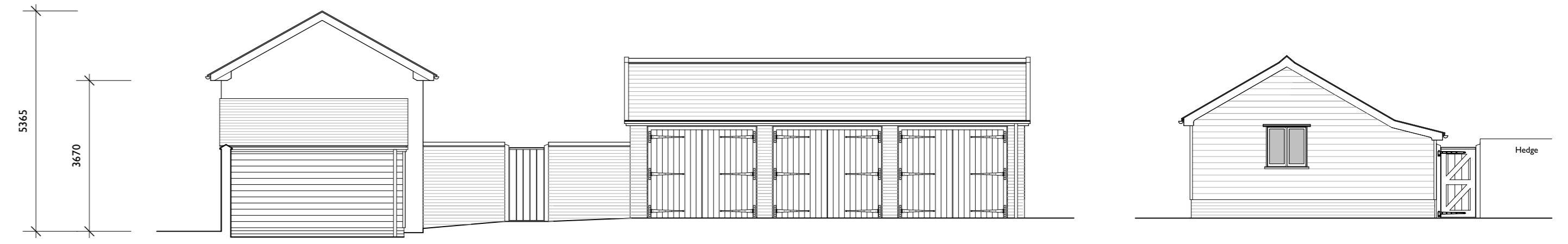
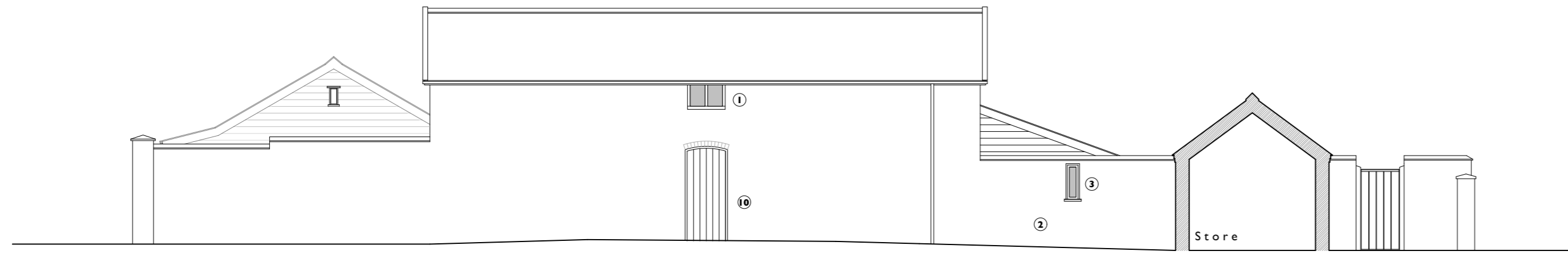


