

HOUGHTON HOUSE Sheepy Road Sibson

Preliminary Scope of works to Listed Building



Summary

EXTERNAL

- 1.1 External Brickwork to be repaired and re-pointed where necessary using lime mortar. The original brick dentil coursing above the eyebrow dormers to be exposed and re-instated.



- 1.2 Plain clay tiles to the roof to be removed and carefully stored for reuse, any shortfall to be made up with matching reclaimed plain clay tiles of similar colour, texture size etc. Verges to be pointed in mortar. Breathable felt roofing to be incorporated along with new tanalised battens.
- 1.3 Brick chimneys to be re-pointed in lime mortar and extended as shown on elevations using appropriate matching brick bond. New chimney pots to be installed.
- 1.4 Replace defective arch brickwork to window on front elevation (kitchen/dining H2) using existing materials.
- 1.5 Rear entrance doors to Hi and H2, door heads to be raised to a minimum of 2m clear height and brick arches to be re-instated.

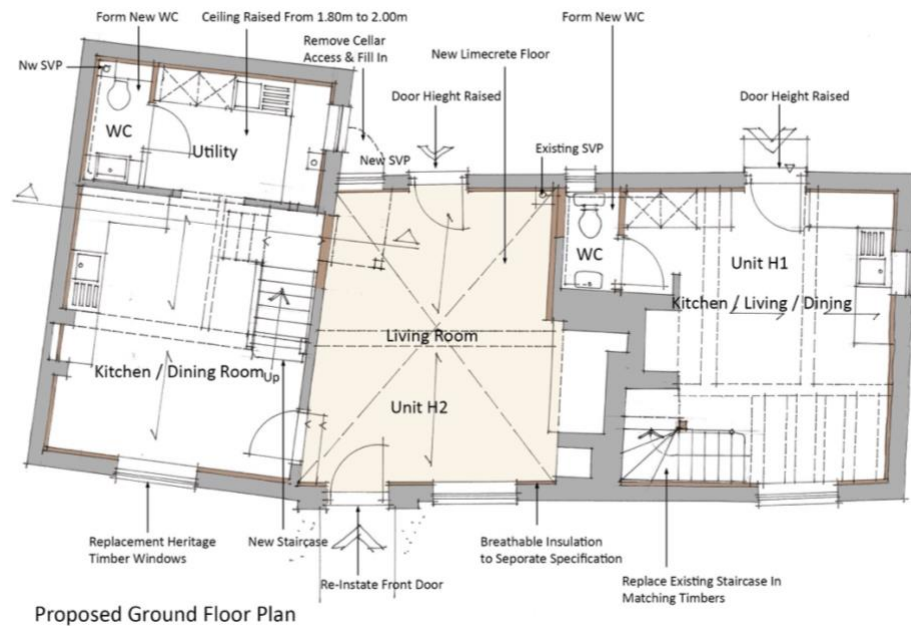


- 1.6 Existing front door facing Sheepy Road to be re-instated with new purpose made timber half glazed door (to separate details). Brick arch formed with existing materials and level threshold provided.
- 1.7 New timber flush casement windows (to separate details) to replace existing windows and incorporate ultra slim krypton filled glazing panels (4mm cavity).
- 1.8 New rainwater goods, half round gutters on rise and fall metal brackets with circular downpipes as indicated. Brett Martin Cascade 'cast iron' range black.
- 1.9 Re-instate existing window opening at first floor rear elevation (ensuite H2) insert bespoke timber flush casement (to separate details).
- 1.10 Remove cellar access and fill in cellar void with selected material as recommended by Engineer.

INTERNAL

- 2.1 The two staircases are currently a problem in safety terms as the one located in H1 is too steep with narrow treads. Descending these stairs is high risk. The new timber stairs will be constructed in matching materials to the existing, and retains the structural fabric of the fireplace and chimneys at ground and first floor and limit the impact on the retained ground floor beams.
- 2.2 the staircase in H2 is altered to provide an intermediate landing access to the central bedroom (due to level change) and then continues to serve the second bedroom

at the western end. Both replacement staircases are located in similar locations to the existing maintaining the original character and layout.

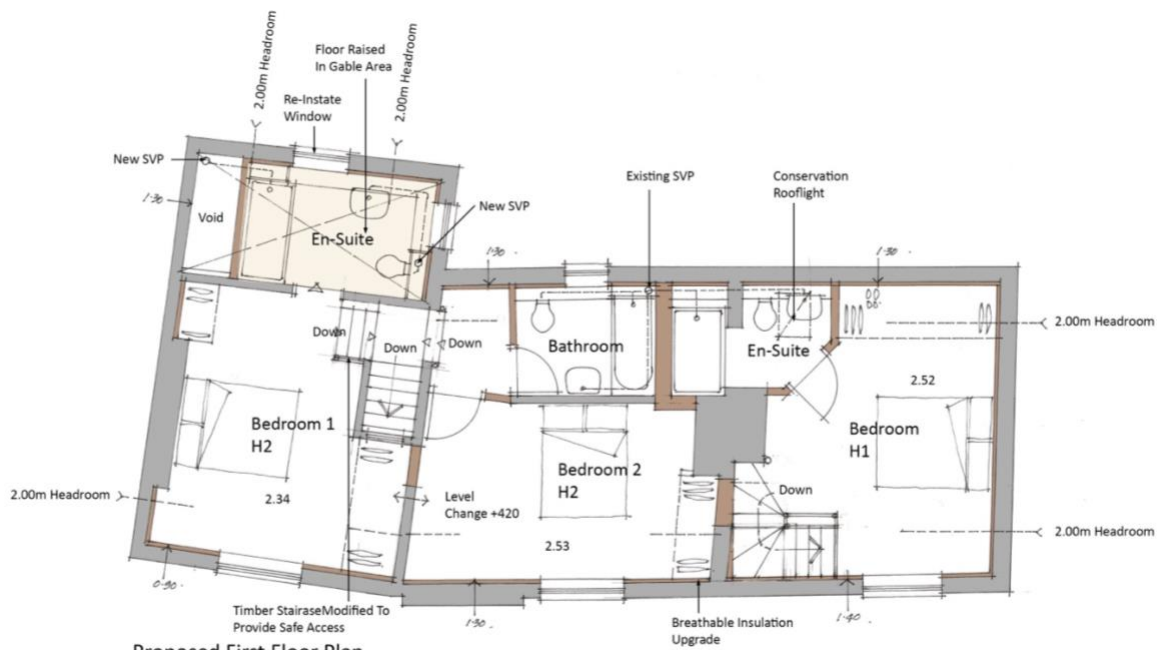


2.3 H1 a new downstairs Cloaks is formed in timber studding and the current opening linking to the central living room (H2) blocked off to form a party wall. Sanitary ware connected to existing SVP adjacent.

2.4 New Limecrete ground floor incorporating insulation and underfloor heating (shaded area).

2.5 Block up separating wall between living room/kitchen in H2 using matching materials and re-instate any missing timberwork.

2.6 Create new utility and cloaks area in norther gabled part of H2 and raising ceiling forming the floor to ensuite above using existing materials.



Proposed First Floor Plan

2.7 Form new party wall infills adjacent staircase and ensuite to H1 using studding and acoustic and fire insulation materials.

2.8 Create a new access point to the amended staircase H2 and close the existing access between the two bedrooms. Reinstate exposed timber frame element.

2.9 Create ensuite in norther gables are first floor and include new SVP to be linked to existing underground drainage system