

12 Glovers Place
Hexham
NE46 3QN

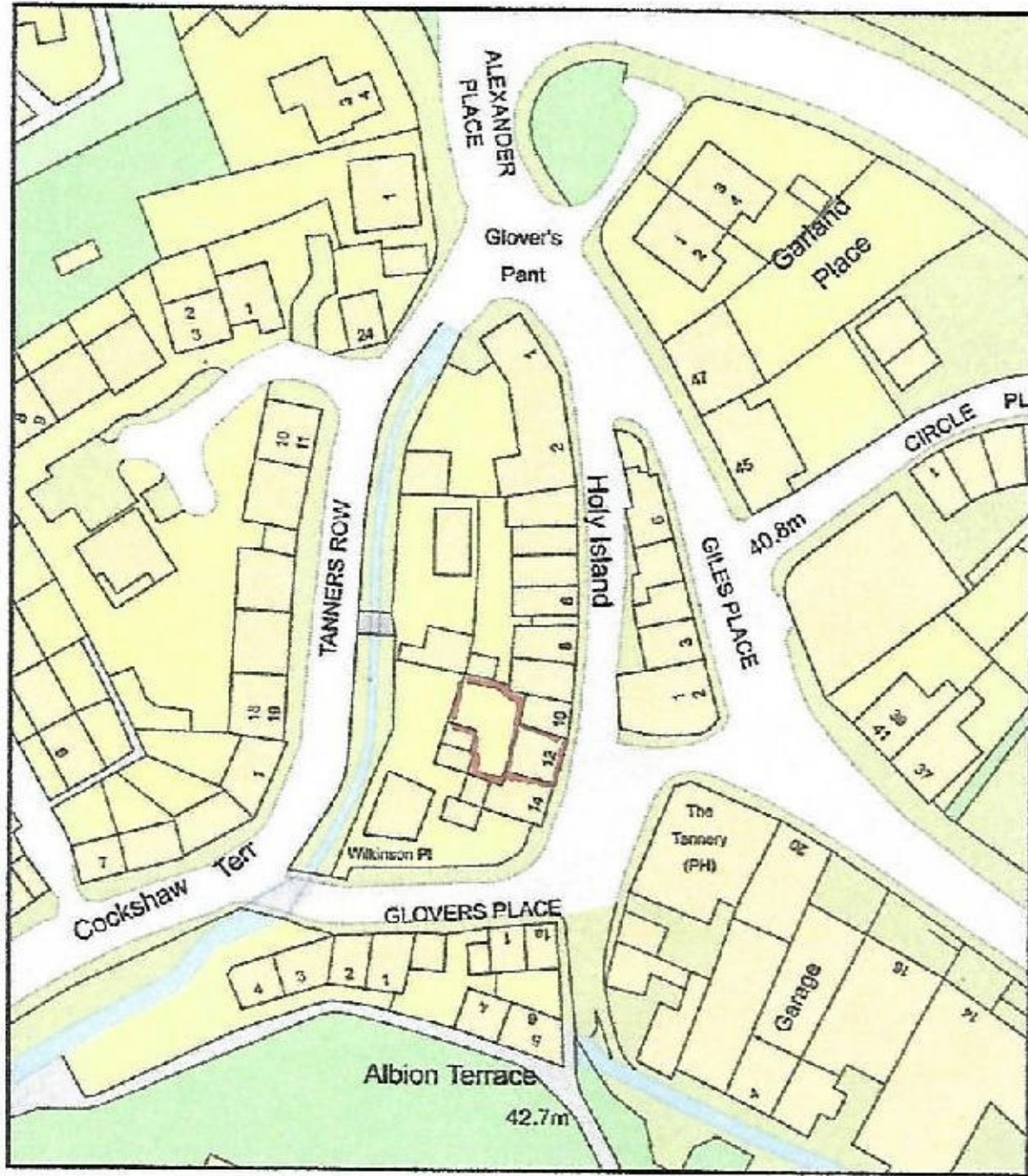
Application for
Listed Building Consent

6 April, 2021

Additional supporting Information



12 Glovers Place Hexham NE46 3QN



Plan Produced for: Ray Taylor
Date Produced: 04 Jan 2021
Plan Reference Number: TQRQM21004105802433
Scale: 1:1250 @ A4

Heritage Statement

The property is situated at the bottom of Gilesgate within the Hexham Conservation Area. 12 Glovers Place is in 18th Century grade 2 listed building (also listed as 12 Holy Island). It is proximity to a number of other important listed buildings, including the grade 2* Holy Island House and Holy Island Cottage.

In the middle of three terraced houses Number 12 Glovers Place was registered as a Listed Building 18 May 1976 and. It is understood that people who lived here would have been employed in the tanning and glove making business that Hexham was famous for back in the day.

