

**PROPOSED CHANGE OF USE FROM PUBLIC HOUSE TO RESIDENTIAL  
DWELLING**

**FORMER ROSE AND CROWN PUBLIC HOUSE**

**1 HIGH STREET ISLIP NN14 3JS**



**For**

**Mr. P Newman and Mr J Gorell Barnes**

**SCHEDULE OF PROPOSED WORKS TO LISTED BUILDING**

## Introduction

1. The Rose and Crown Public House was first listed on 23rd May 1967 and a most recent amendment to the listing added on 31st July 1987. The building is located at Grid Reference SP 98766 79096 and is Grade II listed. The listing description is set out below.

" GV II

*Public house. Dated stone E.C. 1691. Squared coursed limestone with Collyweston slate roof. 3-unit plan. 2 storeys with attic. 3-window range of C20 leaded casements under wood lintels. C19 door under wood lintel to right of centre. 2 hipped roof dormers with casement windows. Ashlar gable parapet and kneelers to left and ashlar stacks, with moulded cornices, to ridge and end. Rear roof has 2 eaves levels and central gablet. C20 extensions to rear. Interior has spine beams and remains of open fireplace.*

*Listing NGR: SP9876679096"*

2. This document is not intended to be read as a Heritage Impact Assessment and heritage matters are discussed separately within the accompanying Design and Access Statement. The intention of the document is to describe the scope of construction works proposed as part of the planning and Listed Building applications to support the proposed Change of Use to residential, planning use class C3.
3. The document has been prepared by Alan Brown of Alan Brown Development Services Ltd who is a Chartered Member of the Chartered Institute of Architectural Technologists and has 35 years' experience of architectural consultancy including working on designated and non-designated heritage assets.
4. The document should be read in conjunction with drawings B/HI/22/015 Rev A, B/HI/22/016 Rev A, B/HI/22/017 Rev A, and B/HI/22/018 Rev A which also describe the proposed scope of works.

## Site Preparation / Demolitions

5. Remove 'The Rose & Crown' signage from front elevation complete with overhead flood lighting and bracketry. Make good surfaces disturbed. **(Photograph RC1)**
6. Remove general flood lighting and bracketry along frontage of building along with all cabling and lighting controls. Make good surfaces disturbed. **(Photograph RC2)**
7. Remove menu board between entrance door and window. Make good surfaces disturbed **(Photograph RC3)**
8. Remove extract fan and cowl from ground floor south west corner. Infill opening with limestone coursed and bonded to match existing coursing arrangement in matching lime mortar. **(Photograph RC3)**
9. Remove fenced enclosure and fenced seating area from rear of site. Remove decked area. **(Photograph RC4)**
10. Demolish timber smoking shelter structure abutting Kitchen. **(Photograph RC5)**
11. Demolish 20th Century rear additions:-
  - Single storey toilet flat roof addition with balcony fencing above **(Photographs RC6, RC7 and RC 8)**
  - Single storey kitchen addition and 2 Storey adjoining extension with flat roof dormer construction. **(Photographs RC 9 and RC 10)**
  - Drinks Cellar

Clean limestone facings from toilet extension and set aside for reuse.

Retain ledged and braced door to first floor bathroom for re-use.

12. Internal record photographs of structures proposed to be demolished are scheduled below.
  - RC 11 - Gents ground floor toilet.
  - RC 12 - Ladies / Disabled ground floor toilet.
  - RC 13 and RC 14 - Rear Lobby Area
  - RC 15 - Rear Lobby entrance to bar.
  - RC 16, RC 17 and RC 18- Rear village store.
  - RC 19 - Commercial Kitchen
  - RC 20 - Beer cellar
  - RC 21 - First floor bathroom
13. Remove extract fan from ground floor north gable elevation and infill opening with limestone coursed and bonded to match existing coursing arrangement in matching lime mortar. **(Photograph RC 22)**
14. Demolish single storey rendered outbuilding structure in car park area **(Photograph RC 23)**

