DETERMINED PLAN

SHDC
Planning & Development
15 JUL 2009
Ref: 0525/09

The Laurels
Various Proposed Works #1 – July 2009

Detailed below are the 6 proposed work items. Each item includes an expanded description, and justification and impact statements. Photographs are provided inline as required. The locations of the works are highlighted by the corresponding heading number of the floor plan, Appendix A.

1. Replace existing patio door

Replace the existing double glazed aluminium framed patio doors with wooden folding door. The new doors will be made from engineered oak, white painted, with 3 leaves.

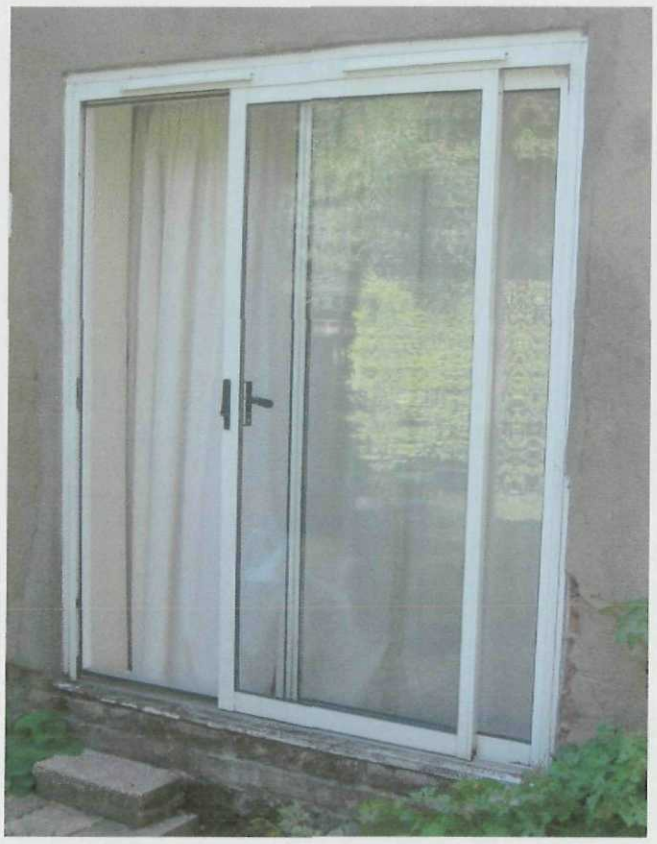
Justification

The existing doors are broken, and insecure. The wooden frame and step are rotten and leak.

Impact

Secure the building and make weather proof. White painted finish to match existing paintwork therefore improving overall aspect. The existing aperture will be reused, with no structural or otherwise alterations required.

Figure 1 – Existing doors



existing door

Figure 2 – Proposed doors (3 Leaves)



replacement patio = only 3 doors.

2. Reinstate blocked up doorway

Repair or replace door and frame on like for like basis. Re-instate doorway on the inside.

Justification

The door is still in place, but has been blocked from the inside during earlier refurbishments, when stud lining was incorporated. The lining appears to be an insulation and damp proof measure, but is still showing signs of water ingress and damp believed to be due to the poor state of the door. The door cannot currently be opened , and the inside shows no indication of any doorway, due to the stud lining.

The door and door frame externally have extensive rot, as well as having had make-shift "weather strips" added over time.

Impact

Externally the visible impact will be to repair the visible current rot. The extent of any repair required will not be fully known until the internal plasterboard is removed. Ideally the existing door and frame will be repaired, new wood spliced in bottom to remove rot, but in case rot extends significantly inside where not currently visible, this may require replacement of some woodwork. If this is the case, then replacement will be like for like materials and construction.

A new aperture will be created in the stud lining, and made good, to allow access through the doorway.

Figure 1 – Existing door

like for like replacement.



3. Unblock chimney, line chimney, and install wood burning stove in existing hearth

Unblock the chimney, removing wooden cupboard doors and false ceiling in existing hearth. The current aperture 80cm wide , 70cm deep, by 180cm high. The existing woodwork for the doors and frame will be removed.

Line the chimney with a flexible steel liner, and install register plate and wood burning stove.

The chimney is currently capped with cement. It is proposed to install a chimney pot to cap the liner, similar in style and colour to the existing pots on the two front chimneys. The pot will not be an

exact match, and as they are different ends of the house built at different times this would be in keeping. Historic photographs c1950s show a basic cylinder style pot comparable to those on the front of the house, but the clarity is insufficient to determine any additional pattern or colour.

The current cement hearth would be laid with red quarry titles on hearth, and extended into the room by ~150mm to meet building requirement for a non-combustible plinth extending a minimum of 300mm in front of a stove.

Installation of the stove will be performed by a HETAS accredited installer.

Justification

In what was previously a wash house, the hearth aperture has been enlarged and fitted with doors to make a cupboard. This proposal is to turn it back into a functioning fireplace and install a stove.

This will additionally improve ventilation and help alleviate the current damp evident on the chimney breast and hearth.

Existing cupboard and hearth are unsympathetic modern renovations.

Impact

Improve the usability of the room, and introduce a functioning fireplace.

Figure 1 – Existing cupboard



cupboard takes up space for fireplace.

Figure 2 – Stove



Figure 3 – Existing Pots & Proposed Pot



4. Install period fireplace in bedroom

Install an original period hob grate into existing fireplace. Install new constructional hearth, removing existing soil base and recent wooden infill, and top with matt slate hearth. Make good lime plaster.

Installation of the grate will be performed by a HETAS accredited installer.

Justification

The existing hearth is unused, and has had the original grate removed. The hearth top has been removed and replaced with wood to make level with the original surrounding floorboards.

Impact

The fireplace had been boarded up, the proposal is to install and original period fireplace, from c1800, and install a new constructional hearth and slate hearth top, restoring as best as possible the original feature of the room.

Figure 1 Current Fireplace



Figure 2 Grate



5. Install chimney linings to bedroom and lounge flues

Install flexible steel chimney liner to both flues in front left-hand stack, for bedroom and lounge fireplaces.

Justification

The existing chimney has breaks in the mid-feathers, visible but inaccessible. The chimney has no visible parging . Smoke crosses between flues leading to smoke in the room without a fire.

Impact

There will be no internal or external visible impact. The flues will be lined and the brick work protected from flue gases and mechanical effects of rain and sweeping.

6 Replace doorstep

Replace the current door step with a new stone step, like for like replacement including steel weather strip.

Justification

The existing stone step has had sections break off in several places which are missing, and the steel weather strip is either absent in sections or broken or worn so as to be flush with the remaining stone. Rain and debris are regularly blown under the door in bad weather.

Impact

Replace the existing step with a new step. The new step is to match the existing step, size and design, as well as stone and colour as close as possible. A like for like replacement.

Figure 1 Existing broken step



existing stone step worn and chipped