

Schedule of work for conversion of utility room to bathroom

Introduction

This proposal seeks Listed Building Consent for the internal alteration and partial reconfiguration of an existing utility space to form a bathroom. The works are confined primarily to the internal fabric, with no alteration to the external envelope or historic structural elements.

The design approach follows established conservation principles of:

- Minimum intervention
- Retention of historic fabric
- Reversibility where possible
- Use of breathable, compatible materials

These principles reflect statutory duties to preserve the building's special architectural and historic interest

Existing Fabric and Significance (Summary)

The space includes:

- Circa. 17th century timber structure (oak beams)
- Single-skin brick walls with lath and plaster finishes
- Clay tiled roof and leaded windows (not included in English Heritage listing as of historic significance)
- Later 20th-century additions:
 - Gas boiler (roof-vented)
 - Radiator and pipework
 - Sink, cabinetry and washing machine
 - Gas meter

The works will primarily affect modern insertions and one internal wall, with all historic features retained and protected.

General Principles of Work

- All works to be carried out by experienced contractors with an awareness of the issues involved in making alterations to historic buildings
- No removal of historic timber, brick, or lath and plaster unless structurally necessary

- Existing materials to be retained and repaired rather than replaced where possible
- Any opening-up works to be agreed with the Conservation Officer
- All new work to be visually subservient and reversible where feasible

Justification

- The proposal represents **adaptive reuse of an existing service space**
- Removes low-significance 20th century interventions
- Enhances functionality while:
 - Preserving historic fabric
 - Using reversible and breathable construction methods
- Intervention is **localised and proportionate**, with no impact on external character

Detailed description of work to be undertaken

1. Strip-Out and Preparation

- Careful removal of:
 - Modern cabinetry
 - Washing machine and associated pipework
 - Redundant services and fittings
- Protection of:
 - Exposed timber beams
 - Leaded windows
 - Existing historic plaster (where retained)
- Recording (photographic) prior to and during works where fabric is affected can be supplied if required

2. Plumbing Installation

- Make use of existing plumbing as far as possible. If necessary install new plumbing for:
 - Bath/shower
 - WC (including waste connection)
- Routes to follow:
 - Existing service runs wherever possible
 - Surface-mounted or discreetly boxed (reversible approach is the primary intervention method)

- Avoid chasing into historic masonry unless agreed

3. Internal Wall Works (Primary Intervention Area)

N.B. In order to minimise the need for interfering with any of the historic fabrics of the room the work will be focused on the internal wall that is away from the older elements of the building.

- Wall Preparation
 - Remove inappropriate modern finishes where present
 - Retain sound historic plaster wherever possible
- Wall Finishes
 - Lime-based plaster/render finish will be used wherever possible
 - Mix and finish to match traditional breathable construction
 - No cementitious materials to be used on external facing walls that are essential to maintain the correct functioning of the building
 - Tiling will be limited to immediate splash zones i.e. bath/shower area
 - Minimal coverage approach to avoid excessive sealing of the internal wall
 - Edges to be carefully detailed to allow future reversibility

4. Bathroom Installation

- Install:
 - Bath with integrated shower
 - WC with appropriate waste system
 - Reuse of existing sink where possible (to minimise intervention)
- Layout aligned to:
 - Existing service points
 - Minimising disturbance to historic plan form

5. Heating and Ventilation

- Retain/relocate existing radiator or install equivalent compatible unit
- Introduce mechanical extract ventilation (if required), routed to minimise impact on historic fabric (e.g. via partition wall out to hallway)
- Avoid new penetrations in significant external fabric where possible

6. Waste, Drainage and Compliance

- Any new drainage:
 - Installed with minimal excavation
 - Routed to avoid impact on historic foundations

Works to comply with Building Regulations where applicable to services and change of use and following Historic England's guidance [Building Regulations | Historic England](#)

Insulation

- Install **breathable insulation system** (e.g. sheep's wool)
- Fixing method:
 - Either mechanically fixed timber sub-frame or direct application using vapour-permeable system
- All work will follow historic England's guidance of ensuring full vapour permeability to prevent moisture trapping, consistent with traditional solid-wall construction [Internal Wall Insulation | Historic England](#)

Summary of Impact

Element	Impact	Mitigation
Historic structure	None	Fully retained
Internal brickwork	Minor intervention	Breathable finishes and limited tiling
Timber beams	None	Protected in situ
Wall finishes	Partial renewal	Lime-based materials and breathable finishes
Services	Moderate	Routed sensitively and reversibly

Illustration of existing space under consideration (right hand wall in this image shows where the majority of the work will take place)



Existing sink and plumbing



Gas meter installation



Boiler with venting flu



External view of the area under consideration

