BROWN & SCARLETT
ARCHITECTS

Schedule of Proposed Works
To
Gate House Cottage

Project: Gate House Cottage, School Road, Risby, IP28 6RQ

Description: Proposed Renovation of Existing Cottage, Including Removal of 20th Century Extension and Its Replacement with New Extension Together with Link and New Two Storey Extension.

Ref / Client: 4592 –Mothersole Builders.

Date: October 2023

1. THE PROPERTY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1031398

Date first listed: 02-Sep-1983

List Entry Name: THE GATE HOUSE COTTAGE

Statutory Address: THE GATE HOUSE COTTAGE, SCHOOL ROAD, RISBY, IP28 6RQ

County: Suffolk

District: West Suffolk (District Authority)

Parish: Risby

National Grid Reference: TL 80280 66369

Details:

TL 86 NW RISBY SCHOOL ROAD
4/91 The Gate House Cottage -
- II
Cottage, early C18. 1 storey, attics, dormers. Lobby entry at axial chimney stack. Timber-framed, rendered with herring bone pattern, thatched. C19/C20 casements.

Listing NGR: TL8028066369

2. THE PROPOSAL

2.1 EXISTING COTTAGE – GROUND FLOOR

SERVICES:

Isolate all electrical, water and other services within the cottage and remove all services in the kitchen and bathroom area. Remove redundant surface and foul water drains back to existing inspection chamber and cap off for future modification.

LIVING ROOM: (1)

Floor

20th Century concrete floor slab to be upgraded with addition of vapour control layer and insulation overlay, with screed finish and edge insulation.

Walls

Carefully remove all damaged and frayed lime-based plaster / render and any areas of gypsum plaster from internal walls.
Carefully remove small section of timber framing, brick upstand and Lime plaster and lath wall infill at rear corner between living room (1) and rear entrance lobby (2) where water damaged and decayed timber frame and plaster has failed and form new opening between rooms. Make good opening using new Green Oak timber framing and wood fibre insulation board and lime-based plaster.
Renovate, and repair, where required, existing exposed timber framing, cleaning off any efflorescence and fungal growth using prescribed non-invasive measures and materials. Internal faces to external walls renovated with wood fibre insulation board and lime-based plaster finish. Existing internal partition walls similarly repaired using wood fibre insulation board and lime-based plaster. Window reveals to receive wood fibre insulation board and lime-based plaster finish.

Ceilings:

Remove any areas of gypsum plasterboard ceiling and strip back damaged lime-based plaster. Install wood fibre insulation board and overlay with lime-based plaster finish.

Joinery:

Carefully remove windows and door to Dining Room (3) Carefully strip out architraves, frames, and linings together with skirtings and window boards. Replace joinery items with new components to match the existing with like for like profiles and sizes.

REAR ENTRANCE LOBBY: (2)

Floor:

20th Century concrete floor slab to be upgraded with addition of vapour control layer and insulation overlay, with screed finish and edge insulation.

Walls:

Carefully remove all damaged and frayed lime-based plaster / render and any areas of gypsum plaster from internal walls.
Carefully remove small section of timber framing, brick upstand and Lime plaster and lath wall infill at rear corner between entrance lobby (2) and living room (1) where water damaged and decayed timber frame and plaster has failed and form new opening between rooms. Make good opening using new Green Oak timber framing and wood fibre insulation board and lime-based plaster.
Renovate, and repair, where required, existing exposed timber framing, cleaning off any efflorescence and fungal growth using prescribed non-invasive measures and materials.
Internal faces to external walls renovated with wood fibre insulation board and lime-based plaster finish. Existing internal partition walls similarly repaired using wood fibre insulation board and lime-based plaster. Window reveals to receive wood fibre insulation board and lime-based plaster finish.
Carefully remove frame and lining of doors between rear entrance lobby (2) to dining room (3) and Kitchen (4). Infill door openings with Green Oak timber frame construction, with mineral wool insulation between frames, faced with woodwool boards and lime-based plaster finish.
Carefully remove frame and lining of external door opening in rear entrance lobby (2) and infill with Green Oak timber frame construction, with mineral wool insulation between frames, faced with woodwool boards internally and externally, with lime-based plaster finish internally and external lime-based render finish, with imperial gauge Bulmer Red facing bricks to plinth level.
Internal faces of external walls to receive wood fibre insulation board, fixed as per manufacturers detail and direction, with two coats lime-based plaster finish. Window reveals to receive wood fibre insulation board and lime-based plaster finish.

Ceilings:

Remove any areas of gypsum plasterboard ceiling and strip back damaged lime-based plaster. Install wood fibre insulation board and overlay with lime-based plaster finish.

Joinery:

Carefully remove window and entrance door to Lobby (2) and internal doors to dining room (3) and kitchen (4) Carefully strip out architraves, frames, and linings together with skirtings and window boards. Replace joinery items with new components to match the existing with like for like profiles and sizes.

DINING ROOM: (3)

Floor:

20th Century concrete floor slab to be upgraded with addition of vapour control layer and insulation overlay, with screed finish and edge insulation.