The front of the house faces onto Glovers Place and at the rear is a west facing walled garden with an outbuilding which houses an original washing tub. On the ground floor is also a piece of history featuring a range with a working fire – the range is also understood to be on view at Beamish Museum. To the first floor in the living room there is also an original fireplace which has been bricked up, and in need of some attention.

Given its age, the property is in reasonably good condition and the aim is to preserve and enhance the heritage assets, making repairs and renovations in 3 key areas:

- Preserve the longevity and integrity of the fabric of the building – rewire, repair the outbuilding roof and the alleyway roof
- Restore and enhance the character and original spaces in the house – opening up the fireplace, removing cladding from the staircase wall and remove the redundant airing cupboard in the bathroom
- Upgrade the living facilities in line with current household needs – constructing a downstairs toilet space and improving access to the loft

The only anticipated ‘harm’ to the fabric of the building would be the incursion in to the plaster in the areas that require rewiring to be carried out and replacement light and plug sockets, and the replastering required in part of the large bedroom wall. The specifics of the incursions are detailed in this document.

Other than the repairs to the outbuilding and alleyway rooves, all of the proposed changes are internal and don’t present any access issues.

In preparing this additional information, reference is made to the Full Building Survey that was carried out by Silverstone Residential Surveys in November 2020, the responses to the Pre-Application submitted in January 2021, and the advice and comments from Val Robson and Amber Windle who visited the property in March 2021.

- Outbuilding Roof
- Alley Roof.

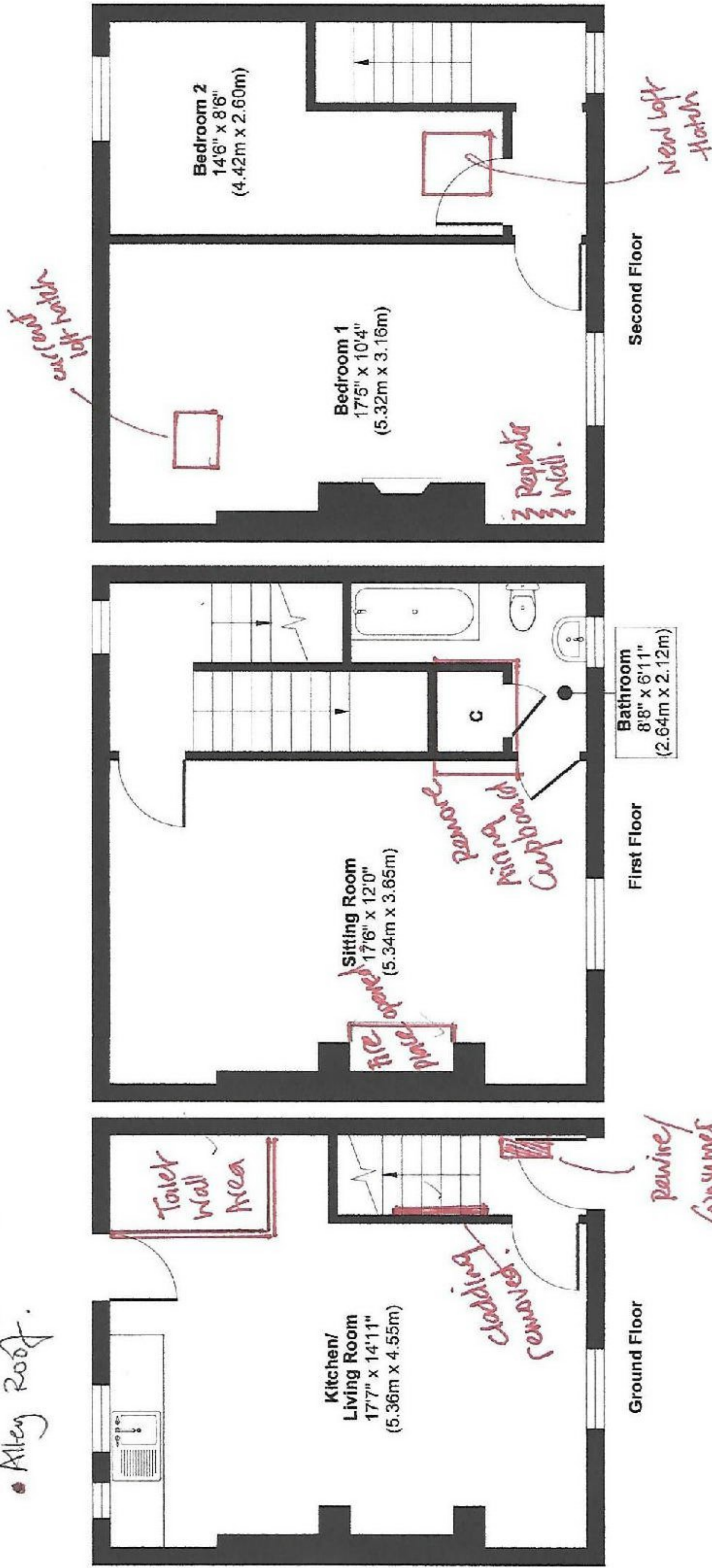


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Summary of work requiring Consent.
12 GLOVERS PLACE, NE46 3BN

RE-WIRE

Background

It is understood that the electrics in the property have not been upgraded in over 30 years. There is an old fuse box and meter, and the Building Survey also identified the lack of a residual current device which provides protection on the circuit boards in the consumer unit for safe operation of all things electrical. The rewire is by far the messiest job to be done in renovating the house and will be the first to be tackled, subject to consent.

