

Application for Listed Building consent at 7 Tring road

Bathroom Facilities

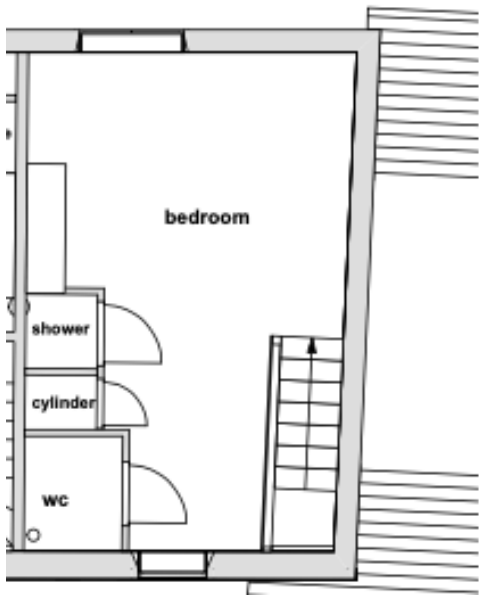
The existing bathroom facilities do not align with current living standards. Our proposal involves the removal of the shower cupboard, toilet partition, and ceiling, none of which possess historical significance. We intend to replace them with a single partition to establish a new bathroom, ensuring the careful removal of these elements without causing any damage. Additionally, we will utilise existing routes for waste disposal to prevent harm to walls.

Current - Bathroom Facilities

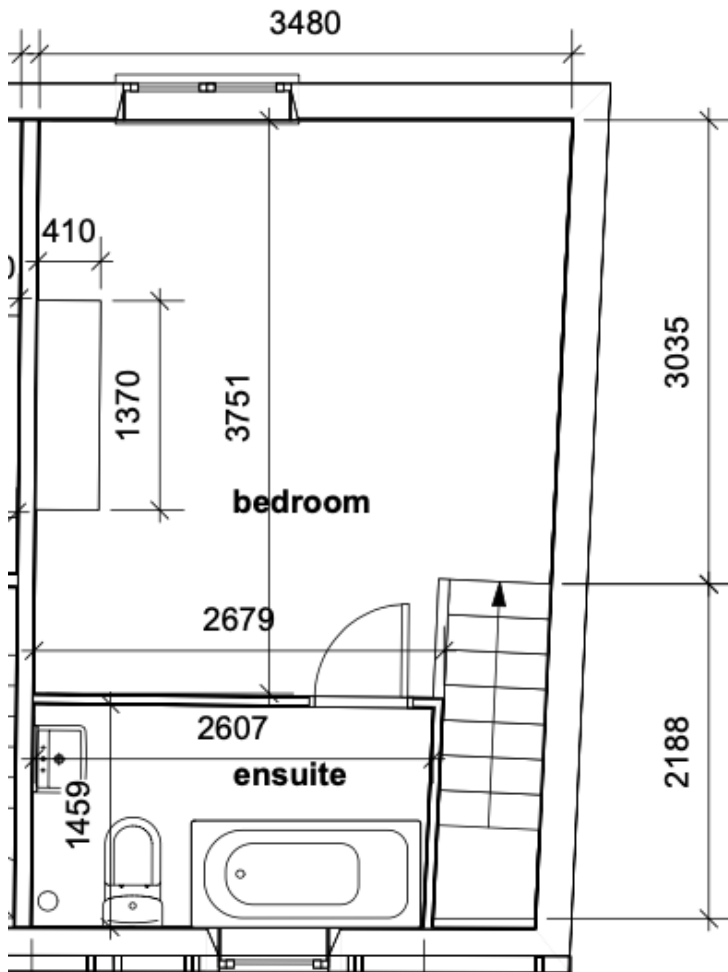


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Current Bathroom Facilities



Proposed Bathroom Facilities



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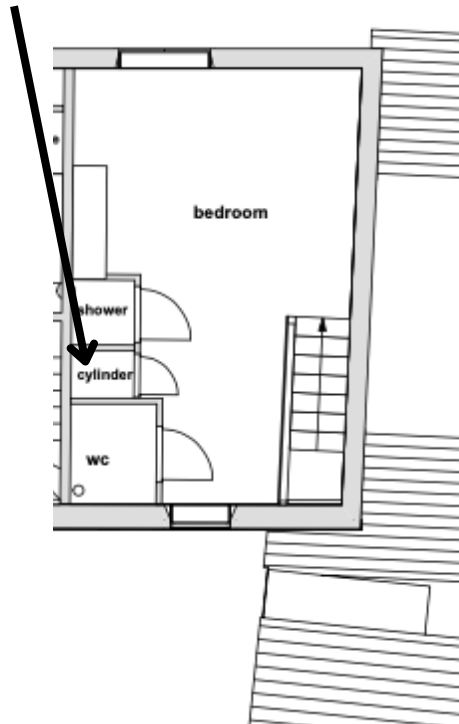
Re - wiring Property

To enhance the property's safety to current standards, our plan involves rewiring throughout, utilising existing channels wherever possible, and keeping any chasing into plasterwork very minimal.

