



TONY HERRING ASSOCIATES LTD CHARTERED ARCHITECTS T.01280 842356 M.07973 489719

CEDAR LODGE NORTH SIDE STEEPLE ASTON BICESTER OX25 4SE



CONVERSION OF EXISING OUTBUILDINGS TO PROVIDE POOL AREA CHANGING / POOL PLANT. IN ADDITION - UPGRADE EXISTING ANCILLARY ACCOMMODATION.

OUTLINE SCHEDULE OF WORKS

September 2023

OUTLINE SCHEDULE OF WORKS

1 Externally

1.1 Roofs; Note the west facing roof over the single storey barn has a post-war replaced roof where asbestos cement tiles have been laid oblique set. These tiles will be removed by an accredited and licensed specialist to a controlled waste facility.

Remove existing natural roof slates to the remaining three roof slopes and set aside good sound natural slates for re-use. Clean off existing exposed rafters which are to be repaired and replaced only where evidence of severe deterioration is found, with like size & profile treated timber sections. Apply proprietary non-toxic timber preservative to all exposed timbers, Insert breather paper barrier over 100mm encapsulated sheep wool insulation set between rafters.

Fix proprietary breather paper – min. 150mm overlap and fix 44 x 22mm treated timber tiling battens at a gauge to suit re-used natural grey / black slates – these will be supplemented (approx. 35%) with salvaged second-hand slates to match size and colour of the existing retained slates.

1.2 Walls: The existing enclosing walls of the stable out-building block are built of random coursed ironstone. Some elements eg. garden walls and old lean-to conservatory are red stock clay bricks.

There is some significant deterioration in the masonry walls and some areas require re-building with locally sourced salvaged stone. An area of approximately 6M² of badly spalled and/or defective stone - in isolated areas to be identified, will be carefully cut out and good sound salvaged stone to match existing coursing, scale & bedded in lime mortar (hydraulic lime NHL3.5 in a 1:3 mix) using sharp sand. Existing retained stone walling will be raked back 25mm and re-pointed in the same lime mortar mix, flush pointed bagged joints.

Note much of this item is required to stabilise the existing stone walls – exposure has led to water ingress – adjacent ground should be lowered to below the internal F.F.L where possible.

1.3 Rainwater Goods: Remove existing rainwater gutters and downpipes and replace with new black cast half-round gutters and traditional spigot coupled 67mm downpipes to discharge over existing gullies.

1.4 Joinery: Existing stable doors and windows will be replaced with selected treated hardwood components to match existing component profiles and section sizes. New windows to have rebated flush casements set with 14mm 'Heritage' sealed double glazed units. See Dwg. 668.07A Schedule of Doors & Windows.

Note there are no new openings – existing and modified openings will be measured and purpose made replacement components will be inserted. Some thresholds will be altered to set in weathered blue brick cills and water bars to prevent water ingress.

The new infill garden lounge will have new timber glazed screen and doors – See Schedule.

1.5 Ecology: The stable and two storey structure have been identified by the 2022-2023 bat surveys undertaken by Nicholsons as supporting day and hibernation roosts of low numbers of common bat species (soprano pipistrelle, common pipistrelle and brown long-eared). Further details are provided within the reports referenced 22-1190 and 22-2015 (Nicholsons, 2022). The Ecological Appraisal report (22-0480) also identifies the pole barn structure as of moderate suitability for roosting bats due to observable gaps within the roof and external walls, although no use of this structure by bats has been identified through survey work.

The Proposed Development will require significant structural works to parts of the out-building range, which has therefore potential to impact on bats roosting within these. To ensure that works progress with full compliance with wildlife law, an ecologist (Kate Rooney at Nicholsons) has been appointed to support the application.

On receipt of approval of planning permission, and following discharge of any planning conditions pertaining to ecology, the applicant will apply for a European Protected Species Mitigation Licence

(EPSML) from Natural England. Full details of the mitigation scheme will be specified as part of this licencing process, but are expected to follow the measures described within the reports referenced 22-1190 and 22-2015.

These measures will include:

- Strictly controlled refurbishment programming : April – October
- Sensitive stripping of all areas with potential to support roosting bats under supervision of the Named Ecologist or Accredited Agent.
- Retention of existing roosting features where feasible.
- Creation of new integrated roosting features within the fabric of the structures so they provide continued roosting value post-refurbishment.

Prior to commencement the applicant and their appointed Ecologist will also draft a Method Statement which sets out the methodology for protection, disturbance of habitat and mitigation measures so that the appointed contractor can incorporate key measures into a programme for the works.

Internally

Generally

1.5 Floors; Excavate existing floors to reduce level and prepare to lay in a breathable floor slab: Set out 100mm uPvc ducts for services and foul drain connections as layout plans. Lay in a 100mm consolidated stone sub-base – sand blinded ready for a 100mm Limecrete slab MHL5 10-20mm uncoated techniclay expanded clay aggregate on Terram geotextile membrane on 150mm insulating loose-fill 10-20mm coated techniclay.

