

Venbridge House, Cheriton Bishop, EX6 6HD

Design and Access Statement, Statement of Significance and Schedule of Works

December 2022 revision A



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Document to be read in conjunction with the following drawings submitted as part of planning application.

As existing survey drawings – site plan, elevations and section.

100A: Proposed site plan

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CONTEXT – Listing and location

Venbridge House and Cottage, located on the outskirts of the village of Cheriton Bishop, are Grade II listed. The house and adjoining cottage ('west wing'), originally formed as one dwelling, are now separate entities with different owners. The listing text (below) refers mainly to the main house, with a few notes on the 'west wing' which it suggests was largely built after mid C19th.

Small mansion with estate offices, now house and adjoining cottage. Said to date from 1797, enlarged and altered externally in mid C19. Stuccoed rubble with exposed brick stacks to main block; slate roofs. South-facing main block of 2 storeys with attics and flanking 2-storey crosswings set back from front and projecting to rear. The main block is double depth with large front rooms and narrow rear rooms, central cross passage with stairs off to right. Stacks in end walls. Service wing to left with massive central azial stack was rebuilt in mid C19 and estate offices in right wing (audit room over store) added at same time. Symmetrical 3-window front to main block: central 6-panel door with panelled reveals flanked by large tripartite timber sashes with 12-pane centre sashes; first floor with shorter tripartite sashes with 9-pane centres (3-pane top sashes) flanking simple 9-pane sash; projecting eaves on shaped brackets and 2 gabled roof dormers with 16-pane sashes projecting from low-pitched roof, hipped each side. 7- bay verandah across front has open wooden trelliswork supporting tented roof. West wing (left of centre) presents hipped roof with central gable over large triangular headed C20 replaced timber casement (ground floor window and door behind C20 lean-to greenhouse) and gable-ended east wing over original C19 timber casement window with C20 conservatory across ground floor. All gables with plain bargeboarding surmounted by finial and pendant. Rear elevation includes some west windows with original glazing. 2 window side elevation with gables over to west wing and wooden belfry on the ridge behind the rendered stack. Well-preserved interior. Open well stair has closed string decorated with simple applied repeating lozenges, mahogany handrail, stick balusters, curtail step and scrolled wreaths with inset marquetry stars on top. Painting in drawing room shows house before mid C19th renovation with smaller service wing projecting from right side, no east wing, and main block with verandah and same window arrangement but plain parapet and roof dormers with hipped roofs.

The main house is primarily cob construction with a rendered finish and slate covered pitched roof. The adjoining annex building to the east is believed to be rubble stone.

ANALYSIS OF EXISTING HOUSE – Layout, fabric and condition.

The current owners of Venbridge House bought the property earlier this year with the intention of making it their forever family home. Previous owners have undertaken a series of works however in more recent years the programme of maintenance, repair and upgrading works have lapsed and the house needs urgent attention. When Kate and Pete Boddington bought Venbridge they commissioned a full building survey.

The identified shortfalls of the house and the key areas highlighted by the survey can be summarised as follows:-

1. **North elevation.** The render is hollow and delaminating in several areas and the wall is damp and therefore deteriorating. This is due to a combination of factors: - limited sun, similar ground levels between outside and out with no DPC, a tarmacked parking area sloping towards the house with no drainage, cement render and modern paint inside and out, limited heating



and ventilation, and the impermeable concrete slab to the annex. There is evidence of woodworm and rot to the skirting boards, floors, and stairs.



Photo above showing patchy/ deteriorating cement render

2. **Windows.** The windows to the formal front, the south elevation, are generally in good condition and require general maintenance however, to the North, there is an eclectic mix of traditional casements and modern unsympathetic replacements. See picture below.





3. **Entrance.** The access to the property from the approach/ parking is via a small side door through a bootroom (see picture left below), which leads to the kitchen and then onto the central circulation space. There is no obvious front door and the annex entrance is more prominent than the door that is currently used to the house. See right picture below.
4. **The heating system.** This is inadequate and currently provided by a wood fired Rayburn.
5. **Conservatory/ green house.** This is in a poor state of repair and is an eyesore. The roof forms a valley roof with the 'annex link' building which is leaking and as a result the cob is deteriorating. The plastic corrugated roof and flashing are nearing the end of their life and the timber frame and windows are rotting. See pictures below and next page.





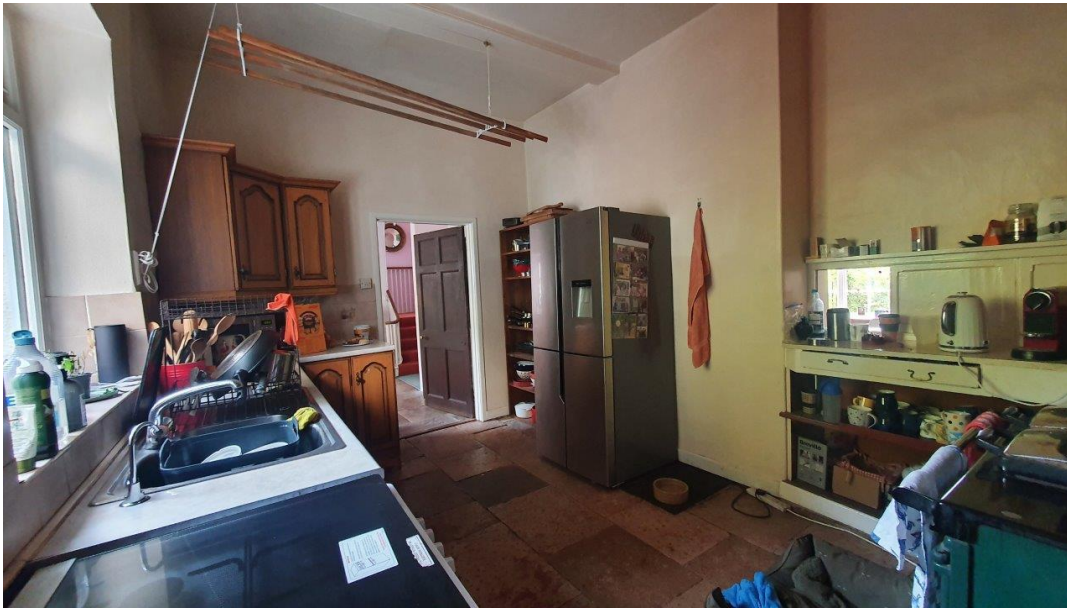
6. **Annex.** The annex is dark, poorly ventilated and insulated, with an awkward layout and unsympathetic internal and external finishes. It is damp and mouldy. Access to the main house is through a small doorway off the kitchen (which does not appear to be original) through the study to the hall, resulting in the study becoming a corridor. See picture below - Annex door viewed from study in main house (to left of chimney breast).



Photos above of annex bathroom and kitchen



7. **Timber floors:** The modern floor finishes (carpet and lino) have been removed so the existing floor boards and timber joists can be inspected. Many of the floorboards are rotten and require replacement.
8. **Insulation:** The loft insulation is not comprehensive or of sufficient depth (typically 150mm where laid). Floor between annex and garage roof has no insulation or fire boarding.
9. **Main kitchen:** small, dark and dated and located on the throughfare from front (side) door to main house.



10. **Bathrooms:** The existing bathrooms are dated, leaking and do not reflect the quality of fit out that you would expect in a house of this significance. There are only two bathrooms (one of which is an ensuite) serving six bedrooms over two floors. See picture below of the main bathroom.