Schedule of works for consent

All existing light switches and sockets would remain in their current position, with the addition of a total of X plug sockets in the Kitchen, Living Room and both Bedrooms. The plan indicates the location of each of the existing light switches and sockets and the proposed additional sockets.

Light Switches in all cases a chase would be made in the plaster 70mm wide x 15mm deep x 900mm in height to the ceiling.

Plug Sockets in all cases a chase would be made in the plaster 70mm wide x 15mm deep x 250mm down to the floor.

The exception to this would be in the kitchen where the chase down to the floor would be 900mm. This to accommodate the sockets situated above the worktop surface



All incursions would be made good with lime plaster.

A new consumer unit and updated meter would be fitted in the current location behind the front door.

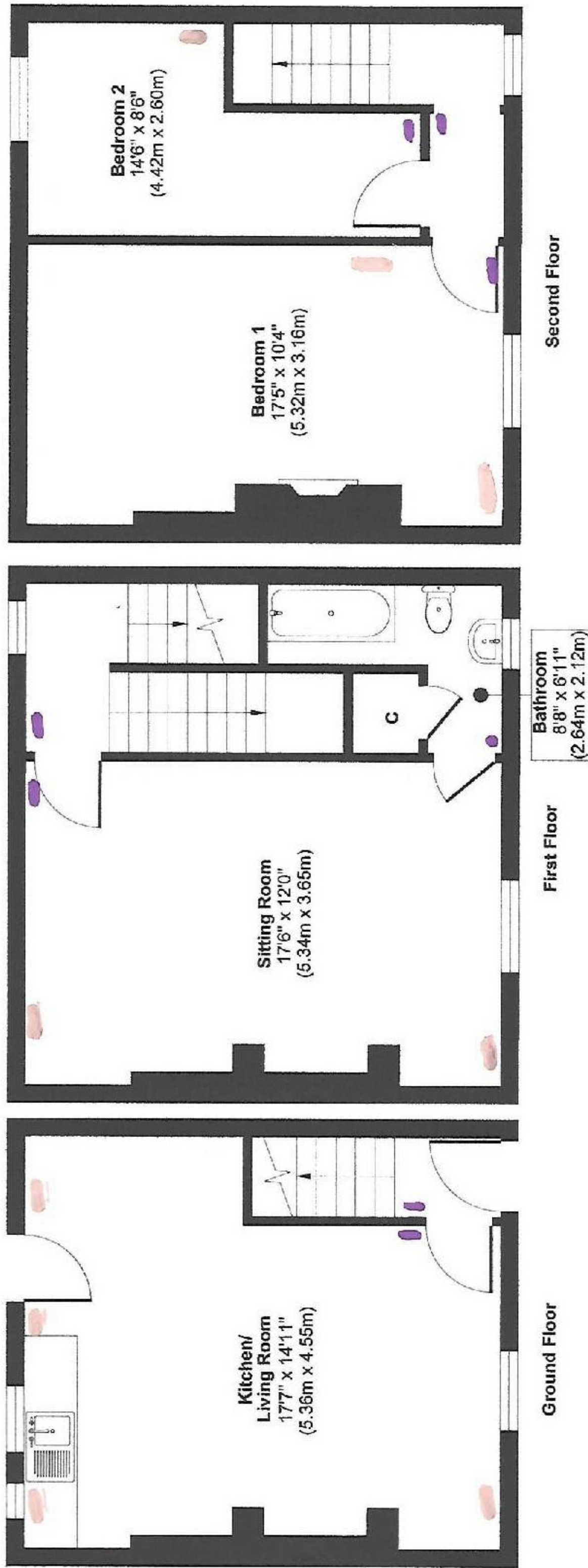


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- REWIRE PLAN:
- Existing Light Switches (8)
 - Existing Plug Sockets (8)
 - Additional Plug Sockets (6)

12 COVERS RACE - NE46 3AN.

OUTBUILDING ROOF

Background

The Building Survey identified damp staining to the sarking boards to the underside of the roof slope. The adjacent purlin also shows similar staining - likely to be caused by poor /degraded flashing to the left hand side of the slate roof attached to the adjoining building, and the concrete flashing along the roof ridge.

