Materials, design & joinery notes for Listed Building Consent for 33 Souttergate, Hedon HU12 8JR

Reference: PP-12844902

Please find details to the design and materials to be used for each piece of work.

1) Installation of new loft hatch (560 x 760mm)

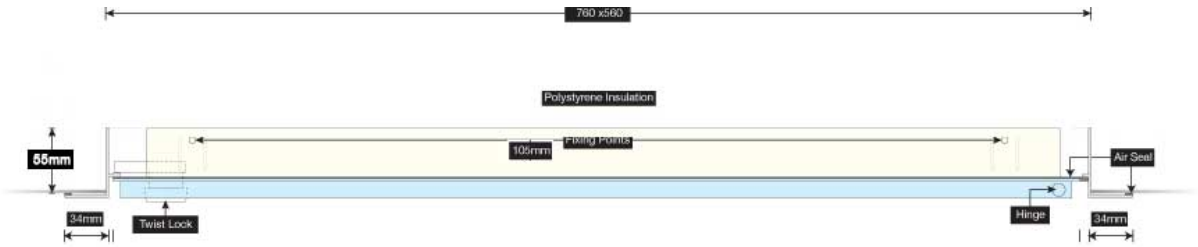
Install new loft hatch in upstairs hallway (location marked in **Alterations plans – proposed.pdf** within the application pack) as current loft entrance in bedroom 3 is very small and as this room becomes a bathroom during renovation, it makes sense to move it to a more appropriate location.

We approached a number of loft hatch companies and were advised that timber hatches are few and far between, and installing a timber version will need a carpenter on site to create one for us. There are some available but they are all quite large as tend to have a ladder built into them. We wouldn't want a ladder, or to create a larger opening, and potentially cut into any loft joists.

The proposed hatch is slim, contemporary frame with flat lid. Frame is fitted with compression seals to prevent draughts between the frame and the lid. When closed the lid is compressed against draught seals. It has excellent aesthetic appearance (will match the colour of the ceiling) and passes all Building regulation Part L & British Standards air tightness testing.

The hatch will be attached to existing roof joists located in the upstairs landing space. We require reasonable access to have loft insulation fitted as current insulation is not fit for purpose. New insulation will help improve our low Energy rating of F. This was a recommendation in our Energy performance certificate.

- Lid hinged on short side of frame, to open twist the catch and open lid downwards
- Fitted with draught seals
- Overall frame size 628 x 828mm
- Guaranteed not to discolour
- Complies with Part L of Building Regulations



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Please see **Loft hatch – section drawing.pdf** within the application.

2) Installation of new front door

Replace the front door, largely for heat efficiency and security. The current door is poorly draft insulated and upgrading was a recommendation in our Energy performance certificate.

It currently leaks water at the foot of the doorway during periods of rainfall. The door provides minimal security with one basic latch that no doubt is not appropriate for reasonable home insurance policies.

The door isn't original and we'd seek an appropriate timber door retaining the property's style, and closely matching the appearance, colour and ironmongery/furniture to the current door (see below).

The proposed new front door is a Colonial 6 Panel External Meranti Door and Frame that is sized at 1981x762mm (very slightly larger than the current 1950x760mm door) in size. The overall frame would be an almost like-for-like replacement to what we currently have, with an overall height of 2062mm and 844mm width.

The door is constructed in premium quality mahogany wood and would be primed and painted white on site before installation.

The manufacturer have provided section drawings for the door, they unfortunately don’t have the frame. Please see **Front door - section drawing.pdf** within the application.

We would include the following fixtures and fittings:

- Exitex Auto-Seal Threshold Draught Excluder
- Victorian Lever Front Door Handle Pack - Black finish
- Antique Black Ludlow Letterbox - Size 268x91mm
- Antique Black Door Knocker
- Mortice Deadlock for Timber Doors - 64mm Stainless Steel

3) Internal doors

We invited a number of joiners to review the internal doors, and unfortunately three of the current doors were beyond repair, or would be of significant time and cost to restore. The door panels would need completely replacing, and extensive repair work to the main wooden structure. As you can see, the damage to the doors are quite substantial.

The other two doors are not original so we would prefer to replace 5 of the doors (as shown on **Alterations plan - proposed.pdf** within the application) so they are all consistent of design, material, quality and colour.

The proposed six panel grain effect moulded door has a traditional appearance and is of mixed material construction combining one piece grain effect facings, timber and man-made materials. These moulded panel doors are highly durable and more resistant to warping, twisting and splitting than solid wood doors.

To keep our costs down we propose to replace just the doors, and hinged/hanged onto to where the current doors are placed. We'd be looking at the 1981 x 762 x 35 mm size and trimmed down to fit where necessary.

Please see **Internal door – section drawing.pdf** within the application.