

**Proposed alterations and refurbishment works at
The Old Rectory, Norton Road, Tostock, Bury St Edmunds**

for Mr & Mrs Bowyer

This schedule should be read in conjunction with the additional supporting information listed below;

- 1860 EX SP Existing site plan
- 1860 EX FP Existing floor plans
- 1860 EX E Existing elevations
- 1860 Location plan
- 1860 07 Block plan
- 1860 08 Proposed ground floor plan
- 1860 09 Proposed first floor plan
- 1860 10 Proposed front and rear elevations
- 1860 11 Proposed side elevations
- 1860 12 Proposed external stair details
- 1860 13 Proposed window and door details
- 1860 Heritage and supporting statement

The proposals include;

- Remove and retain existing stone copings from parapet wall around ball room single storey projection
- Strip off roof covering of existing flat roof over ball room
- Trim new opening for proposed roof light
- Install new fibreglass roof to specialists' details including insulation, boarding and roof finish, dressing new roof up inside face of parapet and provide new DPC to top of existing walls, and reinstate existing stone copings
- Adjust existing drainage outlets to accommodate new roof if required drainage level has changed

All of the above is already under consideration via application DC/23/02497

- Any materials which need replacing during works are to be replaced with like for like replacements, only where existing materials cannot be retained
- All existing rain water goods to be retained
- Temporary roof coverings may be required during works
- Remove existing internal walls where shown on plans, make good around existing removed walls to match the proposed finishes of the rooms
- Proposed internal timber non load bearing stud walls lined both sides with plaster board to be provided where shown on plans to create new WC's and utility cupboard space, with proposed door to utility WC and cupboard as required
- Previously removed glazed arched head over doorway from ground floor stairwell / hallway to be reinstated over door now accessing proposed WC
- Proposed WC fittings to clients specification
- Proposed kitchen layout to suit clients' requirements within larger opened space (previously kitchen, hallway, bootroom, WC, cupboards)
- Wood burner with through the wall external flue to be provided within ballroom, with proposed hearth beneath

- Internal wall mounted AC unit provided within ball room with external unit concealed behind existing front curved walls
- Internal first floor alterations to remove existing family bathroom and convert into nursery and remove existing laundry room and convert into large family bathroom, fittings to client's specification
- Proposed external stair accessing first floor through proposed glazed door in new opening provided, stair to be a lightweight steel stair with glazed balustrade and matching treads with open risers
- Proposed lightweight steel framed and glazed verandah provided to front elevation concealed behind existing front curved wall, colours to be light grey
- Landscaping around verandah to be adjusted to create level area below for covered seating area with access to existing cellar to be recovered (currently covered with corrugated metal sheet)
- Existing sash window in butlers kitchen adjusted, with cill extended down to create larger window under the proposed verandah
- Existing metal windows and rear door out of boot room to be replaced with matching Crittal windows and doors, arrangement of opening lights, colour and style to match with existing (windows to be replaced noted on plans and elevations)

The works are planned to be done while maintaining historic and important heritage features, reinstating previously removed features and renovating the existing fabric of the building to enable the structure to continue to be used into the future while maintaining its history. Currently the fabric of the building is being damaged by water ingress in multiple places, and these proposed works are to restore the building and update it to suit the requirements of the new owners while focusing on the historic value of the building. Therefore, the change of use will have no detrimental effect on the listed buildings aesthetics and will only help to maintain the long-term fabric of the building and enhance the use of the building while protecting the building fabric.