Flooring Details

* 1. Staircase - Height Differentials - as previously agreed with the council, all stairs from the ground floor upwards will be covered with a sisal flooring.  We will also be using sisal for the landings on the 1st and 2nd floor, to avoid any issues with height differentials as you walk up the stairs.  The only stairs that will have wood flooring are the short two flights leading from the Ground Floor to the Lower Ground Floor.  As the entirety of the G and LG Floor are to have the same wood flooring put on them, all levels will be raised in unison and thus we do not envisage any issues where we lose some of the bottom step and the top step is higher.
  2. Bannisters - Sisal is being used, as previously agreed, on all levels from the ground floor upwards to avoid any issues with the stringers, which are lower at the top levels of the house.  This will therefore not impact on the bannisters.  There are two small flights of stairs leading to the LG Floor.  The second flight, has already had its bannisters removed and the stringer replaced, by a previous occupant.  We are going to reinstate new bannisters in this section, which match the rest of the house, as previously agreed with the council, once the flooring has been put in place.  For the small section of 6 stairs, leading from the G Floor to the kitchen, which still have their bannisters the size of our flooring will fit under the stringer (which is 40-50mm on the going and 30-35mm clear on the rising, against a 21mm deep floor) and not require any further work or correction.  Nor will it impact on the bannister.
  3. Floor Levels - on the top two floors, the builders will graduate the flooring from the bedroom doors, to account for the alteration in floor level.  On the Ground floor the floor boards have already been removed by a previous occupant and levelled, so we do not have a concern in this area.  For the LG floor, part of the floor is being tiled as agreed in the bathroom designs and these tiles are more easily able to adapt to alterations in flooring level.  The playroom at the back has already been levelled  due to a previous occupant using it as a kitchen.  The only area where there is a small differential in level is the small landing on the LG floor and we will graduate the floor here, as we are doing for the bedrooms.
  4. Attaching the flooring - on the top two floors, where we have original floorboards in tact, we will use nails, as discussed in the method statement.  For the ground floor, where the floor has already been removed we have put a ply down and would thus seek to glue our flooring to the ply.  For the small staircases from the G to LG floor we would nail a thin sheet of hardboard/ply to the wood and then glue our flooring onto it, to avoid any issues with levelling and ensure no harm to the wood.  On the LG floor we would still like to glue it with water based fully removable glue, as described in the method statement.  The LG floor is concrete and thus utilising nails are not possible.  A floating floor could be an alternative but it is not ideal for authenticity, in the feel of the house.
  5. Door Trimmings - all doors that are pre-existing (including cabinet doors) have got large sections already missing from underneath them, due to previous occupants.  These are done at a gap of 30-35mm and will thus easily accommodate our flooring, which is a maximum of 21mm (please refer to photos below)
  6. Skirting - as discussed in the method statement in areas where the skirting has been able to be removed safely, it has been and will be relayed over the flooring.  In the very few areas where the skirting has not been able to removed, for fear of harming it, we will put in place a small floor trimming, attaching it to the flooring to provide clean lines without damaging the original skirting.

Photos below show the large gaps underneath the doors able to accommodate the proposed flooring without any damage:



