



S T A B L E   A R C H I T E C T U R E

a r c h i t e c t u r a l   a d v i c e ,   p l a n s   a n d   d e s i g n s

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## **Yew Tree House - Sibford**

### **Schedule details requested by planning permission**

Planning and listed building consent were granted for renovations, alterations and an extension to the above noted property. The planning reference number is 16/00080/F and the listed building reference number is 16/00081/LB.

This document has been prepared to be read alongside the building regulations and construction drawings, and is to be provided to the building contractor on site and followed during the construction. A full copy of the listed building and planning approval documents are also to be provided to the builder, and must be read alongside the following schedule of details.

Planning Condition No. 10 from planning application reference 16/00080/F and Listed Building Condition No. 11 from listed building application reference 16/00081/LB both state the following:

*Prior to the commencement of the development thereby approved, and notwithstanding the submitted details, schedules of the following shall be provided:*

- o Ironmongery*
- o External stone steps*
- o Bifold doors*
- o Replacement joinery/windows/skirtings*
- o Cellar ventilation and openings*
- o Junction between extensions and historic fabric - eaves and ridge detail*
- o Doors between extension and original house*
- o Any fire upgrades to floors/ceilings and walls*

The above wording specifically requests a schedule for the 8 items. This document has been specifically created following discussions with the chosen building contractor and the client, to provide the information requested for each of the 8 items. These are shown below in the form of a written description including where appropriate photographic images and references to a set of construction drawings.

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**The following drawings are to be read in conjunction with this report:  
6035-01, 6035-02 and 6035-05**

**1. Ironmongery:**

Within the existing building where any existing door is fitted with brass ironmongery, this is to remain unchanged. Where any door is noted as being installed within the existing building or where any existing ironmongery is of a more modern detail, this is to be fitted with reclaimed period brass ironmongery. The client is to be responsible for searching reclamation yards and providing reclaimed brass door handles and latches to match existing.

*Photograph example shown as Appendix A.*

**2. External stone steps:**

The existing semicircular stone steps to the front door are of a poor standard and have subsided. The existing steps are to be chalk marked with individual numbers and then photographed to record the original layout and shape of the various stone elements.

Following the photographic survey, the stones are to be carefully removed from the current position and carefully stored on site. Following the exposure of the base structure under the stones, this area is to be upgraded by casting a concrete base under the original stone area using the original semicircular shape.

Original stones are then to be re-laid in accordance with the photographic record.

Any damaged or missing stones are to be repaired or replaced with new stone finished using the same colour texture and profile shape as the existing.

In accordance with Condition No. 12 all repairs must be like for like.

**3. Bi-folding doors:**

The proposed bi-folding doors to the rear of the new kitchen extension are to be anthracite grey finished powder coated aluminium. These doors are to be slim profile panels fitted with double glazed units. The bottom tracking unit is to be installed flush with the internal/external ground level. The head tracking system is to be installed directly underneath the proposed steel beam and hidden where possible.

*The above noted system is to be installed in accordance with drawing number 6035-05 - condition clearing drawing sheet.*

#### **4. Replacement joinery/windows/skirting:**

Replacement joinery within the existing property consists of the the skirting boards and windows.

The existing ground floor skirting boards are noted as being 8 inch white painted softwood timber. These are to be repaired where possible, if any replacement lengths are required, they are to be undertaken using the same profile as the existing.

The existing first floor skirting boards are noted as being 5 inch white painted softwood timber. These are to be repaired where possible, if any replacement lengths are required, they are to be undertaken using the same profile as the existing.

It is noted that there is no current skirting board whatsoever at second floor level, it is also noted that the door frames are of a simple nature, therefore the proposed skirting to the second floor is to also be in a simple nature rather than replicating the more ornate nature of the ground and first floor. The proposed skirting should be a 4 inch softwood profile with a simple chamfered 45° corner detail.

Existing modern dormer windows to be replaced with new white painted timber frames on a like-for-like basis.

Existing modern former kitchen window to be replaced with new white painted timber frames on a like-for-like basis.