The proposal and schedule of works: read in conjunction with existing plans. The numbers below relate to the numbers in the assessment of the house above. A pre-app, 22/01867/PREAPP, was submitted highlighting the proposed works and, the comments raised by Jen Nixon, Conservation Officer, in the report are addressed and incorporated. See appendix I for report.

1. North elevation:

- a. Surface water: A French drain has recently been introduced to the north elevation between the house and the drive which should help to start drying out the wall.
- b. External render: The existing cement render will be carefully removed from the entire North elevation and Annex North and West elevations and replaced with a lime putty render with haired backing coats and a float coat of unhaired lime render to achieve the contours of the wall required. External paint with SecilTek silicate primer and silicate paint system or a similar compatible, breathable paint system. Undertaken by a specialist conservation builder. Quotes have been sought. NB can only be undertaken outside frost period including its curing process and must be protected from rain. Removal of cob will be undertaken in strips by hand in order to monitor the stability of the underlying cob. (Area shown with green outline on proposed ground floor plan).
- c. Internal finishes to external North wall. Failed and cement plaster to be removed from the annex external walls and the North wall of main house. Ensure wall is dry before lime putty render applied as b. Paint with breathable paint and replace skirting boards to match existing. (Area shown with red outline on proposed ground floor plan).
- d. Treat any retained timber as required.
- e. Annex floor. Internal studwork walls to be removed as shown on proposed plans (area shown with yellow outline on proposed ground floor plan). Existing concrete floor to be removed to the annex lounge, kitchen, utility, and bathroom. Excavate to total depth of insulation, floor slab plus finishes (around 200mm). Lay loose fill foamed glass insulation to compacted depth of 100mm; lay 100mm limecrete slab over whole floor with open texture finish. Finishes to be breathable, if tiles/ stone flooring to be employed then wider grout joints and breathable adhesive must be used.

Pre-app Response:

- *No objection to a French drain – care to avoid undermining of footings of cob’s stone plinth – no LBC.*
- *Replacement of existing cement render – supported – LBC required for this and installation of lime finish.*
- *Removal in strips is also recommended, in order to monitor the stability of the underlying cob.*
- *A Method Statement will be required as part of any application for the removal by hand and reinstatement and finish.*
- *Internal localised patch replastering no LBC.*
- *Large scale – LBC required.*

FOR WORKS: 1a: no LBC required. As requested the submission includes method statement for the works 1b: External render; 1c: Internal finishes – see appendix II; and 1e: Annex floor- see appendix III.

2. Windows to North Elevation:

- a. **W1:** Further to preapp comments existing window to be retained.
- b. **D1, W2 and W3:** Further to preapp comments existing windows and door to be retained.



- c. **W4:** Modern timber window to be replaced with double glazed casement window.



Photo above showing W4.

The preapp response supports the replacement of the inappropriate modern window with a more traditional multi-paned design. It notes that slimline double glazing would likely be supported. Detailed joinery drawings of this window are submitted with this application (1:20 elevation and 1:5 vertical and horizontal sections. The details show: -

- i. Flush fitting and balanced casements.
 - ii. Timber beads to match existing historically windows.
 - iii. No through glazing bars.
 - iv. Traditional profiled glazing bars.
 - v. Painted finish.
 - vi. Traditional ironmongery.
 - vii. Black spacer bars to double glazed unit.
 - viii. No trickle vents.
- d. **W5:** to be removed to form new entrance to property. Existing structural lintel, opening height and width to be retained sill to be lowered to form doorway. **See point 3 below for further detail and justification.**
- e. **W6 and W7:** to be retained. Remedial works as required.
- f. **W8:** Modern timber window to be replaced with double glazed casement window.



Photo above. W8

The preapp response supports the replacement of the inappropriate modern window with a more traditional multi-paned design. It notes that slimline double glazing would likely be



supported. Detailed joinery drawings of this window are submitted with this application (1:20 elevation and 1:5 vertical and horizontal sections). The details show: -

- i. Flush fitting and balanced casements.
- ii. Timber beads to match existing historically windows.
- iii. No through glazing bars.
- iv. Traditional profiled glazing bars.
- v. Painted finish.
- vi. Traditional ironmongery.
- vii. Black spacer bars to double glazed unit.
- viii. No trickle vents.

- g. W9 and D3: small modern timber window and timber door: to be infilled. Altered layout supported in pre-app. – See annex alterations point 6 below.



- h. D3 to be relocated on adjacent wall. Existing door to be re-employed.

- i. W10 and W11: No proposed changes as present.

Photo above: W10 left of door; W11 to left hand side of photo



- j. W12 and W14: W14 = Modern casement timber window of unsympathetic design. W12 = aluminium window. Comment from pre-app *'at present this W12 is overly wide for a dual casement window, consideration should be given as to whether an improved dual casement*



could be achieved with thicker framing or change to a triple casement.’ Both to be replaced with double glazed casement windows.



Photo: From right to left – W14, W13 and W12

Detailed joinery drawings of these windows are submitted with this application (1:20 elevation and 1:5 vertical and horizontal sections). The details show: -

- i. Flush fitting and balanced casements.
 - ii. Timber beads to match existing historically windows.
 - iii. No through glazing bars.
 - iv. Traditional profiled glazing bars.
 - v. Painted finish.
 - vi. Traditional ironmongery.
 - vii. Black spacer bars to double glazed unit.
 - viii. No trickle vents.
- k. W13: to be retained. Remedial works as required.
- l. W15: Existing. Sliding window which no longer operates. In accord with the pre-app recommendations the window will be retained and refurbished.



Photo W15 above

Glazing details: Currently the North elevation is an eclectic collection of various window types and arrangements. As noted above the proposals seek to address this by replacing W4, W8, W12 and W14, currently unsympathetic modern windows with traditional timber casements, to unify the elevation. In doing this and replacing the modern cement render with a softer lime render it will not only work to resolve the defects (damp, rot, drafts, mould etc) it will be truer to the original building. The proposal is that the replacement windows will be bespoke joinery made painted hardwood windows with Slimlite double glazed units which, although do not perform as well as modern casements, will go a long way to



reducing heat loss, which in itself can lead to issues (condensation/ mould etc) as well as reduce the reliance on fossil fuels. It is an approach that I have used successfully at Hayne Farmhouse (Grade II* listed) in Mid Devon. Refer to detailed drawings submitted with the application.

- 3. Entrance:** To address the lack of a front door the proposal is to introduce an entrance door and porch in the elevation that faces onto the drive/ courtyard. The pre-app accepts the house needs access other than the existing door which opens into the small ancillary lean-to. It acknowledges that the list entry refers to a central cross passage which suggests that a doorway may have been previously existed possibly inline with the garden doorway. There are two windows which serve the hallway, W5 and W6, that could be adapted to form the entrance door. Both have been considered and merits in terms of effects on the listed fabric and practicalities have been weighed up.
- a. Location: W6 is more aligned with the central axis however locating the door here would mean the inward opening door swing would either block the access to the study or block the view and circulation into the hallway. W5 is offset to the central axis but better placed internally as it does not interrupt the circulation of the hall and the existing hall cupboard ahead forms a suitable coat and shoe storage area.
 - b. Height and width: The existing lintel of W6 has been exposed and although the width is adequate, the height is too low to provide a full height entrance door and would need to be lifted. The lintel of W5 has also been exposed and it is sound. It does not require alteration and the width of the opening is also suitable.
 - c. Fabric loss: Both windows are historical however W5 is different from the other older timber windows in makeup and proportions as it has a larger central mullion and a top opening light (for example in compared to W13 above) which potentially suggests that it is a later addition. Both also have a recessed wall below the sill although in W5 this reduced wall thickness is 300mm high and then steps out to the full thickness of wall; W6 reduced wall thickness extends to the floor plinth.



