



CONVERSION OF EXISTING STABLE / GARAGE BUILDING TO RESIDENTIAL ANNEX
CANAL HOUSE, BUXWORTH

SCHEDULE OF WORKS

26 February 2026

General Overview

The works proposed are to for the conversion of an existing listed building into a small residential annex at Canal House, Buxworth. The works include:

- Demolition of two modern extensions
- Construction of new side extension
- Remodel and upgrade of existing two storey building.
- There will be a living space, kitchen and wc at ground floor level with a staircase up to a bedroom and bathroom at first floor.

Listed building approval ref HPK/2025/0330 required as a condition:

7. *No works to the external or internal fabric of the building shall take place until a schedule of works detailing method demolition, existing stone protection and retention, method of construction and conversion has been submitted to and approved in writing by the Local Planning Authority.*
The scheme shall be carried out in strict accordance with the approved details.

The description of works in this report should be read in conjunction with the approved planning submission;

1908.PL20 Existing Site Plan
1908.PL22 Existing Plans
1908.PL23 Existing Elevations
1908.PL24 Existing Sections
1908.PL27A Windows and door Details
1908.Db.03. rev A Stables D and A and Heritage Statement
1908.Db.04 Stables Addendum
1908.PL25B Proposes Plans
1908.PL26B Proposed Elevations
1908.PL28 Proposes Plans Services
1908.PL21 Proposed Site Plan

Schedule of Works

Demolition

The contractor, Will Hawtin at Longhouse Craft and Conservation Ltd, has provided a construction method statement for the demolition of the stone extension;

1. **Scope of Works**
The project involves the safe demolition of a stone lean to extension to the far elevation of the stables. The work includes disconnection of services, removal of roof structures, breakdown of stone walls, removal of earth and stone floor base and foundations, and site clearance. The main dwelling is to remain intact and undamaged.
2. **Site Preparation and Safety Measures:**
 - *Site Security: Establishing a secure perimeter with appropriate fencing and warning signage is necessary to prevent unauthorised access to the demolition zone.*
 - *Service Isolation: Before any physical work begins, all utility services, including electricity, gas, water, and telecommunications, must be professionally identified, disconnected, and certified as safe.*
 - *Hazardous Materials: A comprehensive survey for hazardous materials, such as asbestos, is required. If found, these materials must be removed by licensed specialists following local regulations.*
 - *Structural Assessment: A thorough evaluation of the shared wall and structural connection between the extension and the main property is essential to determine the necessary temporary support systems.*
3. **General Demolition Sequence:**
 - *Internal Strip-Out: The process typically begins with the manual removal of non-structural elements, including fixtures, fittings, doors, and windows.*
 - *Roof Deconstruction: The roof structure is dismantled from the top down. This involves the careful removal of tiles or slates followed by the timber roof structure.*
 - *Wall Demolition: Stone walls are dismantled systematically starting from the highest point. This will be done manually if the stone is to be salvaged for reuse. The walls will be taken down with careful consideration as not to damage any stone that will be used for further building works.*
 - *Groundworks: Once the superstructure is cleared, the floor slab and foundations are excavated and removed. All materials will be stored on site for future use where possible.*
4. **Environmental and Occupational Controls**
 - *Dust and Noise Management: Implementing dust suppression techniques, such as water misting, and adhering to designated working hours helps mitigate the impact on the surrounding environment and neighbours.*
 - *Waste Segregation: Construction and demolition waste should be sorted into categories (e.g., masonry, timber, metals) to maximise recycling and ensure legal disposal through licensed waste carriers.*
 - *Protective Equipment: Proper personal protective equipment (PPE), including head, foot, eye, and respiratory protection, must be utilised by all personnel on-site.*

5. *Professional Oversight*

- *Any demolition project requires the supervision of a competent person. It is vital to comply with all local building regulations, obtain necessary permits, and consult with a structural engineer to ensure the stability of the remaining building.*
- *All works will be overseen by Main contractor Will Hawtin.*

The front timber extension will also be removed, with method statement as above, but none of the timber will be retained for re-use.

