

BRIEF SCHEDULE OF WORKS:

Perserverance house, 47 High Street, Lavenham, Suffolk, CO10 9PY

(*A) = Make good to match existing using adjacent methods and materials.

(*B) = B/07/01407/LBC & B/07/01406/HH

See photographic record – numbered as per legend on Drg No. 24/05/10

CELLAR – HOST DWELLING:

No notifiable works (NB: Check operation of sump pump)

GROUND FLOOR – HOST DWELLING

1) DINING ROOM / UTILITY ROOM:

To become one large single laundry room. Form new 1500 wide opening (through modern wall construction – noting electrical installation and heating controls to utility to remain in situ.) and provide pair of glazed doors (*A)

2) EXISTING SINGLE STOREY STORE/ BOILER ROOM:

Replace existing glazed 'flat roof' with new lead roof to match adjacent. To ceiling (*A)
Note ceiling height.

External door not required and considered moderate security risk. To be removed and receive stained boarding over externally (to match studio outbuilding) and internally (*A)

Former door opening (to boiler area) to be blocked up using studwork (*A)

Existing WC enlarged into boiler space – no sanitaryware and tiling. (*A)

All 3 no. respective hallway doors to remain as is.

3) KITCHEN:

Note - existing kitchen fabric comprises of early C21 construction (*B) – Existing kitchen and associated services completely removed and set aside for re-use (partial). (*A)

4) ARTISTS STUDIO:

Remove existing modern window and construction below. To existing width/ lintel provide pair French doors (open out) matching those to the Kitchen and of the same detailing and profiles in *all* regards. Stained *brown* to match adjacent. (*A)

Existing opening to store area blocked up. New 900 wide door opening formed to maximise wall space in (new) kitchen.

Existing double doors to drive to be removed and opening blocked up to half height – new window to remaining opening under existing lintel (*A)

To Store area (new pantry) remove existing modern window and wall construction locally. Create new 900mm wide door opening for direct driveway access (*A).

5) 'STABLES' OUT-BUILDING (GROUND FLOOR):

Existing internal 220mm masonry wall removed to garage to widen for 'practical parking / car use. Existing mid-late C20 short lean-to extension (to create 'parking bay dimensions space internally) to be removed entirely. Materials set aside for re-use as required. New steelwork as required.

Modern staircase to be removed with new softwood staircase proposed in adjacent 'Store' space.

Construct new flat roof extension of *contemporary appearance*, taking design cues from the adjacent modern 'link' flat roof extension and from the modern Studio building (re: external finishes) to create a cohesive character of 'modern' intervention / subservience.

Repoint front façade of Stable building in lime mortar (*A)

Remove 'modern' stud wall/ airing cupboard.

All existing windows and doors retained - unless noted otherwise.

FIRST FLOOR – HOST DWELLING:

6) BEDROOM 2:

Remove sanitaryware and associated services entirely. (*A)

Remove late-C20 stud partitioning (lobby area and airing cupboard) and construct new studwork arrangement for improved convenience and accommodation layout. Fireplaces, windows etc unaffected. Coving replaced to match existing precisely to all junctions (*A)

7) BEDROOM 3:

Remove sanitaryware and associated services entirely. (*A)

Remove late-C20 stud partitioning (lobby area and airing cupboard) and construct new studwork arrangement for improved convenience and accommodation layout. Fireplaces, windows etc unaffected. (*A)

8) LANDING:

Existing ceiling / window unaffected. Construct new studwork wall on landing to create new bathroom (family / en-suite to bedroom 3) Maintain 1000mm landing parallel to existing handrail (unaffected). To utilise existing adjacent services as required.

Provide lead upstand externally for flat roof light over staircase to better naturally light and showcase the stairwell and associated landings (*A). New trimming rafters to be date stamped where required.

Existing Landing window to be reglazed in crown glass (currently opaque fluted glass) as applicant preference (see photo # 38).

To airing Cupboard – remove existing modern flush doors. Fit new 2'6" 4-panel door to match existing in all respects to landing opening to form larger linen / store cupboard (*A)

9) BEDROOM 4:

Remove sanitaryware and services entirely including modern studwork.

Form new 900mm doorway through to current Bedroom 5.

Form new 900mm door way to proposed 'former landing' bathroom with 2 no. step (total rise 300mm).

10) BEDROOM 5:

Form new en-suite / dressing room to serve existing bedroom (Bedroom 4) utilising adjacent services to Bed 1 en-suite. (*A)

FIRST FLOOR– STABLES OUT-BUILDING - (ANNEX / GUEST FLAT)

Replace 3 no. *late C20* sw windows – see details.

Repoint front façade in lime mortar (*A)

Existing floor joist layout amended to suit new softwood stair siting any new joists (to S/E details) to be date stamped (*A). Semi-exposed first-floor insulated (if not already on further inspection).

Kitchenette removed and associated services altered to serve new layout incorporating kitchenette and shower-room (noting ceiling height).

Modern fitted wardrobes removed from existing bedroom (*A)

Ground floor construction assessed for fire protection and upgraded with master-board and skim as *may* be required to *LABC requirements*.

ATTIC / BEDROOM 6

No notifiable works.