

Turnbridge Farmhouse
116 Low Road, Burwell

Schedule of Proposed Works

Revision 1 (25 January 2024)

Introduction

Workshop76 Ltd (Matt Lowther, architect) has been appointed by Mr & Mrs Thomas to prepare a schedule of proposed work to accompany a Householder and Listed Building Consent application to be submitted to East Cambs District Council.

The works are to be undertaken at Turnbridge Farmhouse (please note that elsewhere, eg. on the deeds and as shown in historical mapping, the property is titled *Tunbridge Farmhouse*), 116 Low Road, Burwell, a Grade II listed building (registered number 1161016). The property was first listed on 31 January 1984, and an abbreviated version of the Historic England description is as follows:

Farmhouse, early and late C17. Originally the manor house of St Omars manor. Two storeys and attics. Early C17 clunch cross-wing to north with quoins and parapet to west rebuilt in small local, late C17 bricks; flint foundations and brick band to stepped clunch plinth; some original ovolo mullioned casement windows, and C19 or modern replacements. Range to south late C17, small local bricks coursed in English bond; brick plinth, sawtooth eaves cornice and parapet gable to south; roof raised in C19 on front elevation; windows sealed or with later, C19 replacements, one original casement with lattice lights in south gable. Two fine, square stacks with sawtooth cornice and one, or two blind round-headed arches on each face. Stack to right hand behind ridge has lower courses of clunch.

Consent is sought from the council for the works described on the following pages of this schedule, and as illustrated within the associated drawings. Some of the photos may be indicative only and refer to general works required throughout the building.

Appendices

The following schedule of works is to be read in conjunction with the appendices listed below

Appendix A Structural engineer's report

Appendix B Summary of improvements common to all areas

B1 Floor finishes

B2 Heating system

B3 Internal doors and ironmongery

B4 Rainwater goods

B5 Roof tiles

Appendix C External door and window schedule

Ground Floor

1.0 Entrance Hall

- 1.1 Floor to be removed to facilitate the installation of a new insulated limecrete floor with underfloor heating. Floor finish to be brick slips (Appendix B1).
- 1.2 Exposed oak beams to be inspected by structural engineer to confirm whether replacement is required (Appendix A).
- 1.3 Skirtings to be removed and – on completion of the new floor – to be replaced with 150mm high ogee profile softwood skirtings, painted white.
- 1.4 Entrance door to be carefully stripped, sanded, repainted and fitted with new brass ironmongery.
- 1.5 Internal walls to be cleaned, patch repaired where dented/cracked and repainted.



2.0 Inner Hallway

- 2.1 Floor to be removed to facilitate the installation of a new insulated limecrete floor with underfloor heating. Floor finish to be brick slips (Appendix B1).
- 2.2 Window WG-09 to be removed as part of extension works (Appendix C).
- 2.3 Windows WG-10 and WG-11 to be removed and replaced with new painted timber casement window (Appendix C).
- 2.4 External door DE-02 to be replaced with glazed door (Appendix C).
- 2.5 External door DE-03 to be removed as part of extension works (Appendix C).
- 2.6 Exposed oak beams to be inspected by structural engineer to confirm whether replacement is required. (Appendix A).
- 2.7 Skirtings to be removed and – on completion of the new floor – to be replaced with 150mm high ogee profile softwood skirtings, painted white.



3.0 Kitchen and Pantry

- 3.1 Floor to be removed to facilitate the installation of a new insulated limecrete floor with underfloor heating. Floor finish to be brick slips (Appendix B1).
- 3.2 Internal door and windows (pictured bottom left) to be removed, apertures repaired and retained.
- 3.3 Windows WG-02 and WG-03 to be replaced (Appendix C).
- 3.4 Exposed oak beams to be inspected by structural engineer to confirm whether replacement is required (Appendix A).
- 3.5 Pantry window WG-04 to be replaced (Appendix C).
- 3.6 New internal door to be fitted to pantry (Appendix B3).
- 3.7 Skirtings to be removed and – on completion of the new floor – to be replaced with 150mm high ogee profile softwood skirtings, painted white.



