

**STATEMENT OF JUSTIFICATION/SCHEDULE OF WORKS RELATING TO PROPOSED SINGLE STOREY EXTENSION AT ROKEBY OLD HALL, HORHAM ROAD, WILBY, IP21 5LF**

To be read in conjunction with drawing numbers 5901/SURVEY and 5901/12A.

**1.0 Description of Work**

Removal of existing timber framed outbuilding extension and erection of Kitchen/Dining/Sitting Area Single Storey Extension.

**1.1 Justification**

The existing structure has no historical value and is clearly a later addition to the original farmhouse. The structure is also in a bad state of repair.

**2.0 Description of Work**

Undertake the construction of the Kitchen/Dining/Sitting Area extension all in accordance with drawing number 5901/10A and to current Building Regulations. An application for Building Regulation Consent will be made upon receipt of Planning and Listed Building Permissions being granted for the proposal.

**2.1 Justification**

The extension will provide a much needed Kitchen/Dining/Sitting Area to serve the existing farmhouse. The design reflects the extension being subservient to the existing farmhouse. The roof of the main part of the extension will be a simple pitched roof with a lower lean to roof to the rear projection. Large areas of glazing have been incorporated to ensure the area is light and achieves a feeling of openness. Materials have been carefully selected to ensure the extension blends in well with the existing building and its surroundings.

**3.0 Description of Work**

Formation of new aperture in existing C17 gable end wall to link the existing farmhouse to the new extension.

**3.1 Justification Of The Works To The Existing**

It is proposed to form the aperture within an original door opening which was infilled sometime in the late C20. Investigation when work is being undertaken on site will confirm the extent of this opening and its structural stability, we anticipate there is an existing lintel which will be retained. This opening will also preserve the adjacent original chimney stack.

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 Andrew Watkins, ACIAT, Associate  
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