

Schedule of works

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 02 Block plan
- 1860 06 Proposed roof plan
- 1860 Heritage and supporting statement

The proposals include;

- Removing and recovering existing natural roof slates
- Install new roof breather membrane to stop water ingress
- Ensure that all existing and remaining roof timber is free from decay, insect attack or infestation, treating appropriately where necessary using approved products.
- Removing all cement-based fillets from abutments and make good.
- Reinstatement / replacement where necessary of lead flashings at all penetrations, abutments, parapets, valleys, minimum code 5 lead to be used. Minimum 150mm vertical upstands.
- Provide insulation within roof where / if required
- Replace all timber slate battens, ensuring no batten is to be less than 1200mm long and all be butt jointed on centreline of rafter
- Re-roof with existing roof slates, using new slates to match the existing where necessary to replace any existing damaged slates

- 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, and replaced like for like where needed if existing are damaged / not present
- Temporary roof coverings may be required during works

The works being done are to re-roof the main two storey slate section of the dwelling to stop water ingress and avoid the dwelling any further damage. The main dwelling two storey roof will be re-roofed with existing slates maintaining the existing appearance, with any replacement of damaged slates using materials to match the existing. Therefore, the change will have no detrimental effect on the listed buildings aesthetics and will only help to maintain the long-term fabric of the building, and continue the phases of restoration the new owners are undertaking at present and in the near future.