Their recommendation was to make the roof watertight as soon as possible and then consider what work is needed to repair / replace the damaged purlin in the longer term.

Schedule of works for consent

Remove the existing degraded 'mortar' flashing adjacent to the left hand wall.
Install a lead soak using Code 3 lead under the slate tiles
Install step flashing using Code 4 lead to the adjacent wall and over the slate tiles, including the base of the chimney stack.

Install Code 4 flashing over the existing concrete along the roof ridge, and secure in a chase just underneath the water table.

This remedial work will ensure that the outbuilding is watertight in the short term



ALLEY CEILING

Background

The Alley in between numbers 12 and 14 Glovers Place provide access to the rear walled garden of Number 12, and right of way access to the occupants of Number 10 to put out their bins.

The Building Survey pointed out the very poor condition of the Alley ceiling, which is heavily cracked and deflected. In its current state, there is the possibility for further debonding to occur, incurring more damage and a potential safety hazard when using the Alley.



Schedule of works for consent

Two options were discussed with Val Robson during the visit to the property:

- Plasterboard and skim the ceiling which would keep in character with the exposed brickwork of the properties either side of the alley
- Overboard the alley with marine plywood and then paint a neutral colour.

It is considered that either option would halt the deterioration and make safe the alley. We will accommodate any preference by the Conservation recommendation.

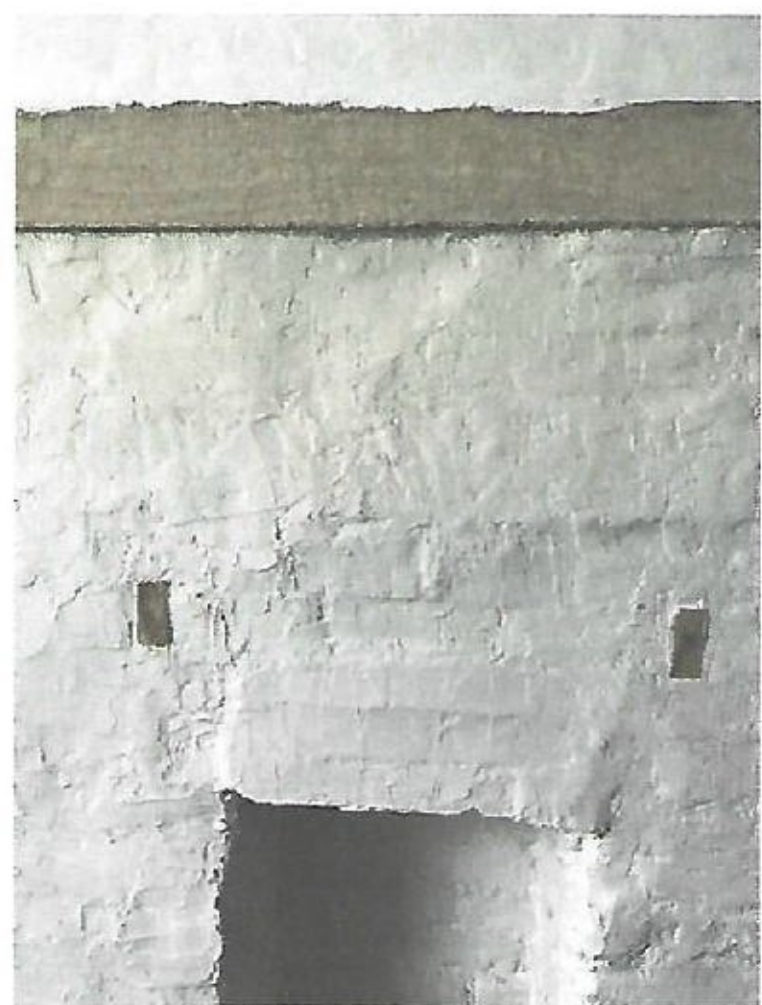
FIREPLACE

Background

The property already has an historical feature in the form of a range, which takes pride of place in the Kitchen on the ground floor – an example of which I understand is also featured in an exhibition in the Beamish Museum.

There is an equivalent fire surround in the Living Room directly above, which is intact and in good condition. However the entire fireplace itself has been bricked in and roughly plastered, but for a small opening where normally a fire would sit. It does not look as though it has been used as an open fire for quite a while.

It is the intention to restore the fireplace to its original dimensions with a view to making it a feature of the Living Room – with the option to have a real fire / log burner.



Schedule of works for consent

Remove the plaster covering the bricks

Inglenuok the Fireplace, cleaning the brick work if it is ok or rendering inside the nook

line chimney with 9-meters of Flex liner

new pot hanging cowl and register plate

carbon monoxide alarm

signed off with HETAS.

