

J.A.P Architects

Job reference 22004

Planning & Listed Building Application

for

Proposed Extensions & Alterations

at

The Old Inn

The Green, Little Thurlow Green, CB9 7JH

Schedule of Works

July 2022

1.0 INTRODUCTION

1.1. This Schedule of Works has been prepared to accompany an application for Householder and Listed Building Consent for proposed extensions and alterations at The Old Inn, Little Thurlow Green.

1.2 The existing building on the application site is Grade II listed. The proposal comprises replacement of the timber outbuildings at the east end of the house – the furthest end away from the historically significant west end.

1.3 This document should be read in conjunction with the Design, Heritage & Access Statement.

2.0 REMOVAL

2.1 Timber garage carefully removed along with brick garden wall to Wyatt Cottage.

2.2 Brick store carefully removed along with brick garden wall to Wyatt Cottage.

2.3 Carefully remove existing lean-to porch to courtyard and make good original structure including blocking up of doorway and window to larder. Remove larder.

2.4 Carefully remove existing rear lean-to (currently used as laundry room) and make good original structure whilst retaining the use of the small plant room to one side.

2.5 Remove timber vehicular gates and pedestrian gate to the front. Retain pedestrian gate.

2.6 Remove modern fence panels closest to the house as required.

3.0 SIDE EXTENSION

3.1 Modern studwork walls to abut existing house brick walls. Abutment locations on far east of house at furthest point from historically significant west side.

- 3.2 New plumbing to utility and bathroom.
- 3.3 Erect new extension along cleared east of site.
- 3.4 New roof formed separate to existing kitchen roof.
- 3.5 Existing (kitchen) roof extended approximately 1.300m and new gablet formed. Materials to match existing.
- 3.6 New windows and doors fitted.
- 3.7 Remove 2.2m of the end wall of kitchen to join the newly formed spaces. Make good.
- 3.8 Proposed extension to be a brick plinth finish to the rear and horizontal weatherboarding to the front.
- 3.9 Internal works: new studwork partitions, new plumbing, new electrical wiring.

4.0 PLANT ROOM

- 4.1 The existing small plant room to have new walls and roof to match existing bathroom lean-to adjacent. Existing plumbing and wiring to remain. Fit small door.

5.0 BOUNDARY TREATMENT

- 5.1 Carefully extend garden wall to fill in where vehicular gates were removed with salvaged brick to match existing.
- 5.2 Retained pedestrian gate fitted to centre of wall line.
- 5.3 Planting and landscaping to courtyard as required to form new footpath to door.