

HERITAGE STATEMENT

CONSTRUCTION OF 2NO. DORMER WINDOWS AND INSERTION OF ROOFLIGHT TO REAR ELEVATION, AND INTERNAL AND EXTERNAL ALTERATIONS AS SCHEDULE OF WORKS (SUPERSEDES DC/21/01130 AND DC/21/01131).

NEBBITS FARMHOUSE, ELMSWELL ROAD,
GREAT ASHFIELD, IP31 3HH, FOR MR. & MRS. J. REED.

IMPACT & JUSTIFICATION

None of the key features of the building are to be affected by the proposals. The setting remains unaltered. Works include the re-instatement of habitable attic rooms including re-instatement of original window positions. Other works are predominantly at ground floor within the later rear single storey additions, and involve upgrade and enhancement to bring the principle day to day area of the building into the C21st and allow it to flourish for many more years to come.

BUILDING REGULATIONS

The proposals have been fully designed to meet the requirements of the Building Regulations where possible, within the constraints of the Listed Building, and without impact on the existing fabric.

SCHEDULE OF WORKS

- Re-instate attic rooms including thermal insulation of roof and acoustic insulation of attic floor, construction of studwork partition walls, and installation of bathroom sanitaryware.
- Construction of 2no. dormer windows and insertion of rooflight to rear elevation.
- Insertion of 2no. windows to North Elevation.
- Replacement of window to North Elevation.
- Replacement and alteration of windows and door to West elevation.
- Removal of tall chimney to rear and making good with slates to match existing.
- Alterations to ground floor rear additions to improve layout including construction of studwork partition, part demolition of walls, insertion of internal door, removal of horizontal ceiling over Kitchen and installation of insulation at rafter level, drylining and insulation of 2no. external walls and alteration / replacement of external windows and doors.
- New foul drain runs
- New oil boiler in new position within new Utility, with either a chimney flue through roof or flue out through wall, or alternatively an external boiler.
- Insertion of high-level roof ventilation and mechanical vent to attic bathroom.
- Creation of En-suite and Wardrobe to first floor within Bedroom 1.

All clearly illustrated and annotated on drawings no. 2159/01A, 02A, 03 & 04.