## Scope of Internal Alterations to Former Public House

15. Remove beer lines, and timber framed bar (**Photographs RC 24 and RC 25**)
16. Infill original rear wall following demolition of cellar area with new cavity walling constructed off new 600mm concrete trench fill foundation. External face of walling to be faced in limestone salvaged from demolition of toilet block bedded and pointed in approved lime mortar, 150mm cavity fully insulated with Knauf Dritherm 32 Cavity Wall Slabs and 100mm wide 3.5N blockwork. Walling pinned to underside of retained walling at first floor level.
17. Remove softwood swing doors between bar area and toilet lobby. Install new purpose made ledged and braced softwood door to match first and second floor internal doors.
18. Remove existing glazed internal fire door, overhead closer and frame leading from bar area into rear lobby (Photograph RC 15); adapt opening for new purpose made flush casement window to replicate existing units; provide new low level cavity walling (as per specification in paragraph 16) complete with new stone cill.
19. Reform original window opening located in ground floor northeast corner of former bar area. Install new purpose made flush casement window to replicate existing units and provide new stone cill externally.
20. Remove paintwork from exposed areas of external walling forming part of toilet area extension. Remove paintwork using mixture of high temperature pressure washer and brick cleaning acid. Make good pointing.
21. Remove timber boxing / step (previously used to facilitate access to flat roof "terrace" through window. Remove casement window and install new purpose made flush casement to replicate existing windows on front elevation; provide new stone cill externally and make good finishes internally (**Photograph RC 26**)
22. Remove laminate flooring from existing first floor kitchen. Remove kitchen base and wall units, worktops, sink and all associated services. Remove wall tiling and make good all wall finishes. (**Photograph RC 27**). Install new stud partition to form bathroom area. Install new plumbing, drainage and sanitaryware to create new family bathroom. Overlay existing floor boarding with 12mm plywood and lay new ceramic floor tiling.
23. Remove stepped floor arrangement created as a result of 1970's bathroom extension. Provide new section of floor joists and flooring to provide area of level flooring leading through into new extension; make good all plastered finishes and provide new skirtings to match existing profile. (**Photograph RC 28**)
24. Remove Crittall window from rear elevation of bedroom 2. Adapt opening to facilitate new purpose made flush casement window matching size and profile of existing front elevation windows. Alterations externally faced in matching stonework and all finishes made good internally. (**Photograph 29**)
25. Grab rails removed from existing ground to first floor staircase, plaster repairs carried out, plywood boxing replaced and lighting removed. (**Photograph RC 30**). Install new white oak mopstick handrail
26. Sand down plasterwork to of 1st to 2nd floor stairwell and provide plaster repairs as required. Install new white oak mopstick handrail.

## General Refurbishment

27. Prepare all external windows and doors for redecoration. Undertake repairs as found to be necessary following scaffold access and inspection. Redecorate with 1 coat primer on any bare surfaces, 2 undercoats and 1 topcoat of gloss paint.
28. Carpet flooring and laminate floor coverings removed.
29. All internal walls / partitions to receive the following preparation:-
  - Where required, surfaces should be made good, i.e. filling, sanding, decorators caulk where necessary. Surface should be smooth and even. All existing nails, screws, wall plugs etc should be removed and made good.
  - All signage, notice boards, whiteboards and fixings should be removed
  - All switches, sockets etc released from the surface and not cut in.
  - Where possible radiators should be removed to allow wall to be painted. Where this is not possible, wall should be painted as far as possible.

Undercoat to be applied where necessary followed by a mist coat and two top coats matt emulsion.
30. Ceiling prepared and redecorated to the same standard as paragraph 29.
31. All internal joinery thoroughly sanded and redecorated with one undercoat and 2 coats gloss paint.
32. Where radiators are not be replaced radiators redecorated using heat resistant enamel radiator paint. Rub down rust and apply 1 coat primer/ oxide as required followed by 2 coats of undercoat and 1 coat full gloss.

## Services

33. Existing electrical services stripped out. Provide new consumer unit of adequate size complete with RCD breakers. Provide new small power and lighting throughout to comply with the requirements of Approved Document L. All chasing made good prior to redecoration.
34. Test existing radiators and re-use if possible. In stall Fischer (or similar) electric boiler to serve heating requirements in original building only. Boiler to be located in Plant Room area within proposed extension. NB hot water services and heating services to extension to be served by new air source heat pump.





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RC 1

**Rose and Crown Signage and Flood Lighting**



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**RC 2**

**External Flood Lighting, and Lighting Controls highlighted**

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RC 3

**External Lighting Control, Extractor Fan and Menu Board**

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RC 4

**External Decked Area and Fencing**

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RC 5

**Smoking Shelter**

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RC 6

**Flat Roof Toilet Rear Addition**

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RC7

**Flat Roof Toilet Rear Addition**

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**RC 8**

**Flat Roof 'Terrace' Area**

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RC 9

**Single Storey and 2 Storey Dormer Rear Addition**



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RC 10

**2 Storey Dormer Rear Addition**

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**RC 11**

**Gents WC area**

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RC 12

**Ladies / Disabled WC area**

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**RC 13**



**RC 14**

**Rear Lobby Area**

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RC 15

**Rear Lobby / Bar Entrance**

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RC 16

**Rear Village Store Retail Area**

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**RC 17**

**Village Store**



**RC 18**

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**RC 19**

**Commercial Kitchen Area**



**RC 2**

**Cellar**



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**RC 21**

**First Floor Bathroom**

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**RC 22**

**Junction with Toilet Rear Addition and Main Building**

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**RC 23**

**Single Storey Outbuilding**

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**RC 24**

**Bar Service Counter**



**RC 25**

**Bar**

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**RC 26**

**Bar Swing Doors**

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**RC 27**

**Step Arrangement to Window / Access to Flat Roof 'Terrace'**

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**RC 27**

**First Floor Kitchen**

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RC 28

**First Floor Kitchen / Step through to Bathroom Rear Addition**



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RC 29

**First Floor Crittall Window**

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RC 30

**Ground to First Floor Staircase**

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**RC 31**

**First to Second Floor Staircase**