

3 New Street, Frankwell, Shrewsbury

Conversion to Residential Use.

23/04228/LBC | Works to facilitate the change of use to a dwelling to include a new shower room, new front door, and full internal decoration affecting a Grade II Listed Building | 3 New Street Shrewsbury Shropshire SY3 8JN

Discharge of Condition Application:

3. Prior to any works to original fireplaces a schedule of building works shall be submitted to and approved in writing by the Local Planning Authority. Work shall be carried out in accordance with the approved schedule.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

4. Details of any new exterior soil and vent pipes, waste pipes, rainwater goods, boiler flues and ventilation terminals, meter boxes, exterior cabling and electrical fittings shall be submitted to and approved in writing by the Local Planning Authority before the commencement of works. The development shall be carried out in accordance with the approved details. All gutters, downpipes, soil and vent pipes and other external plumbing shall be of cast iron or cast aluminium unless otherwise agreed.

Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

5. Before the commencement of the relevant works details of the proposed internal and external decorative finishes and colour scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

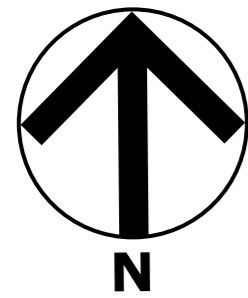
Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.

EN-PLAN

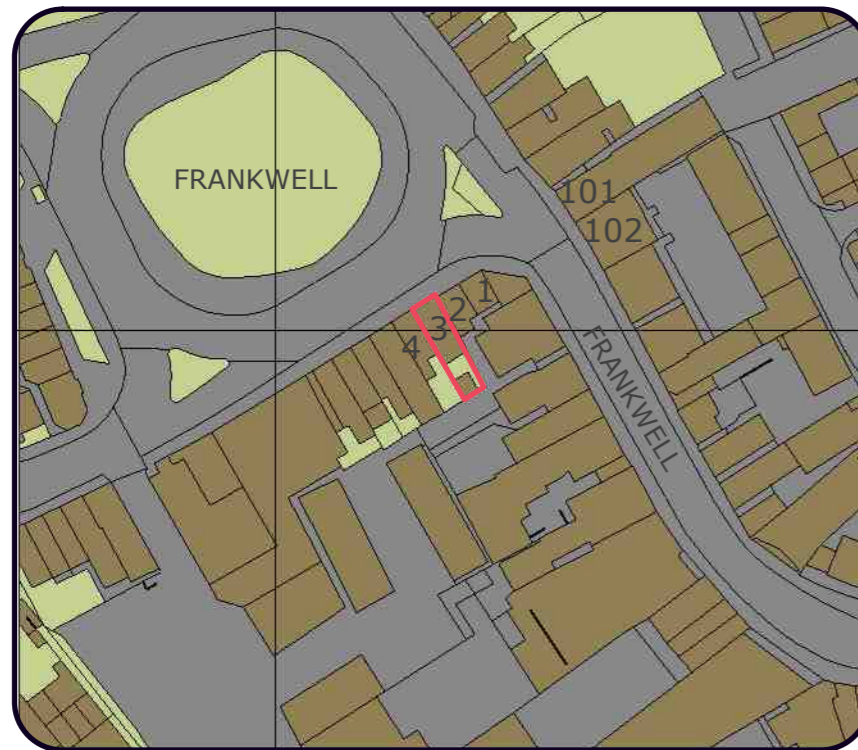
PLANNING & ARCHITECTURE

NOTES:

- 1) THESE DRAWINGS REMAINS THE PROPERTY OF EN-PLAN
- 2) ALL DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR.
- 3) ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
- 4) DO NOTE SCALE COPIES OF THIS DRAWING.
- 5) THIS PLAN MUST BE READ IN CONJUNCTION WITH ANY OTHER PLANS IN THE SET AND ANY SPECIALIST DRAWINGS RELATED TO THE PROJECT.
- 6) ALL DISCREPANCIES TO BE REPORTED TO EN-PLAN BEFORE CONTINUING.