W5 from inside



Courtyard elevation

The pre-app response states that, *'any porch should respect the polite character of the building's present appearance and avoid any over rustic character. As such, painted joinery, would be recommended.'*



Proposal:

On balance the proposal is to locate the front door in place of W5. The proposed front door is a traditional Victorian style painted panel timber door such as the one in the picture below. A simple slate pitched painted timber framed porch onto a granite plinth would be introduced. Refer to submitted planning drawings showing detailed proposal.



4. The heating and hot water system.

A new modern oil fired boiler and central heating system is proposed to replace the inadequate wood fired Rayburn. Supply and return pipework to be routed so as to have minimal work to the existing fabric i.e. loft voids employed, to run parallel with joists, and any drops will be surface mounted rather than chased into the wall. The boiler will be located within the garage on a concrete plinth laid over a sand protective bed with a single balanced flue through the wall. Shown on the proposed elevation and plan.

The proposals and submission meet the requirement as stated in the pre-app comments: -

- *LBC required for any new/replacement wall mounted flue (planning may also be required for any vertical flue pipe through roof).*
- *All new and replacement flues to be black (vertical flues and cowls painted/sleeved metal not stainless steel)*
- *Located in discrete location that respects the special character of the building.*

5. Conservatory/ green house.

The proposal is to remove the plastic corrugated roofing and rotten windows, remove the cement render, repair the cob wall and limed render the walls. To address the water ingress from the inaccessible valley (between the single storey annex roof and corrugated plastic roof) the proposal is to replace the roof to this section with a mono pitched standing seam zinc roof which sits below the existing slate roof eaves to the annex. Refer to elevation and sections submitted with elevation. To the end of the two-storey annex/ garage building the proposal is to retain the grape vine, replace the plastic roof and rotten windows with a new glazed, timber structure onto the retained low brick wall.

The pre-app response to the proposals confirm that there is: -

- *No objection to the roof and form of the C20 conservatory being visually split into the two different elements, the zinc roof relating to the rear of the "infill" and "glasshouse" set behind the gable end of the outbuilding.*



- *The proposed design of the glasshouse windows maintains traditional proportions, which is favoured.*
- *However, the setting back of the garden room frontage is welcomed, as this tries to better define the two independent historic buildings, which have since been connected. A slightly further increase in the setting back would be encouraged.*
- *As to the proposed wide paned “patio” door style glazing to the garden room, these are not favoured as appear overly contemporary. Full height glazing is supported but with narrower panes that provide a better glazing to framing ratio. Possibly bi-folds?*
- *In regards to the proposed doorway linking one of the key reception rooms. This, as discussed on site, is not favoured and unlikely to be supported as it involves:*
 - *The breaking through the original external historic wall.*
 - *Impacting on the main chimney breast wall with its two alcoves to either side of the fireplace feature, so impacting on it as a focal feature.*
 - *The changing of the reception room into a circulation area, impacting, rather than respecting the higher status and traditionally private character of this “with” Drawing Room.*
 - *A lack of justification for a new opening as a link to the annexe already exists from the main hallway.*

The pre-app comments have been addressed and accommodated. The proposal to introduce a new access from the living room into garden room has been omitted from the plans and the external glazing to the garden room has narrower panes i.e. split into 4 panels (with French doors in the middle two sections) in lieu of the large sliding door arrangement. Oiled oak is proposed to the joinery in both the greenhouse and garden room to differentiate the original house and infill/ link building. A similar approach was taken on a previous local listed building – see below.



6. Annex.

Works to improve the damp are noted above – see point 1: - replacement to cement render inside and out and replacement of concrete floor slab with a breathable limecrete floor. Existing windows to be retained. Re-orientating the ground floor entrance, kitchen, bathroom as shown in the submitted plans would bring in south light and a greater connection to the south facing garden. The kitchen would no longer be a corridor off the entrance door and by infilling the new



modern addition of the internal opening between the study and annex entrance lobby allowing the study to function as a room rather than a corridor. Two small conservation rooflights are proposed, one in each slope of the single storey link roof.

To the first floor the proposal is to introduce a studwork wall across the large first floor room to form a corridor and bedroom and refit out the dated bathroom.

The pre-app supports the proposal. The response to the proposals states that there is: -

- *No objection to the replacement of external render with lime or the installation of a limecrete floor, which will all be beneficial to the building.*
 - *Details of Limecrete floor – LBC required - (literature and cross section of construction) and Method Statement for render mixes (components for each coat and texture finish plus decoration) again submitted upfront or to be conditioned.*
 - *Care should be taken when excavating close to the original house and outbuilding walls to avoid undermining shallow footings.*
- *Small modest conservation rooflights supported – top opening and flush to roof – LBC required.*
- *No objection in principle to the introduction of a FF studwall to create a second bedroom.*
- *No objection to the alterations in floorplan within the “infill” link between the main house and outbuilding/annexe/garage, as this section of the building is almost totally modern.*
 - *There appears to be some evidence of an opening in the cobwall between the “infill” link and south facing conservatory, possibly a door/garden gate, so no objection to the principle of opening up this.*
 - *As to the width of this opening – some respect should be given to the fabric of this old garden wall.*



Existing large first floor room.



As requested in the pre-app details of the limecrete floor and proposed build up, as well as the method statement for the replacement wall finishes (also see point 1), are submitted as part of the application. See appendix II and III.

Rooflight size, specification, detail, and requirement to set level with roof finishes are included on the submitted drawings.

7. Timber floors:

During the works the existing timbers will be treated for woodworm as applicable and any rotten floorboards/ joists will be repaired where possible or replaced with like for like if necessary.

Pre-app report states

- *Where small scale localised repairs such as scarfing/splicing in sections to repair edges of boards or replacement of odd boards etc. carried out in matching timber, dimensions and finishes – no LBC.*

No works beyond small scale repairs or the replacement of the odd boards to match are known to be necessary so, as advised, no listed building consent required.

8. Insulation:

Wherever possible additional loft insulation will be added maintaining ventilation to the roof void. The rendered garage ceiling will be removed and replaced with insulation between the joists and fireboarding to the ceiling. See existing photo below.



The pre-app response to the introducing insulation as noted states that there is: -

- *No objection.*
- *The garage ceiling appears to have been poorly plastered in modern finishes and replacement would offer improvement – replacement with modern boarding – no LBC.*



9. Main kitchen:

The existing kitchen is not adequate for the house. It is a thoroughfare, dark, dated and too small. The proposal is to move the main kitchen to the front and have a kitchen/ dining room which is backed up by the adjacent utility/ pantry located in the old kitchen. The only alterations required are to increase the recess depth of the alcove.