1.6 Form new treated timber partitions built off slab with 12.5mm plasterboard casings for plaster skim finish. Insert 100mm encapsulated sheepwool insulation batts secured to studs and fitted tight to studwork edges.

1.7 Upper floors and ceilings are retained with some infilling after removal of staircase and trimming for new timber staircase See Joinery Details. Existing floors repaired with butt jointed matching selected pine floorboards.

2 Ground Floor Areas

2.1 Garden Lounge : Demolish existing pole barn structure between retained masonry gable walls. Remove roof structure and corrugated metal roof-coverings. Carefully remove rear stone walling and set aside good sound squared stones for re-use in repaired walling.

Reduce level in collaboration with pool deck construction and position of stone capped steps. Prepare and lay in new 'Limecrete' slab on Techniclay expanded clay aggregate- as described in detailed drawings.

Insert primed steel 203 x 133 RSJ's and place bolted timber plates to receive 175 x 63mm treated timber roof joists for 18mm WBP plywood sheathing / 150mm encapsulated sheep wool insulation / isolating felt for proprietary zinc welted seam roofing and eaves gutter.

Form new opening in end gable insert 3no 200 x 199mm seasoned hardwood lintels over to connect into plant/changing area. Form 2no stone steps to access higher floor area.

Modify existing masonry walls to form new openings into plant/changing areas. Insert seasoned hardwood lintels over new openings with min. end bearing 150mm each side.

Install new joiner made doors and frames into prepared openings as set out in dwgs. 668.01 – 07A inclusive.

Lay 18mm coursed honed stone flooring with mortar grouted bedding / pointing compound.

2.2 Pool Plant/Changing Area : wire brush existing back wall thoroughly clean off and re-point with 1 : 1 : 6 lime /cement/sand mortar. Form new insulated inner back wall of new slab with fully lapped

breather membrane with floor membrane. Once new floor slab and partitions in place – liaise with pool contractor to run in ducted wet services for pool filter and plant flow & return piped installations.

Insert new hardwood framed doors and rebated linings into prepared openings; See Dwg. 668.07A Schedule of Doors & Windows.

Install new sanitaryware, with all connections and prepare walls in humid areas – cased with cementitious 'tacker' board for ceramic tiling.

2.3 Storage Area: this is an existing workshop / store and no new work is envisaged other than replacement stable door and ironmongery.

2.4 Bedroom: wire brush existing back wall thoroughly clean off and re-point with 1 : 1 : 6 lime /cement/sand mortar. Form new insulated inner back wall of new slab with fully lapped breather membrane with floor membrane. Once new floor slab and partitions in place fit new stained timber trimmings – plain chamfered 145 x 19mm skirtings and 54 x 19mm architraves.

Insert new hardwood framed doors and rebated linings into prepared openings; See Dwg. 668.07A Schedule of Doors & Windows.

Decorate walls and ceiling with trade matt emulsion and water based eggshell to all trimmings.

2.5 Shower/Utility: wire brush existing back wall thoroughly clean off and re-point with 1 : 1 : 6 lime /cement/sand mortar. Form new insulated inner back wall of new slab with fully lapped breather membrane with floor membrane. Once new floor slab and partitions in place – liaise with pool contractor to run in ducted wet services for shower w.c and utility sanitaryware taps sinks and associated installations - prepare walls in humid areas – cased with cementitious 'tacker' board pva primed for ceramic tiling.

Insert new hardwood framed doors and rebated linings into prepared openings; See Dwg. 668.07A Schedule of Doors & Windows.

Decorations main structural masonry walls left natural untreated. New walls painted with humidity resilient paint system, trimmings eggshell finish. Joinery – applied clear preservative.

2.6 Workshop: this is an existing workshop / store and no new work is envisaged other than replacement stable door and ironmongery.

2.7 Glasshouse : This building is derelict – built as a lean-to off a large masonry cross wall – the timber rafters are severely defective and support an existing corrugated uPvc roofing which will be replaced with like profile 175 x 63mm hardwood sections for overlapping safety glass panels in the traditional glass house method. The glasshouse hosts a concrete tank which will be retained thoroughly cleaned and over-coated with a waterproof seal coat. Water supply and filtration will be supplied to facilitate the instatement of the tank as a lily pond.

The defective plinth walls to be removed and re-constructed with salvaged red stock clay bricks built off a new concrete strip foundation which will provide support for the replaced glazed timber wall frames and new glass roof.

A new access door and glazed timber frames will be inserted and in the triangular end gable: See Dwg. 668.07A Schedule of Doors & Windows.

The existing floor will be removed and a new salvaged brick floor laid on a prepared sand-blinded sub-base set and pointed in a traditional lime-mix mortar.

Decorations main structural masonry walls left natural untreated. Joinery – applied clear preservative.

