

Schedule of Works

1. Paving

- Replace existing paving with new limestone paving laid in a linear format, incorporating square slab feature strips for visual interest.
- All paving to be installed on new vehicular-specification hardcore with falls directed to a soak-away at south east boundary.
- Existing Yorkstone paving adjacent to the full-height window to be retained in-situ.

2. Lounge Seat Base

- Construction of a low-built seat base to provide informal lounge seating.
- Seat base to be rendered and finished with a warm pastel shade to complement the paving palette.

3. Boundary Walls

- Removal of deteriorating modern masonry paint using steam cleaning to avoid damage to the brickwork.
- Application of breathable limewash to bare brickwork to improve performance and appearance.

4. Bin Store

- Refurbishment of the existing bin store with a new timber framed roof, finished in traditional clay roof tiles.

5. Planting

- Creation of new planting borders around the existing mature olive tree and silver birch tree.
- Borders to be planted with drought-tolerant perennials selected to provide seasonal interest from spring through winter.
- New Silver Birch tree to be planted near to bin store,

6. Loggia/Outhouse

- Removal of modern internal brick partition wall.
- Installation of a lightweight timber stud wall to the kitchen side, ensuring protection of original fabric.
- Internal walls and seat base to be rendered and painted a warm pastel tone, consistent with boundary treatments and external seating.
- Introduction of a feature fireplace with gas fire, incorporating a timber shelf and low rendered seating base.
- Installation of two pendant lights within the loggia, connected to the existing electrical circuit.

7. Garden Lighting

- Installation of three pendant lights suspended within the canopy of the existing olive tree to provide ambient illumination for the seating area.
- Installation of one wall light adjacent to garage door, near rear boundary.
- All external lighting to be low-level and sympathetic in design.
- Lighting will be installed without fixings into trees and will be removable, avoiding harm to trees or wildlife.