North Elevation

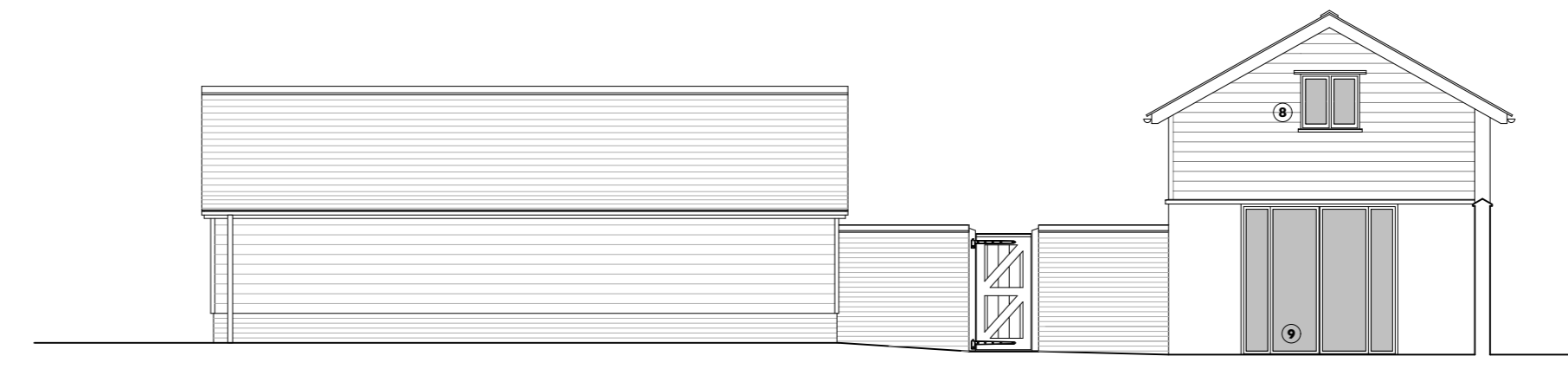


East Elevation

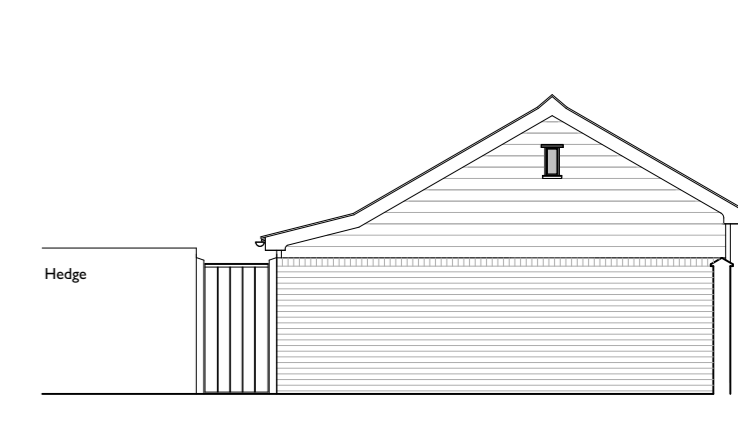
North Elevation



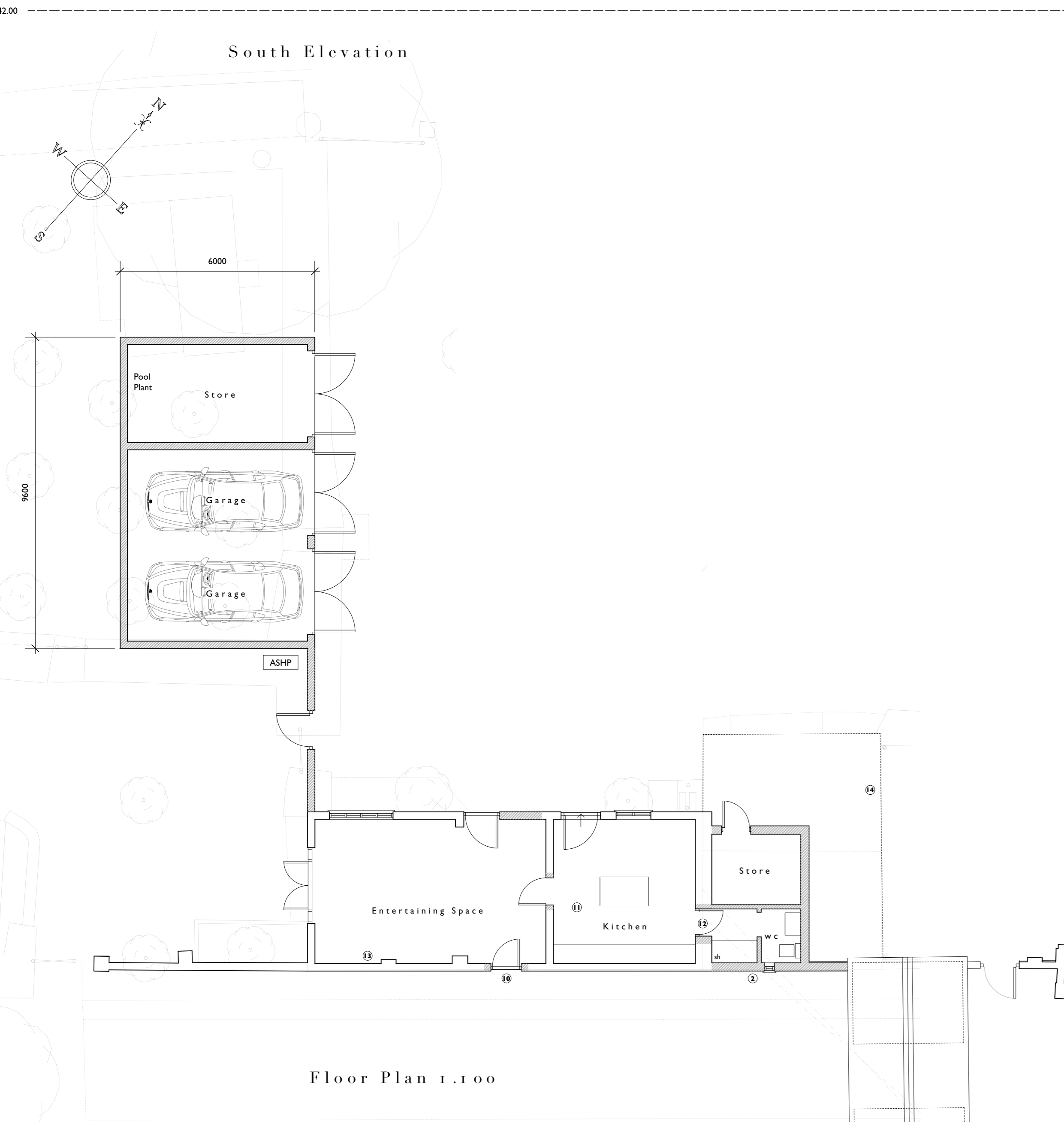
South Elevation



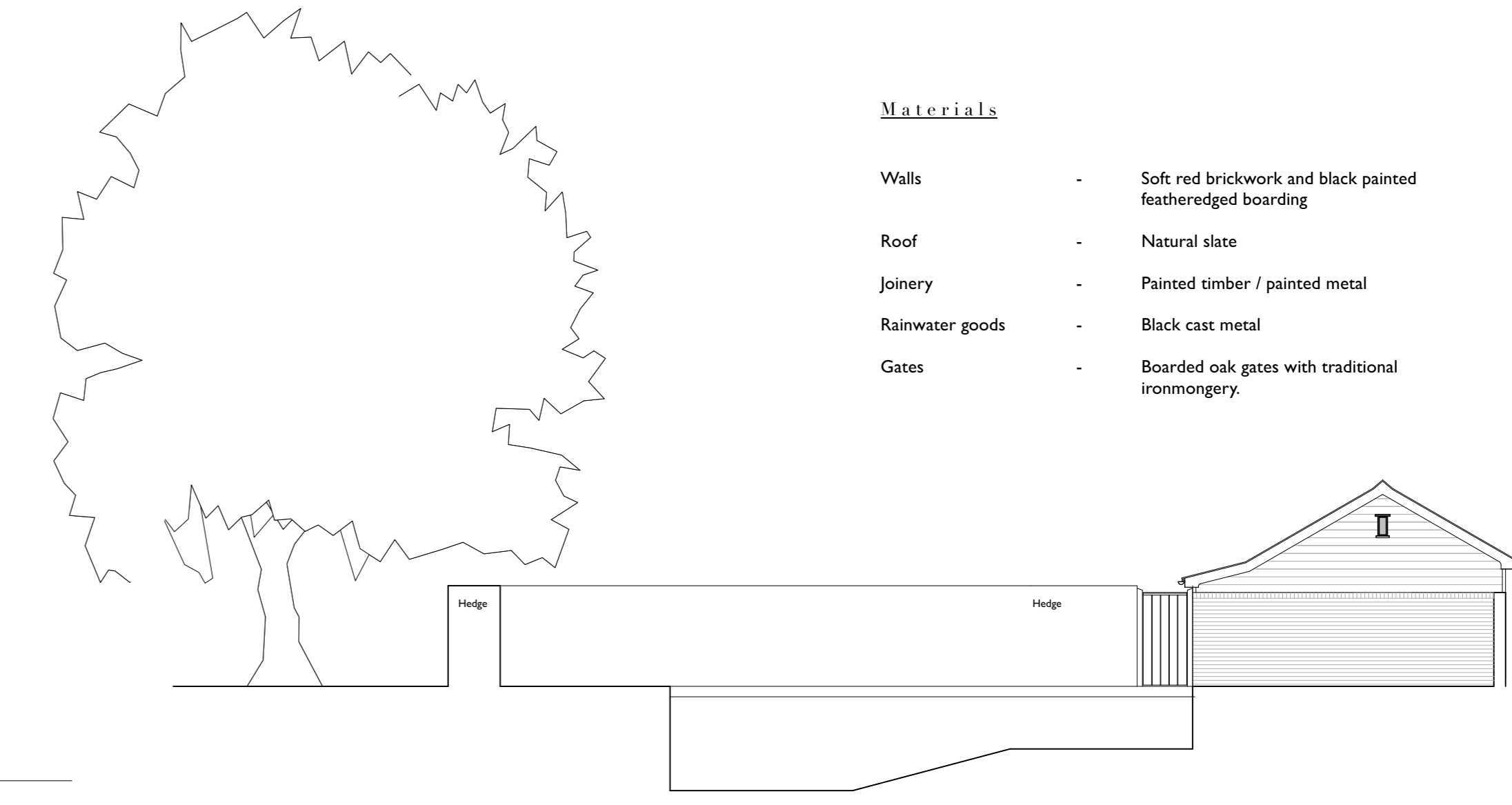
West Elevation



South Elevation



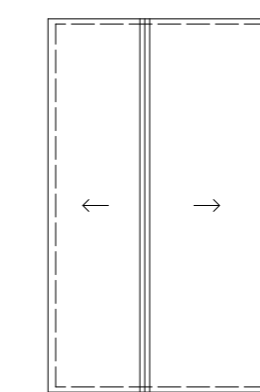
Floor Plan 1.100



Materials

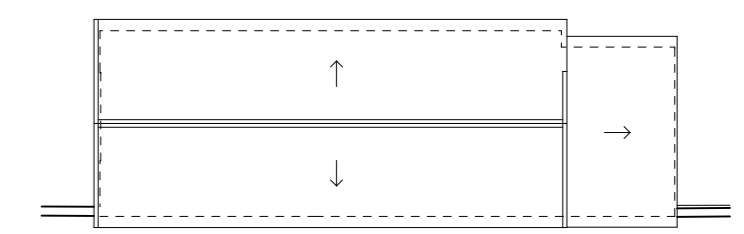
- Walls - Soft red brickwork and black painted featheredged boarding
- Roof - Natural slate
- Joinery - Painted timber / painted metal
- Rainwater goods - Black cast metal
- Gates - Boarded oak gates with traditional ironmongery.

Pool Section 1.100



Roof Plan 1.200

(Garage)



Roof Plan 1.200

(Outbuilding)

Schedule of Proposed Works

Ref	Area	Item	Proposal	Notes
1	South Elevation	Window	Replace	Existing window to be removed and replaced with new timber window.