4.0 Dining Room

- 4.1 Floor to be removed to facilitate the installation of a new insulated limecrete floor with underfloor heating. Floor finish to be brick slips (Appendix B1).
- 4.2 External door DE-04 to be removed as part of the extension works and replaced with a glazed oak internal door (Appendix B3).
- 4.3 Window WG-07 to be replaced and WG-08 to be repaired. Cast stone surround to be repaired by specialist (Appendix C).
- 4.4 Exposed oak beams to be inspected by structural to confirm whether replacement is required. (Appendix A).
- 4.5 Modern pinewood stair (pictured bottom) to be removed and replaced with new oak stair. New stud partition to be formed around stair to form 60min fire-rated enclosure to meet the requirements of Part B of the building regulations and as advised by the building control inspector.
- 4.6 Skirtings to be removed and – on completion of the new floor – to be replaced with 150mm high ogee profile softwood skirtings, painted white.



5.0 Living Room

- 5.1 Floor to be removed to facilitate the installation of a new insulated limecrete floor with underfloor heating. Floor finish to be Engineer timber (Appendix B1).
- 5.2 Window WG-05 to be replaced, cast stone surround to be retained and repaired by specialist (Appendix C).
- 5.3 Window WG-06 (lead-light windows in ovolo profile cast stone surround) to be retained and repaired by specialist (Appendix C).
- 5.4 Oak beams are badly split, causing significant deformation of the first floor, and need to be replaced (Appendix A).
- 5.5 Timber lintel above window WG-05 is rotten and needs to be replaced (Appendix A).
- 5.6 Fireplace and surround to be retained and repaired – subject to specialist advice and method statement.
- 5.7 Modern skirtings to be removed and replaced with 150mm high ogee profile softwood skirting, painted white.



6.0 WC

- 6.1 Floor to be removed to facilitate the installation of a new insulated limecrete floor with underfloor heating. Floor finish to be brick slips (Appendix B1).
- 6.2 Window WG-12 to be replaced (Appendix C).
- 6.3 Sanitaryware to be removed and replaced with new toilet pan and basin.
- 6.4 Pipework to be rationalised / reconfigured.
- 6.5 Skirtings to be removed and replaced with 150mm high ogee profile softwood skirting, painted white.
- 6.6 Internal door to be removed and replaced with new oak panelled door (Appendix B3).



7.0 Boot Room

- 7.1 Floor to be removed to facilitate the installation of a new insulated limecrete floor with underfloor heating. Floor finish to be brick slips (Appendix B1).
- 7.2 Window WG-01 and WG-13 to be replaced (Appendix C).
- 7.3 Existing cupboard space to be reconfigured to facilitate the installation of new heating system, hot water cylinder and underfloor heating manifold.
- 7.4 Skirtings to be removed and replaced with 150mm high ogee profile softwood skirting, painted white.
- 7.5 Internal door to be removed and replaced with new oak panelled door (Appendix B3).
- 7.6 Modern electrical points and plastic trunking to be removed and replaced with new electrical installation and switches.



First Floor

8.0 Corridor

- 8.1 Floorboards to be lifted and set aside while structural repairs to first floor structure are carried out (Appendix A).
- 8.2 Ceiling and roof structure to be lifted to provide structural stability (Appendix A). Existing ceiling linings removed. New plasterboard linings applied on completion of structural repairs.
- 8.3 Windows WF-08 and WF-09 are in poor condition and will be replaced. Door DE-05 is to be replaced with a glazed door (Appendix C).
- 8.4 Skirtings to be removed and – on completion of the new floor – to be replaced with 150mm high ogee profile softwood skirtings, painted white.
- 8.5 Internal doors to be replaced with new oak panelled doors (Appendix B3).
- 8.6 Existing radiator and associated pipework to be removed and replaced with new radiator and reconfigured pipework (Appendix B2).



9.0 Bedroom 1

- 9.1 Floorboards to be lifted and set aside while structural repairs to first floor structure are carried out (Appendix A).
- 9.2 Window WF-05 to be replaced. Cast stone surround to be repaired by specialist (Appendix C).
- 9.3 Ceiling and roof structure to be lifted to provide structural stability (Appendix A). Existing ceiling linings removed. New plasterboard linings applied on completion of structural repairs.
- 9.4 All clinker block walls and stud partitions to be removed to facilitate refurbishment of space to form new master bedroom.
- 9.5 Skirtings to be removed and – on completion of the new floor – to be replaced with 150mm high ogee profile softwood skirtings, painted white.
- 9.6 Internal doors to be replaced with new oak panelled doors (Appendix B3).
- 9.7 Existing radiators and associated pipework to be removed and replaced with new radiator and reconfigured pipework (Appendix B2).
- 9.8 Ensuite door to be infilled to facilitate modification for use as ensuite to bedroom adjacent (annotated “bedroom 3” on proposed floor plans).