Preapp response to proposal:

- *No objection to the principle of re-ordering of the rooms provided the fireplace & features/joinery details etc. of the front room are respected and the former left exposed.*
- *It is considered that the relocation of the alcove wall to increase its depth can be considered provided the staff bead, skirting etc. details are reinstated and the new wall constructed of stud and lath and plaster, not modern boarding or block, and any form or detailing to the kitchen side replicated.*
- *No objection to the existing kitchen being used as a utility room. However, the proposal to block up the doorway from the hall is questioned. It is noted that the architrave to the doorway is modern, however there is no evidence of an alternative access. As such, this must be taken as an original opening and connection of the original service wing to the main hallway and therefore the infill is not at present supported.*
- *The proposal to create a doorway in place of the existing hatch needs further investigation and justification as there is insufficient assessment of this feature.*

The pre-app comments have been addressed and accommodated. The proposal to block up the hall doorway and relocate it in lieu of the kitchen hatch has been omitted, both features are



retained in the submitted application. The construction of the recessed wall has been investigated and is lath and plaster.

10. Bathrooms:

The proposals are as follows: -

- Main bathroom. To replace the bath for a shower and a new WC and WB.
- Ensuite. To remove the modern studwork wall and install new bathroom suite to room. Infill archway and form new doorway with door.
- Second floor to introduce a bathroom to this floor by reducing size of bedroom 6 so both bedrooms on this floor are similar size with a shared bathroom.
- Introduce new ground floor WC to ancillary lean-to.



Ensuite proposal and existing picture above.

Second floor



Preapp response to proposal:

Main Bathroom – the replacement of modern bathroom suites – no LBC required.

Ensuite:

- *Suite as above.*
- *No objection to removal of modern partition that has been inserted.*
- *No objection to infilling of archway – LBC required.*
- *Creation of new doorway to bedroom – LBC required*
 - *sufficient photo evidence of the surface finish material to both sides and age/significance of the underlying studwork etc. will need to be submitted as part of the LBC to provide thorough justification for the works.*
 - *If the wall is found to be historic, then, it may be that either the existing arch can be reduced to a door width or possibly, the construction of the infill in traditional lath and plaster could be considered to offset any losses for the new opening.*

Second floor bathroom to Bed 6:

- *No objection in principle- LBC required.*
- *Suggest the bedroom side of partition is clad in painted timber panelling with a ledge and brace door to avoid start modern plasterboard finishes.*
- *All partitions scribed around any features of joinery etc.*
- *The timber boards are of some merit and cutting into them should be avoided where possible.*

General:

- *All new and replacement pipework should be routed internally and any external connections should be minimal in length and undertaken in painted metal not plastic.*
- *All new extractor vents or replacement external covers required LBC – no plastic to be employed (air bricks or traditional cast iron grilles).*

Any new soil vent pipes should be routed internally and where possible SVPs avoided by use of air admittance valves ie: Durgo.

Pantry/ancillary lean-to

- *No objection to the installation of a WC.*
- *All pipework shall be routed internally etc. as per bathrooms.*
- *Details of any new fixed flooring for bathrooms can either be submitted upfront for agreement (tiles, new boards etc) or conditioned.*

Refer to appendix IV for method statement on bathroom fit outs. Information added to drawings. As suggested to inform the proposal, the construction of the wall between the bedroom and ensuite has been investigated and it is lath and plaster. The wide archway opening is new as it is understood that this was created when the house and cottage were split into two residencies. The proposal, as detailed in the method statement, is to infill the archway with lath and plaster and form the new single doorway as shown on the plans.

Overview: The philosophy behind the works is to maintain and retain the historic fabric and character of the house (including undoing unsympathetic additions) alongside minor modifications and fit out that facilitates modern day living and provides for the owners' needs. No demolition, extensions or significant alterations are proposed. A pre-app planning application was submitted with an extended site visit with the Listing Building Officer. The proposals and submission documentation meet the recommendations and requirements for further detail and information as set out in the pre-app report.



Appendix I: Pre-app report 22/01867/PREAPP

APP REF: 22/01867/PREAPP

LOCATION: Venbridge House, Cheriton Bishop EX6 6HD

PROPOSAL: Internal and external alterations to house and annexe barn

CASE OFFICER: Jen Nixon

SITE VISIT: 10/11/22

CONSERVATION OFFICER PREAPP COMMENTS

SITE/SIGNIFICANCE

- Venbridge House and Cottage, Grade II listed building located on the outskirts of the village of Cheriton Bishop.
- Dating from 1797, the house and adjoining cottage ('west wing'), originally formed one dwelling, has undergone several development phases.
- A painting in drawing room is mentioned as showing the house before mid C19th renovation, with its smaller service wing projecting from right side, and no east wing. The main block with a verandah and same window arrangement but with a plain parapet and roof dormers with hipped roofs.

The house was then subsequently enlarged and externally altered in the C19. The latter included the rebuilding of the left hand service wing with its massive central axial stack and the addition of estate offices in right wing (audit room over store).- contributing Historical and Evidential Value.

Along with the separate curtilage listed service yard and associated stable and outbuilding range, the house and former estate office (annexe) have Group Value.

- The main house with its polite external appearance contrasts with its underlying vernacular cob construction is of Historical interest.
- Its symmetrical façade with its large tripartite timber sashes and ornamental verandah, belfry detail, along with its well preserved interior, featuring retained historic floorplan, pantry shelving, central passageway and decorative staircase, fireplaces, joinery, floorboards, ceiling and staff mouldings and alcoves also contributes Historical and Aesthetic Value

LIST ENTRY:

Grade :II

List Entry Number: 1105975

Date first listed: 20-May-1985

Small mansion with estate offices, now house and adjoining cottage. Said to date from 1797, enlarged and altered externally in mid C19. Stuccoed rubble with exposed brick stacks to main block; slate roofs. South-facing main block of 2 storeys with attics and flanking 2-storey crosswings set back from front and projecting to rear. The main block is double depth with large front rooms and narrow rear rooms, central cross passage with stairs off to right. Stacks in end walls. Service wing to left with massive central axial stack was rebuilt in mid C19 and estate offices in right wing (audit room over store) added at same time. Symmetrical 3-window front to main block: central 6-panel door with panelled reveals flanked by large tripartite timber sashes with 12-pane centre sashes; first floor with shorter tripartite sashes with 9-pane centres (3-pane top sashes) flanking simple 9-pane sash; projecting eaves on shaped brackets and 2 gabled roof dormers with 16-pane sashes projecting from low-pitched roof, hipped each side. 7-bay verandah across front has open wooden trelliswork supporting tented roof. West wing (left of centre) presents hipped roof with central gable over large triangular headed C20 replaced timber casement (ground floor window and door behind C20 lean-to greenhouse) and gable-ended east wing over original C19 timber casement window with C20 conservatory across ground floor.



All gables with plain barge boarding surmounted by finial and pendant. Rear elevation includes some west windows with original glazing. 2 window side elevation with gables over to west wing and wooden belfry on the ridge behind the rendered stack. Well-preserved interior. Open well stair has closed string decorated with simple applied repeating lozenges, mahogany handrail, stick balusters, curtail step and scrolled wreaths with inset marquetry stars on top. Painting in drawing room shows house before mid C19th renovation with smaller service wing projecting from right side, no east wing, and main block with verandah and same window arrangement but plain parapet and roof dormers with hipped roofs.