Walls:

20th Century addition feature fireplace and angled wall surround to be carefully removed with flue removed up through first floor to chimney stack. Original retained wall to be made good. Carefully remove all damaged and frayed lime-based plaster / render to all walls. Remove all areas of gypsum plaster, plasterboard, and framing to stair enclosure.

Renovate and repair where required, existing exposed timber framing, cleaning off any efflorescence and fungal growth using prescribed non-invasive measures and materials. Internal faces of external and internal walls renovated and repaired with addition of wood fibre insulation board and lime-based plaster base finish.
Window reveals to receive wood fibre insulation board and lime-based plaster base finish.

Ceilings:

Remove any areas of gypsum plasterboard ceiling and strip back damaged lime-based plaster. Install wood fibre insulation board and overlay with lime-based plaster finish.

Joinery:

Carefully remove window and entrance door to external wall. Remove door frame, architrave, skirting and step to kitchen (4) together with architraves to opening to rear entrance lobby which is to be blocked up and noted above. Carefully remove 20th C straight run timber staircase, including balustrades and balusters.
Replace joinery items with new components to match the existing with like for like profiles and sizes and install new external door, frame, and architraves to entrance and new door, frame and architrave to amended doorway into Kitchen (4)

2.2 EXISTING COTTAGE – FIRST FLOOR

LANDING: (8)

Floor:

Carefully remove existing floor finishes and boarding. Remove existing 20th century timber balustrades, handrails, and newel posts, together with any ply or woodchip floor boarding. Existing floor joists to be checked and repaired / replaced if required. Install new / reclaimed floor boarding, with mineral fibre insulation between joists.

Walls:

Form new landing lobby wall with Green Oak timber frame construction, with mineral wool insulation between frames, faced with woodwool boards and lime-based plaster finish. Internal faces to walls renovated with wood fibre insulation board and lime-based plaster finish. Renovate and repair where required, existing exposed timber framing, cleaning off any efflorescence and fungal growth using prescribed non-invasive measures and materials. External walls to receive wood fibre insulation board, fixed as per manufacturers detail and direction, with two coats lime-based plaster finish.

Ceilings:

Remove any damaged or frayed lime based or gypsum plaster or plasterboard to flat and pitched ceilings. Pitched and flat ceilings to receive wood fibre insulation board, fixed as per manufacturers detail and direction, with two coats lime-based plaster finish. Flat ceiling areas to receive mineral wool insulation laid between and over ceiling joists.

Joinery:

Carefully remove window to gable wall and door to bedroom 2(9). Carefully strip out architraves, frames, and linings together with skirtings and window boards. Replace joinery items with new components to match the existing with like for like profiles and sizes.
Install new hardwood straight timber stair flight with glazed balustrades and guarding, with timber boarding to underside of stair.

MASTER BEDROOM: (7)

Floor:

Carefully remove existing floor finishes and boarding, together with any ply or woodchip floor boarding. Existing floor joists to be checked and repaired / replaced if required. Install new / reclaimed floor boarding, with mineral fibre insulation between joists.

Walls:

Form new riser wall to rear roof pitch with Green Oak timber frame construction, with mineral wool insulation between frames, faced with woodwool boards and lime-based plaster finish. Internal faces to walls renovated with wood fibre insulation board and lime-based plaster finish. Renovate and repair where required, existing exposed timber framing, cleaning off any efflorescence and fungal growth using prescribed non-invasive measures and materials. External walls to receive wood fibre insulation board, fixed as per manufacturers detail and direction, with two coats lime-based plaster finish.

Ceilings:

Remove any damaged or frayed lime based or gypsum plaster or plasterboard to flat and pitched ceilings. Pitched and flat ceilings to receive wood fibre insulation board, fixed as per manufacturers detail and direction, with two coats lime-based plaster finish. Flat ceiling areas to receive mineral wool insulation laid between and over ceiling joists.

Joinery:

Carefully remove windows from gable and dormer and remove internal door to landing (8). Carefully strip out architraves, frames, and linings together with skirtings and window boards. Replace joinery items with new components to match the existing with like for like profiles and sizes. Existing fitted cupboards to be replicated with new components to match the existing with like for like profiles and sizes.

BEDROOM 2: (9)

Floor:

Carefully remove existing floor finishes and boarding, together with any ply or woodchip floor boarding. Existing floor joists to be checked and repaired / replaced if required. Install new / reclaimed floor boarding, with mineral fibre insulation between joists.
Install new drainage and service connections for shower room.

Walls:

Internal faces to walls renovated with wood fibre insulation board and lime-based plaster finish. Renovate and repair where required, existing exposed timber framing, cleaning off any efflorescence and fungal growth using prescribed non-invasive measures and materials. External walls to receive wood fibre insulation board, fixed as per manufacturers detail and direction, with two coats lime-based plaster finish.

Ceilings:

Remove any damaged or frayed lime based or gypsum plaster or plasterboard to flat and pitched ceilings. Pitched and flat ceilings to receive wood fibre insulation board, fixed as per manufacturers detail and direction, with two coats lime-based plaster finish. Flat ceiling areas to receive mineral wool insulation laid between and over ceiling joists.