2	South Elevation	Brickwork	Replace	Replace area of cement pointed brickwork with brickwork set in lime mortar. Area around amended window to be infilled.
3	WC	Window/Opening	Amend	Remove C20 window and insert new wooden window.
4	North Elevation	Window	Replace	Existing window to be removed and replaced with new timber window.
5	North Elevation	Door	Replace	Remove existing door and replace with new timber door with glazed screen behind.
6	North Elevation	Door	Replace	Remove existing door and replace with new timber door with glazed screen behind. Opening partially filled with vertical boarding to simulate a pair of doors as existing.
7	North Elevation	Window	Replace	Existing window to be removed and replaced with new timber window.
8	West Elevation	Window	Replace	Existing window to be removed and replaced with new timber window.
9	West Elevation	Doors/Opening	Reinstate/New	Remove previous opening infill and boarding. New powder coated metal doorset.
10	South Elevation	Door/Opening	New	Form new opening in brickwork wall with new wooden doorset.
11	Internally	Opening	New	Form new opening in existing brickwork.
12	Internally	Opening	New	Form new opening in existing brickwork.
13	Internally	Walls	Insulate/line	Existing brickwork walls to be internally insulated with sheeps wood insulation with plaster finish.
14	Existing Garage	Structure	Demolition	Demolish C20 Garage.

ROGER BALMER

DESIGN

FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLT COLCHESTER CO7 6TB
Telephone: 01206 299477 Email: enquiries@rogerbalmerdesign.co.uk

Client: Mr and Mrs Burnell-Nugent
Project: The Old Rectory Church Lane Great Wenham
Drawing: Outbuilding Plans and Elevations as Proposed

Scale: 1:100 at A1
Date: February 2023
Del.: MJT
Drawing no.: 2422 - 07
Rev.:

Contractors must verify all dimensions and information on site prior to commencement of work. Do not scale from drawing.
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