

Appendix A

Schedule of work and heritage impact assessment

Milton Architects Ltd
Date: 10 December 2015

1321 The Old Manor, Aldbourne

General note

The works relate to alterations and addition of dormers to the cottage at The Old Manor

Room ref.	-	Name	Kitchen/Dining
Work item ref.	044	Heading	Addition of stud wall
Fabric assessment	N/A		
Work proposed	Addition of removable timber stud partition to create enclosure for WC.		
Heritage assessment	N/A		
Impact of proposed works	An improvement to the functionality of the house. Minimal impact to historic fabric.		

Room ref.	-	Name	Kitchen/Dining
Work item ref.	045	Heading	Addition of drainage run
Fabric assessment	N/A		
Work proposed	Addition of drainage run required for new ground floor WC to be laid within previously consented new ground floor slab structure, to connect with existing SVP and run. Consent ref: 14/04196/LBC		
Heritage assessment	N/A		
Impact of proposed works	An improvement to the functionality of the house. Minimal impact to historic fabric.		

Room ref.	-	Name	Roofs: Cottage – tiled roof
Work item ref.	046	Heading	Addition of dormers
Fabric assessment	H+R report identifies that <i>The clay tile roof finish had been heavily degraded by the colonisation by moss growth, resulting in delamination of tiles and vulnerability to water penetration to the interior. Beneath the skylight in the west pitch, tiles appeared to have been particularly damaged with some tiles missing. Battens were found to have been fixed to fibreboard laid over the common rafters, presumably as insulation. This had been subject to interstitial condensation and was coming to the end of its useful service life</i> And		

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	<i>Some timbers were locally damp enough for decay to occur at the time of survey; especially around chimneystacks, at the eaves of the roof to the east, and within the back porch and cottage roofs</i> And <i>There was evidence of chronic problems with defective roof drainage down ... the east side of the cottage roof This was providing conditions for localised decay</i>
Work proposed	Addition of two new dormers. New handmade clay tiles to match those on the main roof to be installed. Localised repairs to structural timbers of main roof to be carried out to the structural engineer's details as per previous consent. Structural members for new dormers to be designed to connect sensitively to the existing structure, as directed by structural engineer. New cast aluminium gutters with ogee section profile to be installed to dormers to match those consented on the main roof.
Heritage assessment	The roof coverings appear to have been replaced in previous refurbishments and therefore it is not known whether any of the original tiles remain. The roof coverings are to be replaced under consent ref: 14/04196/LBC
Impact of proposed works	There will be minimal loss of historic fabric due to the works.