MAIN ISSUES

- Impact on special architectural character and historic interest of the listed building
- Impact on setting of the listed building

COMMENTS

1. North elevation. The render is hollow and delaminating in several areas and the wall is damp and therefore deteriorating. This is due to a combination of factors: - limited sun, similar ground levels between outside and out with no DPC, a tarmacked parking area sloping towards the house with no drainage, cement render and modern paint inside and out, limited heating and ventilation, and the impermeable concrete slab to the annex. There is evidence of woodworm and rot to the skirting boards, floors, and stairs

Proposals:

- A French drain has recently been introduced to the north elevation between the house and the drive which should help to start drying out the wall.
- b. External render: The existing cement render will be carefully removed from the entire North elevation and Annex North and West elevations and replaced with a lime putty render with haired backing coats and a float coat of unhaired lime render to achieve the contours of the wall required. External paint with SecilTek silicate primer and silicate paint system or a similar compatible, breathable paint system.. Undertaken by a specialist conservation builder. Quotes have been sought. NB can only be undertaken outside frost period including its curing process and must be protected from rain.
- c. Internal finishes to external North wall. Failed and cement plaster to be removed from the annex external walls and the North wall of main house. Ensure wall is dry before lime putty render applied as b. Paint with breathable paint and replace skirting boards to match existing.
- d. Treat any retained timber as required.
- e. Annex floor. Internal studwork walls to be removed as shown on proposed plans. Existing concrete floor to be removed to the annex lounge, kitchen, utility, and bathroom. Excavate to total depth of insulation, floor slab plus finishes (around 200mm). Lay loose fill foamed glass insulation to compacted depth of 100mm; lay 100mm limecrete slab over whole floor with open texture finish. Finishes to be breathable, if tiles/ stone flooring to be employed then wider grout joints and breathable adhesive must be used.

Response:

- No objection to a French drain – care to avoid undermining of footings of cob's stone plinth – no LBC.
- Replacement of existing cement render – supported – LBC required for this and installation of lime finish.
- Removal in strips is also recommended, in order to monitor the stability of the underlying cob.
- A Method Statement will be required as part of any application for the removal by hand and reinstatement and finish.
- Internal localised patch replastering no LBC.
- Large scale – LBC required.



2. Windows.

The windows to the formal front, the south elevation, are generally in good condition and require general maintenance however, to the North, there is an eclectic mix of traditional casements and modern unsympathetic replacements.

Proposals:

W1 – ancillary lean-to gable end: has been replaced with a modern window serving the pantry. Modern timber windows to be replaced with double glazed casement windows

Response:

- security bars to be retained. Simple design with plain glazing. Any joinery to be of thicker profile to emphasis the low status service quality of this lean-to.

W2 and W3 – ancillary lean-to to lean-to: Modern timber windows to be replaced with double glazed casement windows.

Response:

- Again simple plain glazing with thick central mullion – reference from existing L/H window.

W4: Modern timber windows to be replaced with double glazed casement windows.

Response:

- This is an inappropriate modern window serves the existing kitchen and a more traditional multi-paned window would be supported.

W8: Modern timber windows to be replaced with double glazed casement windows.

Response:

- This window serves the Study and again replacement with a more traditional multi-paned design is supported.

W10: Modern timber windows to be replaced with double glazed casement windows.

Response:

- Again, it was advised that a flush fitting balanced triple casement arrangement is employed with thicker framing to give good joinery to glazing ratio.
- It is likely that a single horizontal glazing bar may be beneficial if a plain glazing appears too modern. Multi-panes are not recommended so that the link is defined from the historic buildings.

W12 and W14: Modern timber/ aluminium windows to be replaced with double glazed casement windows.

Response:

- Both are modern and replacement is welcomed.
- At present W14 is overly wide for a dual casement window, consideration should be given as to whether an improved dual casement could be achieved with thicker framing or change to a triple casement?

W15: Existing. Sliding window which no longer operates. If feasible to be refurbished and altered to form casement window arrangement.

Response:

- Recommend retained. If replacement is justified then this design/construction would be required.

General:

- LBC is required for any window or door replacement
- A photographic Window Condition Schedule will be required to clarify to support any case to include what issues exist with each window, repair methods or justification as to why replacement is the only option.
- Where existing windows are modern, inappropriate designs then slimline double glazing (max 12mm) would likely be supported.



- Detail joinery drawings would be required (1:20 elevations and 1:5 vertical and horizontal cross-sections through the whole of each different window design or shape), fully annotated to include:
 - Flush fitting and balanced casements
 - Glazing putty fixed, no timber bead.
 - Through glazing bars not applied
 - Traditionally profiled glazing bars (usually max width across the glass = 22mm)
 - Painted finish
 - Traditionally ironmongery

Where double glazing is supported:

- Black spacers to glazing units
- No trickle vents

3. **Entrance.**

The access to the property from the approach/ parking is via a small side door through a bootroom (see picture left below), which leads to the kitchen and then onto the central circulation space. There is no obvious front door and the annex entrance is more prominent than the door that is currently used to the house.

Proposal:

- To address the lack of a front door the proposal is to open up W5 to form a full height opening and entrance door. This access point leads into the main central main circulation space and cross passage, which continues to the extensive gardens to the South. Although the intention is to make the door obvious it is not to build something that is at odds with the property. The front door would be a traditional Victorian style painted panel timber door such as the one in the picture below. A simple slate pitched oak framed porch onto a granite plinth would be introduced.

Response:

- Due to the house being orientated so as to have a “garden” façade, the approach to the house leads into the rear courtyard. At present there is no obvious entrance door other than a secondary one leading to the infill link and another boarded door to a small ancillary lean-to.
- The List Entry refers to a central cross-passage from which the main stairs rise, which suggests that a doorway may have previously existed in the rear elevation, possibly in line with the front door. However, the proposed location of the new entrance door does not align.
 - It may be worth undertaking more investigation once the render has been stripped from the rear elevation before submitting this element of the application.
- Any porch should respect the polite character of the building’s present appearance and avoid any over rustic character. As such, painted joinery would be recommended.

4. **The heating system.**

This is inadequate and currently provided by a wood fired Rayburn.

Proposal:

A new modern oil fired boiler and central heating:

- Supply and return pipework to be routed so as to have minimal work to the existing fabric i.e. loft voids employed, to run parallel with joists, and any drops will be surface mounted rather than chased into the wall.

Response:

- LBC required for any new/replacement wall mounted flue (planning may also be required for any vertical flue pipe through roof).
 - All new and replacement flues to be black (vertical flues and cowls painted/sleeved metal not stainless steel)



- Located in discrete location that respects the special character of the building.

NOTE: the prominent existing stainless steel flue, exiting via the wall cannot be considered to be discrete or to contribute positively to the aesthetic or historical value of the listed annexe/ "outbuilding". Any improvement on this would be welcomed.

5. **Conservatory/ green house.**

This is in a poor state of repair and is an eyesore. The roof forms a valley roof with the 'annex link' building which is leaking and as a result the cob is deteriorating. The plastic corrugated roof and flashing are nearing the end of their life and the timber frame and windows are rotting.

Proposal:

- To remove the plastic corrugated roofing and replace the roof to this section with a mono-pitched standing seam zinc roof, which sits below the existing slate roof to the annex.
- Replace rotten windows with new glazed, timber structure onto the retained low brick wall and associated glazed roof to the annexe end.
- To make a new single doorway opening from the living room into the garden room which would otherwise be inaccessible and provides an internal route from the main house to the annexe.