RESTORE STAIRCASE WALL

Background

The front door leads into a very small 'vestibule' with a door off to the left, into the kitchen. A set of stairs leads up to the first floor, and to the left hand side, two thirds of the lathe and plaster wall has been fitted with broad sheets of cladding. The right hand wall is finished as you would expect with plaster.

Apart from being a bit of an eyesore, it is certainly not in keeping with the character of the property and detracts from the beautiful hand rail attached to the cladding.

The intention is to restore the original look of the wall as a feature of the entrance to the property.



Schedule of works for consent

Remove the pine cladding

Restore the original wall with lime mortar to the existing lathe and plaster

Refit the handrail

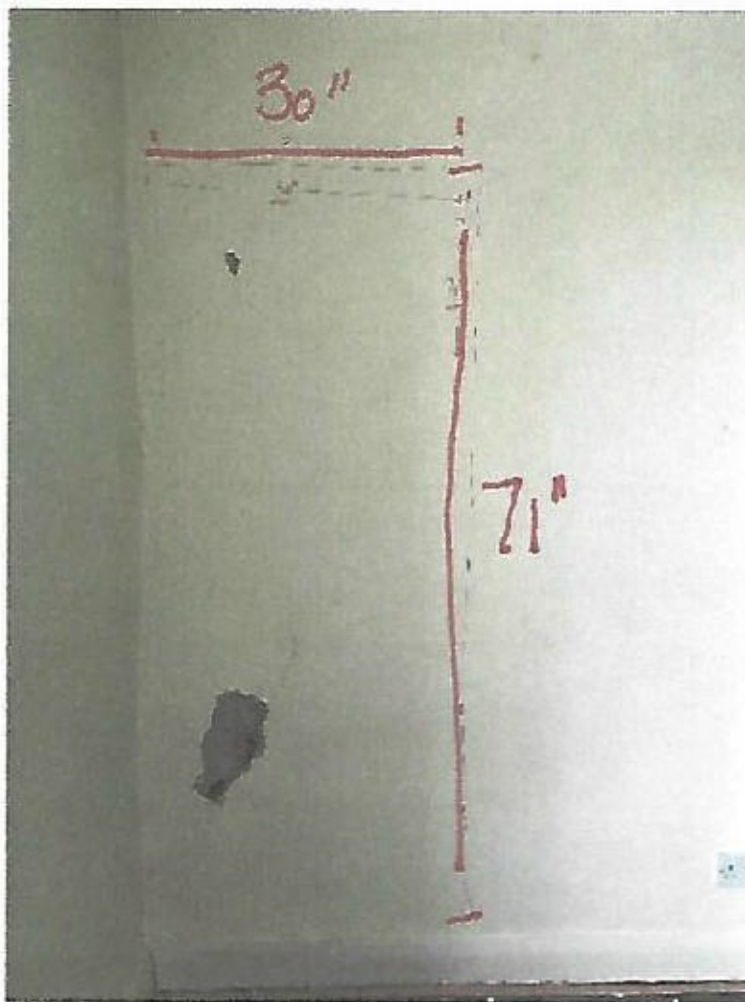
n.b. The wall behind the cladding looks to be in sound condition, so it is not anticipated that the wall will need to be replaced once the cladding is removed.

RESTORE SOME OF THE DEBONDED WALL

Background

The Building Survey commented on a crack on the wall facing you as you enter the main Bedroom. This is a party wall with Number 10 Govers Place. The Surveyor reported that there is no structural issue causing the crack, but debonding of the original plaster to the party wall.

Their recommendation was to attend to the crack to prevent the crack extending and causing more debonding of plaster. The picture shows the extent of wall which will need to be replastered. The current plaster is applied directly to the stonework.



Schedule of works for consent

- Remove the debonded plaster in the area indicated on the photograph
- Clean up the exposed stonework
- Replaster with lime based mortar

BATHROOM AIRING CUPBOARD

Background

A quirk of the house is the location of the Bathroom – adjacent to the Living Room on the first floor, which has a bath, washbasin and toilet. It has also retained the airing cupboard which, back in the day, would have been added to the bathroom to house the water tank.

A combi boiler now provides the hot water for the property, and the water tank has been removed, so this space is now redundant.

