

Heritage Assessment- Front Rooms and Staircase

The house features two front receptions rooms with a fireplace each side. Both fireplaces are no longer in use. There are exposed timber joists to the ceiling which have been painted over and a central access door to the rear. Additionally, it is possible to see what is the presumed location of the original staircase and partitions from the cuts in the ceiling.

The existing staircase is carpetted, with timber hand railing to one side and is presumed to have been added as part of the later addition flat roof extension.



- Tiled fireplace
- Alcove detail. Presumed location of original fireplace
- Presumed location of 18th century staircase
- Original timber joists painted white. Presumed location of partition that separated the two front rooms.

Previous condition 9 “Fireplace Alteration / Installation of Wood Burner Stove Notwithstanding the details submitted no works are to be undertaken to alter fireplace to the ground floor front room for the install a wood burner stove until details of the alteration to the fireplace including provision of liner to the flue for the wood burner stove have been submitted to and approved in writing by the local planning authority.”

The proposal is to carry out the following:

- o Line the existing flue
- o Retain the existing chimney pot design, of it this is not possible replace with a pot of the same design
- o Remove the existing tile surround with timber architrave. And plaster over with heat retardant plaster
- o Remove the existing slate hearth stone and replace with a larger hearth

Install a new stove in front of the existing opening with a rear flue extending into the existing opening and connecting to the new flue

Proposed:

Reception Rooms:

The two front rooms are part of the original house, and no structural works or changes are proposed, apart from replacing the existing carpet with a hard floor finish. Additionally, we may improve the glazing by introducing either secondary glazing.

Stairlift & Intermediate floor:

The existing staircase will be retained, with the addition of a stairlift to aid mobility for the current owner. Efforts were made to improve the steepness of the stairs, but due to the staircase’s position and lack of space, the best course of action was to retain the existing staircase and add a stairlift.

We propose to raise the floor deck of the rear bathroom to improve headroom in the ground-floor garden room and to address the existing level difference on the upper floor, where there is a steep step to access the rear bedroom, with an additional steep step leading to the adjacent bathroom. By raising the floor deck to match the rear bedroom's height, we will create a continuous floor throughout this part of the building while preserving the existing structure of the bedroom and only altering the floor structure in the bathrooms.



- Existing landing above which causes steep steps
- Original wall
- Presumed late 20th century wall opening for flat roof extension
- Proposed stair lift rail
- Existing staircase
- Existing wall opening to kitchen