Response:

- No objection to the roof and form of the C20 conservatory being visually split into two different elements, the zinc roof relating to the rear of the "infill" link and the glazed "glasshouse" set behind the gable end of the outbuilding.
- The proposed design of the glasshouse windows maintains traditional proportions, which is favoured.
- However, the setting back of the garden room frontage is welcomed, as this tries to better define the two independent historic buildings, which have since been connected. A slightly further increase in the setting back would be encouraged.
- As to the proposed wide paned "patio" door style glazing to the garden room, these are not favoured as appear overly contemporary. Full height glazing is supported but with narrower panes that provide a better glazing to framing ratio. Possibly bi-folds?
- In regards to the proposed doorway linking one of the key reception rooms.
- This, as discussed on site, is not favoured and unlikely to be supported as it involves:
 - The breaking through the original external historic wall.
 - Impacting on the main chimney breast wall with its two alcoves to either side of the fireplace feature, so impacting on it as a focal feature.
 - The changing of the reception room into a circulation area, impacting, rather than respecting the higher status and traditionally private character of this "with" Drawing Room.
 - A lack of justification for a new opening as a link to the annexe already exists from the main hallway.

6. **Annex.**

The annex is dark, poorly ventilated and insulated, with an awkward layout and unsympathetic internal and external finishes. It is damp and mouldy. Access to the main house is through a small doorway off the kitchen (which does not appear to be original) through the study to the hall, resulting in the study becoming a corridor.

Proposal:

- Works to improve the damp: replacement windows, replacement to cement render inside and out, replacement of concrete floor slab with a breathable limecrete floor.



- Re -orientating the ground floor entrance, kitchen, bathroom to bring in south light and a greater connection to the south facing garden and the kitchen would no longer be a corridor off the entrance door.
- Two small conservation rooflights are proposed, one in each slope of the single storey link roof.
- To the first floor the proposal is to introduce a studwork wall across the large first floor room to form a corridor and bedroom and refit out the dated bathroom.

Response:

- No objection to the replacement of external render with lime or the installation of a limecrete floor, which will all be beneficial to the building.
 - Details of Limecrete floor – LBC required - (literature and cross section of construction) and Method Statement for render mixes (components for each coat and texture finish plus decoration) again submitted upfront or to be conditioned.
 - Care should be taken when excavating close to the original house and outbuilding walls to avoid undermining shallow footings.
- Any new windows should be of a traditional painted timber construction, without storm casements and have a balanced appearance (fixed and opening casements being indistinguishable when closed).
- Small modest conservation rooflights supported – top opening and flush to roof – LBC required.
- No objection in principle to the introduction of a FF studwall to create a second bedroom.
- No objection to the alterations in floorplan within the “infill” link between the main house and outbuilding/annexe/garage, as this section of the building is almost totally modern.
 - There appears to be some evidence of an opening in the cobwall between the “infill” link and south facing conservatory, possibly a door/garden gate, so no objection to the principle of opening up this.
 - As to the width of this opening – some respect should be given to the fabric of this old garden wall.

7. Timber floors:

The modern floor finishes (carpet and lino) have been removed so the existing floor boards and timber joists can be inspected. Many of the floorboards are rotten and require replacement.

Proposal:

- During the works the existing timbers will be treated for woodworm as applicable and any rotten floorboards/ joists will be repaired where possible or replaced with like for like if necessary.

Response:

- Where small scale localised repairs such as scarfing/splicing in sections to repair edges of boards or replacement of odd boards etc. carried out in matching timber, dimensions and finishes – no LBC.
- Large scale replacement (even where “like for like”) requires LBC.

8. Insulation:

The loft insulation is not comprehensive or of sufficient depth (typically 150mm where laid). Floor between annex and garage roof has no insulation or fire boarding.

Proposal:

- Wherever possible additional loft insulation will be added maintaining ventilation to the roof void. The rendered garage ceiling will be removed and replaced with insulation between the joists and fireboarding to the ceiling.

Response:

- No objection.
- The garage ceiling appears to have been poorly plastered in modern finishes and replacement would offer improvement – replacement with modern boarding – no LBC.



9. **Main kitchen:**

Is small, dark and dated and located on the throughfare from front (side) door to main house and not adequate for the house.

Proposal:

- To move the main kitchen to the front and have a kitchen/ dining room which is backed up by the adjacent utility/ pantry located in the old kitchen. The only alterations required are to increase the recess depth of the alcove and introduce a doorway in lieu of the hatch.

Response:

- To objection to the principle of re-ordering of the rooms provided the fireplace & features/joinery details etc. of the front room are respected and the former left exposed.
- It is considered that the relocation of the alcove wall to increase its depth can be considered provided the staff bead, skirting etc. details are reinstated and the new wall constructed of stud and lath and plaster, not modern boarding or block, and any form or detailing to the kitchen side replicated.
- No objection to the existing kitchen being used as a utility room. However, the proposal to block up the doorway from the hall is questioned. It is noted that the architrave to the doorway is modern, however there is no evidence of an alternative access. As such, this must be taken as an original opening and connection of the original service wing to the main hallway and therefore the infill is not at present supported.
- The proposal to create a doorway in place of the existing hatch needs further investigation and justification as there is insufficient assessment of this feature.

10. **Bathrooms:**

The existing bathrooms are dated, leaking and do not reflect the quality of fit out that you would expect in a house of this significance. There are only two bathrooms (one of which is an ensuite) serving six bedrooms over two floors. See picture below of the main bathroom

Proposals:

- Main bathroom. To replace the bath for a shower and a new WC and WB.
- Ensuite. To remove the modern studwork wall and install new bathroom suite to room. Infill archway and form new doorway with door.
- Second floor to introduce a bathroom to this floor by reducing size of bedroom 6 so both bedrooms on this floor are similar size with a shared bathroom.

Response:

Main Bathroom – the replacement of modern bathroom suites – no LBC required.

Ensuite:

- Suite as above.
- No objection to removal of modern partition that has been inserted.
- No objection to infilling of archway – LBC required.
- Creation of new doorway to bedroom – LBC required
 - sufficient photo evidence of the surface finish material to both sides and age/significance of the underlying studwork etc. will need to be submitted as part of the LBC to provide thorough justification for the works.
 - If the wall is found to be historic, then, it may be that either the existing arch can be reduced to a door width or possibly, the construction of the infill in traditional lath and plaster could be considered to offset any losses for the new opening.

Second floor bathroom to Bed 6:

- No objection in principle- LBC required.
- Suggest the bedroom side of partition is clad in painted timber panelling with a ledge and brace door to avoid start modern plasterboard finishes.



- All partitions scribed around any features of joinery etc.
- The timber boards are of some merit and cutting into them should be avoided where possible.

General:

- All new and replacement pipework should be routed internally and any external connections should be minimal in length and undertaken in painted metal not plastic.
- All new extractor vents or replacement external covers required LBC – no plastic to be employed (air bricks or traditional cast iron grilles).
- Any new soil vent pipes should be routed internally and where possible SVPs avoided by use of air admittance valves ie: Durgo. Any external vent pipes shall be cast metal.
- Details of any new fixed flooring for bathrooms can either be submitted upfront for agreement (tiles, new boards etc) or conditioned.

Pantry/ancillary lean-to

- No objection to the installation of a WC.
- All pipework shall be routed internally etc. as per bathrooms.

