

METHOD STATEMENT
ADAPTATION OF EXISTING TIMBER PANELLING
TO A DOOR

THORPE HALL, FYLINGTHORPE

FOR

MR. D. & MRS. A. RUSSELL

1) INTRODUCTION

Thorpe Hall is a grade 2 star listed building situated within the Fylingthorpe conservation area near Robin Hoods Bay in North Yorkshire.

This method statement specifically relates to alterations to an area of timber panelling surrounding an existing fire place within a bedroom located within ground floor west wing of Thorpe Hall.

The aim is to set out the method of construction and alteration of the panelling to form a door to ensure that it is not detrimental to the character and heritage of the building.

The general proposals involves a number of alterations to interior of the building which are beyond the scope of this document, and are discussed in detail in a separate Design and Access Statement document DAS9941-01.

The building currently operates as seasonal bed and breakfast run by the owners and is also their permanent dwelling.

This method statement is in response to the Conservation Officer's comments as a result of a recent site visit and consultations with the North York Moors National Park Authority.

Reference should be made to the following drawings;

- D9941-03 which shows the general layout of the proposals and particular attention paid to Project 2 – Alterations to Bedroom and W.C.
- D9941-07 – Project 2 Existing Layout
- D9941-08 – Project 2 Proposed Layout



This report has been prepared by BHD Partnership, an award winning architectural and engineering firm with over 30 years experience in working with listed buildings within the Whitby and National Parks Conservation Area.

2) GENERAL PROPOSALS

The intention of the proposals within the scope of project 2 is to create a new door opening and access into an existing W.C. This will involve the careful removal of existing panelling and reforming the panels to create a new door. Existing studwork behind the panel will also be removed to form a new door opening into the W.C.

This along with proposals to refurbish the existing W.C. to form a shower room and also form a new separate W.C. under the stairs will serve to enhance the accommodation of the bedroom within this area of the building.

