

WD/D/20/001502 BRIMLEY MILL HOUSE, BRIMLEY MILL ACCESS ROAD, STOKE ABBOTT, BEAMINSTER, DT8 3JU - Application for approval of details reserved by conditions

Read in conjunction with Dwg. No. TS/2020/PL10A

NOTES ON THE REVISED LAYOUT - PL10A. The applicant wishes to remove the existing (modern) partition between the spiral stairs and the bedroom, as shown on the accompanying drawing. This would return the layout of this area to that shown on the original floor plan (shown in the 1987 application).

Condition No. 3 – Where the spiral staircase is to be removed the opening to the timber floor will be edged in a flush finish rectangular section timber bead, flush with the existing floor, prior to laying new matching oak floor boards. The bead will be 12mm wide, and the depth will match the existing floor boards. This will form a discrete demarcation line between the existing and new floor boards.

Condition No.4 – Reference to the earlier application from 1987, No. 1/W/87/000711 & 712, shows that on the Second Floor plan of the 'existing plans' there was a doorway in precisely the same position as we now propose. It is assumed that this doorway is still intact and simply 'boarded up'. If this is the case, we will reuse the existing opening. Until that part of the work is 'opened-up' it is not possible to say how the lintel, over the proposed doorway, will be built but it is likely that the original structure is still in-situ. In terms of the materials, the new steps to the doorway will be of Oak, to match the existing floors. No handrail is proposed. The boxing for the repositioned horizontal foul waste pipe, from the ensuite, will be timber framed, plasterboard faced, with a painted timber sill (shelf). I am proposing that this be formed so that the new sill is the same height as the existing landing window sill, so as to appear as a 'thicker wall' (which I have seen frequently in old buildings) rather than use a boxed-skirting pipe run (which always looks unsightly).

Condition No. 5 There are no new doors proposed for the new doorway and steps to the landing and the existing oak door to Bedroom 5, will be reused to form the new Bedroom 5 door.