

Rose Cottage – Summary of Proposed Phase 3 Works

1) Replace timber frame and pan tile roof to existing front porch (southern elevation - shown on sheet 8), with new hardwood frame and a blue slate pitched roof. A new door will be incorporated with glazed panels. All windows will be of clear solar glass in sealed units, including a glazed spandrel at the apex, replacing the existing weather boarded spandrel. (Detail is shown on sheet 9).

2) Side Outhouse (western elevation - unit 5 on sheet 2), adjacent to cottage building, to be repaired and refurbished, enabling a semi derelict building to be brought back into use. Perished stone will be replaced where necessary using stone from part demolition of other outhouse adjacent to rear boundary wall. Stonework will be 'brush' pointed similar to example shown on photograph on Sheet No 16 enclosed. Existing valley gutter will be widened leading to a cast iron fall pipe, and stone copings will provide edging to new roof. A new wooden door will be incorporated to match existing. A floated finish floor will be applied to an in-situ concrete base and the internal walls will be formed with a concrete block lining, subsequent to the internal face of stonework being tanked. (All detail shown on sheet 7).

3) Rear outhouse (northern elevation – unit 9 on sheet 2), to be partly demolished. Wall adjacent to boundary wall to be retained and 'brush' pointed similar to example shown on photograph on sheet 16, to provide a screen for the oil tank, which will be repositioned and also for a timber wood store (example shown on photograph on sheet 10). (All detail shown on sheet 5).

4) New wooden side door to utility room (western elevation) to replace existing. The replacement door to match the front door at Holly Tree cottage, situated adjacent. Photographs of existing door and replacement door are shown on Sheets No11 and13 enclosed.

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5) The existing rustic timber gate to the rear garden access/egress (shown on photograph sheet 12 enclosed), will be replaced with a new metal gate, to match fence and gate at Holly Tree Cottage, situated adjacent. A photograph of the gate at Holly Tree Cottage is shown on sheet No14 enclosed.

6) New wooden Pinfold gate (eastern elevation), to match existing, with the exception that the new gate will be very slightly shorter in length to facilitate the flow of storm water from the pinfold yard and prevent rot and deterioration of the gate timbers. Photograph of existing gate shown on Sheet No 15 enclosed.

7) All woodwork to be painted in Farrow& Ball external paint – Ball Green, in an eggshell finish to match woodwork at Holly Tree Cottage adjacent.

8) Rear/side garden to be landscaped and paved to compliment works of refurbishment.

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