A
1
Location Plan
1:1250



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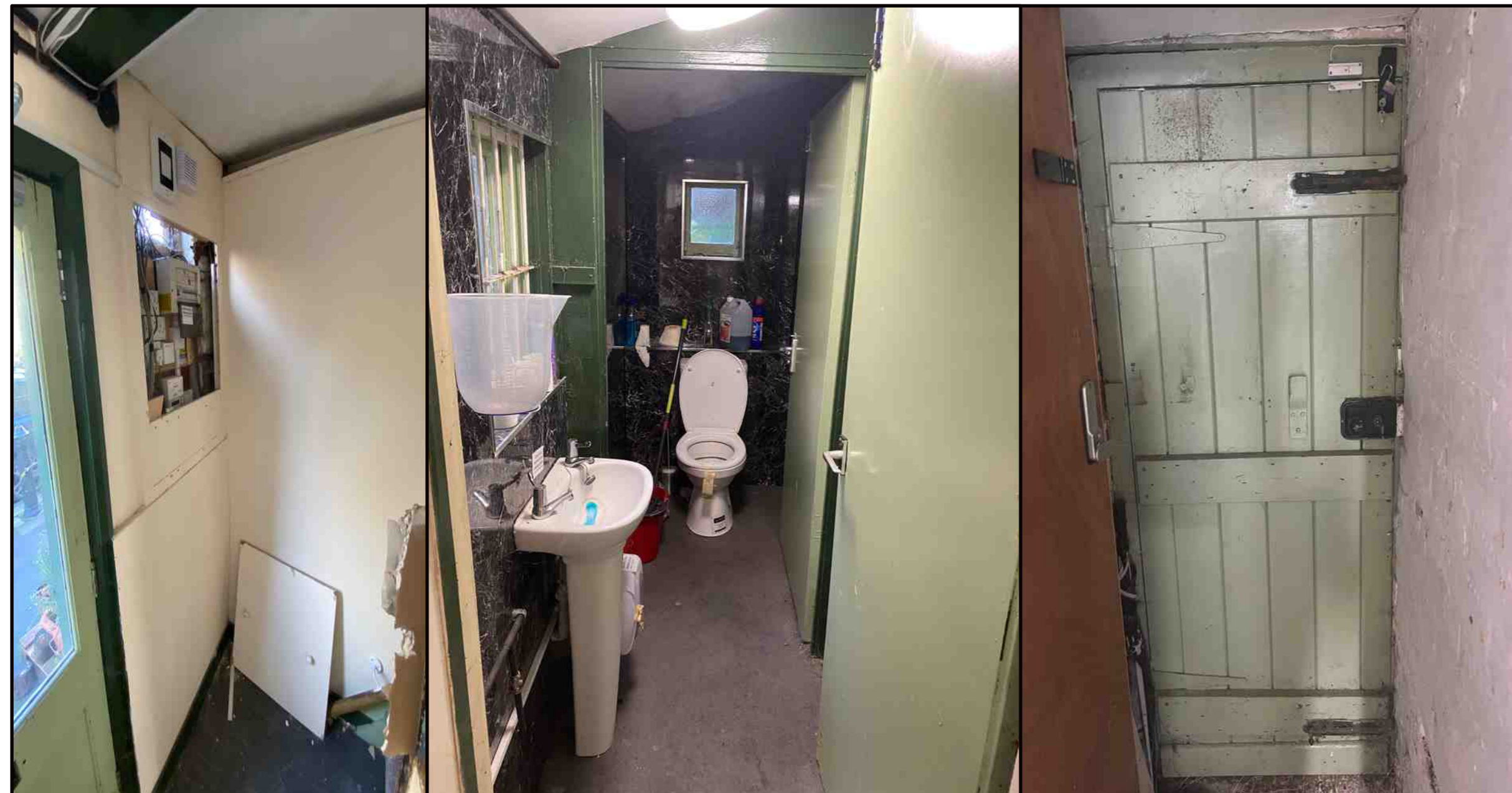
A
2
Block Plan
1:500



