

Sheengate
Schedule of Works

GROUND FLOOR

HALL

- It is proposed to remove a section of floorboards immediately inside the front door to install a flush matwell within a brass edge.

CLOAKS / WC

- Remove and retain door to Cloakroom from Hall.
- It is proposed to block up the redundant external door from the inside, retaining it externally unchanged.
- Move wall between WC and Laundry.

GARDEN HALL

- It is proposed to convert the existing solid timber garden door to open outwards, and to install an inner metal-framed glazed door to allow a clear view into the garden, while retaining the original fabric.
- Remove hearth, replace with large stone slabs.
- Install solid fuel stove to existing fireplace.
- Repoint fireplace brickwork in lime mortar.

STUDY

- Remove tiled hearth, replace with large stone slabs.
- Install solid fuel stove to fireplace.

MUSIC ROOM

- As discussed in the Pre-Application submission, to improve the flow through the house to the new extension, it is proposed to form a new opening between the Music Room and Book Room to the north of the central fireplace. This wall is panelled to the Music Room side, and it is proposed to carefully remove the panelling and use it to infill the existing door.
- The doorway behind would remain extant so that this is a reversible change. To the Book Room, the current doorway will be concealed by bookcases. An elevation drawing has been prepared.
- Remove tiled hearth, replace with large stone slabs.
- Repoint fireplace brickwork in lime mortar.

BOOK ROOM

- Remove and retain window for reuse (removal of window already consented).

MAP ROOM

- The current kitchen has a modern flagstone floor. Castle's original section shows a suspended timber floor to this room, and it is proposed to reinstate timber boarding to this room to match the rest of the ground floor.
- Reposition the opening to 1930s extension to align with window W0.03.
- Replace modern doors with existing west Book Room window, infill above and below.
- Reinstall window W0.02 as per original drawings, infill above and below.
- Replace modern applied leaded glazing with historically sympathetic alternative to W0.05.

FIRST FLOOR

FIRST FLOOR GALLERY

- Repoint fireplace brickwork with lime mortar.
- Remove tiled hearth, replace with large stone slabs.

MASTER BEDROOM

- Remove tiled hearth, replace with large stone slabs.

TERRACE

- The first floor terrace leading off the Master Bedroom is currently floored with a bitumen roof covering, susceptible to damage in use. It is proposed to install York stone pavers over.

MASTER BATHROOM

- The layout of the Master Bathroom indicated in the previous application has been revised to provide a more open room.

BEDROOM 2

- New structural opening and door to Shower Room.
- Remove tiled hearth, replace with large stone slabs.

EAST ATTIC STAIR

- Proposed remodelling of modern staircase from first to second floor and form Shower Room in existing stair void to serve Bedroom 2.

SECOND FLOOR

DRESSING ROOM

- It is proposed to remove the modern timber window seat and surround.

BEDROOM 4

- It is proposed to remove the modern shower room and form a new shower room over the existing stair void.

ROOF

- It is proposed to re-tile the roof and areas of vertical tile-hanging following the original form and detailing, with varied natural clay tiles.
- It is proposed to remove and replace all chimney pots with concealed pots as the original intent.
- 1 No. conservation rooflight is proposed in addition to the current consent.

EXTERIOR

- The existing rainwater goods are UPVC and are proposed to be replaced in cast iron with half-round gutters on traditional rise and fall brackets.
- It is proposed to remove the black paint finish to all external timbers and window frames, to reinstate the natural timber finish.
- It is proposed to strip the white paint to rendered panels to reveal the original buff coloured render.

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First Floor

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