GUIDANCE/POLICY CONSIDERATION

Section(s) 66/72 of the 1990 Act

NPPF Chapter 16

Local Plan Policy.

HE Advice Notes 2: Making Changes to Heritage Assets

Conservation Principles

BS: 7913 Conservation of Historic Buildings

HE GPA 2: Managing Significance in Decision Taking

HE GPA 3: Setting of Heritage Assets

DATE: 28/11/22



Appendix II: Cement render removal and replacement with lime render externally and internally.

Specialist conservation builder to undertake the works. Read in conjunction with plans/ elevations.

External Lime Render specification/ method.

- Remove the existing render and dispose. Removal in strips in order to monitor the stability of the underlying cob.
- Dub out any deep holes in the wall with a Haired Lime Mortar. Rebuild defects with bricks, stone or cob blocks as appropriate.
- Treat wooden lintels with preservative and counter batten with lath if rendering over them.
- Apply a 3 mm hand harled coat of Secil Consolidation Mortar to provide a key to the wall. Leave to dry for a minimum of 24 hours.
- 15 mm scratch coat of Haired Lime Mortar with added pozzolan (Argical) to smooth the contours of the wall. The hair reduces any slumping whilst applying and shrinkage cracking whilst curing. Key with a scratch comb. Leave to dry for approximately 5-7 days.
- 10 mm float coat of Unhaired Lime Mortar with added pozzolan (Argical).
- For a rough cast finish, apply an additional coat of hand harled lime mortar or Secil Consolidation Mortar.

Control and Protection: Lime is caustic. Always wear eye protection and protective gloves and clothing and follow the safety instructions on the labels. Control suction by lightly spraying the surface with water half an hour before applying each coat. In warm weather it may be necessary to spray with water afterwards. Protect each render coat during the curing process from the elements such as hot drying wind, strong sun, rain and don't apply in temperatures below 5 degrees centigrade when there's a risk of frost. Cover with hessian sheet and should leave in place as long as necessary.

Curing: Allow sufficient time for all coats to dry before applying subsequent coats. Test whether a coat is 'green hard' by checking that the surface is resistant to a fingernail. Many factors will influence the timing, such as the season, exposure and the thickness of the coat. It's normal to expect a day for the harled coat to dry and harden and up to one week for each of the thicker scratch and float coats. Do not apply lime render too late or early in the year wherever possible to avoid damage and failure due to frost. Hardening by carbonation takes up to a month for each millimetre of thickness of render. Therefore it may take 20 months before mortar has carbonated to a depth of 20 mm.

Decoration: Avoid the use of modern paints to lime render as they can restrict function and potentially have detrimental consequences further down the line. Limewash is the most traditional paint to apply but is not particularly durable and will require repainting every 3-7 years on average. Allow four coats of limewash for painting finished lime render. Alternatively, use a more hard-wearing, highly breathable silicate paint. These paints have a longer life expectancy, require fewer coats and are generally more water repellent.

Internal lime plastering specification/ method

- Protect the floors and site as appropriate. Remove existing plaster and dispose of waste.
- Harl the substrate with a lime mortar for a key.
- Apply a scratch coat of haired lime mortar.
- Apply a float coat of unhaired lime mortar.
- Apply two coats of lime plaster for the finish with two coats of Heritage lime plaster sponged to a fine texture or 1 coat of Heritage lime plaster and final skim of Regency lime plaster for a super smooth finish.
- Replacement of skirting boards and covings.

This will usually take around 3-4 weeks overall as each coat needs to dry before the next coat can be applied. The final coat of plaster may need to dry for 2-6 weeks before a paint can be applied, depending on the choice of paint as outlined below.



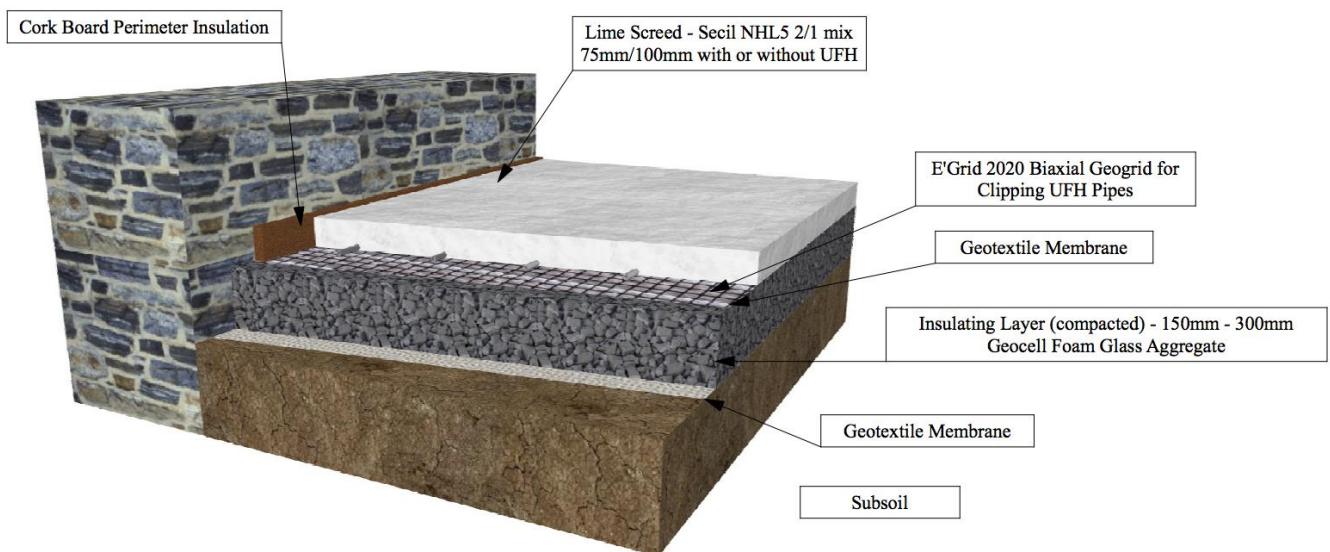
Appendix III: Limecrete floor: method, build up and literature. Read in conjunction with the ground floor drawings.

Glasscrete and Limecrete floor systems by Mike Wye are LABC Assured.

Limecrete floor systems are a modern interpretation of traditional solid floors that are both insulating and effective at managing ground moisture.

They can comfortably meet modern insulation requirements and can therefore ensure maximum efficiency of under-floor heating (UFH) systems.

For full technical information, case studies and specifications please visit our dedicated website limecrete.net



Installing a limecrete floor, particularly in traditional properties, offers improved function compared to cement floors and their associated membranes and PIR insulation.

The floor slab is made of natural hydraulic lime (NHL) and appropriate aggregates rather than from cement. Limecrete and Glasscrete floors are sympathetic, functional and insulating floor systems.