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EN-PLAN







- 1 - Strip out modern shop fittings and take walls back to original plaster. Patch and re-skim as appropriate.
- 2 - Expose and repair original fireplaces as detailed over leaf.
- 3 - Re-furbish bathroom and turn into wet room.
- 4 - Fit shutters to front facing windows as per submitted details.
- 4 - Brick up hole by existing sub-standard electrics. Patch and paint as required
- 5 - Strip off layers of plaster from ceilings and take back to original and re-skim.
- 6 - Remove skirting and replace with traditional victorian skirting board.
- 7 - Full patch and re-paint all walls with heritage egg shell finish.
- 8 - Re-carpet first and second floors.
- 9 - Retain
- 10 - Replace doors throughout with Howden Oak door range as detailed below.
- 11- Internal decorative Detail - all walls and skirting board to be finished in eggshell finish.
- 13 - Choosing the correct finish for hardwood and softwood beams
Traditional oils and waxes are more appropriate on old beams and look better than modern finishes
If the beams are very dry and , use Finest Danish Oil or Raw Linseed Oil diluted with White Spirits. Apply to the wood by brush and allow to penetrate before wiping off all excess oil. In this instance Raw linseed oil will be used in conjunction with the method statement outlined on page 2.
- 14 - Patching and Repairing Timber Frame Windows:

Remove any dirt, dust, and loose paint from the window using a soft brush or a vacuum cleaner.

Examine the window frame for rot, cracks, or other damage. Address any structural issues before proceeding with cosmetic repairs.

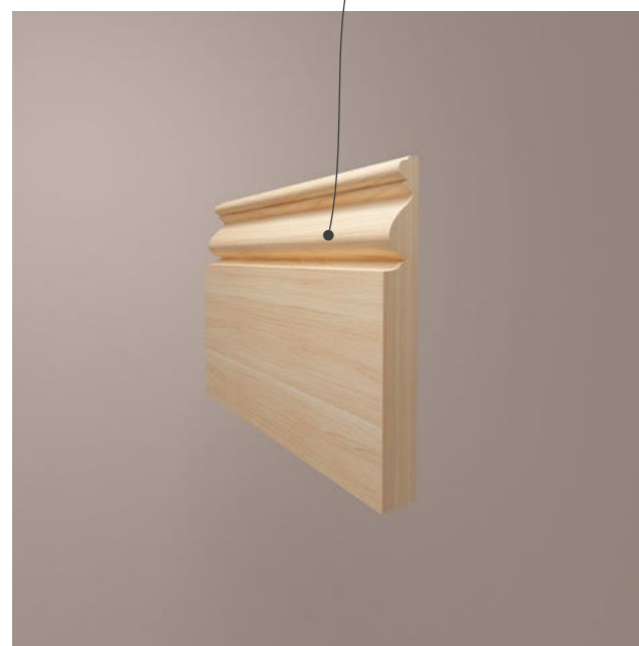
Use a chisel or a wood gouge to carefully remove any rotted or damaged wood. Ensure that you reach solid, healthy wood.

Apply a high-quality wood filler to the damaged areas, following the product instructions.

Smooth the filler with a putty knife and allow it to dry completely.

Once the wood filler is dry, sand the repaired area to ensure a smooth and even surface. Start with coarse-grit sandpaper and progress to finer grits. Apply a wood primer to the repaired sections. This helps the paint adhere better and provides additional protection. Apply primer then undercoat and then paint with two coats of exterior white eggshell finish.

Pine Victoria Skirting Board



Howdens Oak Door

Use Specialist
Fireplace PaintEggshell Heritage
Paint Finish

REPAIRING THE CAST IRON FIREPLACES

Repairing a cast iron fireplace typically involves addressing issues such as cracks, rust, or general wear and tear. Here are general guidelines for repairing a cast iron fireplace:

Clean the Fireplace:

Remove any debris, ash, or soot from the fireplace using a stiff brush or vacuum cleaner. Wipe down the interior and exterior surfaces with a damp cloth.

