

PROPOSED WORKS FOR HAMPTON HOUSE - MARCH 2024 - INTERNAL ROOM DATA SHEETS

ROOM NUMBER	ROOM NAME	OUTLINE OF PROPOSED WORKS
RG01	ENTRANCE HALL AND GUEST WC	general decoration; rewiring where necessary.
RG02	STUDY/LIBRARY	general decoration; rewiring where necessary. existing fireplace to be serviced. x 3 windows to be serviced & repaired. * Ref. 1
RG03	HALL TWO	additional plug points general decoration; existing fireplace to be serviced.
RG04	CLOAK CUPBOARD	general decoration; rewiring where necessary.
RG05	SUB-LOBBY	general decoration; rewiring where necessary.
RG06	HALL ONE	general decoration; rewiring where necessary.
RG07	LIVING ROOM	general decoration; additional double power sockets. windows to be serviced & repaired. Refer to * Ref. 1.
RG08	DINING ROOM	general decoration; rewiring where necessary; additional double power sockets. faux timber panels to be touched up where necessary by specialist. Windows to be serviced & repaired. Refer to * Ref. 1.
RG09	PANTRY	general decoration; rewiring where necessary. Repaint & re-decorate.
RG10	CELLAR	general decoration; rewiring where necessary. remedial work required - damp issue; establish where weather proofing has been compromised. Repair the vaulted ceiling; paint & decorate.
RG11	UTILITY ROOM	Internal stud wall skin required with 70 mm insulation. The ceiling needs to be replaced. The exposed steel beams need to be fire-proofed and concealed (original structure from the conservatory above). New, not period flagstone floor. Refer to *Ref 1 for window treatment. Repaint & re-decorate.
RG12	KITCHEN	the removal and replacement of kitchen units. As these areas have been subject to changes previously, very few original features remain here. Plumbing and electrics required. Laying a new flagstone floor. The installation of a new plastered ceiling. Remove wall between kitchen and breakfast room. Paint & decorate.
RG13	PLANT ROOM	New boiler recently replaced. Double door required. Paint & decorate. All pipework to be lagged.
RG14	NEW BREAKFAST ROOM	Flagstone floor. This roof will need to be replaced and clad in lead with a standing seam.
RG15	ORANGERY	Timber panelling features and shutters require repair and renovation. The roof needs to be replaced. The Eastern end wall of the Orangery and the small entrance folly require rebuild. Stone (or gypsum) floor appears to be original and forms a positive feature in the space. Our intention is to retain this by repairing or re-instating it. Extend slab to marry with existing floor. CONDITION - subject to core sample. Paint & decorate
RG16	Garden Store	Rebuild to match existing. Paint & decorate.
RG17	WORKSHOP	Repair cobble floor paint and decorate. Existing stable partition to be repurposed to make a workspace. Additional power points and lighting. Paint and decorate.
RG18	GARAGE	Replace existing garage door with a more aesthetically appropriate hardwood timber door, with period fanlights. Not an overly assertive element so as not to detract from the architectural qualities of the listed main house and conservation area. Refer to front elevation drawings. Existing bathroom and staircase, located on ground floor removed. Cobble floor, currently in a portion of the stables, to be laid throughout the renovated garage. Paint & decorate. additional power points including electric car charger.
RG19	FLAT 90B ENTRANCE, LOBBY AND STAIRS	Recycle stable door and new structural timber staircase contained within fireproof partition. Paint & decorate.
RG20	OUTBUILDING	To be built using reclaimed bricks to match the existing stock. Alternatively, it could be built with an insulated timber frame with a T&G hardwood timber rainscreen. To be insulated and watertight. Reinstating a small window where historically evident. No works above existing parapet heights. Paint & decorate.
RF01	MAIN STAIRCASE	Repairs and decoration.
RF02	BATHROOM	Repairs and decoration. Refer to * Ref 1. for window treatment. Shutters to be repaired.
RF03	BEDROOM	Repairs and decoration. Refer to * Ref 1. for window treatment. Shutters to be repaired. Rewired with additional power points.
RF04	BEDROOM	Repairs and decoration. Refer to * Ref 1. for window treatment. Shutters to be repaired. Rewired with additional power points.
RF05	STAIRCASE TWO AND HALL	Repairs and decoration.
RF06	FIRST FLOOR HALL	Repairs and decoration. Rewired with additional power points.
RF07	PRINCIPAL BEDROOM	Repairs and decoration. Refer to * Ref 1. for window treatment. Shutters to be repaired. Rewired with additional power points.
RF08	BEDROOM	Repairs and decoration. Refer to * Ref 1. for window treatment. Shutters to be repaired. Rewired with additional power points.
RF09	MINOR HALL	Repairs and decoration.
RF10	BATHROOM	Repairs and decoration. Refer to * Ref 1. for window treatment. Shutters to be repaired.
RF11	CONSERVATORY	Repairs and decoration. Rewired with additional power points.

