

Condition 3: Internal wall details

Prior to the creation of the new opening between the snug and corridor at ground floor of the hereby approved works large scale elevation and section drawings (at 1:10 and 1:5) of the internal wall showing the new opening and its surrounds/context, and annotated photographs of the existing, to include a schedule of works for the new opening and any remedial works, shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Response

Drawings. See attached file “DC/23/01463 Wall Elevations.pdf”

Photos. See attached files “DC/23/01463 Hall Wall.pdf” and “DC/23/01463 Snug Wall.pdf”

Schedule of works

Stage 1: Remove existing wall covering to approximate size of new opening (1800mm) and floor to ceiling to determine exact internal construction of wall. We assume timber studwork as used in the rest of the renovated sections of house, with a brick pier to the western end of the wall.

Stage 2: Determine the amount of structural support required for ceiling/floor joists known to terminate above the proposed opening. We are using Brett Design Partnership to support this project.

Stage 3: Install required lintel above new opening, based on structural engineering calculations in stage 2. We intend to use wooden lintels as far as possible.

Stage 4: Install new studwork to support hardwood timber door lining. Install door lining. Reposition electrical cabling and switch.

Stage 5: Make good wall either side and above new opening with plasterboard, plaster and paint to finish. Reinstall new skirting board. We proposed to use white painted hardwood timber and glass doors, to match exiting doors and to allow light transfer.

Condition 4: agreement of materials

Prior to the creation of the new opening between the snug and corridor at ground floor of the hereby approved works precise details including manufacturer's literature and/or specification of all materials to be used in the creation of the new opening, shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Response

Materials used will be kept deliberately plain and simple. The following items will be used.

Door lintel; timber.

Wall construction; timber studwork and plasterboard, as existing.

Door lining; timber, painted.

Doors; timber, glass, painted.

Door furniture; brass.