

5a Internal Doors

Basement : DB05, DB06, DB07, DB11
Refer to 1257-608 for proposals



Photograph 01: existing basement level door leaf DB05 (TV/Games Room/Room B01), note modern chamfered skirting, no cornice



Photograph 02: existing basement level door leaf DB06 (Basement Bedroom/Room B02), existing modern chamfered architrave and skirting, no cornice

5b Cornices & Skirtings

Refer to 1257-608 for proposals



Photograph 03 (left): existing modern coving to Rear Attic Room (Bedroom 04/Room T02)

Photograph 04 (right): existing fragment of cornice to Attic Bedroom 05 (Room T01) and stairwell (Room T03) to be replicated for Basement Rooms and Attic Rooms to replace modern coving & to reinstate where cornices are missing



5c **Windows-** Refer to drawings 1257-500 & 1257-501
 New Sashes to existing box frames to front (North East) elevation
 Refer to 1257-500 Rev.A for proposals



Photograph 04:
 Front (North East) Elevation showing modern clear float glazing without glazing bars

Refer to 1257-501 Rev.A for proposals



Photograph 05: Rear (South West) Elevation

- WT06- Existing modern casement replaced within existing brick window opening, new box sash window with 6 over 6 lights using lamb's tongue hw glazing bars and restoration glass
- WT05- Window opening altered to original proportions, new box sash with 6 over 6 lights with lamb's tongue hw glazing bars & restoration glass
- WS05- Lower Sash replaced with 6 over 6 lights with lamb's tongue hw glazing bars & restoration glass



Photograph 06: WB06
Basement doorway changed to window opening and fitted with new vertically sliding sash window with 6 over 6 lights using hw glazing bars (mouldings to match original adjacent window WB03), restoration glass (refer to 1257-501 Rev.A)

5e Floor Finishes

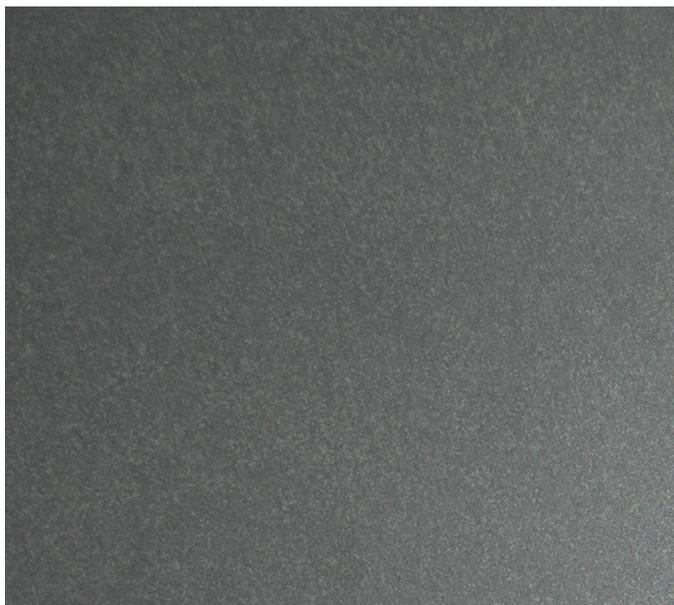
Basement & Ground Floors including yards: New Extension, Basement Bathroom, Second and Third Floor Closet Bathrooms

Mosa Tiles: Grey (Refer to 1257/300 Rev.B & 305 rev.B)

Unfortunately there is no evidence of the original surfaces within the basement and ground floor yards or adjacent, basement and ground floor rooms at the rear of the site. It is likely that the yards and vaulted areas were originally paved. It is very important to us to join the old and new areas of the house with a material that works well in both contexts and for the internal and external paving to be homogeneous to give the illusion of the internal space extending out into the yards and vice versa. This idea is reinforced by the sliding glazed panels to the basement archway and the sliding panels to the kitchen extension. The house doesn't have a conventional garden so the yards are essential for the enjoyment of the occupants.