The stone from the extension will be retained for reuse;

- Any mortar cleaned off carefully using hand tools.
- Stone to be stacked within the garden area so out of the way of any construction access or scaffold.
- Stone to be covered with securely fixed down tarpaulin.
- During construction, stones are to be used for the extension and laid with random coursing to match existing. Brush finished lime mortar pointing.

Construction – conversion of existing building.

1. Roof

Existing roof to be stripped. Existing slates to be carefully removed and stored in a secure space for re-use.

Condition of existing timber structure to be checked, particularly at ends or junctions which can't be already seen from below.

New openings for rooflights – doubled trimmers around. Rooflights to be conservation type with recessed flashings.

New breathable roofing membrane TLX Batsafe or similar with slates relaid above.

Breathable insulation between and under the rafters, with lime plaster.

Purlins and truss to be cleaned up and will remain visible.

2. Walls

Condition of existing walls to be checked for damp. Repointing with lime based mortar as necessary.

Internal breathable insulation – Ecological Building Systems Retro Eco wall with lime plaster finish or similar.

3. Ground floor

Existing concrete ground floor slab removed. Small number of stone flags to be removed carefully and stored for re-use.

Trial holes to check depth of foundations – this may impact the proposals for the floor build up. Ground level dug down to depth required and inspection pit filled.

Drainage / services installed in the ground prior to floor installation.

Hardcore base and sand blinding, dpm, concrete floor slab, insulation, floating floor board with underfloor heating plus floor finish.

4. Intermediate floor

Opening for new stair with doubled up floor joists at opening. Existing opening closed.

Mineral wool acoustic insulation between joists, with plasterboard and skim under.

Ply above in bathroom to allow for tiled finish, carpet to bedroom.

5. Stair

New timber stair and balustrade with quarter landing.

6. Windows and doors
Generally, existing window openings including heads / lintels and cills appear to be in good condition. Existing windows to be removed if still in place.
New double or triple glazed black painted timber windows and doors with trickle vents proposed throughout with dpc around opening. Cills to be checked to ensure any water is drained away. Windows to be set back 100mm.
7. Glazed opening to living room
Existing opening is to be re-used with glazing and a glazed door.
2 no. existing timber lintels above the doorway are to be replaced; they are bowing badly and externally it is being replaced with a stone lintel.
Wall above is to be needled with acro props under to support weight of existing wall above before removal of the timbers. Timbers to be saved for re-use (in the garden) if their condition allows.
New stone lintel to be supported by an off the shelf steel angle lintel by Catnic or similar, with the inside of the wall supported on steel beams with a plate across the top. This detail and size of the beams is to be as structural engineer requirement.
8. Front door
Existing width of opening retained, with head raised.
Existing stone head to be re-used. It is unclear at this time if this is one through stone or more. If more, the detail will be as the living room opening (above) with steels to the inside.
Stone cill, with level threshold.
9. New opening into side extension
Wall above is to be needled with acro props under to support weight of existing wall above before removal of the wall below. Stone to be carefully removed and cleaned, and saved in a secure place for re-use (with the stone from the demolished extension).
Concrete lintels with plasterboard over.
10. New Internal Walls
Timber framed stud partition with acoustic insulation between studs and plasterboard and skim both sides.
11. Rainwater goods to be cast aluminium with gutter profile to match existing on the front. Existing rise and fall brackets to be re-used if their condition allows, with new elsewhere.
12. Heating via underfloor heating pipes at ground and first floor with electric towel radiator in the bathrooms. Existing heating / hot water system to be extended from main house.
13. Sanitaryware to ground floor wc and first floor bathroom. Ventilation through the rear or the roof.

Construction - Side Extension

- Masonry cavity walls with external leaf made up of the existing reclaimed stone. This will be random coursed and lime based mortar to match the rest of the building. Cavity with insulation and plasterboard and skim internally.
- Roof will be reclaimed slates to match existing, breathable roofing membrane, insulation between rafters and insulated plasterboard under.
Stepped lead flashing at abutment of extension and existing wall.

- Floor construction as existing part of the building (above). Any digging out for floor or foundations to be carried out carefully in proximity to existing wall.
- Windows / doors as existing part of the building (above). Due to access for maintenance a problem at the rear, black powercoated aluminium window to rear elevation.
- Kitchen fittings. Extract ventilation to rear.