

Materials for flat roof to pitched roof amendment, and patio doors

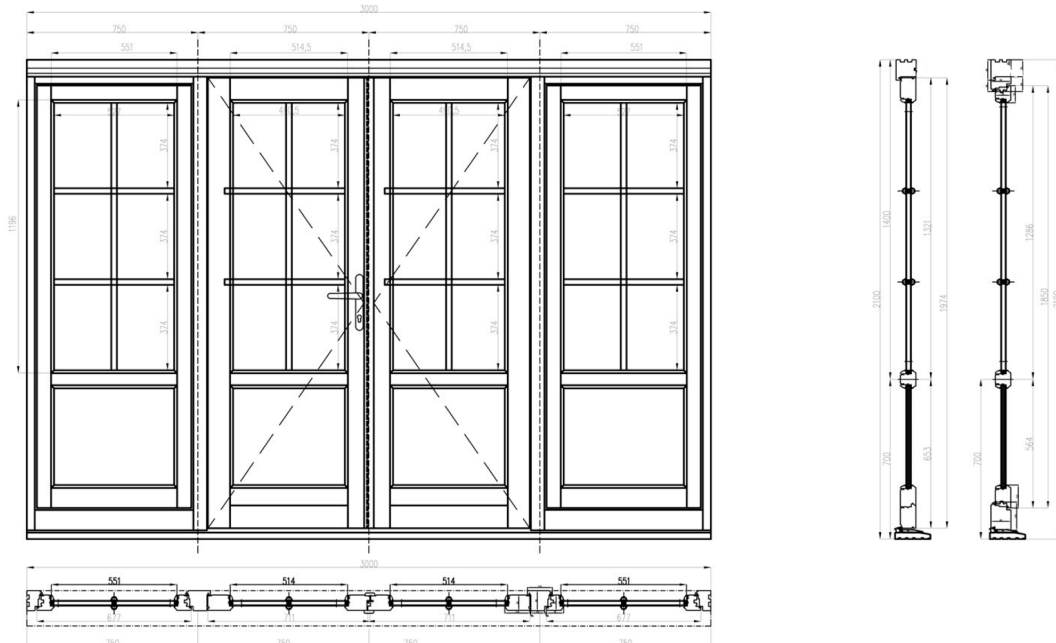


The plans in DC/21/01015 removed some of the rear elevation pan tiles from the Forge adjacent the cottage, to permit a new extension. These removed pan tiles can be repurposed and reused on the pitched roof amendment. The reuse of original roofing materials retains the character and provides a uniform and consistent character to the property.

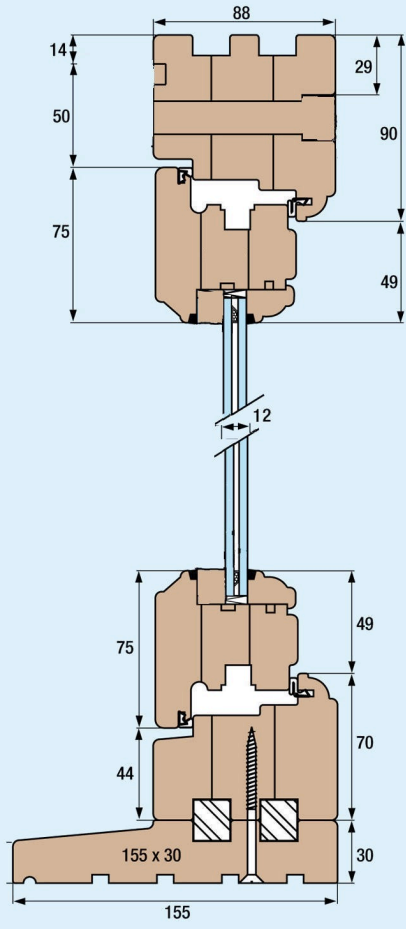
Timber French Doors for Patio

Full scale drawings, and section details are provided. The section details, flush detailing, glazing bar and pane thickness details are chosen to be consistent with the already approved details discharged in DC/21/01601. The colour is *Green Smoke*, which again is already approved in DC/21/01601 for use on the Cottage front door.

View from outside



Flush Casement



Oak featheredge “barn cladding” and lead apron

<https://www.oakandwood.co.uk/product-page/oak-feather-edge-cladding>



8” Oak featheredge cladding is to be used on the clad portion of the retained flat roof element. A Code 4 lead apron will extend beneath to join the brick plinth wall. This is a commonly supported appearance used for construction of subservient elements or outbuildings in listed buildings in Suffolk. The Oak cladding is to be painted to match the patio doors, in *green smoke*. Reclaimed cast iron rainwater goods will be fitted.

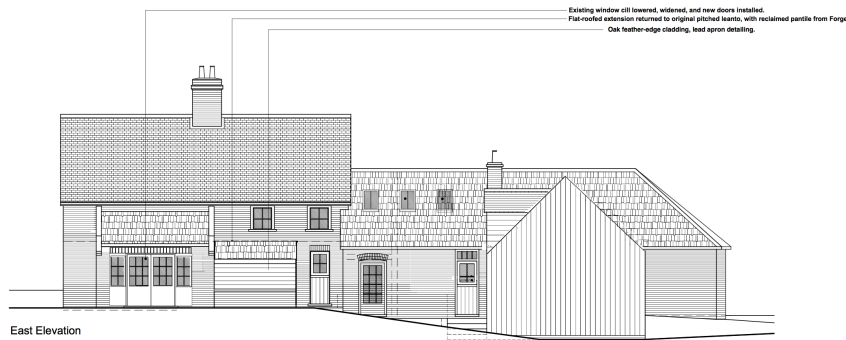
Plans



Original – showing existing flat-roofed element and old windows



Approved – DC/21/01015 – showing flat roof being demolished and new patio doors, with reconstruction of rear cottage wall and new window being required.



Proposed non-material Amendment – retaining the existing flat-roofed element, but with remediation to design, including partial featheredge cladding and lead apron above a 2ft brick plinth wall, lowering of roof eave, reversion to a pitched design and use of reclaimed pan tiles. Also, improved design of patio entrance with similar proportions to the approved, but with additional sidelights.

Schedule of Works

- 1) Remove temporary covering from flat roof
- 2) lower outer wall red brick/thermalite blockwork 2ft to create leanto.
- 3) Reinstate original leanto rafters (interior roof line is still present from when the pitched roof existed originally)
- 4) Brick in old door opening, rebuilt in brickwork reclaimed from the wall above to match
- 5) Recover roof with reclaimed pantiles from Forge adjoined building, code 4 lead stepped flashing, apron, and wet verging.
- 6) Dress outer walls with oak featheredge and code 4 lead apron detailing.