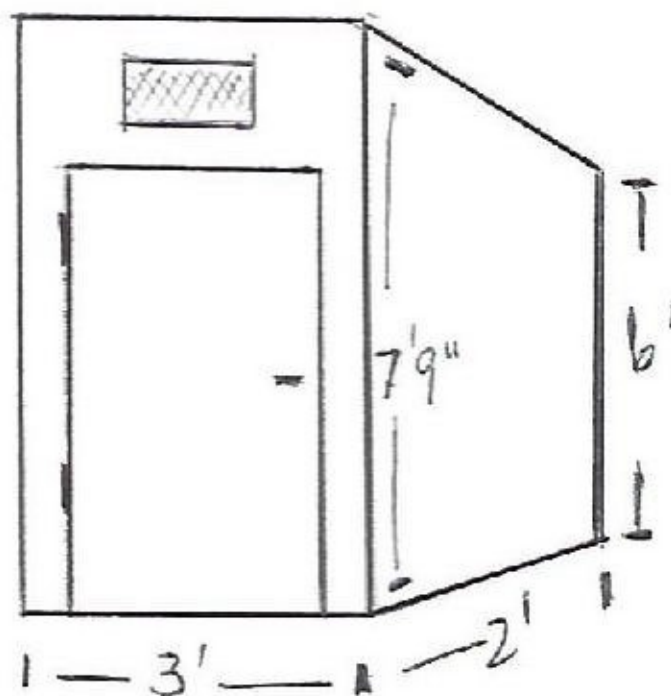
The intention is to restore the original dimensions by removing the airing cupboard, leaving more space when the bathroom is upgraded.



Schedule of works for consent

The airing cupboard consists of a stud plaster wall to one side and access to the cupboard via a plywood door. There is an air vent positioned just above the door.

The sketch below illustrates the dimensions of the cupboard to be removed.



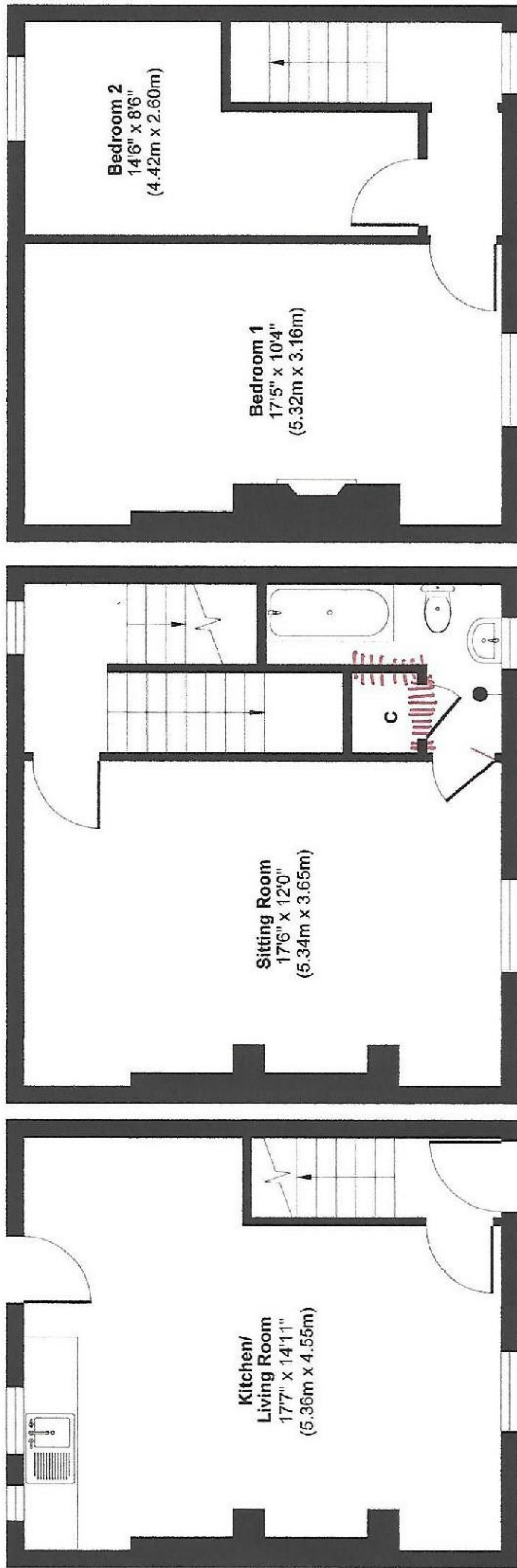


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Removal of Airing Cupboard

CREATING A SECOND TOILET SPACE – Ground Floor

Background

The only toilet in the property is in the bathroom on the first floor and access is by a door directly from the living room. The provision of a second / alternative toilet would satisfy a couple of issues:

- Firstly it would avoid the potential discomfort and perhaps embarrassment of people in the house – living there or visiting – using the bathroom while others are sitting in the adjacent living room
- Secondly it would reduce the need to go to the first floor every time you needed to use the 'facilities'

Schedule of works for consent

The toilet space would consist of a stud frame, using soft wood timber 75mm x 50mm, finished with 12mm plasterboard and skimmed over. The skirting would be 4" with a chamfered edge to match the existing. The area would be fitted with a wood door. The proposed siting of the second toilet area would be under the stairs on the ground floor, making the most of an awkward space. In line with Building Regulations, an extractor fan would be fitted – going out in to the alley way. An example of what would be fitted would Airflow ICON30.



