

NYMNPA

07/05/2019

From: Sherwood, Andy
Sent: 07 May 2019 11:14
To: Megan O'Mara
Subject: RE: NYM/2019/0187/LB Avery House

Hi Megan,

Thanks for the reply.

1. See attached for the requested schedule of works document for Avery House.
2. Noted and understood your comments regarding the log burner installation.
3. Noted your comments regarding Kingspan; we will plan to use hemp or wood fibreboard as an alternative.

Regards,

Andy

Andy Sherwood
FSS Project Manager, Newcastle Financial Solutions Team

Schedule of Works- Avery House

This Schedule of Works is prepared to accompany the Listed Buildings Consent for Avery House, Shell Hill, Robin Hoods Bay.

In the way of a summary the internal works involve installing a new kitchen and bathroom, application of hemp lime plaster to the ground floor walls and other interior works as detailed below. Externally the works are limited to paving the small garden area to the front of Avery House.

Kitchen:

- Careful removal of existing stainless steel sink.
- Installation of new kitchen which comprises of stainless steel sink, electric oven with 4 hob gas burner & extractor fan hood, 2 fitted kitchen base units and an integrated fridge at floor level finished with an oak effect worktop.
- 3 wall mounted kitchen cupboards to be positioned and enstalled centrally above the worktop.
- Kitchen to be provided by Howden's of Whitby.
- Careful removal of old cement render and bitumen coating from the existing walls in preparation for lime plastering.
- Application of hemp lime plaster to all 3 kitchen walls; this will be done via the 3 coat system. The first coat is the scratck coat, then a second coat, the top coat will be applied and finally the third coat is the finishing coat.
- Hemp line plaster is in dry bagged form and will be mixed with water before applying manually.
- For all walls that are earth retaining a ventalated lath membrane with a mesh stud profile will be applied before the third finishing coat.
- All walls once plastered and dried will be painted with a breathable limewash paint.
- Reinstate skirting boards for all walls and paint with a specialist wood based paint.
- The floor will be covered with laminate wooden flooring on top of a layer of foam underlay.
- Spot lights x6 to be installed in the kitchen roof.

Living Room: (Ground Floor.)

- Careful removal of old and loose plaster or cement from the existing walls in preparation for lime plastering.
- Application of hemp lime plaster to all living room walls; this will be done via the 3 coat system. The first coat is the scratck coat, then a second coat, the top coat will be applied and finally the third coat is the finishing coat.
- All walls once plastered and dried will be painted with a breathable limewash paint.
- The floor will be covered with laminate wooden flooring on top of a layer of foam underlay.
- Repair of the non-structural brick arch in the chinmey breast by replacing cracked brick and render in.
- Installation of log burner using the existing chinmey breast in line with current regulations including CO2 alarm.

Bathroom Works:

- Careful remomal of old bathroom suite.
- Instalation of new bathroom suite which comprises of shower over bath, WC, hand basin sink and base unit cupboard.
- Bathroom to be provided by MKM of Whitby.
- Sheet tiling to be applied to all 'wet walls' , I.e. those surrounding the bath/shower.
- Floor to be tiled with matt stone effect tiles.

Bedroom: (1st Floor.)

- Careful removal of any loose plaster or cement from the gable end wall.
- Reinstate stud wall 'dry line approach' starting with a framework made of treated timber then within the void fill with hemp or wood fibreboard insulation followed by a layer of breathable membrane covered by plasterboard.
- Cleaning and painting of walls with a breathable paint and painting of skirting boards with a specialist wood paint.
- Laying of a new carpet and underlay.

Bedroom: (2nd Floor.)

- Careful removal of any loose plaster or cement from the gable end wall.

NYMNP A

07/05/2019

- Reinstate stud wall 'dry line approach' starting with a framework made of treated timber then within the void fill with hemp or wood fibreboard insulation followed by a layer of breathable membrane covered by plasterboard.
- Cleaning and painting of walls with a breathable paint and painting of skirting boards with a specialist wood paint.
- Laying of a new carpet and underlay.

Stairs: (To 1st Floor and 2nd Floor.)

- Careful cleaning and painting of walls with a breathable paint. Skirting boards to be repainted with a specialist wood paint.
- Laying of new carpet and underlay to stairs and first floor hallway.

External: (Small garden to the front of Avery House.)

- Clear the area of weeds and foliage, dig out soil to a suitable level ready to receive a base layer of gravel.
- Lay reclaimed Yorkshire stone or Indian stone on gravel base layer ensuring the paving slopes from left to right as you face Avery House.
- This will ensure any surface water will run off into existing working drain.
- Gaps will be left between paving slabs filled with gravel which will give some soakaway drainage.

Works will be carried out as follows:

- PM Straw Builders Ltd, Robin Hoods Bay; All building works not listed below. I.e hemp lime plastering, flooring, stud walls and kitchen installation.
- Graham Wicking Ltd, Whitby; Installation of bathroom, bathroom sheet tiling and kitchen plumbing.
- Mucky Duck Chimney Services; Installation and supply of log burner.
- RN Landscapes, Selby; External paving works.
- Avery House Owner; All painting works.
- Note carpet supplier to be determined.

NYMNPA

07/05/2019