

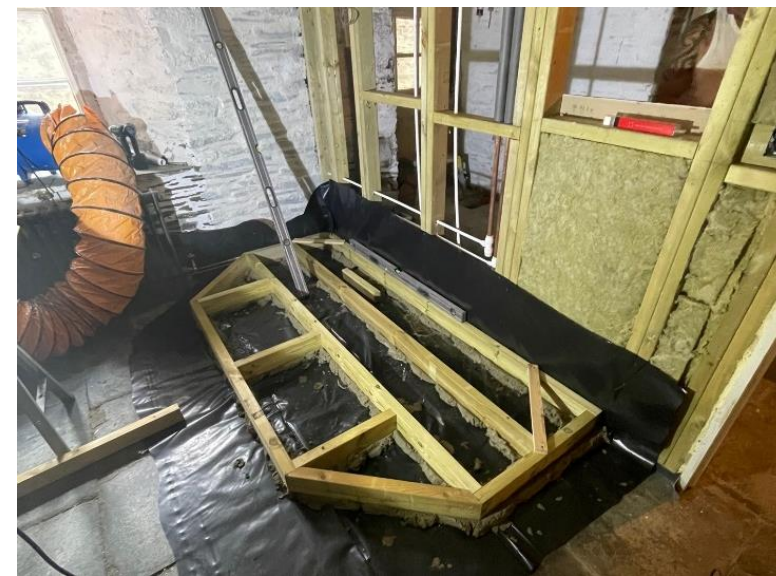
Cornwall Council
Planning Application: Ref:PP-12316365
Date: 23rd July 2023

Application due to refurbishment of Basement. Re-instating habitable floor into Two Bedroom, Lounge, Utility Room (within plant room), One Bathroom.

Works to be undertaken:

Plant Room (Existing): reinstating small utility room within this existing plant room to include: Washing Machine, Tumble Drier, Sink. Using three existing units (salvaged from the house) to house the items in. Quartz Stone top (white).

Bedroom Two: No structural changes at all. Existing bedroom that requires refurbishment and decoration. Original ceiling that was tongue and groove. Over-boarded existing ceiling with plasterboard and then applied coat of plaster. Painted White. To include some wooden panelling, applied to two ends of the room. Bespoke, hand crafted wooden panels to be custom built and affixed to batons. No change or interference with the existing walls. Install a raised plinth that is freestanding and sits on the existing slate floor to encompass plumbing waste for a freestanding bath that will sit on the plinth. No structural changes, no original features touched, changed, interfered with. The plinth will be covered with Karndean with a wood effect. Bedroom to be painted using eco-paint provided by Victory Colours (www.victorycolours.co.uk) who specialise in eco-paints.



Bedroom One: No structural changes at all. Existing bedroom that requires refurbishment and decoration. Original ceiling that was tongue and groove. Over-boarded existing ceiling with plasterboard and then applied coat of plaster. Wallpapered ceiling. Fireplace refurbished, new slate hearth and Everhot stove installed to assist with heating the room which is low powered electric heater to avoid the use of fossil fuels. No structural changes, no original features touched, changed, interfered with. Bedroom to be painted using eco-paint provided by Victory Colours (www.victorycolours.co.uk) who specialise in eco-paints.

Lounge: Installation of supporting wall to replace the inadequate pillar used from the original porch. No ceiling present. Installation of new ceiling plus Use of 'Rockwool A1 Non-Combustible insulation' with new 'supporting' studwork to preserve and secure the original structure. Then plasterboarded and then applied coat of plaster. Painted White.



To include some wooden panelling, applied to all walls. Bespoke, hand crafted wooden panels to be custom built and affixed to batons. No change, interference with the existing walls. Room to be painted using eco-paint provided by Victory Colours (www.victorycolours.co.uk) who specialise in eco-paints.



Bathroom: Reinstating the bathroom. WC in existing position and using existing pipework. Shower re-instating and again use of existing waste pipes. Installed aquaboard to existing stone wall, this is fixed by using a small timber frame that is screwed using 4 screws with raw plugs, the screws and plugs are fixed to the cement and not to the original stone with the aquaboard glued to the timberframe. Aquaboard to be tiled using Fired Earth Tiles. Installation of new freestanding basin, plus 1 single heated towel rail. Decoration throughout using Victory Colour paints.



Hallway: Decoration throughout using Victory Colours paints. See pictures below.