LOFT HATCH

Background

The current loft hatch is located in the larger bedroom toward the rear on the left side. It measures 450mm x 330mm (18" x 13"). The joists in the loft run across the length of the property and the narrow width of the hatch – 330mm – accommodates the gap between the joists.

'Back in the day', the hatch might have been an adequate opening for people to get in and out of the loft, however the current size and location presents a few issues:

- The size limits practical access for the purpose of maintenance and any potential repairs. (for example the Building Survey highlighted that there was insufficient loft insulation relevant to current regulations)
- The location means that any furniture in the room – i.e. a bed – would need to be moved each and every time access was required.

Schedule of works for consent

The two issues raised above could be resolved with the relocation of the loft hatch to the entrance of the smaller bedroom.

The sketch illustrates the size and location of the current hatch, and the potential location and size of the new one. The direction of the joists means that only one joist would need to be removed (Shown in red on the sketch)-approximately 600mm in length – in order to fit the new loft hatch. To maintain the strength and stability of the roof structure, once trimmed, the joists would be tied into other joists using similar timber.

The new loft hatch dimensions would be of an adequate size for easy access, while minimising the amount of disturbance to the ceiling in the second bedroom,



Bedroom 1



current hatch



entrance to Bed 2

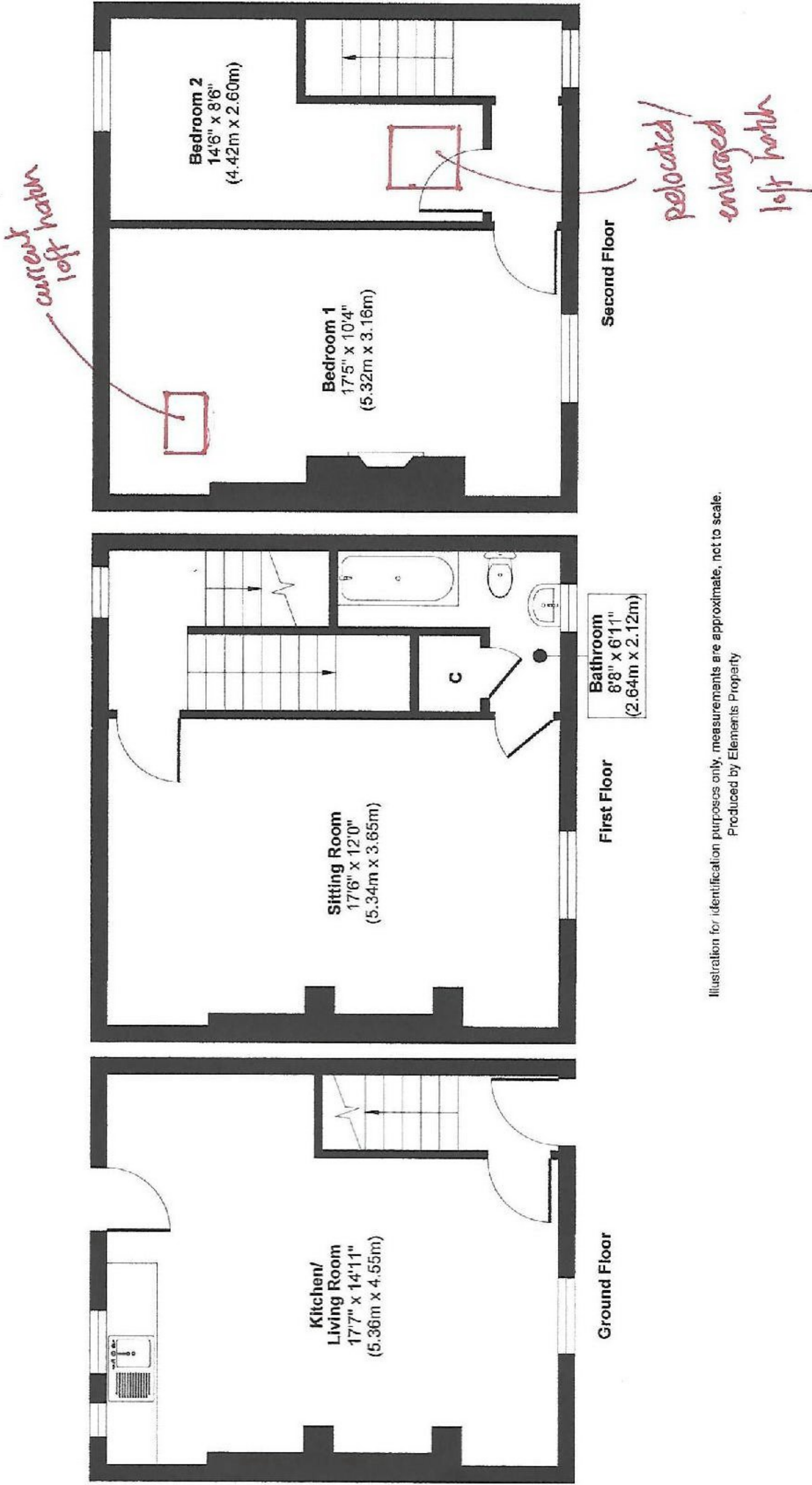
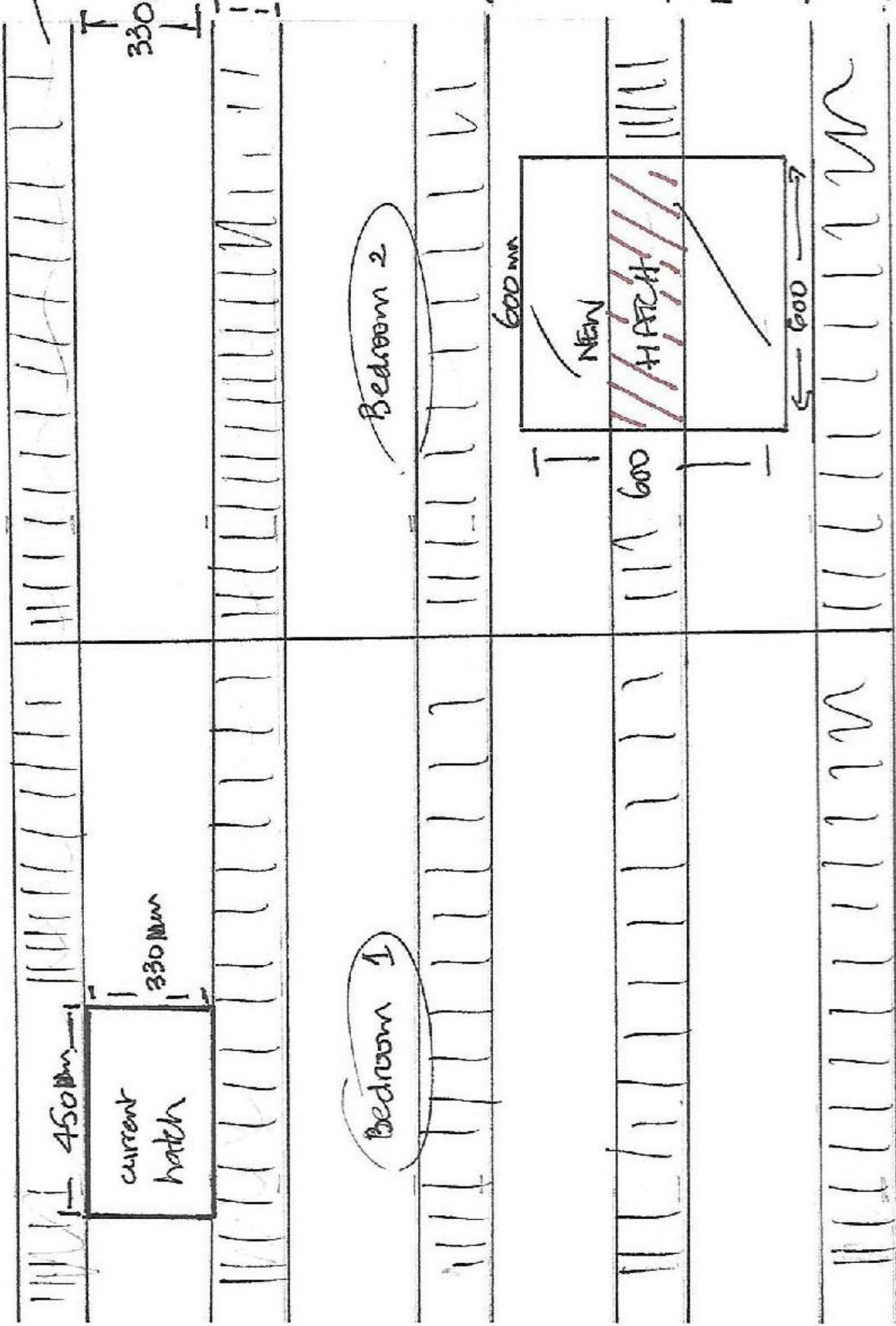


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Beam / Joist



NEW LOFT HATCH
 600mm x 600mm
 OVERALL SIZE INC. FRAME
 650mm x 650mm.

= ONLY NEED TO
 REMOVE ONE
 JOIST PIECE

PIECE OF JOIST
 TO REMOVE.



FRONT ELEVATION

IN SUMMARY...

It is hoped that sufficient detail is provided for each element of the changes to make to the house, Warranted to preserve and enhance its heritage as part of this Conservation Area.

This is a scanned copy of the original document (to include the pen additions), however the original version can also be provided, which has jpeg pictures if required.

All told, I will enjoy bringing the building back in to a habitable condition living in a lovely space.

I look forward to your responses for Consent to do the work.

Ray Taylor