All existing sash windows to be repaired by “ventrolla”, any defective timber to be carefully removed and replaced on a like-for-like basis in accordance with Condition No. 12 of the listed building approval.

*Photographs of existing skirting shown as Appendix B*

#### **5. Cellar ventilation and openings:**

No major works are being undertaken to the existing cellar, however the client proposes to install a mechanical extract vent.

Extract vent to be installed between the ceiling joists at ceiling level in the cellar; it is noted that this is above external ground level to the rear/north.

Allow to carefully form 100mm ducting through the north elevation wall.

Externally allow to finish with black finish iron traditional grille.

*The location of the ducting is shown on the building regulations drawing to be read in conjunction with the report, drawing number 6035-01.*

*Photograph of the black iron finished grille shown as Appendix B*

## **6. Junction between extension and historic fabric - eaves and ridge detail:**

The proposed wall structure of the new extension is to be fixed back to the existing stone gable using stainless steel vertical wall starter fixing points such as Sabrefix. These are to be screwed to the existing stonework at the appropriate location tagged as a starting point for the proposed stonework.

Vertical junction of 6/1/1 lime mortar to be used at junction point.

Junction between the new roof and existing stone gable to be in the form of a code 5 lead flashing detail carefully cut into the existing stonework at the appropriate location, and dressed down over the new roof construction.

## **7. Doors between extension and original house:**

Openings to be formed at ground floor and first floor in locations as shown on building regulations drawings 6035-01 and 6035-02.

Openings to be carefully cut within existing wall and new structural supporting elements shown and included as detailed notes and shown on the above drawings.

Style of new doors to match existing first floor doors leading into bedroom, this essentially is a two-panelled Georgian style timber door which is to have a painted finish.

Door handles to be either reclaimed in style to match existing, or new 7 inch plain rim lock polished brass and lacquered door and lock latch set purchased from "Broughtons of Leicester". This item we believe best matches the existing locks.

*These doors are shown on the building regulations drawing to be read in conjunction with the report, drawing number 6035-01 and 6035-02.*

*Photograph of existing door lock and new door lock shown on appendix B*

## **8. Any fire upgrades to floors/ceilings/walls:**

No upgrades to the existing floors, ceilings or walls is to be carried out for any fire protection purposes. This property has always been a three-storey with bedrooms in the roof space, therefore no works are required under building regulations to upgrade any existing element.

As part of the proposed electrical wiring throughout the building, smoke detectors are to be installed on the landing areas for all three floors including the entrance hall area. Further smoke detectors may be required in other rooms, details are yet to be agreed. Smoke detectors to be nonintrusive with all wiring hidden within existing floor buildup.

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Appendix A.

Below is a photograph of one of the existing door locks.  
This is the lock for both of the first floor bedroom doors.

The client is to use this image whilst sourcing re-claimed door handles to closely match this as best possible.



Below is an image of a new brass door lock system, if my client is not successful finding reclaimed handles to match, then a new handle set as per below is to be used for each new door opening, this is to be purchased from Broughtons of Leicester.



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Appendix B.

Below are a series of photographs taken of the existing skirting board, and show the existing profile. This profile detail is to be matched with any replacement/repair/upgraded skirting board as described elsewhere and as noted below.



The above skirting board is used within the existing ground floor sitting room and dining room, and is noted as being approximately 8 inches high. This profile in detail is to be used for any replacement/repair skirting board or new skirting boards throughout the ground floor.



The photograph above shows the profile end of the ground floor skirting board. This is the same skirting as shown in the left-hand picture, and shows the junction detailing at a door frame location.



The photograph above shows the skirting board at first-floor level, and this is the same profile as the ground floor, but with a shallower overall depth. This profile in detail is to be used for any replacement/repair of skirting board or new skirting boards throughout the first floor.



The photograph to the left shows a 125 x 125mm black cast-iron external vent. This event is to be used as the external visible grille detail for the mechanical extract for the cellar and is to be installed at low-level, just above ground on the north elevation.