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RF12	90B BEDROOM	The existing fireplace important feature in the renovated new bedroom.
RF13	90B BATHROOM	New bathroom which will be situated on the first floor where there is currently a void above the stable area. Daylight to the new bathroom will be via the existing skylights in the roof. The new bathroom with its pipework will all be concealed and this will be indicated on a service plan.
RF14	90B LIVING AND KITCHEN	A new kitchen. A new boiler. A new window in the Southern facing wall to allow better of quality of light into the space. Any pipework currently on external wall will be redirected internally. The existing casement window to be replaced with sash window to match corresponding window facing onto the High Street. Insulation of the roof structure and wiring needs to be checked for compliance. Rewire and plumb.
RG19	90B STAIRCASE LOBBY	The upper landing and entrance to the bedroom has been amended to respect comments received in the pre-application. The engineer will prepare preliminary structural drawings for the staircase, the final design will need to be conditioned. Existing ceilings need to be opened up, to enable a better understanding of the direction of the existing joists and load capacity.
RS02	90A BATHROOM ONE	Bathroom to be renovated. All pipework to be internal, concealed and properly lagged.
RS03	90A BEDROOM ONE	Re-instatement of the second-floor window overlooking the garden. Window section / frame to match existing stock. Remove the shower partition. New lath & plaster ceiling. Rewire with additional power points.
RS04	90A BEDROOM TWO	Repair and decorate. Rewire with additional power points.
RS05	90A NEW BATHROOM TWO	New bathroom adjacent to the second main bedroom on the top floor. All pipework to be internal, concealed and properly lagged. Shower enclosure omitted.
RS06	90A UPPER HALLWAY	General repair and redecoration.
RS07	90A BEDROOM	General repair and redecoration.
RS08	90A COMBINED KITCHEN & LIVING ROOM	Consolidated the living space removing the central portion of the wall that separates the two. Retain the two existing fireplaces and install chimney-flue liners where necessary. The nibs and down stands to be retained to allow appreciation of the historic plan form. The roof beam structure will remain. Additional structural intervention may be required. This can only be determined on site, while the roof is being renovated and repaired. Floor joists to be exposed. so that they can be measured and checked by calculations. It may be necessary to stiffen them by installing new joists alongside the existing. Rewire additional power points and general decoration. Refer to * Ref 1 for window intent when redecorating.

* Ref. 1	General window repairs intent	Windows are not to be replaced only repaired and where required new sash ropes and ironmongery fitted. A window survey of existing glazed panes will be undertaken before any remedial works are carried out. To minimize heat loss throughout the house, shutters and heavy curtains are considered the best solution. The fireplaces in the lounge and study will be checked for controllable fire dampers to prevent heat leakage when they are not in operation. We will check the positioning of combustion air vents in the rooms to avoid any unnecessary heat loss.
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