Schedule of Building Works to accompany a Listed Building Consent and Householder Planning Application to construct a single storey rear extension for a (i) Study Area (ii) Raise existing Alleyway Wall up in height by 1,000mm:

Applicant & Address :

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Photograph of Existing Rear Elevation

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New PPS5 requires all applicants and planning agents to provide a description of the significance of the heritage assets that are potentially affected and the contribution of their setting to that significance.

This schedule of works document is in support of the Householder planning application and listed building consent application submitted to West Suffolk Council to create a rear extension for a small study at the existing property of 43 Whiting Street.

The proposed extension will be built to comply with the current building regulations and any structural engineering reports for the vaulted roof sections and structural underpinning as deemed required by the engineer.

NPPF section 189 states the following : "***in determining applications, local authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to by their current setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."***

Property listing Description:

Number 43 Whiting Street is located within the medieval grid of Bury St Edmunds. The property is within a conservation area and it is grade II listed under reference (Images of England) – IOE-/07592/21 or on English Heritage Number UID 1244848 on 23rd June 2002.
Furthermore being a terrace, both neighbouring properties numbers 41 and 42 are grade II listed.

Proposed Study Extension Infill:

The proposed study extension would be single storey approx.3.4 metres deep and 2.2 metres wide (7 .5 square metres) mono-pitched roof with purpose made softwood timber french doors and feature window.
To construct this contractors would be required to remove the existing modern timber external doors (Softwood Patt 10 design by Jeld wen / boulton and paul) and a small fanlight window to the rear to allow for access.
The existing rear construction of the property is more recent / modern than the front elevation consisting of standard casement windows on a concrete render and has lost some of the traditional look, prehaps this was an extension to the orgional property at one time ?
Other pre- commencement site work would involve the re-location of the black plastic rainwater pipe to the rear elevation and underpinning of the boundary wall as per the engineers notes.
A new rainwater soakaway would need to be dug a minimum of 5 metres away from the building.
Commencing the actual extension would involve hand digging the footings along the rear

elevation to a depth of approx.1000mm x 600mm wide material from this trench to be inspected by a suitablity qualified archaeologist on-site (employeed by the client) to examine the soil and ground for any evidence of historical evidence as the property is within the historic core
The propsoed Archaeologist is to write up own report and sent to client and MNL Designs Ltd and West Suffolk council for sign off.
Pour into the dug trench grade Gen 3 concerte to depth as specifed by building control or structural engineer if adverse ground conditions are found requiring deeper foundations.
Access for materials to rear of the property along alleyway all owned by client.
Bricklayer to build up rear elevation as per plans in soft red bricks such a "old English Mutistock" by Traditional brick and stone or similar brick.
Existing courtyard has modern concerte slabs and feature brickwork –this to removed and disposed of at the same time as the foundations are dug.
Install floor / slab construction details as per drawing to satisfy building control allowing for archaeologist to be on site when the ground is dug back by a depth of 400mm to allow for the floor slab to be constructed and poured.
Purpose made joinery double doors and trapizodial window to be manufactuered and installed by a suitably qualified joiner such as Taylor Balls Joinery or Jamie Vanhinsbergh Joinery.
The details of these are on drawings MNL448-05 and MNL448-06 – Builder /contractor to check overall "as built "size of opening.
New softwood timber structral wall to be be built next to the boundary wall slightly higher to recieve the mono-pitched roof.
This will be capped off with lead work to drawing MNL448-04.

Monopitched Roof:

Minimum of 170x 50mm Softwood timber josits to be layed at 30 degree pitch to form roof.
Ends of the timber to rest on structural internal timber wall at one end and "struck" into the existing wall at high level the other.
Roof insulation and roof peg tiles to be laid on josits as per drawing MNL448-04
Leadwork all to be code 4 to installed at junction of roof and wall at apex and at eaves to protect it against ingressof mositure.

Existing Boundary Wall :

After potentially concrete underpinning, the first operation would be re-pointing of the part brick /flint wall in lime mortar by cleaning and raking out all the joints where neceesary.
Follow structural engineering guidance as to making the wall structurally sound / if required.
Remove the existing capping brickwork and created a suitable flat ledge on the top of wall to recieve the lead frame.
Dress the lead over the two walls as per drawing MNL448-04 to make a watertight seal between them.

Internal Alterations / Finishes :

Walls:
To the new internal walls allow for 150x50mm softwood timber wall supporting the roof install 90mm of Kingspan K112 insulation inbetween the timber josits and then apply 37.5mm thickness of Kingspan K118 insulated plasterboarding over the sudwork internally. Finish with a 3mm thistle gysum pink plaster

Vaulted Ceiling; Two Options:

To the proposed new vaulted ceiling space install 130mm thick dense PIR insulation between the rafters leaving a 50mm air gap between cold and warm faces of the insulation.
Install 37.5mm thick Kingspan Koolthem insulated plasterboarding over the timber rafters internally.
Fit 50x38mm softwood timber tile batterns at the manufactuers recommneded headlap then fix the clay peg tiles over the softwood battens using corrsion proof nails and fixing to manufactuerers details.

To proposed 200mm deep rafters install a minimum of 140mm Celotex/Kingspan product in-between rafters and 12.5mm thick gypsum plasterboard internally fixed with 3mm thick "pink" gypsum plasterboard skim.
To external face of the roof josits install TLX gold (by web Dynamics) taut across the rafters to create an un-ventilated air gap between the underside and the PIR (Kingspan and Celotex)
Secure TLX Gold with 38mmx38mm counterbatten fixed vertically down the pitched roofline.
Fit 50x38mm softwood timber tile batterns at the manufactuers recommneded headlap then fix the clay peg tiles over the softwood battens using corrsion proof nails and fixing to manufacturers details.

To Existing concrete render wall that has become internal :

Examine existing wall and render condition fill in any cracks and holes with concrete mortar.
Fix corrision proofed diamond mesh to the wall making sure fixes go through to the structural wall.
Apply a concrete render scatch coat and wait for this to dry.
Apply a 20mm concrete smooth render over wall.
Apply a 3mm gysum pink thistle plaster to the wall to finsh and paint to clients choice once the wall has dried out.

END OF SCHEDULE OF WORKS STATEMENT