

SCHEDULE OF MATERIALS

Addendum B

**Proposed alterations and additions to
Lavandula, Becky Hill, Lower Slaughter, Gloucestershire, GL54 2HS
For
Trevor Daniels**

Kitchen extension

Notes relating to Section C of Part 9 of the Detailed and Listed Application form

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Flood damage

Following extensive flood damage resulting from flash floods in association to the close proximity to the River Eye directly adjacent to the front entrance gate, extensive works of repair and refurbishment have been agreed by the Owner in consultation with the Local Authority which is underway.

The existing ground floor has been substantially damaged. It has been agreed to implement a scheme of flood mitigation in association with flood specialists to alleviate the problems of ground water pressure forcing its way through the floor into the building. Oak floor boarding to the sitting room will be replaced and the flagstone floor covering to dining room and the existing kitchen has been lifted for refurbishment cleaning and restoration.

The renovations works will include for excavating sufficient for the implementation of 100mm hard core with a 100mm concrete sub-base, a Visqueen lapped and glued damp proof DPM membrane with a thermal insulation barrier with a further Visqueen DPM. The flagstones both to the kitchen and to the dining room will be re-bedded thereon.

Plaster work to the existing natural limestone solid external walls, where affected by the rising damp, will be re-formed on a like for like basis with a damp proof coating applied to the masonry prior to the re-pointing in accordance with the Flood Engineer's recommendation.

These repair works are ongoing.

Modification to existing structure

In the scope of the project it is proposed to move the front end wall forward 1 metre northward to extend the kitchen to provide kitchen fittings in the space suitable to the size of the property.

Accordingly the natural limestone north wall will be carefully dismantled with the natural limestone being carefully set aside for re-use where possible. The existing three-panel window comprising glazed metal frames set to sawn stone moulded mullions and set surrounds inclusive of a natural stone lintel with label mould over will be carefully dismantled for re-use into the relocated front wall. Where necessary any damage or decayed stonework will be replaced on a like for like basis. Internally the proposed finish will be in line with the flood mitigation expert's recommendation with vent structures being inserted in the appropriate location and with waterproof coating being applied to the internal masonry prior to a plaster finish to match the existing.

In respect of the new floor section again the existing specification will be carried through in accordance with the agreed repair item to the existing floor. Essentially additional matching stone flagstones will be provided to the new section to be bedded to a Visqueen damp proof membrane to a matching insulation with a second Visqueen DPM to a 100mm concrete floor to 100mm hard core.

Modification to the existing west wall to kitchen

Currently we have a stable door with simple frame adjacent to a metal frame window set in sawn stone quoin surround with a sawn stone lintel over. We propose replacing the door principally as a precaution against future flooding as with climate change it is anticipated that the site and the locality will be subject to future flash flooding and river overflow which from time to time will again flood the building. In addition to introducing a double layer DPM which the current floor omits it is proposed that the principle front entrance door will be replaced at a substantial cost with a waterproof door and frame system as recommended by our Flood Mitigation Expert.

As the kitchen is small and in close proximity to the hall front entrance door it is anticipated that the existing stable door to kitchen will be redundant. In addition the kitchen extension built possibly in the 1950's fails in terms of the existing openings to reflect the character and pattern of the general fenestration of the listed building in stark contrast to the front north facing window which has all the elements of compatibility to match the existing. Accordingly we would like to take the opportunity to introduce a replacement to the frame unit to match exactly to the north facing window with metal frame windows set to matching moulded sawn stone mullions and window sets inclusive of sill and label mould over.

Kitchen fittings

We confirm that the original kitchen fittings which have sustained some flood damage will be refurbished into their original state and will be retained inclusive of worktops. The increase in the size of the kitchen will allow for the introduction of further units which will match in style, material and colour to the existing. Where tile splashbacks occur these will be extended in matching tiles.

In respect of the existing ceiling it will be replaced on a like for like basis to match the original with a simple plaster lath and a plaster skim finish.

Roof structure

We propose to extend the existing flat timber roof and replace the tired felt covering with a proprietary UPVC resin colour dark grey whilst at the same time taking the opportunity to raise the structure by 150mm to increase the headroom within the kitchen.

We also propose to incorporate a flat double glazed roof lantern in the position indicated on the drawings again to bring some light into the existing building which currently, owing to its lack of windows at ground floor, is extremely gloomy.

The existing parapet copings will be retained and re-used to the front north new wall with additional copings added to the extended flank walls to match existing.

All of the above shall be as shown and described within the accompanying drawings as noted in our drawing schedule Addendum A.