



Pic 21

Bedroom 3,

Two of the roof timbers were broken. They were strengthened with 10mm steel plate bolted to either side of the crack. This ceiling was then insulated using Steico wood-wool, 60mm thick thermal conductivity of 0.036 W/mk, lath and plastered. **Pic 22 and 23**

Having removed the small toilet and shower cubicle from bedroom 2, we wanted to maintain the utility of an upstairs toilet and shower. **PGC-First floor proposed.**

The toilet cubicle was constructed of 4 x 2 framing timber and clad with Savolit board, plastered with lime plaster.

The shower cubicle was framed in 4 x 2, clad with waterproof cement board on the inside which was tiled. Savolit board on the outside and lime plastered. **Pic 24 & 25**



Plc 22 Bedroom 3 with roof rafters repaired using 10mm steel fitch plates



Plc 23

Water and waste.

Hot and cold water to both the sink and toilet are supplied via plastic 15mm Speedfit water pipe. The supply being from the hot water cylinder cupboard.

The shower hot and cold are pumped from a negative head shower pump located also in the hot water cylinder cupboard. Waste from the shower goes under the floor in a continuous pipe to the soil pipe located in the corner of the toilet and this is fitted with an air admittance valve (110mm).

Both the shower tap and the waste trap can be accessed with relative ease to aid maintenance and replacement.

The waste pipe is housed in a void between the walls and exits the cottage underground to connect to existing drainage. **Pic 16** There is a rodding point outside allowing this connection to be cleared should the need arise. (PGC/First floor proposed)



Pic 24



Pic 25 Addition of toilet and shower

Entrance/utility PGC-Rear elevation existing and PGC-Rear elevation Proposed

Addition of double doors and side window lights.

These were discussed with the Listed building officer at the time.

Her response is covered in the email attached.

PGC-Email from conservation officer

Rear entrance (Utility room)



Plc 27

Before



Plc 28

After

Lounge window

New window opening and window were fitted.

The opening for **window 2** (see **PGC-Rear elevation proposed**) was cut through the cement render. This revealed blockwork infill. The original wattle and daub had been replaced possibly in the 60's or 70's with blockwork. *Pic. 29 and 30*

The new cill height of **window 2** was designed to match cill height of existing windows at the front of the lounge. The overall depth of **window 2** was also designed to match the cill height of the window on the far left of the cottage, visually tying window cill heights across the cottage on the ground floor.

I would like to replace **window 1** with a new window that in design and proportion, matches **window 2**. This new window has a metal opening light, also glazed in Slimlite double glazing. (see **PGC-Rear elevation existing**)

The design and construction of these new windows is the same as given in consent DC/14/0531/LBC



Pic. 29



Pic. 30

The existing windows when we purchased the cottage in 2011 were all single glazed Boulton & Paul windows form around 1960's/70's.

Poor maintenance had led to decay in many of them. During the restoration of the frame and infill we had an opportunity to research and commission more energy efficient and aesthetically appropriate fenestration.

Cottage with existing windows in 2011

See **PGC/2011**



Pic. 31 Existing windows



Pic. 32 Replacement windows.