

PROPOSED ALTERATIONS TO LISTED BUILDING KNOWN AS LOWDALE HALL SLEIGHTS NR WHITBY NORTH YORKSHIRE

GENERAL SCOPE OF THE WORKS

Lowdale Hall is a grade 2 Listed building set in approx. 5.4 acres with 2 paddocks and several outbuildings. The proposed works relate to the main residential block which is currently split into 2 dwellings. The proposal for which Listed Building Consent is applied for is to convert the building back to a single dwelling and carry out updating and improvement works which includes some re-arrangement of room uses within the building, insulation improvement and general refurbishment including new windows. The specific items of work are listed and described below. All reference nos relate to the attached plans and details.

GROUND FLOOR

1. Remove existing glazed partition to front entrance hall (photograph of existing attached) and replace with new timber framed glazed partition as detail attached. All existing finishes made good on completion.
2. Remove dividing wall from existing glazed partition to existing kitchen wall and make good finishes as necessary (ceilings, floor, and walls) see also item 4 which relates to this work.
3. Remove staircase which provides access to first floor landing to right hand side of inner hall (looking from front) and make good finishes as necessary.
4. Remove round arch detail and form flat arch in this location making good all disturbed finishes.
5. Remove existing fire surround as necessary to (photograph of existing surround attached) and open up the fireplace recess to original width. Extend /renew if necessary hearth and provide new oak mantel in style of illustration attached. Log burning stove to be installed on completion. (Type of stove as illustration attached)
6. Remove existing modern fire fitting (photograph of existing and reinstate to original opening size, provide new hearth and mantel to match new fireplace to drawing room (proposed plan) and fit similar log burning stove.
7. Renew all windows indicated with new timber double glazed windows. New windows to be formed with double glazed unit with glazing bars to details to be provided and agreed with Planning /conservation officer but to be provided with 2 skins of glass of 4mm and 10 mm argon filled cavity. Glazing bars to be glued to face of glass on inside and outside so that thin glazing bars can be used. Spacer to be provided between glass leaves at glazing bar points to maintain traditional appearance of windows. Patterns of windows to be as indicated on elevation drawings attached.

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8. Remove existing timber felt roofed canopy to north elevation and replace with cantilevered timber framed canopy to detail as shown on attached drawing. Roof to be natural slates.

9. Renew door to north elevation with timber stable type door with vertical boarding finish and small rectangular viewing window to upper section as shown on elevation drawing attached.

10. Renew door to east elevation to same specification as door to north elevation.

FIRST FLOOR

11. Provide secondary glazing to first floor windows where indicated. Type of secondary glazing to match window to ground floor drawing room (proposed plan) which comprises one sheet of glass to fill opening with outside frame to fit to width of existing perimeter frame.

12. Remove dividing wall to landing and between staircases and make good finishes. (see also related item no. 13) and open up arch at door head height (as ground floor) Remove staircases at present serving right-hand side unit make good floor and all finishes and then relocate short flight of stairs to line up with existing retained short flight to form wider flight of stairs (it may be necessary to renew completely.) Details of handrail/balustrade to match existing retained sections. (photograph of area concerned is attached.

13. Form partition and cupboard to side of stair after floor made good as shown on attached plans as proposed. Door to cupboard to be traditional panelled door to match others in building.

14. Remove section of staircase giving access to second floor block up wall as shown and make good all finishes including floor and ceiling.

N.B. items 11-14 inclusive relate closely together/works will overlap
All details such as skirtings, cornices, architraves, doors etc to be to match existing wherever possible.

15. Provide simply detailed timber stair to give access to 2nd floor within bedroom 3.

16. Remove dividing wall between existing small front bedrooms, make good all finishes and install new sanitary fittings to form bathroom. Soil/waste drainage to be taken between joists which span east-west to existing soil and vent pipe on west elevation. Provide mechanical ventilation via fan in wall and external grille to details attached.

17. Break through wall and provide and fix new door and frame to access new bathroom. Architrave, frame and door all to match existing doors, architraves etc.

18. Retain existing double glazed door and window within bedroom 2 which has

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replaced modern door and frame (photo of previously installed door/window attached)

19. Line walls with insulated plasterboard and skim to details attached. Amend detail of timber panelled reveal to windows in accordance with typical detail attached. (or as otherwise agreed with National Park Authority Conservation Officer. *see letter/case study.*)

20. Provide glazed panelled balustrade to edge of existing flat roof with dark grey powder coated uprights, handrail and fittings as indicated on elevation drawing attached or as otherwise agreed with National Park Authority Conservation officer.

21. Replace existing windows as details for item 7 ground floor.

GENERAL

All finishes, architraves, doors, cornices skirtings, floor boarding etc to match existing original features except where stated otherwise.

Render all main external wall at rear. As the existing wall face has been amended, damaged, patched etc over the years it is argued that this would improve the appearance of the rear considerably.

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