

## Schedule of Materials

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Thomas Cottage Wepham - Planning Application

### Cottage - Existing and Proposed Materials

- *External Walls:* Existing lime wash and timber framed primary elevation (Photo A), but predominantly snapped flint walls (Photos B, C and D - rear elevation), with brick quoining. Proposed - no additional materials (removal of materials only).
- *Roof Covering:* Existing thatched roof (Photo D). Proposed - no additional roofing materials.
- *Windows:* Existing black stained timber frames, with side hung casements and clear glazing. Proposed - no new proposed windows.
- *External Doors:* Existing cottage side doors - black stained timber framed stable door with lower door panel finished in vertical T & G boarding and the upper door panel, either fully glazed within perimeter frame, or with smaller square glazed opening within T & G boarded upper door panel ((Photo J). Proposed - no new proposed doors.
- *Ceilings:* Existing cottage shower room within recent cottage extension (Photo M) - assumed skim coated plasterboard decorated white. Proposed - cottage shower room converted to cloak room corridor - skim coated plasterboard decorated white, where adjustments required.
- *Internal Walls:* Existing cottage shower room (located within recent rear extension) - white decorated plaster (probably gypsum), with existing frameless glass door and screen panel (Photo M). Proposed cottage shower room conversion - timber stud partition to new cloak room, faced in skimmed plasterboard, decorated white and tiled internally.
- *Floors:* Existing cottage shower room - ceramic floor tiling (Photo M). Proposed cottage shower room floor in hardwood timber engineered boards to match hallway, with new steps to match.
- *Internal Doors:* Existing cottage shower room - modern timber framed single panel door, with black cast iron door handle. *Proposed Cottage shower room - door removed - no new doors.*
- *Rainwater Goods:* Cottage - no rainwater gutter to existing thatched roof. Cottage - no additional rainwater goods.

- *Lighting:* - Existing - no external lighting on rear elevation of cottage. Proposed - no additional external lighting. Internally the existing lighting will be retained.

### **Car Port - Existing and proposed Materials**

- *External Walls:* Existing - stained black feather edged horizontal timber cladding. Proposed - stained black feather edged horizontal timber cladding. (Photo H).
- *Roof Covering:* Existing clay plain tiles (Photo J). Additional Dormer roof - seamed metal formed in Terne coated stainless steel, to match appearance of lead.
- *Windows:* Existing - no windows exist in the car Port. Dark grey aluminium Velux (or equivalent) rooflight, plus black stained timber frames, with side hung casements and clear glazing, within new dormer window.
- *External Doors:* Existing open fronted elevation with no doors (Photo J). Proposed single, black stained timber framed stable door with lower door panel finished in vertical T & G boarding, with central square glazed opening within T & G boarded upper door panel.
- *Ceilings:* Existing exposed timber frame and rafters. Proposed white decorated skim coated plasterboard.
- *Internal Walls:* Existing exposed white decorated fair faced blockwork (low level).
- *Floors:* Existing exposed concrete floor slab. Proposed hardwood timber flooring in engineered boards.
- *Internal Doors:* Existing - no doors or door furniture. Proposed - timber framed single panel doors, with black cast iron door handle.
- *Rainwater Goods:* Existing - black half round UPVC gutters and downpipes. Car Port - replacement black half round UPVC gutters and pipework.
- *Lighting:* Existing - black cased square bulkhead fittings (two), concealed partially within overhanging eaves, plus a single spot light, all activated by movement sensor. Proposed - retained black cased square bulkhead fittings (two), concealed partially within overhanging eaves, plus a single spot light, all activated by movement sensor. Internal lighting to the link to be down lit bulkhead fittings (secured on the edges of link) arranged on timer, to reduce continuous light spill, with internal blinds, or smart glass capable of reducing light spill.

### **New Link - Proposed Materials**

- *External Walls:* Proposed - clear glass panels set within black stained timber frames with minimum 150mm high, low level lead up stand below matching timber cill.

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- *Roof Covering:* Proposed Terne coated stainless steel sheet with seam upstands , to match appearance of lead. dormer roof formed with Terne coated sheet to match Link roof.
- *Windows:* Proposed clear glass panels within black stained timber frames.
- *External Doors:* Proposed - no doors proposed.
- *Ceilings:* Proposed - white decorated skim coated plasterboard soffit.
- *Internal Walls:* Proposed - short section of wall backing onto car port formed with skimmed plasterboard, decorated white.
- *Floors:* Proposed hardwood timber flooring in engineered boards.
- *Internal Doors:* Proposed - no doors are proposed.
- *Rainwater Goods:* Proposed - small roof to drain naturally to both sides, with lead drip and with no gutter.
- *Lighting:* No proposed external lighting. Internal lighting to the link to be down lit bulkhead fittings (secured on the edges of link) arranged on timer, to reduce continuous light spill, with internal blinds, or smart glass capable of reducing light spill.

#### **Boundary - Existing and Proposed Materials**

- Existing vertical boarded timber panel fencing, with concrete posts and open square lattice over panels. No proposed changes to the fencing.

#### **Vehicle Access and Hard Standing:**

- Existing bound gravel surface laid to falls. No proposed to the bound gravel surface.

john wheatley architecture - 10 08 2017