

Schedule of work for conversion of 20th Century bathroom into bedroom and 20th Century bedroom into a bathroom

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:

- 20th century bathroom fixtures and fittings
- 20th century modern wall panelling

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
- Creates a new arrangement that is intended to encourage the continued use of the property for future generations and creates a family centred living environment
- 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

1. Strip-Out and Demolition

- Remove all existing bathroom fixtures and fittings, including:
 - Bath/shower
 - Toilet
 - Basin/vanity
 - Associated accessories and fittings
- Remove redundant wall, floor and ceiling finishes as required.
- Dispose of all waste materials.
- All materials to be removed are C20 and were installed within +/- last 30 years

2. Plumbing Alterations

- Remove or cap off existing hot water, cold water and waste pipework serving the current bathroom.
- Make good any openings resulting from plumbing removal.
- Confirm any remaining services are safely terminated

3. Electrical Works

- Remove bathroom-specific electrical fittings and accessories no longer required. N.B. there are no extractor fans or wet room compliant electrical sockets to be considered
- Install electrical provisions suitable for a bedroom, including:
 - Ceiling light fitting
 - Light switch
 - Power sockets (quantity to be confirmed)
- Modify existing circuits as required and certify all electrical work.

4. Building and Joinery Works

- Remove or modify any bathroom-specific boxing, ducting or enclosures no longer required.
- Re-open existing doorway that had previously been blocked off and install a FD60 rated fire safe door
- Block off doorway between master bedroom and existing bathroom
- Make good walls, ceilings and floors following removal of services.
- Add a stud wall with acoustic rated wool insulation to improve sound absorption and create privacy between master bedroom and new bedroom.
- Repair or replace skirting boards, architraves and other trim as required.
- Ensure room layout and finishes are appropriate for use as a bedroom.
- All materials affected here are C20 in origin, no changes are planned to any external features that would affect the aspect of the property.

5. Wall, Floor and Ceiling Finishes

- Prepare and finish walls ready for decoration.
- Where walls need to be skimmed or re-plastered due to damage a breathable lime based plaster will be used in order to blend in with the character of the older part of the house
- Repair and finish ceiling.
- Repair existing bathroom flooring and install new bedroom flooring where the previous bathroom installation had caused flooring to be disposed of.
- Make good all surfaces affected by the works.
- All materials affected are C20 in origin

7. Decoration

- Prepare and paint walls, ceilings, woodwork and other affected surfaces. It is proposed to use heritage paint colours e.g. Farrow and Ball range
- Provide a complete finished room ready for occupation.

8. Bathroom fit out

This will follow the same schedule of work principles, all affected materials are C20. plumbing and electrical outlets are either already in place or require little additional effort to relocate.

Repairs will be made using the same materials as the bedroom, tiling will be installed only where necessary to protect the fabric of the room from water damage

9. 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
 - ii. Minimal intervention
 - iii. Reversibility where feasible
- Adaptation of Design (If Required)
 - The layout and extent of the proposed open plan space may be:
 - i. Adjusted to accommodate retention of historic elements
 - Structural interventions (including the proposed support column) will be:
 - i. 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

Supporting photographs to illustrate the existing area under discussion

C.20 bathroom, showing fixtures and fittings to be removed, as well as pine panelling on walls to be removed





Hallway door to be re-opened



Existing entrance to bathroom that will be closed off



Bedroom to be converted to shower room



Detail of condition of the flooring