Inspect for Damage:

Examine the cast iron for cracks, rust, or other damage. Pay close attention to the joints and seams.

Crack Repair:

For small cracks, you can use a high-temperature epoxy or furnace cement designed for use with cast iron. Clean the area thoroughly before applying the repair product. Follow the manufacturer's instructions for the specific product you choose.

Rust Removal:

If there is rust on the cast iron, use a wire brush or steel wool to remove as much rust as possible.

Sand the affected areas to create a smooth surface.

Apply a rust converter to prevent further rusting. Follow the product instructions.

Painting:

After repairing cracks and removing rust, you may choose to repaint the fireplace. Use high-temperature paint designed for cast iron stoves and fireplaces.

Apply the paint in thin, even coats and let it dry thoroughly between coats.

Replacement Parts:

If there are severely damaged or missing parts, consider finding replacement parts or consulting with a professional for custom fabrication.

Some fireplace restoration companies specialize in providing replacement parts for antique or vintage fireplaces.

Professional Inspection:

If the fireplace is extensively damaged or if you're unsure about the repairs, it's advisable to consult with a professional fireplace or cast iron restoration expert.

They can assess the condition of the fireplace and recommend appropriate repairs.

Chimney Inspection:

While addressing the fireplace, inspect the chimney for any issues. Cracks, obstructions, or creosote buildup can pose safety hazards.

Fireplace Doors and Accessories:

If your fireplace has doors or other accessories, check them for proper functioning and make any necessary repairs or adjustments.

Always prioritize safety when working on a fireplace. If you are unsure about any aspect of the repair process, it's best to consult with a professional to ensure the fireplace remains safe to use.

SANDBLASTING AND STAINING OF WOODEN BEAMS

Sanding and finishing wooden beams with linseed oil can give them a beautiful, natural look. Here's a step-by-step guide:

Sanding:

Prepare the Area:

Ensure proper ventilation.

Lay down drop cloths to protect the floor and surrounding surfaces.

Safety Gear:

Wear safety goggles, a dust mask, and ear protection.

Select the Right Sandpaper:

Begin with coarse-grit sandpaper (80 or 100 grit) to remove any rough spots or previous finishes.

Progress to finer grits (120, 150, and 220) for a smoother finish.

Sand with the Grain:

Always sand along the direction of the wood grain to avoid scratches.

Use a sanding block or an electric sander for larger surfaces.

Remove Dust:

After each sanding stage, wipe away dust using a tack cloth or a damp cloth.

Inspect for Smoothness:

Run your hands over the surface to ensure it's smooth and free of imperfections.

Staining with Linseed Oil:

Choose the Right Linseed Oil:

Select a high-quality, pure linseed oil. There are both raw and boiled linseed oil options.

Boiled linseed oil dries faster than raw linseed oil.

Apply the First Coat:

Use a clean, lint-free cloth, brush, or sponge to apply a thin, even coat of linseed oil.

Make sure to work it into the wood, covering the entire surface.

Wait and Wipe:

Allow the first coat to penetrate the wood for about 15-30 minutes.

Wipe away any excess oil with a clean cloth.

Apply Additional Coats (if desired):

Depending on the desired finish, you can apply additional coats after each previous coat has dried (usually 24 hours).

More coats will result in a richer, deeper finish.

Buff the Surface:

Once the final coat has dried, you can buff the surface with a clean cloth to enhance the sheen.

Allow Sufficient Drying Time:

Linseed oil can take several days to fully dry. Ensure proper ventilation during this time.

Inspect and Touch Up:

Inspect the beams for any missed spots or uneven finish. Touch up as needed.

Dispose of Oil-Soaked Rags Safely:

Linseed oil-soaked rags can pose a fire hazard. Lay them flat to dry outside, or dispose of them in a sealed metal container.

Remember to follow the specific instructions on the linseed oil product you choose, as application methods and drying times may vary. Always work in a well-ventilated area and follow safety precautions outlined on the product labels.