The new basement utility room/gym and ground floor kitchen have been carefully positioned at the rear of the property because they will need to be more heavily serviced than the rest of the house and will have to be both robust and practical to meet the needs of a 21st century family. For these reasons, we have found a modern material available in large slabs (1200mm x 600mm) that could be laid like flagstones. Mosa Terra Maestricht tiles are thin enough (28mm for external use) to maintain the current substrates and floor levels. They will effectively be 'loose laid' or ungrouted on pedestals in external areas allowing for drainage between tiles and the complete concealment of the modern metal manhole cover that is currently exposed in the yard. The tiles are therefore 'reversible' in that they can easily be taken up at some future time. They are light enough to be laid above a new insulated flat roof deck which forms the roof over the basement level Gym (B05).

The tiles are approximately 10mm thick when laid internally and will have 2mm grouted joints. This is important as the newly re-opened vault is directly below a modern concrete slab that we would like to keep in tact thus minimising the impact on the historic masonry. Like Yorkstone, mosa tiles are durable and robust enough to be used inside and out and we think the grey 216V will form a neutral backdrop.



Photograph 07: Small sample of Mosa Tile
(ref. 216V/216VV Terra Maestricht)

5h Panelling and Steelwork

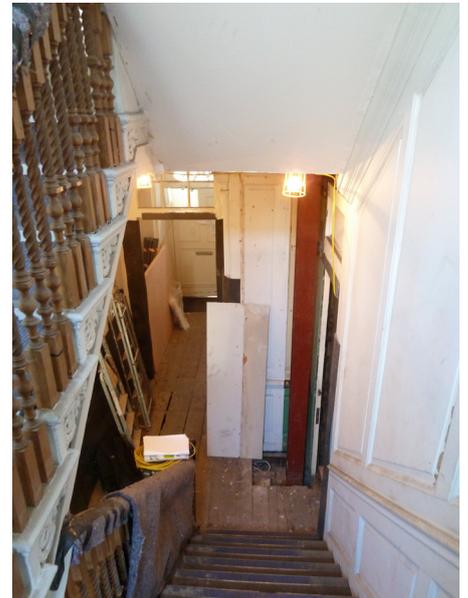
Refer to 1257/605-8 (incl.) & Engineer's Sketch 13/80/SK5

The engineer's structural analysis concludes that complete removal of the existing steel posts and beams is not feasible. We have therefore re-evaluated their size and location on each floor. The following photographs show the affected areas. Where possible we have tried to adapt the panelling to accommodate the steelwork so that it is completely concealed from view. In the rear rooms at ground, first and second floor levels, the room panelling has been moved forwards into the room in order for two slim line posts (50x100mm) to be inserted between the stairwell panelling and room panelling. This will involve minimal alterations to the cornice and the removal of the larger (152x152) steel posts which were boxed in at each level.



Photograph 08 (left) View looking down the hollow carved ground floor pilaster located in Ground Floor Room (G02/G03)

Photograph 09 (right) Existing steel post located in the Ground Floor Hallway (G01)



Photograph 10 (right) Steel post in rear room at GroundFloor level (Room G03)

Photograph 11(left) Modern panelling to rear Ground Floor room (Room G03) removed to allow for opening up of fireplace Refer to approved drawing 1257-601 Rev.P2





Photograph 13 (left) Existing modern panelling above first floor level fire surround in front room (Room F01)

Refer to approved drawing 1257-602 Rev.P3

Photograph 14 (right) downstand steel beam and post to be replaced by smaller post concealed within the existing panelling.

Refer to 1257-607 Rev.A

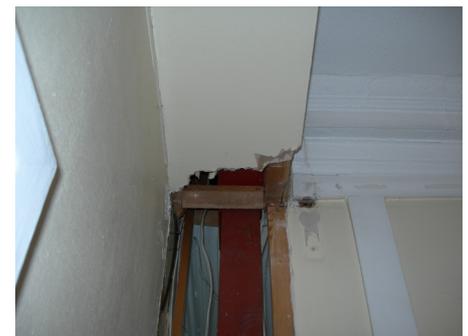


Photograph 15 (right) Existing steel post in 1st floor level rear room to be replaced by two 50x100mm posts concealed between stair and room panelling
Refer to 1257-607 Rev.A



Photograph 16 (left) Steel post located in rear room at Second Floor Level (Room S02)
Refer to 1257-606 Rev.A

Photograph 17 (right) Steel post in stairwell at Second Floor level (Area S03)
Refer to 1257-606 Rev.A



Photograph 18 (right) Existing 'step' in panelling to partition wall between front and rear rooms at Second Floor Level (Room S01/S02).
NOTE: a similar detail occurs at first floor level