three panels, as indicated on the drawing, and the wood will be dark stained.

The existing dwelling has a window opening that will be replaced with a door and glazed side panel utilizing the existing width and removing a stone wall panel below to form the new opening. The existing stone lintel above will remain.

Side Elevation: No alterations to the external facade of the building but the original side wall of the agricultural barn, internal wall to the dwelling, a new 900 mm wide by 2,100 mm deep opening will be formed for access between the existing dwelling and the proposed conversion.

Front Elevation: The modern single storey extension to the existing dwelling will have the two rear windows and stone panels below removed and replaced with glazed panels set in a softwood timber frame. The frames will be dark stained.

The agricultural building will have a new opening formed within the stone wall 800 mm wide by 1,050 mm deep. The opening will have square stone heads, cills and mullions in simple design as agreed with Planning. Within it will sit a softwood timber framed designed as indicated on the drawings, softwood frame to be dark stained.

Internal Works

Floor: The existing concrete ground floor will be taken up and re-laid as follows: 22 mm boarding, materials to be confirmed, on 75 mm Kingspan insulation sat on 100 mm of concrete on 1200 gauge dpm on 150 mm layer of well consolidated limestone. There is a 600 mm wide strip adjacent to the separating wall with the dwelling which will have a tanking membrane inserted to enable the floor to be brought back to level. Two steps will be formed between the existing dwelling and the proposed lounge within the depth of the wall to enable access into the conversion works.

Walls: Three walls will be plastered in lime putty, the wall adjacent to the existing agricultural building shall have an independent stud partition built in 50 x 100 mm softwood frame, 100 mm Kingspan insulation with 12.5 mm plasterboard and skim finish, this will allow compliance with the Building Regulations There will be a 1200 gauge damp proof membrane fixed between the existing wall and the proposed timber stud. Similar timber frame construction will be formed in the internal corners of the front wall to hide existing and proposed services.

Ceiling: To comply with Building Regulations the existing ceiling joists will be repaired / replaced as necessary, tanalised timber, in filled with 100 mm fibreglass sound insulation and have 12.5 mm plasterboard and skim finish.