

SCHEDULE OF WORKS

LISTED BUILDING CONSENT APPLICATION REFERENCE: DC/22/0777/LB

APPLICATION FOR LISTED BUILDING CONSENT TO ALTER THE INTERNAL LAYOUT OF A LISTED BUILDING BY REMOVING TWO INTERNAL WALLS, RELOCATE THE BATHROOM TO A FIRST FLOOR BEDROOM, INSTALL A NEW EXTERNAL WASTE SOIL PIPE AND THE REOPENING OF AN INGLENOOK FIREPLACE IN THE EXISTING KITCHEN.

OAK FARM, THE GREEN, ROUGHAM, IP30 9JU

GROUND FLOOR

- Remove the ground floor bathroom.
- Remove Wall A. a timber framed stud wall and Wall B. an early 1900's red brick wall as shown on Drawing 2.
- Construct new short section of wall at position A as shown on Drawing 3 with reclaimed 'Rougham Reds' redbrick plinth, new green oak soleplate and post infilled with plasterboard and a skim of plaster. As shown in Drawing 4.
- Reopen Inglenook Fireplace in kitchen by removing late 1980's redbrick engineering bricks, opening up the fireplace back to where it was closed off in the late 1980's. Make good the surround of Fireplace with plasterwork to tie in with existing plasterwork on the wall and leave bricks within the inglenook exposed. The lintel above the fireplace will also be left exposed.
- Make good walls and ceiling where the original walls joined the external walls using plaster to match existing plaster work in preparation for painting.
- Make good floor levels/joints between former rooms as shown on Drawing I with a thin layer of concrete screed onto existing concrete floor slabs in preparation for a tile floor and the fitting of a new kitchen.
- As part of the above works, like for like repairs are to be carried out to the external soleplate to the building as discussed and agreed with the local conservation officer and permitted under listed building regulations. A window and door will also be replaced as shown in Drawings 6 and 7 which will conclude listed building consent DC/18/2378/LB which commenced in the summer of 2019.

FIRST FLOOR

- Relocate the ground floor bathroom into bedroom No. 5 as shown on Drawing 5.
- Install new soil pipe to the left of the proposed bathroom window and run it along the eastern facing elevation to the existing soil stack on the north eastern corner of the property as shown in Drawing 7. The soil pipe will be 4 inch plastic in material and be painted white to match the render of the property to minimise its impact.
- Fitting of bathroom suite to include bath, toilet, washbasin and shower.

All as clearly drawn/annotated in Drawings 1,2,3,4,5,6,7 and further information and photographs included in The Design and Access Statement (including Heritage) Report dated May 2022.