Listed Building Consent
Schedule of Work

CaSA Architects Ltd
Date: August 2023

488 Ansty House, Ansty

Revision: P1

Note: All room numbers refer to existing and proposed drawing no's 488/[1]_ and [3]_

Room ref.	**G04**	Name	**Utility and Boot Room**
Work item ref.	**P1_001**	Heading	**Removal of WC and reconfiguration of utility room**
Work proposed		Existing 20th Century WC stripped out and partitions removed. New tiled flooring to be laid to full extent of enlarged utility/boot room.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	**-**	Name	**External Works**
Work item ref.	**P1_002**	Heading	**French Drain installation**
Work proposed		French drain to be constructed to rear perimeter of the house to take surface water drainage away from foul drainage systems and resolve water ingress to utility areas. New surface water system to be connected to soakaway to side of the house.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	**G05**	Name	**WC**
Work item ref.	**P1_003**	Heading	**New WC formed**
Work proposed		New partitions to be constructed to form new WC withing part of study. Existing doorway to be reconfigured. New glazed partition to study fitted and 20th century partition and door to kitchen to be adjusted. Existing panel door to be retained and reused in the new construction.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	**G06**	Name	**Study**
Work item ref.	**P1_004**	Heading	**Bread Oven**
Work proposed		Existing historic bread oven opened and restored. External wall in poor condition. Stonework to be repaired to match surrounding.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

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Room ref.	**G08**	Name	**Kitchen**
Work item ref.	**P1_005**	Heading	**Glazed partition and door.**
Work proposed		Timber glazed partition and door to be fitted in existing doorway into former dining room.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	**F01**	Name	**Bedroom**
Work item ref.	**P1_006**	Heading	**New ensuite**
Work proposed		Modern cupboard removed and ensuite formed in bedroom. Door to bathroom removed and opening blocked up. New metal casement window added in north elevation. Refer to drawing [3] 503 – metal casement window details. Existing panel door to be retained and reused in the new construction.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	**F03**	Name	**Bathroom**
Work item ref.	**P1_007**	Heading	**Bath and cupboard**
Work proposed		20th Century cupboard removed to allow for bath to be fitted in bathroom. Cupboard opening reconfigured to serve bedroom F04.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	**F04**	Name	**Bedroom**
Work item ref.	**P1_008**	Heading	**Partition**
Work proposed		20th Century partition is to be taken down to enlarge opening into main part of bedroom.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	**F04/05**	Name	**Bedroom**
Work item ref.	**P1_009**	Heading	**Wardrobe / Shower**

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Work proposed	WC to Master Ensuite F05 to be removed and shower constructed in its place. Wardrobe to be formed in recess in bedroom F04.
Heritage assessment	Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01

Room ref.	**S01**	Name	**Attic Room**
Work item ref.	**P1_010**	Heading	**Staircase**
Work proposed		Existing access stair to attic room to be repaired.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	**S02**	Name	**Attic Store**
Work item ref.	**P1_011**	Heading	**Roof Repairs**
Work proposed		Underside of rafters to be re-lined with plasterboard.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	**-**	Name	**Roof**
Work item ref.	**P1_012**	Heading	**Roof Repairs**
Work proposed		Roof to be stripped and tiles retained. Roof structure to be felted and insulated between rafters with wood fibre insulation. Roof to be retiled with retained tiles. Any new replacement tiles to be Welsh slate to match existing.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	**-**	Name	**Roof**
Work item ref.	**P1_013**	Heading	**Roof Repairs**
Work proposed		Roof to be stripped and tiles retained. Roof structure to be felted and insulated at ceiling level with mineral wool insulation. Roof to be retiled with retained tiles. Any new replacement tiles to be Welsh slate to match existing.	

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Heritage assessment	Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01

Room ref.	-	Name	**Roof**
Work item ref.	**P1_014**	Heading	**Rooflight**
Work proposed		New conservation rooflight in place of existing, with metal frame and lead flashings to attic room.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	-	Name	**Roof**
Work item ref.	**P1_015**	Heading	**Chimney**
Work proposed		Brick chimney to be taken down and rebuilt. Any replacement bricks required to be reclaimed conservation bricks to match existing.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	-	Name	**Roof**
Work item ref.	**P1_016**	Heading	**Rainwater goods**
Work proposed		Rainwater goods replaced with grey cast iron gutters and downpipes. Softwood timber facias replaced with hardwood timber fascias.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	-	Name	**External Walls**
Work item ref.	**P1_017**	Heading	**Stonework**
Work proposed		Existing external walls to be repointed in lime mix putty. Repointing to be executed in mortar mix to reflect building phasing.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	-	Name	**External Walls**
Work item ref.	**P1_018**	Heading	**Timber cladding**

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Work proposed	Existing timber cladding to south elevation to be stripped and replaced with traditional hung slate cladding.
Heritage assessment	Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01

Room ref.	-	Name	**External Walls**
Work item ref.	**P1_019**	Heading	**Render**
Work proposed		Existing render to be removed and new lime render applied.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	-	Name	**Replacement Windows**
Work item ref.	**W1_00x**	Heading	**Replacement Metal Casement**
Work proposed		Existing metal casement windows replaced with new crittal windows. Ref. to drawing [3] 503	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	-	Name	**New Window**
Work item ref.	**W2_003**	Heading	**New Metal Casement**
Work proposed		New opening in external wall and new metal casement window. Ref. to drawing [3] 503	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	-	Name	**Timber Sash window**
Work item ref.	**W3_004**	Heading	**Repair to timber sash**
Work proposed		Repair to existing timber sash window. Moving sash and glazing to be replaced with new double-glazed sash to match existing. Refer to drawing [4] 501	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

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Room ref.	-	Name	**Timber Casement window**
Work item ref.	**W4_00x**	Heading	**Replacement timber casement windows**
Work proposed		Decayed C20th windows to be replaced with new timber casements with double glazing to match existing.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	

Room ref.	-	Name	**Timber Door**
Work item ref.	**D1_001**	Heading	**Replacement timber door**
Work proposed		Decayed C20th door to be replaced with new timber door refer to drawing 3_504.	
Heritage assessment		Refer to heritage statement Ref: Statement of Heritage Significance Document 166 01 01	