Description of proposed works

1. Install new kitchen units in the same layout as the current one, which seems to have been put in about 10-15 years ago. See picture of current kitchen.

2. Replace the boiler (Vaillant thermoCompact, about 10-15 years old) with a newer combi boiler. The boiler is currently on the outside wall at the south-east corner of the kitchen. I’d like to move it slightly so it’s on the southern interior wall instead, but still in the corner so it can vent outside through the existing hole. Please see attached picture. This is to enable it to be boxed in in a kitchen cabinet more easily. I would then no longer need the existing hot water cylinder in the airing cupboard (marked A/C on the plan) so would remove that (see attached picture). The repositioned boiler will use existing pipe runs so will not result in additional loss of fabric.

1. The current floors are carpet in the two bedrooms and the reception room, laminate wood-effect in the hall and lino tiling in the kitchen, bathroom, toilet. Underneath is concrete in all cases. I would like to lay wood-effect vinyl flooring, or similar, throughout, with acoustic underlay beneath and not have any carpet. See attached pictures. The new proposed floor covering will be scribed around the existing skirting boards and door frames. As a result, no historic fabric will be lost.

4. Around the perimeters of all the rooms are exposed heating pipes, since the concrete prevents sinking them beneath the flooring. I would like to leave these as they are but box them in with skirting. See picture.

5. Some radiators might need to be moved and/or replaced with more modern ones. The existing radiators are not original. See picture.

6. The walls in the two bedrooms and the reception room are currently painted lining paper or wallpaper. This seems to be relatively recent (see picture) as there is no original wallpaper or paint remaining. I would like to wallpaper these three rooms and repaint the hallway. This may require a limited amount of skimming with new plaster depending on the conditions of the walls once the existing paper has been removed.

1. It is also proposed to reintroduce glass panes in two surviving historic doors.  They currently have wooden panels where the panes used to be.