



S T A B L E A R C H I T E C T U R E

a r c h i t e c t u r a l a d v i c e , p l a n s a n d d e s i g n s

Renovation elements within Yew Tree House - Sibford

Following a pre-app submission and subsequent discussion with Planning Officer Mr Bob Neville and Listed Building Officer Mrs Joyce Christie, this document has been prepared to accompany the full planning and listed building application.

Under the advice of Mrs Christie certain aspects of the work listed below do not require listed building consent, these have been specifically noted in the list, but have been included for the purposes of full clarification of the work we propose. Where no listed building consent is required the phrase “no LBC is required” has been included next to each particular element. This document forms part of the overall planning and listed building submission package:

General:

1. Stripping out of all existing electrics and replacing with new electrical wiring throughout including all switches, sockets and light fittings - reuse existing cable runs/holes where possible and clarify sensible neat wiring runs. Any repairs to plaster walls/ceilings should be like for like where 3 coat lime plaster exists replace with same. Use best practice for any hot work.
No LBC is required.
2. Stripping out of existing plumbing and heating throughout the building and complete replacement of the existing heating system. New boiler to be located within proposed study with flue connecting into existing chimney. Heating pipes reuse existing runs where possible. Clarify sensible neat pipe runs. Run pipes parallel to joist where possible. Use best practice for any hot work.
3. Localised lifting of floor boarding allowing new plumbing to be installed throughout. Any lifting of floorboards needs to be done with care. Any damage boards to be replaced with like for like timber species, grain, width/thickness of boards. **No LBC is required.**
4. Repairs to the sash windows, any timber repair to be like for like timber species, grain. (It is suggested and likely that “Ventrolla” will carry out these repairs as the client has worked with them previously). If the parting beads need to be replaced, timber parting beads with brushes should be used rather than plastic. These repairs are to be like for like. **No LBC is required.**
5. Carefully remove any areas of defective plaster and replace with new lime plaster using like for like plaster. **No LBC is required.**
6. Independent timber specialists advise on whether any beetle infestation is active, If found to be active and treatment required, this treatment should be bat friendly. **No LBC is required.**

Stable Architecture Ltd
17 Firtree Close, Banbury OX16 1JS

Tel: 01295 270565
Mobile: 07710 461860

Jeremy@Stablearchitecture.com
www.StableArchitecture.com

Registered office: Greenways House, Sugarwells Business Park, Shenington, Oxon, OX15 6HW Registered Number: 5328785

Cellar:

7. Remove existing plastic temporary ceiling covering throughout the cellar to expose existing floor joists.
8. Examine existing joists, replace or repair any defective or rotten floor joists and replace any defective elements on a like for like basis. **No LBC is required.**
9. There is currently no glazing installed within the existing stone mullion windows within the cellar. Both of these windows will be internal elements following granting of the listed building/planning consent, therefore we propose to include new single glazing within these existing openings.

Sitting room:

10. Historic skirting should be retained where possible. Where modern skirting is found, replace with a historic profile found on this floor of the building.

Entrance Hall:

11. Removal of tile skirting board and replacement with new timber skirting board. Replacement skirting to be with a historic profile found on this floor of the building. **No LBC is required.**

Dining room:

12. Historic skirting should be retained where possible. Where modern skirting is found, replacement with a historic profile found on this floor of the building. Any defective skirting board to be replaced on a like for like basis.

Current kitchen:

13. Removing modern ceiling detail to expose roof structure allowing access.

Bedroom I:

14. Where modern skirting is found, replacement with a historic profile found on this floor of the building. Any defective skirting board to be replaced on a like for like basis.
15. Existing wardrobes are not deemed to be of historic interest as assessed within the historic building report prepared and submitted as part of this application, therefore these wardrobes are to be fully removed. **No LBC is required.**

Bathroom:

16. Remove all existing bathroom fittings and all associated plumbing. **No LBC is required.**
17. Install new soil and vent pipe internally (replacing external soil and vent pipe).
18. Install entirely new bathroom suite within existing bathroom.

19. Replace all existing plumbing to bathroom with new plumbing connected into new soil and vent pipe with new incoming hot and cold water feed. Reuse existing runs where possible. Clarify sensible neat pipe runs. Run pipes parallel to joist where possible. Use best practice for any hot work.

Bedroom 2:

20. Where modern skirting is found, replacement with a historic profile found on this floor of the building. Any defective skirting board to be replaced on a like for like basis.

Bedroom 3:

21. Where modern skirting is found, replacement with a historic profile found on this floor of the building. Any defective skirting board to be replaced on a like for like basis.
22. Repairs to dormer window following water ingress.

Bedroom 4:

23. Where modern skirting is found, replacement with a historic profile found on this floor of the building. Any defective skirting board to be replaced on a like for like basis.
24. Remove existing modern failing hardboard suspended ceiling structure. **No LBC is required.**
25. Repairs to dormer window following water ingress.

Second-floor landing:

26. Where modern skirting is found, replacement with a historic profile found on this floor of the building. Any defective skirting board to be replaced on a like for like basis.

External Works:

27. Stripping back of any ivy that has growing within the roof structure. **No LBC is required.**
28. Any defective/rotten timber to be repaired or replaced with new softwood timbers and to repair roof.
29. All existing roofing slates are deemed to be defective, these are to be removed during the stripping of the ivy. New timber battens with new traditional roofing felt and new roofing slates to be installed.

Report ends