Joinery:

Carefully remove window from dormer. Carefully strip out architraves, frames, and linings together with skirtings and window boards. Replace joinery items with new components to match the existing with like for like profiles and sizes.

2.3 EXISTING COTTAGE - EXTERIOR

Walls:

Remove existing patched and failed external render finish. Renovate, and repair, where required, existing exposed timber framing, using Green Oak, cleaning off any efflorescence and fungal growth from retained framing using prescribed non-invasive measures and materials. Clean and prepare areas of brickwork walling for re-rendering.
External face of walls renovated with wood fibre insulation board fixed to existing framing, with lime-based render applied in two coats to walls of cottage and single storey rear lobby. Areas of brick facing to receive render to be cleaned and prepared to accept two coats lime-based render finish.
Rendered flue and lining to corner of original chimney stack above roof finish level removed where it was rebuilt in the mid-20th century to accommodate new flue from fireplace in dining room (3). Existing flue to be capped off below roof finish and chimney to be made good with complimentary brick to match the existing chimney stack.
Repairs to existing exposed brick plinth to be carried out using Bulmer Red facing bricks with lime-based mortar.

Thatched Roofs:

Original decayed thatch to be removed, and timber roof members to be inspected and repaired / replaced where required using Green Oak to match original member sizes and profiles.
New fire lining underlay to be installed prior to the installation and build up on new reed thatch roof covering, complete with all dressings, underlays, and lead flashings.

2.4 EXISTING 20TH CENTURY EXTENSIONS: - GROUND FLOOR

KITCHEN / LOBBY / BATHROOM: (4) (5) (6)

Existing single storey brick, rendered and timber clad extensions are to be carefully dismantled and demolished and materials taken offsite, including all foundations and redundant drainage. Area level reduced for new extension and services. Reduce levels to be agreed with engineer to ensure original footings are not undermined.

2.5 REPLACEMENT NEW BUILD EXTENSION: - GROUND FLOOR

UTILITY / PANTRY / HALL: (4) (5) (6)

Services:

Install new ducts for electric, water and telecom services to agreed positions as per design layout. Install new drainage runs to connection positions to suit agreed internal layout and connect to existing external drainage system.

Ground Floors:

Reduce levels to be agreed with engineer to ensure original footings are not undermined. New concrete strip foundation and sub floor walls to line of new extension to cottage, with new external rear yard created. Compacted hardcore, with sand blinding, damp-proof membrane and reinforced concrete slab with rigid insulation board and screed finish. Insulating board to be installed at slab and screed edges.

Walls:

New insulated timber framed external wall construction to form new extension to existing cottage, to enclose new single storey entrance lobby, pantry, and utility room, complete with internal walls with treated timber frame construction, with mineral wool insulation between frames, faced with plasterboard and gypsum plaster internal finish, with a mixture of Bulmer Red Facing brick and flint together with lime-based render external finishes. Retained external wall to rear of utility (4) to receive wood fibre insulation board to inner face, fixed as per manufacturers detail and direction, with two coats lime-based plaster finish. Existing retained external cottage wall face to Hall (6) to be stripped and renovated and repaired with lime-based plaster finish. Existing internal partition walls similarly repaired using lime-based plaster.

Joinery:

External PPC aluminium windows and doors to be installed in entrance lobby.
Internal skirtings, door linings, frames, architraves, and door installed, with hardwood single flight stair, installed in position of original stair, with toughened glazed balustrade. New part glazed screens and solid timber doors to external openings in new extension with sliding pocket door within timber framed wall to new link.

Ceilings:

install new gypsum plaster finish on plasterboard to form new pitched ceiling to new single storey extension.

Single Storey Roofs:

New slate roof, with underlays and insulation, to be installed to duel pitched roof of new extension to existing cottage, over the lobby area, with shallow pitch standing seam zinc covered insulated roof to rear utility and lobby area of extension.
All gutters and downpipes to be Lindab or similar decorated steel systems.

2.6 PROPOSED NEW BUILD LINK AND TWO STOREY EXTENSION

New single storey timber framed link between gable of new extension to cottage to new two storey extension, comprising Bulmer Red Facing brick plinth and PPC aluminium glazed screens to west elevation with charred timber vertical plank cladding finish and Bulmer Red Facing brick plinth to east elevation, with PPC Aluminium widows and door. Roof to be duel pitched standing seamed zinc finish, with roof windows to west pitch, with all gutters and downpipes to be Lindab or similar decorated steel systems.
New two storey extension comprising Bulmer Red Facing brick plinth and PPC aluminium glazed screens and windows with charred timber vertical plank cladding finish to elevations. Zinc clad and glazed two storey dormer projecting bay to north gable of extension. Roof to be duel pitched standing seamed zinc finish with zinc clad chimney, together with roof windows and projecting zinc clad roof dormer at first floor level to west elevation. All gutters and downpipes to be Lindab or similar decorated steel systems.

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