10.0 Bedroom 2

- 10.1 Floorboards to be lifted and set aside while structural repairs to first floor structure are carried out (Appendix A).
- 10.2 Ceiling and roof structure to be lifted to provide structural stability (Appendix A). Existing ceiling linings removed. New plasterboard linings applied on completion of structural repairs.
- 10.3 Window WF-01 and WF-11 to be replaced (Appendix C).
- 10.4 Inner door and partition wall to be removed in order to open the bedroom onto the bathroom, which will become a new ensuite serving "bedroom 2", as annotated on proposed floor plans.
- 10.5 Skirtings to be removed and – on completion of the new floor – to be replaced with 150mm high ogee profile softwood skirtings, painted white.
- 10.6 Internal doors to be replaced with new oak panelled doors (Appendix B3).
- 10.7 Existing radiator and associated pipework to be removed and replaced with new radiator and reconfigured pipework (Appendix B2).



11.0 Bedroom 3

- 11.1 Floorboards to be lifted and set aside while structural repairs to first floor structure are carried out (Appendix A).
- 11.2 Ceiling and roof structure to be lifted to provide structural stability (Appendix A). Existing ceiling linings removed. New plasterboard linings applied on completion of structural repairs.
- 11.3 Window WF-02 to be replaced (Appendix C).
- 11.4 Stair access (pictured bottom right) up to second floor/loft to be removed.
- 11.5 Skirtings to be removed and – on completion of the new floor – to be replaced with 150mm high ogee profile softwood skirtings, painted white.
- 11.6 Internal doors to be replaced with new oak panelled doors (Appendix B3).
- 11.7 Existing radiator and associated pipework to be removed and replaced with new radiator and reconfigured pipework (Appendix B2).



12.0 Bedroom 4

- 12.1 Floorboards to be lifted and set aside while structural repairs to first floor structure are carried out (Appendix A).
- 12.2 Ceiling and roof structure to be lifted to provide structural stability (Appendix A). Existing ceiling linings removed. New plasterboard linings applied on completion of structural repairs.
- 12.3 Window WF-03 to be replaced (Appendix C).
- 12.4 Skirtings to be removed and – on completion of the new floor – to be replaced with 150mm high ogee profile softwood skirtings, painted white.
- 12.5 Internal door to be replaced with new oak panelled doors (Appendix B3).
- 12.6 Existing radiator and associated pipework to be removed and replaced with new radiator and reconfigured pipework (Appendix B2).
- 12.7 New opening formed in existing wall to create new doorway into new ensuite for “bedroom 3” as annotated on proposed floor plans.



13.0 Bedroom 5

- 13.1 Floorboards to be lifted and set aside while structural repairs to first floor structure are carried out (Appendix A).
- 13.2 Clinker block partition walls to first floor to be removed and replaced with new studwork partitions in new layout to first floor of north range. This area will be converted into the new master suite. Bedroom 6 will become new ensuite.
- 13.3 Adjacent stair and boxing in (pictured far right) to be removed and reconfigured. New stud partition providing 60mins fire protection between stair and new spaces adjacent to be installed, as required by building control to meet the requirements of Part B of the building regulations.
- 13.4 Window WF-07 to be replaced. Cast stone surround to be repaired by specialist (Appendix C).
- 13.5 Skirtings to be removed and – on completion of the new floor – to be replaced with 150mm high ogee profile softwood skirtings, painted white.
- 13.6 Internal doors to be replaced with new oak panelled doors (Appendix B3).
- 13.7 Existing radiators and associated pipework to be removed and replaced with new radiators and reconfigured pipework (Appendix B2).



14.0 Bedroom 6

- 14.1 Floorboards to be lifted and set aside while structural repairs to first floor structure are carried out (Appendix A).
- 14.2 Clinker block partition walls to first floor to be removed and replaced with new studwork partitions in new layout to first floor of north range. Existing bedroom 6 will be converted into the new master bedroom and dressing room.
- 14.3 Window WF-06 to be replaced. Cast stone surround to be repaired by specialist (Appendix C).
- 14.4 Skirtings to be removed and – on completion of the new floor – to be replaced with 150mm high ogee profile softwood skirtings, painted white.
- 14.5 Internal doors to be replaced with new oak panelled doors (Appendix B3).
- 14.6 Existing radiators and associated pipework to be removed and replaced with new radiators and reconfigured pipework (Appendix B2).