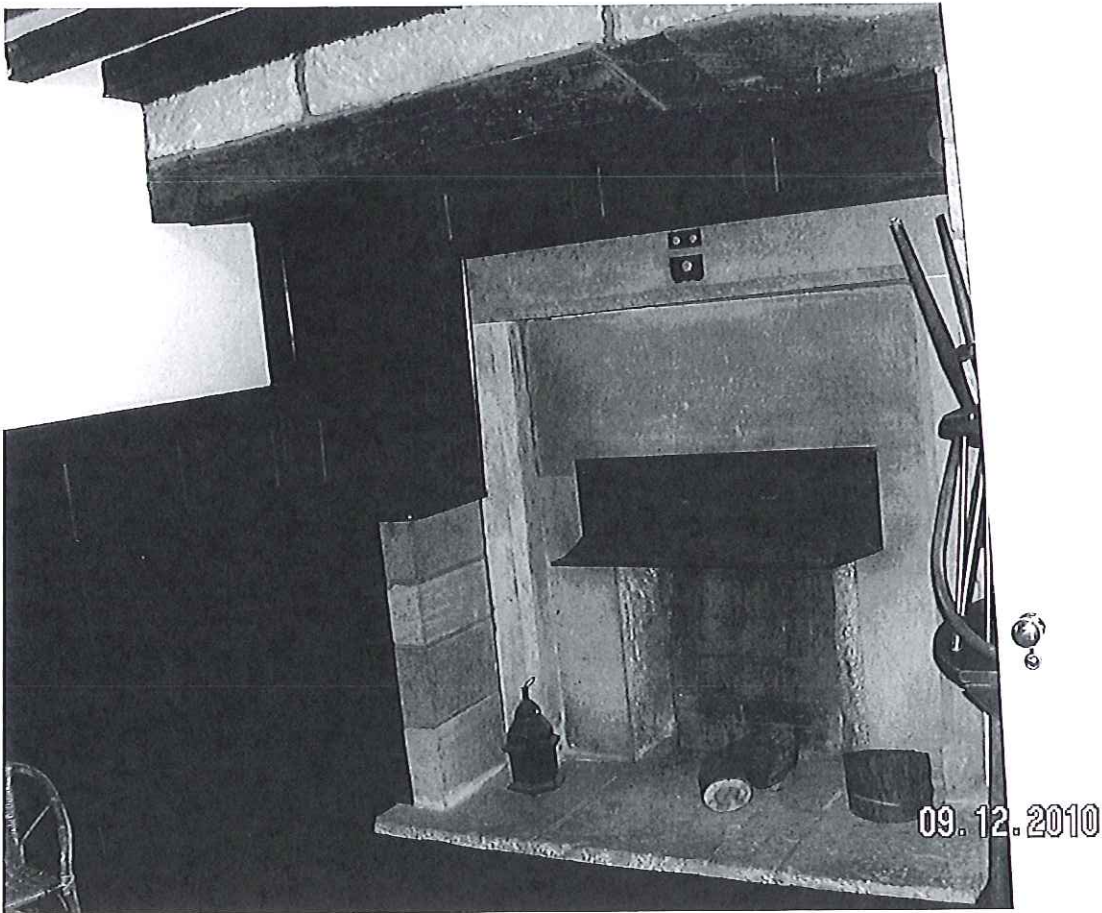


Image 01 – Panelling to be altered on left hand side of fire place.

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3) EXISTING PANELLING

The existing timber panelling currently forms a strip 800mm wide by 1860 high to the side of the existing stone fire place, along with a low level cupboard which extends out approximately 500mm from the face of the fire place.

The fire place sits within a recess formed by a substantial ships timber beam.

There are three distinct panels, two at a higher level flush with the fire place, and a lower one forming the cupboard door. All three panels appear to have been altered and added to in order to fit the gap between the fire place and the wall. A decorative moulding fixed to the stonework appears to be an attempt to hide the previous alterations.

It is clear from the construction of the low stone wall forming the side of the cupboard, and the ad hoc nature of the alterations to the cupboard door that it is a recent refurbishment to the fire place and that the cupboard panel once sat flush with face of fireplace and panels above. In fact, there is a case for arguing that the panelling originally formed a door in to the W.C. If this is the case, then the alterations would simply returning the panelling back to its original use.

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Image 02 – Detail of panelling

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4) METHOD

The principal of the construction method is to ensure that the alterations are of a high quality and are in keeping with the buildings heritage.

All works are to be carried out by a builder / carpenter with specific experience in working traditional carpentry methods and with working within the conservation area.

The conservation officer will be closely consulted during the works.

The sequence of construction will be as follows;

- Carefully remove timber shelf;
- Remove existing panel door and frame to cupboard for re use. Existing hinges to be retained for re use if appropriate.
- Carefully dismantle existing stone wall side to cupboard and make good the wall and floor.
- The wall panelling on the wall to the left of the cupboard is to be inspected and repaired as necessary.
- Carefully remove upper panels retaining all panel timbers for re-use.
- All existing panels to be appropriately protected during demolition works.
- Reinstatement opening between the bedroom and W.C. by removing existing partition wall.
- Form new sw timber door frame.
- Traditional moulded architraves to be agreed with the conservation officer.
- Existing panels to be formed into new solid 3 panel door as architectural drawings D9941-08.
- The opposite face of the existing timber panels will be carefully cleaned and polished in order to retain the original appearance.
- Door and frames to be stained / varnished as per the original panels.
- Door to be hung on new frame on existing hinges from cupboard if possible. New brass hinges are to be carefully matched or obtained from a reclaimed source.
- Door handles and ironmongery to be from a reclaimed source and to be agreed with the conservation officer.
- All walls, floors and ceilings to be made good.

5) Conclusion

It has been demonstrated that every care has been taken to ensure that the method for alterations to the panelling respects the character and history of the building.

Consultation with the local authority and conservation officer will be undertaken at agreed stages of construction to ensure adherence to the officers' recommendations.

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Specialist contractors will be employed with specific experience in working with listed buildings to ensure that the work is of the highest standards to ensure protection of the buildings heritage for future occupants and users.

Therefore, it is in our view that the method statement fully supports the planning and listed building application and should be recommended for approval.

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19 MAY 2011