3 First Floor Areas

3.1 Kitchen / Landing: Prop floor cut out for new staircase, insert double bolted timber trimmers place new traditional hardwood staircase carriage into prepared opening. Align top step to interface with 2no existing steps up to higher sitting room area. Staircase components to be traditional 22mm Oak bullnose treads with 18mm engineered Oak risers. Oak strings and moulded balustrade with 40 x 20mm balusters.

Remove 2-light window to south gable, modify side jambs form splayed side returns and insert new seasoned hardwood lintels for replacement traditional 3-light flush casement window:
See Dwg. 668.07A Schedule of Doors & Windows.

Install timber kitchen units and worktops including new sink tap and appliances.

Replace existing flooring with traditional selected pine 180 x 20mm floorboards finished with non-toxic water based eggshell clear preservative / seal.

3.2 Sitting Room: This space is existing and little work is anticipated. The area will retain the natural (painted) stone walls and exposed beams. Additional insulation will be inserted as described in Item 1.1 Roofs.

Decorations; The existing walls will be prepared wire brushed to remove loose/ spalled material mist coated redecorated with a proprietary chalky water based trade matt paint finish. Exposed timber sections will be cleaned off and with a clear preservative coating system applied.

Existing timber floorboards will be repaired, stripped sanded and sealed with a clear water based eggshell floor varnish.

4 Building Services Installation

4.1 The main installation is centred on the new pool and associated plant, these piped services will all be ducted underground.

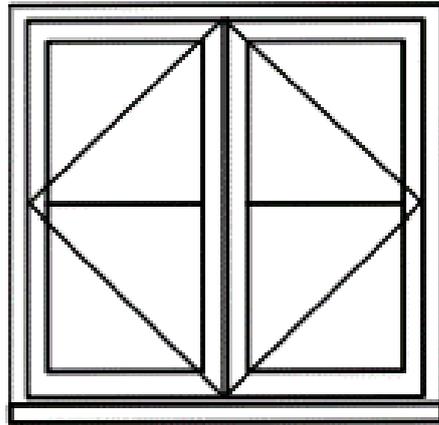
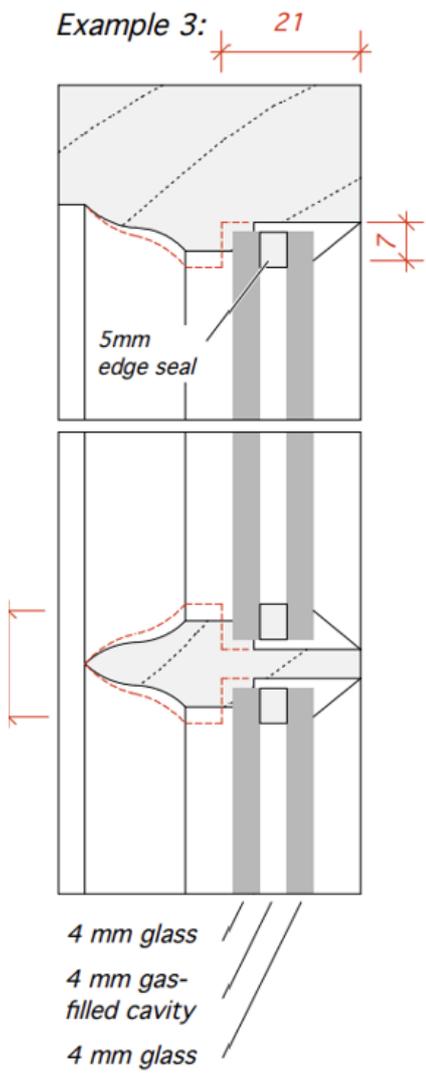
A new electrical installation will be installed and cables will be discreetly positioned to avoid chasing through any original masonry face finished walls. There is adequate provision to route cables and pipes via new timber stud partitions and floor structures.

Hot water piped services can also follow routes via new partitions and upper floors in order to avoid surface fittings and boxings.

Provision will be made for a later phased connection to a ground water heat source which ultimately will provide pre-heated water for the main house and out-buildings.

Heating will be background and sustainable source - ultimately supplied via the ground source deep bore piles. Where possible the energy required for winter heating will be recovered from the pool water heating via an ECU heat recovery unit.

Joinery Details : English Heritage - Slim Insulated Glass Units (IGU)



Timber flush casement window –
See also Door & Window Schedule

APPENDIX I : SURVEY PHOTOGRAPHS



1 Single storey out-building with infill pole barn



2 Interior of attached pole barn with metal corrugated roofing



3 / 4 rear wall of out-building – poolside



4



5 Corrugated metal roof / Timber over-build



6 Single storey out-building (East) with canopy



7 Glass house with uPvc translucent roofing

8 Derelict condition of glass house



9 Defective brick plinth to glass house



10/11/12 Upper rooms in out-building



11



12



13 Translucent uPvc roof over glass house



14 Abutment of open lean-to



15 View of rear outbuildings - poolside



16 Cedar Lodge North Elevation