15.0 Bathroom

- 15.1 Bathroom will be converted into new ensuite for “bedroom 2” as annotated on the proposed floor plans.
- 15.2 Floorboards to be lifted and set aside while structural repairs to first floor structure are carried out (Appendix A).
- 15.3 Ceiling and roof structure to be lifted to provide structural stability (Appendix A). Existing ceiling linings removed. New plasterboard linings applied on completion of structural repairs.
- 15.4 Window WF-10 to be replaced (Appendix C).
- 15.5 Skirtings to be removed and – on completion of the new floor – to be replaced with tile skirting.
- 15.6 Internal door to be replaced with new oak panelled door (Appendix B3).
- 15.7 Existing radiator and associated pipework to be removed and replaced with new radiator and reconfigured pipework (Appendix B2).



16.0 Ensuite

- 16.1 Existing ensuite will become new ensuite serving new “bedroom 3” as annotated on the proposed floor plans.
- 16.2 Floorboards to be lifted and set aside while structural repairs to first floor structure are carried out (Appendix A).
- 16.3 Ceiling and roof structure to be lifted to provide structural stability (Appendix A). Existing ceiling linings removed. New plasterboard linings applied on completion of structural repairs.
- 16.4 Window WF-04 to be replaced (Appendix C).
- 16.5 Skirtings to be removed and – on completion of the new floor – to be replaced with tiling.
- 16.6 Door into existing bedroom 1 will be infilled and a new doorway created to connect with new bedroom space.
- 16.7 Existing radiator and associated pipework to be removed and replaced with new radiator and reconfigured pipework (Appendix B2).



Second Floor

17.0 Storage rooms (south range)

- 17.1 Roof structure to be reconfigured to provide structural stability. Any/all structurally unsound or fire damaged timbers to be removed. Roof ties at ceiling level to be connected at higher point on rafters to ensure structural stability (Appendix A).
- 17.2 New roof structure to be insulated between and below rafters.
- 17.3 Access stair from first floor to be removed and replaced with sealed loft hatch.



18.0 Office and storage space (north range)

- 18.1 Existing loft space to north range to be converted to new guest bedroom with ensuite.
- 18.2 Roof structure to be reconfigured to provide structural stability. Any/all structurally unsound or fire damaged timbers to be removed (Appendix A).
- 18.3 New roof structure to be insulated between and below rafters.
- 18.4 Rooflights to be removed and replaced with conservation-style rooflights of a reduced size.
- 18.5 New stair from ground floor terminates at west corner, to be finished with oak and glass balustrading.
- 18.6 Window WS-01 to be replaced (Appendix C).
- 18.7 New over-sized headboard installed to create screen between new bedroom area and new ensuite to eastern end of range.



Exterior

19.0 Roof

- 19.1 Roof structure to south range to be rebuilt to provide structural stability in accordance with structural engineer's advice. Roof structure to north range to be upgraded and repaired to ensure that any structurally unsound timber or fire-damaged timber is replaced with new.
- 19.2 Slate roof finish to be removed and replaced with a clay peg tile similar to the west elevation, with ventilated dry-fix collared ridge tile.
- 19.3 New rainwater drainage throughout (Appendix B4).
- 19.4 Both chimney stacks are striking, prominent features of the original dwelling and will be retained and repaired to ensure future longevity.



20.0 West elevation balcony and stair

20.1 Balcony to west elevation to be checked to ensure it is structurally safe. Ironwork to stair and railings to be stripped, re-primed and painted black.



21.0 Rear extension and patio

21.1 New glazed zinc-roofed garden room extension to be designed to west elevation, located at the corner of the west elevation of the south range and the south elevation of the north range, providing improved views of the rear garden and access to a new patio space (refer to floor plans and elevations for further detail).

21.2 The extension works will provide an opportunity to improve the “chamfered” corner (see picture, right) which currently looks out of character, with stained timber cladding and window in poor condition.



22.0 Driveway and access

22.1 The existing, non-descript, gravel and compacted earth driveway will be improved with the addition of red-brick walls and stone-capped piers framing a pair of new five-bar timber field gates. To each side will be a 1.2m high post & rail fence to match the frontage of the property to the immediate north, along with similar planting (please refer to drawing 355-250 for further detail).

22.2 The first 6m of the driveway (back to the new gate line) will be constructed using permeable block pavers. Beyond this it will be gravel.

