

# Philip Renouf Architectural Design

Highfield, Clyst Hydon, Cullompton, Devon, EX15 2NF



## Schedule of Work

Prepared for:	Mr Nick Pagett.
Address:	Abbotsford, The Bury, Thorverton, Devon, EX5 5NT.
Description of Proposed Works:	Renovation of Dwelling, incorporating door and window replacement/alterations, replacement porch, replacement of secondary area of roof, rendering work, construction of new rear decking and access stairs, installation of garden shed, and internal reconfigurations/improvements.

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### Proposals:

This application seeks permission for various alterations and improvements to better the living accommodation to modern standards and for family living, whilst also revealing, preserving and enhancing existing historical fixtures and fittings. Exterior alterations to windows and render should also improve the aspect and be more suitable to the age and character of the building and locale.

Proposals for alteration include;

- Whole house window replacement. Per the window audit and the heritage statement the windows all require repair or replacement. To the front, the proposal seeks to install single glazing, simple timber, flush fitting and side-opening casements with glazing bars. To the rear these would be slimline double glazing, but of matching framing, opening and glazing bar arrangement.
- Blocking up of bottom right ground floor window on front elevation, and installing a new kitchen window, lined up with bedroom window above, of same dimensions as dining room window to LHS.
- First floor window serving bedroom 3 (Top right on front elevation) to be altered to reflect its historic dimension, with head lowered to match the adjacent windows on the principal façade.
- Replacement of secondary valley roof over single storey workshop/garage at southern end with simple flat roof, parapeted at the rear and including a modest rooflight to improve natural daylight to proposed garden room and through to kitchen.
- Rendering of front elevation in lime, colourwashed as per existing.
- Removal of corrugation iron sheeting from southern gable and replacement with lime render.
- Replacement of existing modern trellis-sided timber frame lean-to porch with simple weathered oak gabled porch on existing stone plinths.
- Transforming of existing workshop/garaging into utility/shower room and a garden sitting room to the rear, replacing existing windows with door and taller window, and installing stable door and windows within the existing garage door opening.

- Partial removal of non-original wall between kitchen and existing passage/shower room, to give kitchen its original proportions and symmetry for the rear side of the room, and direct access to garden room.
- Forming of remaining portion of passage into boot area and pantry.
- Removal of modern partition and sliding doors in bedroom 1 to revert room to its original proportions.
- Blocking up of doorway from bedroom 1 into shower room, and reposition of modern wall partition between shower room and bedroom 2 to create a suitable size of family bathroom.
- Rehanging of door from landing to bedroom 5 to allow uninterrupted light from small window serving this room.
- Removal of door from bedroom 5 into bedroom 4, and formation of new lobby and storage cupboards, to improve access to bedroom 3.
- Blocking of door from bedroom 4 to shower room at southern end of first floor, and reopening of an existing doorway from bedroom 3 into shower room.
- Replacement of two small crudely framed and identifiably 'makeshift' windows with a single larger window.
- Carpet in dining room replaced with distressed oak boards; non-original parquet flooring (over original stone) in sitting room replaced with distressed oak boards; non-original brick hearth in sitting room fireplace replaced with stone to compliment the historic fabric.
- Internal doors, where not original, to be replaced with panelled oak doors throughout, with antique reclaimed brass knobs.
- Installation of rear decking area (6.4 x 3.9m), and associated external timber stair to provide access from dwelling to rear garden area via kitchen and garden room.
- Installation of modest timber garden shed to northern end of rear garden. Measuring 2.7 x 1.5m.
- UPVC gutting and downpipes replaced with reclaimed cast iron, powder coated black.
- Cement fill to be raked out and refilled with lime mortar.