**THE OLD NURSERY, CHURCH LANE, LODSWORTH, GU28 9DD**

**ATTIC STAIR ACCESS AND UPGRADING**

**SCHEDULE OF WORKS**

1. **Proposed work**

The works comprises two elements:

1. **Insertion of paddle staircase.**
	1. Existing situation

Access to the attic space is currently via a pull-down aluminium ladder through a 760 x 380 mm hatch on the first-floor landing.

* 1. Proposed work

Due to the position of the existing staircase, the room layout of the first floor and the profile/construction of the roof, it is not possible to provide access to the attic space by a standard staircase. It is therefore proposed to insert a 800mm wide 10 steps ‘paddle’ staircase. A similar ‘paddle’ staircase provides access to the attic level in Tudor Cottage next door.

This stair will be positioned (west-east) against the north wall of the existing single bedroom (Bedroom 3) – see plans and sections. It will be accessed directly from the first-floor landing where the current door to Bedroom 3 is located. This existing door will be relocated immediately to the south. The wall partition is of modern plaster board construction. The paddle staircase will occupy c. 0.66m2 (10%) of the floor area of Bedroom 3, so it does not impact on its continued use as a single bedroom.

The insertion of the paddle staircase will require the removal of two 800mm sections from two oak floor joists to provide the access to the attic space. These will be replaced by cross joists attached to the existing joists on either side of those removed. These joists are not original but are machine cut, indicating they are late 19th-early 20th century in date. It will also be necessary to remove two lengths from two smaller dimension pine timbers which are positioned between the joists. These are not structural joists but seem to have inserted to support the lathes for plastering the ceiling. They probably date from the early 20th century.

The top of the staircase will be boxed in with a new door to meet fire regulations.

1. **Insertion of new flooring over existing floorboards**

2.1 Existing situation

As noted in the board survey (see Heritage Statement - Appendix), the existing floorboards are arranged differently in each of the three bays.

West bay: the boards run east-west and lie directly on the lathes of the plaster ceiling of the room (Bedroom 2 and bathroom) below. There is, therefore, no space to insert any modern insulation below the boards.

Centre bay: boards run east-west, the lathes of the plaster ceilings of the rooms below (Bedrooms 1 and 3) are attached to the underside of the joists. This means that modern insulation can be (and has been) inserted below the existing boards.

East bay: boards run north-south and joists run west-east. The joists are machine cut but are larger than in the other two bays, perhaps because this is where the two cottages connect together. The boards at the east end were removed when a modern plaster board dividing partition was inserted in Tudor Cottage at some point in the past.

* 1. Proposed work
1. West and east bays. Insert new flooring on joists (47mm x 170mm) at 65mm centres positioned above the existing floorboards. These will create sufficient space for the insertion of modern insulation under the new floors. The existing floorboards will remain untouched in their current positions. The new joists will be supported on two pairs of new north south joists which will be supported by the exterior walls. There will, therefore, be no pressure on the existing boards which are in a fragile state, particularly in the west bay. New flooring laid on the joists will be carpeted for further insulation. All work fully reversible.
2. Centre bay. Insert new insulation under the existing floorboards. Work fully reversible.
3. **Summary of proposed works**

Work is fully reversible apart from the removal of two 800 mm sections from two oak floor joists to provide access to the attic space. These are not original, but machine cut and are probably late 19th-early 20th century replacements of the original joists. Ditto from two pine timbers of later date inserted to support the lathes of the plaster ceiling of Bedroom 3.

1. **Justification**
2. **Safety:** Since Covid, the attic space has been used for storage. However, the only access is by a pull-down ladder. The applicant is sixty-six and provision of a paddle stairs will provide safe access to this roof space.
3. **Reducing energy consumption:** the works will also allow much improved insulation of the existing house in line with reducing energy use in the UK.
4. **Long term care of the Old Nursery:** By providing proper stairs to the attic space, it will be much easier to access this area and undertake maintenance to ensure the long-term preservation of the house.

ENDS: November 2023