

APPENDIX 2 – PROPOSED WORKS

GROUND FLOOR

Room 1.

Remove WC, partition and stairs (c2000)

Remove concrete and tiled floor and expose original floor height. If flag stones exist, photograph and record position of each stone slab. Carefully lift each slab and set aside for reinstatement as original position. Excavate floor to achieve level surface, install Damp-proof membrane and 75mm insulation and relay original Flag-stone paving at original height in 75mm lime and sand bed on insulation. If Flag-stone flooring has been removed prior to existing concrete floor construction, Lay 100mm concrete floor to finish at original floor level as external door threshold. (NOTE: It is anticipated that the original floors (if they survive) were laid to a slope to allow water to drain out through the door opening, when this room was a Dairy). Raise lintel over door to room 6 and extend existing door frame to suit. Replace 20th C door to suit new height.



Fig 1 Door from room 2 to room 6 showing restricted height and Rayburn in front of original fireplace.

Rooms 2.

Remove fitted kitchen units and Rayburn Cooker/boiler. Remove concrete floor as Room 1 above, and relay level with room 1 new floor. Fit new door and frame between room 1 and 2. Investigate and expose original fire hearth (currently behind Rayburn cooker) and restore fire opening. (If cast iron range is still in place this is to be preserved).



Fig 2 20th C Door between rooms 1 and 2 showing 2 unequal steps within wall thickness.

Room 3.

Remove all coverings to staircase (19th C) and expose timbers for further assessment. Repair and adjust staircase if possible to make structurally sound and fit for purpose and safe to use. Remove door (20th C) at bottom of stairs and preserve door frame (19th C). Form matching step to suit adjusted floor level at base.



Fig 3 view from room 2 into room 3 showing replacement door to stair in original frame.

Remove concrete floor and treat as room 1. (Removing the modern concrete floors and reinstating at a lower level will achieve better head clearance under ceiling beams without affecting the original or historic fabric of the building.) Form 2 steps to adjust from new floor level of room 3 onto existing floor level of room 4, as shown on proposal plan drawing. Fire place has been compromised by removal of bread oven and other works, and addition of brickwork to replace fire shattered stone work, and is to be kept as currently exists, or brick facing to rear replaced with stone to match existing. Hearth supporting wood burning stove to be preserved as exists.



Fig 4 20th C brick fire surround feature.

Room 4.

Remove 20th C brick feature fire and shelving etc. and investigate fire opening currently concealed. Fit new fire back and surround as necessary. Carefully remove door and frame and raise lintel over. Extend bottom of existing door and frame to suit new height and refit in original position.

Form new opening through wall into room 5 as shown on proposal plan such that room 5 can be used in conjunction with room 4. This is a 19th C wall and the new opening is to be restricted in width as shown so that the original line of the wall is expressed both sides of the new opening.

Room 5.

Construct new ceiling to form floor of new shower room over as proposal plans. There are no heritage features in this space.



Fig 5 showing wall on left to have new opening in to room 4

Room 6.

Existing stone lined well to be cleaned and stonework raised to floor level and stonework joints flush pointed in lime and white sand 1:3. New floor laid as Room 1 with toughened glass circular cover.



Fig 6 Well in room 6 showing brick encasing iron frame and cover.

Room 7.

Remove 20th C studwork and timber partitions separating bathroom from shower and landing area, Fill in area of floor where 20th C stairs removed and return room to original proportion and size. Existing floor timbers to remain and matching boarding used to repair missing planks. Examine ceiling for stability and timber connections. (Some ceilings on the first floor have collapsed where metal fixings have rusted through) Fit new stainless steel screw fixings between ceiling joists and principals where possible. Where timbers have decayed beyond preservation, replace with new treated timber fixed with stainless steel screws.



Fig 7 Showing 20th C glazed partition and shower etc. to be removed.

Room 8.

