SCHEDULE OF WORKS (SUMMARY)

PROJECT: PROPOSED GARAGE CONVERSION AT THE SCHOOL HOUSE, CRENDON ROAD, SHABBINGTON, AYELSBURY, HP18 9HE
DATE: NOVEMBER 2023
REVISION: -

This design and access statement accompanies the Householder Planning and Listed Building Consent Application on behalf of Mr T Heron and Mrs S Heron, for conversion of the existing garage at The School House, Crendon Road, Shabbington, HP18 9HE, and should be read in conjunction with the drawings submitted.

GENERAL

This application seeks consent for the conversion of the existing single storey detached garage to create a home gym. This application site is located on Crendon Road, Shabbington and covers an area 0.16 hectares in the built-up area of Shabbington.

Google image showing the location of the plot

The Properties listing description is as follows:
'The School House and The Old School, at School Lane 25.10.51 - II
School room and masters house, now two houses. C17 centre range with mid C18 west range as house and c1850 school room at east. Timber framed C17 range, rendered to south, C18 house in grey brick with red. School room in brick. Old tile roofs. House 2 storeys, school room single

storey. Masters House of 3 bays. Blocked centre door and first floor window. Outer bays have box sashes. Band course between storeys. Cogged eaves. Gable stacks. Box sashes to south gable elevation, blocked box sashes to north elevation. Centre range has south door. Timber framed north gable with 4-light leaded casement. C17 centre stack. School Room (The Old School) of 2 bays. South elevation has two 3-light Gothic arched windows with transoms. East end half hipped with 3-light Gothick window, also transomed. School cloakroom and entry at south east angle with lean-to tile roof. Inside is a curved principle tie beam truss. Modern north east wing is of no historic interest.'

South Elevation

West Elevation

SCHEDULE OF WORKS SUMMARY

GENERAL:

- Conversion of garage to create home gym and shower/change room.
- Complete internal redecoration.
- Retain, restore/repair external mix of materials.
- New doors and windows

ROOF:

- Existing roof tiles to be lifted and roof insulated between and beneath the existing rafters:
    - Remove existing tiles and bitumen underfelt and replace with new Type 1F felt and roof tiles (reuse existing tiles). Fit 25mm RECTICEL EUROTHENE GP insulation between rafters, ensuring min. 50mm ventilation gap above. Fit 100mm RECTICEL EUROTHENE GP insulation beneath rafters with 12.5mm foiled back plasterboard and skim finish.
- Existing oak purlins and cross beams to be restored using a low impact micro-strip sandblasting to gently remove paint and stain. By PROTINUS or similar. Oak beams to be retained as expressed features between new roof insulation
- Gutters to the eave's perimeter are generally in poor condition. Gutters to be reviewed and replaced and realigned accordingly.
- Proprietary eaves and ridge ventilation to be provided.
- New double-glazed conservation rooflight by "The Rooflight Company" or similar

FLOORS:

- Existing ground floors to be insulated as indicated on drawings:
    - Existing dirt floor to be dug out to lay new floor slab with DPM over, 75mm rigid insulation board and 75mm screed. New floor finish TBC by clients. Structure to be assessed by SE to determine whether underpinning is required.

EXTERNAL:

- existing mix of brick, render, stone, and timber boarding to be retained externally and restored/repaired as required.
- Precautionary timber treatment works to be carried out to all timber.
- Pointing to be reviewed and weak or missing pointing replaced where necessary.

WINDOWS AND DOORS:

- Replace the external windows and doors.
- Existing windows and doors are generally deteriorated or missing entirely. To be replaced with slim double glazed timber doors as indicated:
    - New double glazed timber doors installed within existing garage door opening.
    - Existing timber door and casement side windows replaced with double glazed double timber doors. Modern brickwork below existing windows removed to allow reinstatement of double doors.

INTERNAL WALLS (DRY-LINING):

- Allow 50mm minimum clear cavity to inside face of existing walls with breather membrane to L.A approval. Form 100mm x 50mm treated softwood studwork independently fixed top and bottom. Infill studwork with 100mm Celotex GA 400 insulation batts (or similar approved) between studs. Internal face finished with 30 + 12.5 mm Celotex PL4030 (or similar approved) insulated plasterboard (taped and sealed to form VLC) with plaster skim coat.

HEATING AND PLUMBING:

- New heating and hot water services to be completely renewed and upgraded with modern energy efficient systems to meet current building control regulations. TBC subject to heating engineer design

ELECTRICS:

- Electrical installation throughout is dated and requires complete rewiring + improved lighting. To electrical engineer's specification.
- Mechanical extraction to be provided in areas of high humidity such as kitchens and bathrooms.

APPEARANCE AND MATERIALS

The proposed intends to enhance and in many instances, restore the existing appearance of the building. Where historic fabric would be impacted, it is proposed to reinstate or reuse the material or fittings so that the heritage value embodied within these components is retained within the building.

SUSTAINABLE DESIGN

The proposed alterations would seek to promote sustainable design and reduce carbon emissions.

In general, new materials employed in the alteration would be selected for their appropriateness, sustainability, robustness, and longevity, and where possible would be obtained locally. All timber would be obtained from a local sustainable source where possible.

The emphasis is towards improving the fabric of the building to reduce thermal loss, and therefore reduce the energy requirement for heating. In addition to the required improvements in 'U' values, accredited details will be adopted that ensure a continuity of insulation, especially around window and door opening. Air leakage from the building will also be minimised by the adoptions of good detailing and responsible workmanship. By the adoption of these principles, heating demand and consequently the size of the heat source will be minimised.

Energy consumption will be minimised by employing all or in part the following measures:

- High performance double glazing;
- High levels of insulation to floors, walls and roofs;
- Grade 'A' appliances where supplied;
- Integrated energy management controls;
- User information, highlighting energy efficiency.

ACCESS

Access to emergency vehicles will remain unaltered.
Access to refuse vehicles will remain unaltered from the highway.
General access to the site from the general highway will remain unaltered.

TREES

No trees will be affected.

BIODIVERSITY

We don't consider a biodiversity survey on this occasion to be necessary.

FLOODING STATEMENT

The site is in a low flood risk zone and is therefore not at significant risk of flooding.

CONCLUSION

The project at The Schoolhouse provides a good opportunity to provide home-gym facilities whilst restoring and repurposing an existing building that has fallen into a state of disrepair and disuse. We have carefully considered the overall appearance and contextual impact of the proposal and trust it to be sympathetic to the character and significance of The School House, and hope that the application can be straight forwardly supported.