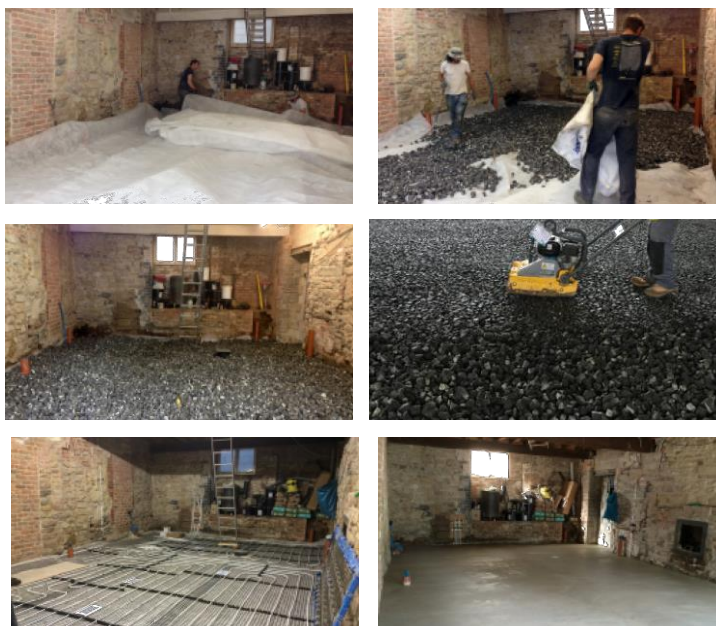
Method:

Existing concrete floor to be removed. Excavate to a total depth of insulation, limecrete plus finishes (around 200mm). Care should be taken when excavating close to the original house and outbuilding walls to avoid undermining shallow footings.

1. Levelled and compacted ground. When the existing floor has been removed, excavate (if required) to the depth as calculated by Mike Wye & Associates, taking care not to undermine foundations. Accurately level and compact the surface, variations in levels can significantly increase material consumption. **NOTE - Please consult a specialist for high water table/ground water issues as additional drainage maybe required.**
2. Layer of [geotextile membrane](#). Once level, lay the geotextile membrane over the soil, overlapping joints. Ensure the geotextile laps up the walls far enough to fold back onto the GEOCELL foam glass.
3. 100 mm compacted [GEOCELL Foam Glass](#). (*Fine grade required for <150 mm). Prior to filling the area with GEOCELL, install marker posts to indicate the finished level after compaction. Allow a compaction ratio of 1.3:1 by measurement, e.g. Loose fill to 195mm and compact to 150mm. GEOCELL bags can then be emptied manually or with mechanical assistance within the floor area.



4. Layer of [geotextile membrane](#). Rake the GEOCELL level ensuring an even fill depth is achieved. Should the compacted fill depth exceed 300mm height, the installation must take place in multiple layers. Once the loose GEOCELL has been leveled, compaction can be undertaken with a light vibration plate with strong drive (~80 - 120kg, approx frequency 100Hz, centrifugal force <18kN). Alternatively a medium weight, non-propelled or self-propelled roller, running weight <7.5t, static line loads ~ 20kg/cm, approx frequency 65Hz. Compaction is finished when the target level is reached, further compaction will increase material consumption. Remove posts and level off. Fold back the excess geotextile around the edges over the compacted GEOCELL, then lay the second layer of geotextile, again lapping up the wall to the depth of the screed.
5. U/F heating pipes attached to grid. If installing underfloor heating, the Geogrid is now laid over the second layer of geotextile. This is used as a fixing layer for pipe clip rails (not supplied), which are cable tied to the Geogrid. Heating pipes can be fixed directly to the Geogrid using cable ties, however this will position the pipes lower within the screed. Cork insulation should now be positioned around the perimeter walls to the depth of the screed (typically 100mm). These are supplied in 1000mm x 500mm sheets and will need to be cut on site. The cork also acts as a screeding board, however additional shuttering maybe required for large floor areas
6. 100 mm lime screed/slab: 2 parts sand to 1 part [NHL5](#) (by volume) with 30 mm [Cork Board](#) to external perimeter walls. Mix 2 parts screed aggregate to 1 part Mike Wye lime binder by volume, adding sufficient water to make a stiff but workable mix. If additional screed fibres are specified, add 1kg per cubic metre of screed. Mix for approximately 20 minutes after adding sufficient water. Lay and tamp the screed level, then float to appropriate finish. The curing time is approximately 7-14 days depending on temperature, care should be taken to ensure the screed does not dry/cure too quickly or too slowly. In addition, if you have installed underfloor heating this should not be used for a minimum of 4 weeks. Always follow underfloor heating suppliers guidelines.
7. [Adhere Cal](#) tile adhesive for floor tiles or preferred floor finish. Coverings: Ensure that the lime screed has dried out sufficiently to allow for finishes to be laid. For maximum breathability lay natural materials as finishes only. Lay all stone, slate or other slab finishes in lime mortar bedding and use only a lime:sand grout between slabs. Other floor finishes may be considered but may affect performance. Please consult with Mike Wye & Associates if unsure.



Appendix IV: Bathroom fitouts schedule of works

Read in conjunction with the above documentation and all planning drawings and details.

Ground floor WC:

- Layout as shown on plans.
- New door and small nib wall. Door to be painted ledge and brace door with traditional black ironmongery.
- Wall to be studwork with painted timber cladding.
- Simple close coupled WC and wall mounted basin over plinth.
- Existing floor and wall finishes retained.
- No ventilation proposed or required.
- New below ground drainage connection locally to external manhole.

First floor bathroom:

- Existing layout retained except for the bath is replaced with a large shower tray.
- Dated WC and basin replaced for new.
- Existing wall tiles to be removed any water damaged fabric (from leaks) to be repaired/ replaced with like for like.
- New full height tiling on tiling backing board to shower enclosure.
- Existing cork flooring to be removed and replaced with tiling backing board screwed to existing floor. Tile with porcelain tiles.
- Introduce extraction fan. External grille added to drawings. Extract grille to be black, metal louvred metal 150mm diameter.
- Replace non sympathetic window W14 with new – refer to point 2j above.

Ensuite

- Remove modern partition walls within room.
- Infill archway with studwork to suit finished with lath and plaster, re-instating the original infill.
- A new doorway will be introduced as shown on drawings with a reclaimed door to match the existing bedroom door.
- The carpet will be removed and replaced with 12mm WPB plywood screwed to existing floor with luxury vinyl tile finishes over - installed in full accord with manufacturer's recommendations.
- A full width 1200mm high tiled or timber tongue and groove boxing will be introduced, stepping up to be full height within the shower to accommodate all supply pipework, waster pipes and thermostatic valves so no pipes need to be embedded in the existing walls.
- Shower tray and shower enclosure to sit onto the floor deck. Walls within the shower area will be full height tiling on tiling backing boards fixed to the existing walls and finishes.
- All wastes to connect to existing external foul drainage. All new and replacement pipework can be routed internally and if any external connections are necessary these will be minimal in length and undertaken in painted metal not plastic.
- Freestanding bath to be installed.
- Replace non sympathetic window W2 with new – refer to point 2j above.

Second floor bathroom to Bed 6:

- New studwork partition to be introduced. Timber panel finishes to bedroom side, plasterboard and skim finish to bathroom. Partition to be scribed around exposed rafter with no fixings or damage to it.



- Floorboards to be repaired. New finishes over to comprise of 12mm WPB plywood screwed to existing floor and linoleum finishes, installed in full accord with manufacturer's recommendations.
- A full width 1200mm high tiled or timber tongue and groove boxing will be introduced, stepping up to be full height within the shower to accommodate all supply pipework, waste pipes and thermostatic valves so no pipes need to be embedded in the existing walls.
- Waste to run in saniflo system in roof void and link to existing SVP on North elevation. Bathroom ventilation to extract to soffit vent.
- Existing bedroom door to be re-employed to new location. Bathroom door to be painted ledge and braced timber door to match. Traditional black ironmongery to be employed.

