

1. Introduction

This document should be read in conjunction with enclosed application drawings, Heritage Statement and Photo Documentation.

2. External Work – Proposed

Roof

- Replace existing concrete roof tiles with slate tiles

Front Elevation

- Modify all double glazed sealed window units and replace with 4mm glazing with ovolo glazing bar
- Replace existing guttering, fascia and soffits
- Replace existing modern metal railing with traditional black painted railing
- Allow for repairs of stucco
- Allow for repairs of stone window architraves
- Allow for general repairs to brickwork
- Allow for new paint decorative finish
- Repair and repaint front door

Rear Elevation

- Modify double glazed sealed window units on 1st and 2nd floor and replace with 4mm glazing with ovolo glazing bar
- Install Crittall glazing to the apertures in the rear ground floor
- Remove brown paint on ground floor external wall and allow for repairs to brickwork
- Replace external door on utility with a window. Install yellow brick masonry under window to match existing
- Remove existing ground floor extension and replace with a single story yellow brick extension with green roof and rooflight
- Remove masonry beneath the existing rear ground floor reception window to create a door opening for extension

Rear Garden

- Relocate rear access gate within garden wall
- Allow for new hard landscaping

3. Internal Work – Proposed

General

- Allow for installation of new heating system

Ground Floor

- Close up existing door opening to kitchen
- Replace installed doors with replica replacement painted timber four panelled doors
- Modify installed window and door architraves to match pre- existing examples

- Install timber skirting with a moulded detail and painted finish
- Retain as built plaster on walls and ceilings
- Install new timber engineered flooring above concrete slab in hallway and reception rooms
- Install tiled finishes to flooring in bathroom and utility room
- Reinstate new balusters, handrail, newel posts and skirting to match the pre-existing stairs

First Floor

- Reinstall pre-existing double doors into spine of 1st floor
- Replace installed doors with replica replacement painted timber four panelled doors
- Modify installed window and door architraves to match pre-existing examples
- Retain timber skirting as installed
- Retain as built plaster on walls and ceilings
- Reinstate cornice in both bedrooms to a similar profile as pre-existing
- Replace installed plywood and chipboard with salvaged 19th century pine floorboards
- Reinstate new balusters, handrail, newel posts and skirting to match the pre-existing stairs

Second Floor

- Replace installed doors with replica replacement painted timber four panelled doors
- Modify installed window and door architraves to match pre-existing examples
- Retain timber skirting as installed
- Retain as built plaster on walls and ceilings
- Replace installed plywood and chipboard with salvaged 19th century pine floorboards
- Install salvaged stone surround and cast iron fireplace in front bedroom
- Reinstate new balusters, handrail, newel posts and skirting to match the pre-existing stairs
- Retain Velux window in roof light aperture

4. External Work – As Built

Front Elevation

- Removed and replaced all existing metal window units with louvred top panel with painted timber double glazed sash windows

Rear Elevation

- Removed and replaced first and second floor existing metal window units with louvred top panel with painted timber double glazed sash windows with the exception of ground floor rear window

5. Internal Work – As Built

General

- Installed new plumbing and electrical services

- Removed existing redundant 20th century pipework and cables from wall surfaces and woodwork

Ground Floor

- Treated walls for damp
- Repaired and replaced leaking mains pipe in hallway
- Re-plastered all walls and ceilings
- Removed partition at the base of staircase and created new partition further east to allow for access to utility room from main hallway
- Created a new double door width opening through the spine wall
- Removed and replaced the mid 20th century part glazed doors and the two modern flush doors with FD30 timber four panelled doors
- Removed and replaced architrave around all windows and doors
- Removed existing skirting
- Replaced existing concrete floor in bathroom, utility, front and rear reception rooms with new insulated concrete flooring
- Replaced softwood flooring in hallway with new insulated concrete
- Removed and replaced flight of stairs with new timber stairs
- Removed and replaced corrugated plastic roof in utility for flat roof with felt covering
- Installed new ceiling in utility with plasterboard and skim

First Floor

- Repaired and strengthened existing joists
- Re-plastered all walls and ceilings
- Removed simple cornice in front and rear bedroom
- Removed and replaced doors with FD30 timber four panelled doors
- Removed and replaced architrave around windows and all doors
- Removed and replaced existing skirting
- Removed and replaced floorboards in bedrooms and hallway with plywood
- Removed and replaced chipboard in bathrooms with new chipboard
- Removed and replaced flight of stairs with new timber stairs
- Removed and replaced tiles in bathroom

Second Floor

- Repaired and strengthened existing joists
- Repaired walls and ceilings damaged by water ingress
- Re-plastered all walls and ceilings
- Removed and replaced doors with FD30 timber four panelled doors
- Removed and replaced architrave around windows and all doors
- Removed and replaced existing skirting
- Removed and replaced floorboards with plywood
- Removed and replaced flight of stairs with new timber stairs
- Reinstated stone fire surround and cast iron fireplace to ground floor front reception
- Installed tiles in bathroom
- Removed and replaced wooden framed glass rooflight with new Velux rooflight