

Schedule of work for conversion of downstairs toilet/shower area to open plan kitchen/dining area

Introduction

This proposal is part of a broader program of work that all seeks Listed Building Consent. This SOW relates to 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:

- Internal 20th century partition walls
- 20th century shower and toilet enclosure
- 20th century wall panelling
- 20th century parquet flooring tiles over a concrete sub-floor

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
- Structural interventions to be:
 - Minimised in scale
 - Carefully located to avoid historic fabric
- 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 works:
 - Remove existing low-significance 20th-century alterations
 - Reinstall a simpler spatial arrangement that is intended to encourage the continued use of the property for future generations
 - Improve functionality of the building without loss of historic fabric or any impact on the aspect of the building from the outside
- The proposal:
 - Preserves the building's character
 - Avoids intervention into primary historic elements
 - Uses appropriate materials and reversible techniques Intervention is localised and proportionate, with no impact on external character

Detailed description of work to be undertaken

1. Floor Construction

- New Floor Finish
 - Installation of composite timber flooring over existing concrete sub-floor
 - Levelling compound to be applied to concrete base
 - Floor finish is sensitive to conservation considerations and preserves the current concrete base with the addition of a fully reversible layer

2. Kitchen Installation

- Fittings and Joinery:
 - Units to be fixed with minimal intervention
 - Units will be positioned to avoid damage to historic walls
- Use of existing services:
 - Existing service runs will be used wherever possible
 - No chasing into existing walls will be carried out unless agreed prior to work
 - Surface mounting or discreet routing is preferred

3. Services and Utilities

- Removal of redundant plumbing associated with former bathroom
- Retention and reuse of existing:
 - Water supply
 - Drainage connections
 - Electrical points
- Any upgrades:

- Installed with minimal intrusion
- Routed to avoid historic material

4. Finishes and Making Good

- All disturbed surfaces to be made good using:
 - Like-for-like materials
 - Lime-based plaster where historic fabric is present
- Decoration:
 - Vapour-permeable paints where applied to traditional surfaces
- Junctions between new and existing materials to be:
 - Clearly defined
 - Reversible

5. Protection of Historic Fabric

N.B. this work has been carefully planned in order to minimise the impact on the historic fabric of the buildings and has made considerations to stay away from any areas that are considered of historic significance

- Full protection measures in place for:
 - Timber beams
 - Historic masonry walls
 - Adjacent rooms
- Any accidental exposure of historic features:
 - Work to be paused
 - Conservation Officer to be consulted

6. Waste and Disposal

- Removal of all demolished materials from site
- Careful segregation where historic material may be encountered

7. Contingency Clause: Unexpected Discovery of Historic Fabric

Given the age and evolution of the building, there remains the small potential that elements currently understood to be of 20th-century origin (including partition walls, panelling, or finishes) may conceal earlier historic fabric, such as timber framing, historic plasterwork, or evidence of the original plan form.

This contingency approach ensures that any unknown historic fabric is safeguarded, and that the proposal remains compliant with statutory duties to preserve the building's character. It is intended to provide a precautionary, conservation-led methodology that is consistent with best practice for works to listed buildings

To ensure the protection of the building's special architectural and historic interest, the following approach will be adopted:

- Pre-Demolition Inspection
 - Prior to full removal, all partitions and linings will be carefully opened up in a limited and controlled manner to assess underlying construction.
 - Works to be carried out manually using non-destructive techniques
- Procedure Upon Discovery
 - In the event that historic fabric (including but not limited to structural timber, early brickwork, or lath and plaster) is identified:
 - All works in the affected area will immediately cease
 - The exposed fabric will be:
 - i. Protected from damage
 - ii. Recorded photographically
 - The Local Planning Authority (Conservation Officer) will be:
 - i. Informed promptly
 - ii. Invited to inspect where necessary
- Review and Agreement of Further Works
 - No further works affecting the discovered fabric will proceed until:
 - i. A revised methodology (if required) is agreed in writing
 - Any revised approach will prioritise:
 - i. Retention in situ
- Minimal intervention
 - i. Reversibility where feasible
- Adaptation of Design (If Required)
 - The layout and extent of the proposed open plan space may be adjusted to accommodate retention of historic elements
 - Structural interventions (including the proposed support column) will be reassessed to ensure compatibility with retained fabric
- Making Good
 - Any temporary investigative openings will be made good using like-for-like materials and appropriate heritage finishes where relevant

Summary of Impact

Element	Impact	Mitigation
Historic structure	None	No alteration proposed

Internal layout	Moderate (removal of modern partitions)	Improves legibility of plan
Floor finishes	Replacement of modern material	Fully reversible
Services	Minor rationalisation	Existing routes reused
Structural work	Localised	Minimal intervention

C.20 Wall to be knocked down and doors to be removed







Downstairs toilet and shower area





Detail of wood panelling



Parquet tiles and concrete floor