Remove partition forming hot water cylinder cupboard. Screw ceiling joists up into binder and purlins to strengthen ceiling and fit new plasterboard ceiling. All original ceiling joists and rafters to remain and additional timbers fitted where necessary. Carefully mark and lift floorboards and ensure that all joists are resting firmly on principal beam under and insert hardwood packing to prevent movement where necessary. Cut and scribe timber above each joist to accommodate shape of top of joist and provide flat top surface, and refit original floor boards in original position. Joist ends built into walls to have packing pieces inserted under to assist in levelling and firming floor. Remove water pipes and run in void on other side of wall above room 6.



Fig 8 showing cylinder cupboard to be removed and collapsed ceiling.

Room 9.

Repair collapsed ceiling as before. Provide additional framing to support ceiling around gathering of chimney. Repair floor as room 8. Ensure that joists are firmly supported on principal beam under and at ends supported by walls by inserting hardwood packing pieces and making good around joist ends in Lime mortar 1:3. Fit additional timbers either side of existing joists where necessary because of sever failure of joist. Bolt through joists where timber is not sound enough to accept stainless steel screws. Where 20thC studwork partitioning to stairs removed, erect timber baluster as guard to stair well.



Fig 9 showing collapsed ceiling beside chimney gathering in room 9.

Room 10.

Form new opening through original internal wall into space above room 5. Raise lintel above door to landing and extend existing door and frame to suit new height. (NOTE: There is a step down under this low door and the stair well is immediately ahead presenting a great danger of falling).

A new shower room is proposed in the roof space above room 5, allowing the existing 'through room' access to room 9 and 8 to be maintained without changing the upper floor layout by the formation of a corridor which would require new openings in to walls. (It is possible that the staircase at the dairy end was installed around 1972 when there was a need to accommodate two families.)

Bedroom door is c 1850 and is to be retained in existing position with an extension at the bottom screwed up into the underside of the door.



Fig 10 showing low door from room 10 to head of stairs. Door frame to be raised and bottom of existing door and frame extended 150mm.

Stairs and landing area. 11.

Remove carpet and all coverings to expose stairs and stair construction. Treads vary in width and are narrow with high and unequal risers. Treads slope sideways in differing directions and are deformed. Before the building of the extension forming rooms 4 and 10 the stairs probably rose over a brick oven (demolished) at the right of the fireplace where the door to room 4 is now situated. The existing stairs to be repaired and extended and exposed with all the plaster work stripped away. Where possible all original timbers to be preserved as part of the refurbished stair, but it is accepted that some timbers will have to be replaced. Removal of the 20th C partitioning will provide better light and visibility. The handrail to be securely fixed to the wall and provide both sides of the stair.



Fig 11 showing stairs with dangerous unequal treads and risers. Line of later partition on left visible at upper floor level.

Justification to Section 5 recommendations.

- 5.1 The low height of doorways and changes in floor levels at the same place create a danger of tripping on the many and varied steps at floor level changes, and of hitting a head against the door frame or lintel. The proposal to adjust the ground floor levels and adjust door head heights will remove this danger with little if any Heritage loss.
- 5.2 The electrical installation is obsolete and not suitable for modern living. The proposal to rewire the property will correct this situation.
- 5.3 Where floors are lifted and re-laid there is an opportunity to install under floor heating on the ground floor (except room 4) and with this in place the well insulated roof should negate the need for heating on the majority of the first floor.
- 5.4 To ceilings have collapsed and the ceiling over room 10 is sagging badly. These could and will collapse into the bedrooms in due time if not repaired now.
- 5.5 Each ceiling must be considered individually, some have original structural timbers that can be left exposed, but others may not be suitable. There is not a wealth of interesting timbers to expose but one or two only may be suitable to accept plasterboard on top of the joists instead of underneath.
- 5.6 Eliminating the 'bounce' of the timber floors has been described already herein.
- 5.7 Moving the position of the step from immediately in the door opening out into the lower room by forming a platform superimposed over the remaining floor level will improve safety and reduce tripping hazard danger.
- 5.8 Removing the 20thC concrete and adjusting floor levels will improve ceiling height comfort and improve safety with no Heritage value loss, as the concrete floors are laid over the level of the original floors. It is probable that the original floors were uneven, cold and damp. The proposal remedies those problems with very little interference with the Heritage value of the building.