Hot Water Cylinder

Presently, the hot water cylinder is currently situated within a sizable cupboard in the bedroom. We would like to remove the hot water cylinder. and replace by using a combination boiler in the modern extension that will provide hot water and central heating.

Current Location of Hot Water Cylinder



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Radiators

We intend to relocate the radiator beneath the window, exercising caution during the lifting of existing floorboards. Each floorboard will be numbered to facilitate their return to their original locations.

Current Location of bedroom radiator



Proposed re-location of radiator



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Staircase

Staircase - We consulted with a specialist who confirmed that we can install a replacement staircase within the available space and we're awaiting plans, once obtained we'll ensure these are compliant with building regulations.

Handrail and spindles - Replace the current 1980s handrail and spindles with a more understated design, as depicted below.

Current - Hand rail and spindles



Replacement - Hand rail and spindles



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Cupboards- We propose the removal of existing modern cupboards and shelving, ensuring a meticulous process to prevent any harm to the surrounding walls.

Current -Cupboard Upstairs to right of chimney



Current - Shelving Unit



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Fireplace surround - Considering the fireplace has been previously covered, and removing it may risk further damage, our alternative proposal is to install an oak mantelpiece as example shown below.

Current -



Example of proposed reclaimed mantel-



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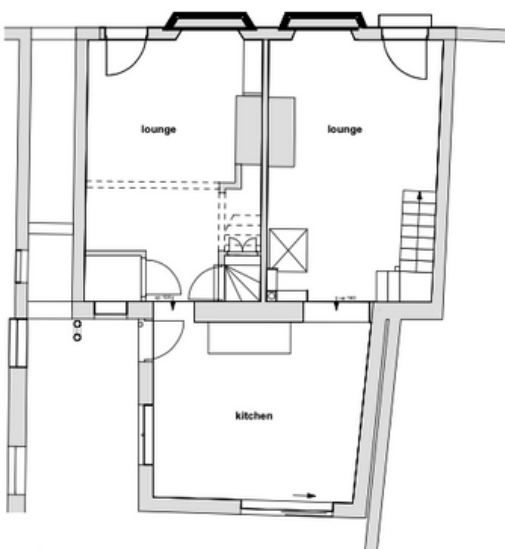
Dividing Partition in Kitchen

We propose to erect a dividing partition within the current modern extension so that the 2 properties do not share the modern extension as the previous owner/tenants did when they lived in both properties. The extension is modern and will not ruin any historic relevance to the property. However, careful consideration will be taken to ensure no damage is made to the historical part of the property.

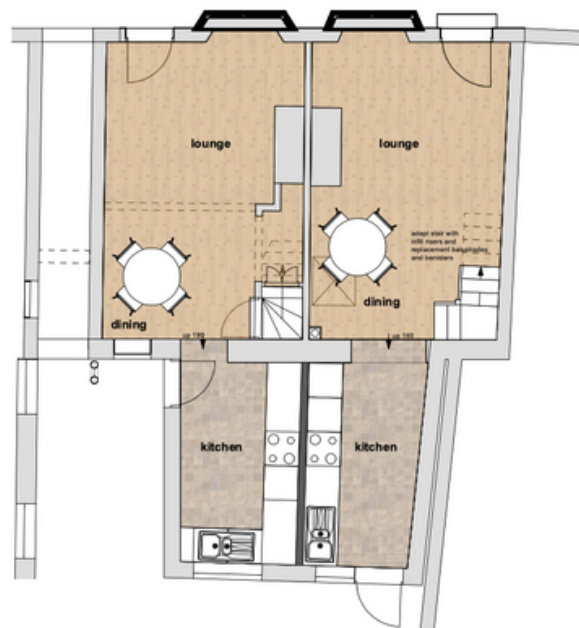
Existing adjoining kitchen:



Existing Floor plan



Proposed Floor plan



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Front door

We propose replacing the non-original front door with one that aligns with the era when the property was built. For reference, a photo of the neighboring property is attached to illustrate the style we aim to find and acquire.

Current Front Door:



Proposed style of replacement style:

