Heritage Statement

Produced on 28/09/2023 by Arkiplan Architectural Limited

Project Address: Lindens, 74, High Street, Heytsbury, Warminster BA12 OED

Project Description: Internal works to Listed Building



Lindens, 74, High Street, Heytsbury, Warminster BA12 OED is a two storey Grade II Listed link-detached double-pile house. Built in approximately 1780 of mainly 2-storey construction, under a mainly pitched roof with a central valley gutter, the property is situated within the Heytsbury Conservation Area, which was designated in 1976 in recognition of its rich architectural heritage. The Conservation Area is composed of Georgian and Victorian terraced housing, with a good mix of buildings and streetscapes.

Heritage Listing:

HEYTESBURY HIGH STREET
ST 92 SW
(south side)
9/77 No. 74 (Lindens) GV II

Semi-detached house. Late C18 with mid C19 rear range. Rendered brick, tiled roof, brick stacks. Parallel-range plan. Two storey, 3-windowed; sashes. Central 6-panelled door with fanlight in
moulded round-arched surround, 4-pane flush sash with keystone to either side. First floor has three 4-pane sashes. Chamfered rusticated quoins to right corner of front. Left return has glazed
door and C20 casements to first floor, C20 wooden fire escape. Rear has margin-pane French windows, glazed door and 2-light casement to ground floor, first floor has three 4-pane sashes with keystones. Interior has central stairs with stick balusters, wreathed handrail and shaped cheeks to treads, elliptical arches between front and rear ranges, front has 6-panelled doors, rear has 4-panelled doors in moulded architraves, internal window shutters.
Listing NGR: ST9267742582

The dwelling itself is characterised by its historic fabric and appearance, including the historic sash windows with keystones, centrally located door with decorative fanlight and fielded reveals with quoins at the corners. It is described as having a plan form, taking into account the proportions and location of rooms in relation to the chimney breasts and the hall.

Subsequent C19th rear additions to the dwelling include rear extensions, an infill side extension and insertion of more modern windows on the gable end and rear of the building. A single storey extension to the rear incorporating a flat roof terrace with access from the rear garden via a wooden staircase or from the first floor of the house, was added later. Cement render has been applied to the front elevation.

The current accommodation comprises 3 reception rooms, seven bedrooms, a box room, a shared bathroom and a bathroom.

Internally, a large opening has been made to connect the sitting room and living room and the flooring has been replaced from the original. The small cellar beneath the dining room and accessed via a hatch in the hallway is original. The ceilings are mainly lathe and plaster and are in good repair.

- See the attached Building Survey for a full description of the dwelling and photographs of the original features.

Specific areas identified in the Pre-Application as being of no historic interest include the infill side extension, the modern rear extensions (excluding that on the boundary with the pitched roof), the cement render applied to the front elevations, some of the windows on the gable end and rear which would appear to be of a modern design, non-original flooring, the large openings in the interconnecting ground floor wall between the sitting room and living room and the more modern partitions within the first floor bathroom.

The Proposal

Listed Buildings consent is sought for the following works:

- The renovation of the property with 1 replacement external door.

It is proposed to renovate the whole property internally and externally. Any repairs to the existing fabric of the property will be carried out using lime render and lime plaster and where the existing fabric is damaged, this will be carefully renovated using traditional methods. Windows will be retained and carefully restored using matching timber where appropriate.

All features as outlined within the property's listed details, including original features such as doors and cupboards, will remain intact and be restored as part of the development. There are no structural changes as part of the development.

The following internal & external amendments are proposed. See specification details below & Appendix H for detailed drawings:

1. The existing oil-fired Aga stove in the kitchen will be replaced like-for-like with a new oil-fired boiler with a black condensing exhaust vent to be vented to the rear of the storage area. See drawing no.23-0901-D05 Rev 1 for location of boiler. The existing oil tank will be retained in its current position.



Photo of exhaust vent

2. All flooring to be retained and restored by lifting the lino floor or carpet, and sanding and varnishing the exposed wooden flooring.

Method Statement: Floors to be sanded with a dust extraction system using various grades of sanding papers to produce a fine finish; floor to be primed with a specialist product prior to sealing; Floor to be sealed with 2 coats extra matt finish Bona Traffic HD commercial grade lacquer with the floor buffed between coats.



Sitting Room carpet to be removed and original flooring restored



Kitchen floor lino to be removed and replaced with new floor covering



Bedroom 3 carpet to be removed and original flooring restored



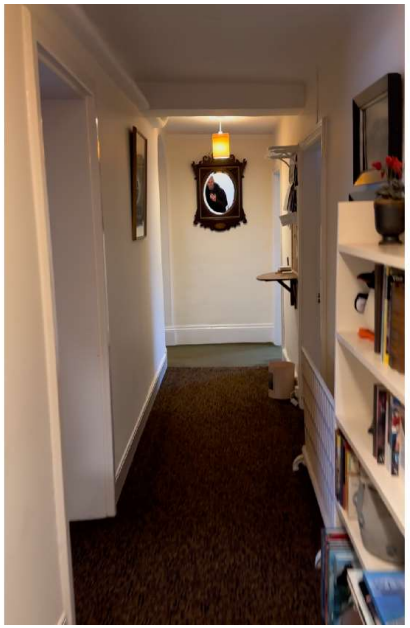
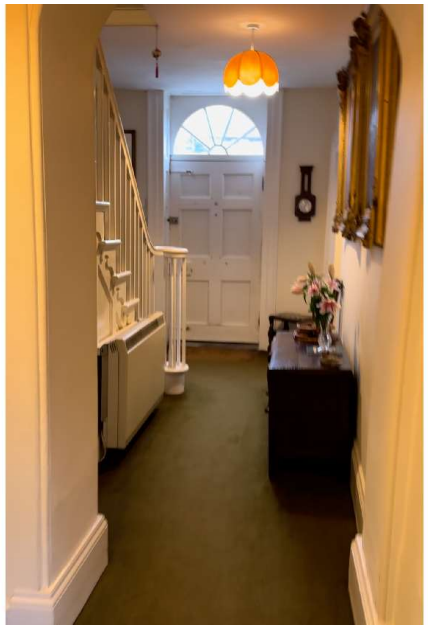
Bedroom 4 carpet to be removed and original flooring restored

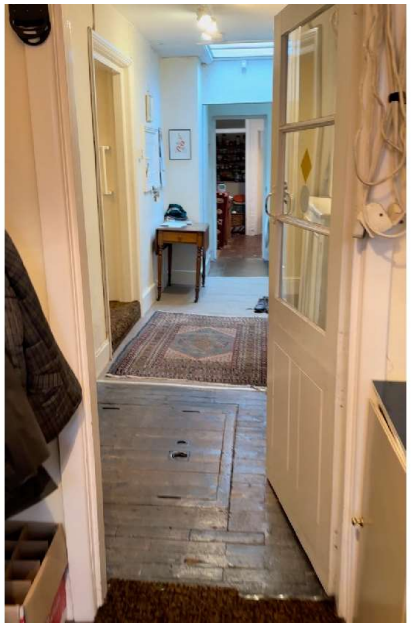


Bedroom 1 carpet to be removed and original flooring restored



Drawing room carpets to be removed and original flooring restored



Hallway & Landing carpets to be removed and original flooring restored

3. There is a mix of original and modern windows with some secondary glazing. All windows will be restored and repaired using appropriate matching timber.

4. Any repairs to the existing fabric of the property will be carried out using lime mortar and lime plaster and where the existing lathe and plaster is damaged, this will be carefully renovated using traditional methods. (See Appendix A for Method Statement)

5. The roof will be repaired on a like-for-like basis; the roofing membrane will be replaced and the roof re-tiled with clay tiles to match existing.

6. Lead flashings on all chimneys to be replaced on a like-for-like basis and the chimney above the flying freehold section of the building is to be capped.

7. A later addition stud wall in the 1st floor bathroom will be removed and the ceiling repaired using lime plaster to match the existing ceiling finish. See attached Method Statement for Lime Plaster work (see Appendix A). The Pre-App report highlights that this wall is not original and not of historic interest.


Photo of existing stud wall to be removed

8. The existing valley lining will be replaced with a fibreglass lining on the recommendation of the Building Surveyor.

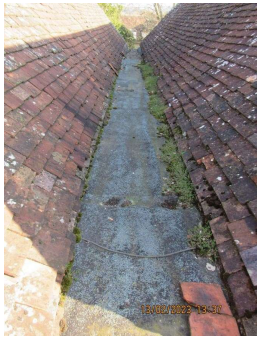


Photo of existing valley gutter

9. The existing flat roof will be repaired with a marine-ply base and fibreglass roofing membrane.

10. The lead flashing on the existing dormer will be repaired using materials to match existing.



Photo of existing dormer over store.

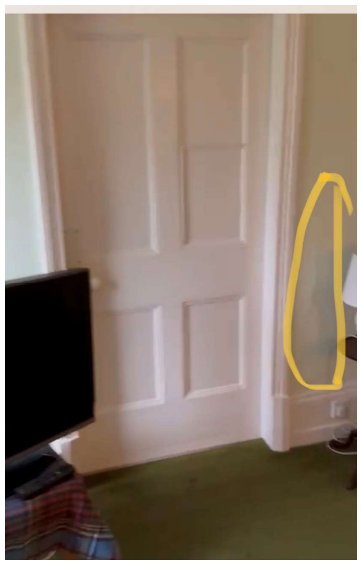
11. The existing septic tank will be replaced with a new septic treatment plant and a new connection to the existing public sewer to the rear of the garden. The existing septic tank is to be reused as a new rainwater soakaway. (see drawing number 23-0901-D05 Rev1 & Appendix B)

12. A new central heating system is to be installed with radiators in all rooms with care taken to ensure that new pipework will be run above floor level where possible. (see drawing number 23-0901-D05 & D07 Rev1 and Appendix F)

Ground Floor radiator positions



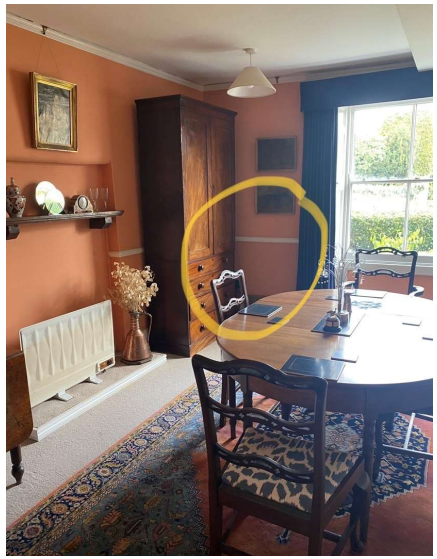
Sitting room



South drawing room



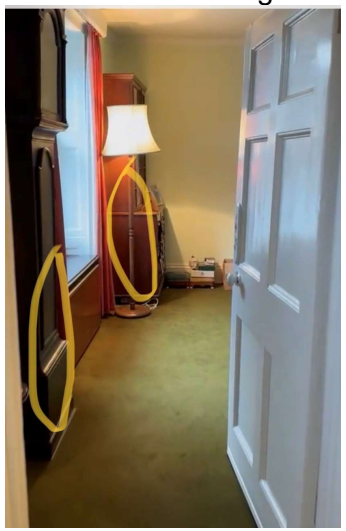
South drawing room



Dining Room



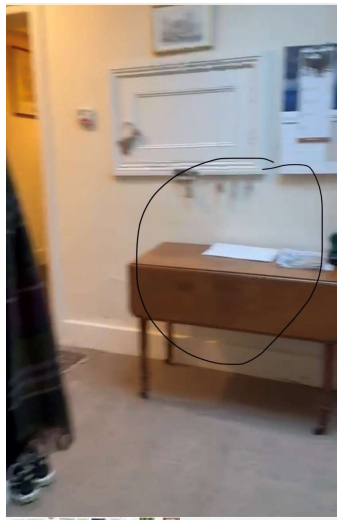
Hallway



North drawing room



Corridor behind main stairs



Corridor next to kitchen

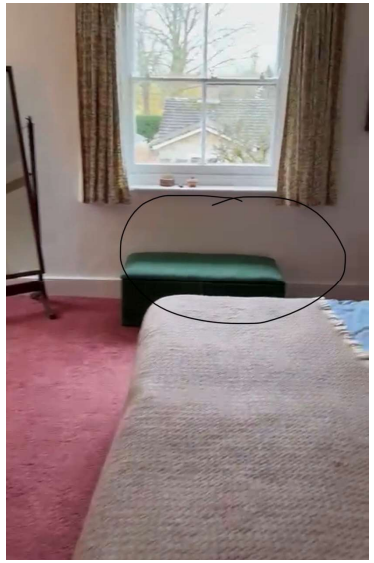


Kitchen

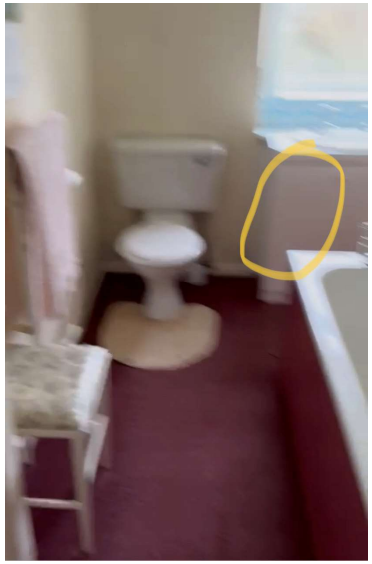
First Floor radiator positions



Bedroom 1



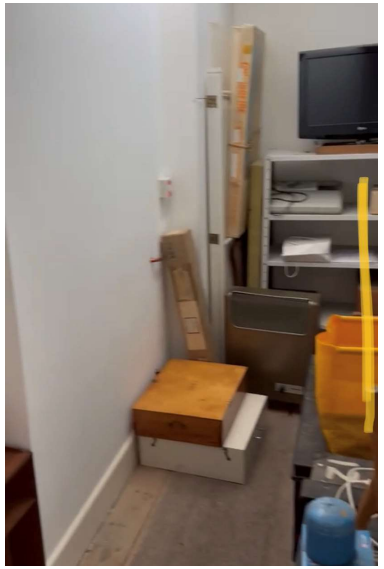
Bedroom 1



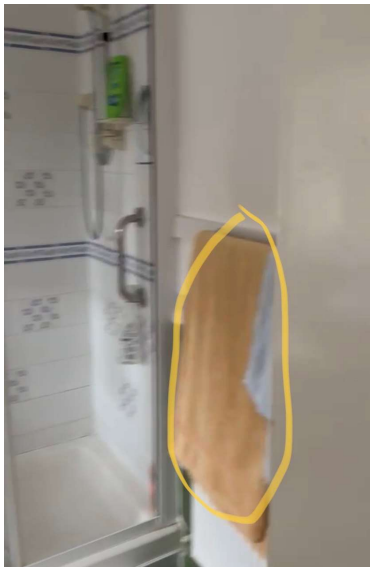
Bathroom



Bedroom 6



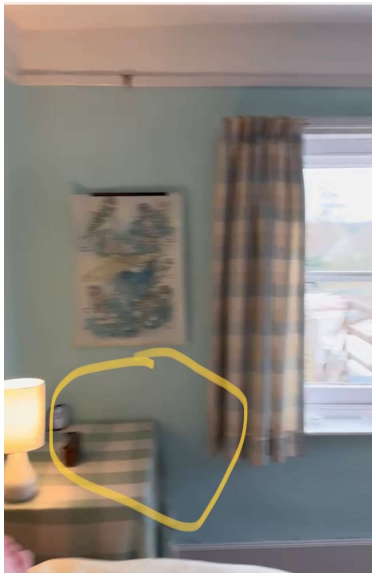
Storage room



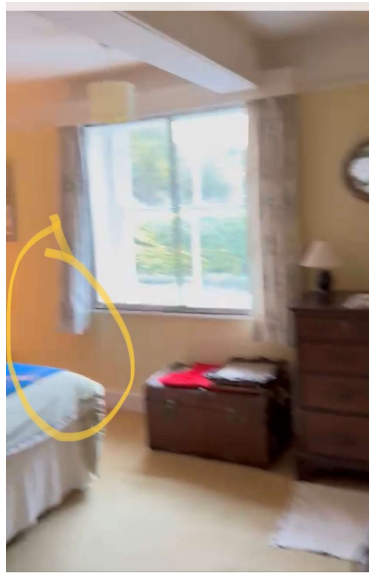
Main bathroom towel radiator



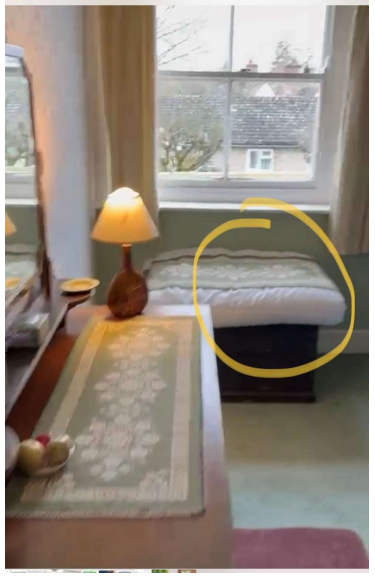
Bedroom 5



Bedroom 4



Bedroom 2



Bedroom 3



Bathroom towel rail



Bedroom 7

13. A shower tray will be installed in the original utility room cupboard and a new hot water cylinder will be installed in the cupboard in the hallway.

14. The existing render to the property will be repaired with a breathable lime render following the recommendation of the Building Surveyor. (See Appendix C)



Photo showing cracks to the existing render finish

15. Replacement non-original side door on front elevation to be replaced with new timber door to be painted white (see Appendix D)



Photo of existing door to be replaced

16. The kitchen units will be replaced leaving the pantry unit intact. (See drawing 23-0901-D05 Rev2 & Appendix E for 3d plans of proposed kitchen layout, for reference)

17. The existing storage cellar under the dining room will remain as existing. No works are planned.



18. All existing fireplaces will remain as existing. No works are planned.

Access
Access to the building remains as existing, through the front door. There is no vehicular access.

Amenities
The property has a large walled garden to the rear which is easily accessed and offers storage for all waste – both main and recycling offers space to store bicycles.

Conclusion
It is considered that the proposed works to refurbish the property will be carried out with minimal disruption to the existing fabric of the dwelling and with no alterations to the external appearance of the Listed Building, and we hope as a result that the proposed works will be approved.

Appendix A

Method Statement for works to existing ceiling:

Conservation Advice sheet (Lime)

Pre-work

1. Before work commences ensure you have the correct documents/risk assessment and that you have read, understood & sign them.

2. Organise work procedures with other personnel before work commences toolbox talk.

3. Ensure materials are located locally to work area by use of mechanical means if possible.

4. Establish safe work area, use hazard tape.

5. Extensive Photographic records are to be taken of the existing and surrounding areas.

6. Protection of the existing features against possible accidental damage or plaster splashes.

7. The surrounding historic fabric of the building is to be adequately protected with “Antinox” type sheeting in conjunction with dustsheets.

8. Photographic records of the condition of surrounding areas are to be taken.

Installation

1. Fix batons and lath in existing opening with stainless steel fixings.

2. Dampen the in-situ Laths with clean water approximately 20 minutes prior to applying the base coat of Lime Plaster with added Hair.

3. Ensure that the Plaster is forced through the spacing between the Laths in order to achieve a good “key”, leaving an overall thickness of up to 10mm, leave to dry for approximately 7 hours depending on temperature.

4. When dry enough scratch diagonally across the run of Laths to create a “key” for the next layer of Lime Plaster. Leave to cure for 9 to 10 days depending on temperature.

Lime Plaster Intermediate or Float Coat

1. Dampen the Base Coat with clean water approximately 20 minutes prior to applying the second coat of Lime Plaster.

2. Apply approximately 8 to 10mm of Lime Plaster & flatten with a Steel trowel, allow to dry for approximately 1 hour, depending on temperature.

3. When dry enough and using a Wooden or Plastic Float, “float up” in order to open up the surface of the Lime Plaster.

4. Using a “Devil Float” scratch the surface in order to create a “key” for the top /finish coat of Lime Plaster, leave to cure for 4 to 5 days depending on temperature.

Lime Plaster, Top/Finish Coat

1. Dampen the Intermediate Layer with clean water as previous

2. Apply one layer of Lime Putty at 1 to 2mm thick and allow to dry for approximately 30 to 60 minutes depending on temperature.

3. Apply second layer of Lime Putty at 1 to 2mm thick, allow to dry until a smooth finish can be achieved using a Steel Trowel

4. Apply wax as required.

Completion of task

1. Ensure work areas are clean and tidy of all materials.

2. A good dust down of all surfaces.

3. All protection is cleared away

Appendix B

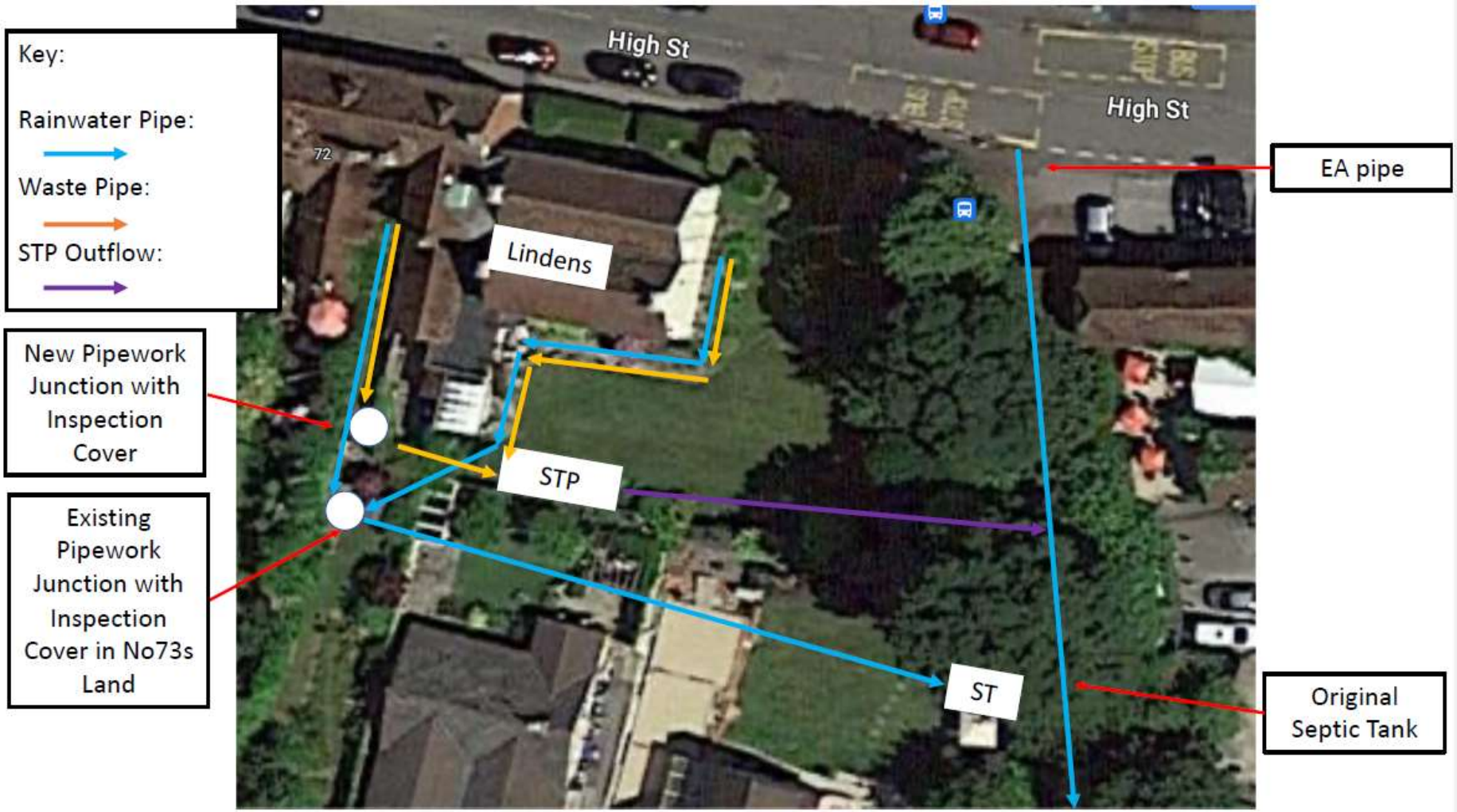

Key:
Rainwater Pipe:
Waste Pipe:
STP Outflow:
New Pipework Junction with Inspection Cover
Existing Pipework Junction with Inspection Cover in No73s Land
High St
High St
72
Lindens
STP
ST
EA pipe
Original Septic Tank



Photo showing the concrete slab over the existing septic tank (see location above) which will be reutilized as a soakaway. The new septic tank will also be installed underground.

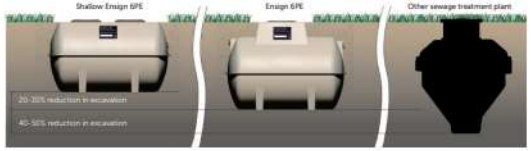
Sewage Treatment Plant / Ensign Standard 12POP

Intensive biological processing for off-mains wastewater

Shallow units

Common sewage treatment plants on the market often exceed 2.5m high. Marsh Industries offer a range of shallow plants from 4-35PE that are only 1.6m in height, meaning installation is not only possible*, but easier and safer too.

**Shallow Ensign's are often favoured when hard rock site conditions mean deeper alternatives, involving costly and time-consuming excavation.*



Overview

The Marsh Ensign is widely regarded as one of the most efficient, reliable and economical sewage treatment plants on the market.

The standard Ensign has been adapted to improve reliability and the Ensign:Ultra now brings unique enhancements to further improve noise level, treatment efficiency and final effluent quality.

Class leading performance

Tested and approved to BSEN12566-3/A1:2009 all Ensign units provide treatment well within national consent requirements. Published test results of 11.5:19.2:8.4mg/ltr (BOD:suspended solids:ammonia), with influent concentrations on test higher than those chosen by most competitor plants, effectively equates to 97% pollutant removal.

Unrivalled choice

Ranging in size from 4 to 50 PE in Ultra, Standard and Shallow versions of each, and with a wide range of ancillaries, almost all site, consent and budget requirements can be met by units from the range.

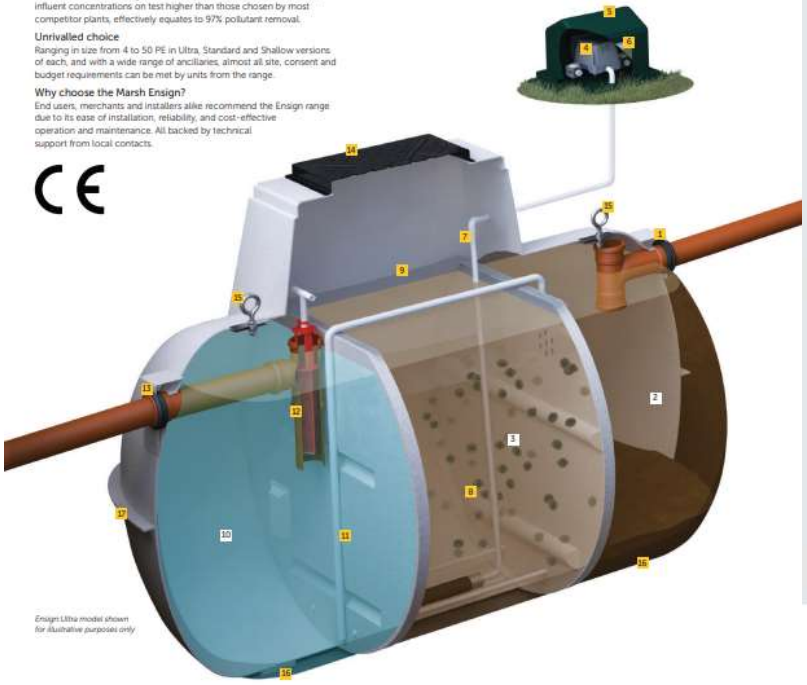
Why choose the Marsh Ensign?

End users, merchants and installers alike recommend the Ensign range due to its ease of installation, reliability, and cost-effective operation and maintenance. All backed by technical support from local contacts.

CE

Operating principle

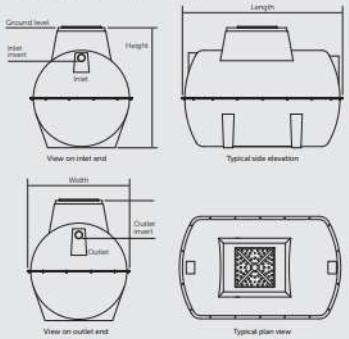
In addition to anaerobic digestion taking place in the primary settlement chamber 2, the Ensign:Ultra unit allows the clarified water to pass into a second 'aeration' chamber 3, where it is treated to remove the dissolved constituents. Here aerobic bacteria, supported by diffused air and mobile media, ensures full treatment is achieved before the treated effluent and 'sloughed off' bacteria flows to a final settlement chamber 6B. The final effluent is then discharged to the drainage field or watercourse via a Polylok filter.



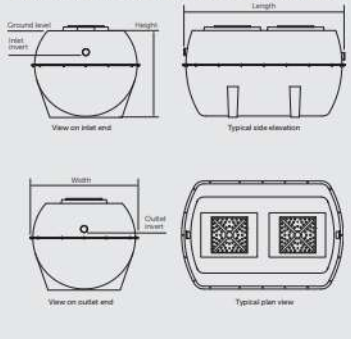
Ensign Ultra model shown for illustrative purposes only

Specifications

Ensign:Ultra and Ensign:Standard



Shallow Ensign:Ultra and Shallow Ensign:Standard



Ensign:Ultra and Ensign:Standard

Model	Length	Width	Height	Inlet		Outlet	
(Pop)	+/-50mm	+/-50mm	+/-50mm	Invert	Ø	Invert	Ø
4	1600	1332	1575	540	110	600	110
6	2602	1650	1935	550	110	625	110
8	2602	1650	1935	550	110	625	110
10	2602	1650	1935	550	110	625	110
12	2860	1912	2139	550	110	625	110
16	2860	1912	2284	720	110	800	110
20	3650	1912	2284	720	160	800	160
25	3650	1912	2284	770	160	850	160
30	4200	1912	2284	770	160	850	160
35	4200	1912	2284	770	160	850	160
40	5200	1912	2284	770	160	850	160
45	5200	1912	2284	770	160	850	160
50	5200	1912	2284	770	160	850	160

Shallow Ensign:Ultra and Shallow Ensign:Standard

Model	Length	Width	Height	Inlet		Outlet	
(Pop)	+/-50mm	+/-50mm	+/-50mm	Invert	Ø	Invert	Ø
6	2860	1912	1600	500	110	575	110
8	2860	1912	1600	500	110	575	110
10	2860	1912	1600	500	110	575	110
12	2860	1912	1600	500	110	575	110
16	3400	1912	1600	500	110	575	110
20	4200	1912	1600	500	160	575	160
25	4200	1912	1600	500	160	575	160
30	5200	1912	1600	500	160	575	160
35	5200	1912	1600	500	160	575	160

Notes:
- *Larger population sewage treatment plants may be supplied as multiple tank configurations.*
- *For precise tank sizes and configurations, please contact Marsh Industries*
- *All dimensions in mm*

MARSH

01933 654582 | sales@marshindustries.co.uk | www.marshindustries.co.uk

Appendix C

Method Statement for repairs to existing external render finish:

Existing Lime Plaster finishes which are substantially decayed beyond repair will be reinstated with a new, traditionally applied 3 coat Lime Plaster finish. Prior to this, the masonry structure underneath will be checked to ensure its stability, cleaned and dried.
The first coat is applied at approx. 10mm thickness, using a steel trowel . When this coat has firmed up, the plaster will be keyed using a toothed instrument to produce a mechanical binding for the following coats. Care will be taken not to cut through the plaster coat back to the underlying masonry. This coat will be left for approx. 3 days before the second coat. The first coat should be brushed down and damped down to ensure that the second coat is applied to a damp but not wet surface. This 'floating' coat will be ruled over to form a flat and even surface, then scoured using a devil float. This coat will be also left for approx. 3 days before the third coat is applied. The third 'setting' coat is applied in two layers, the initial layer skimmed with a trowel in a long and even spread, then scoured to counter-act shrinkage. The final surface is then skimmed smooth with a trowel, and once dry will be painted with a paint colour to match the existing.

Appendix D

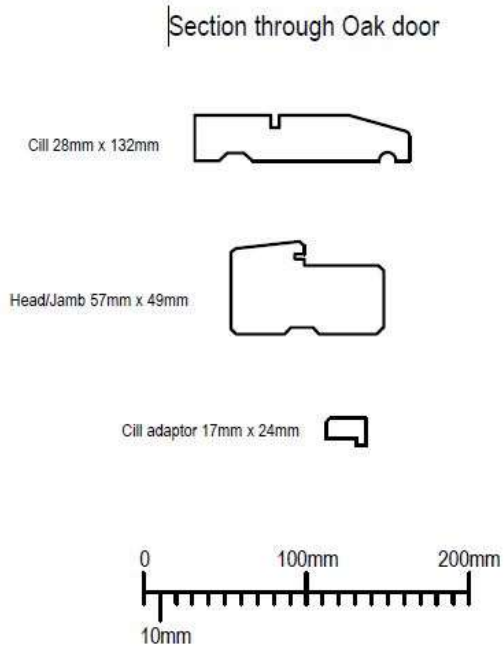
Specification for the replacement external door as shown on drawing 23-0901-D05 Rev1, to be painted white. See drawing 23-0901-D05 Rev1 for section at scale 1:10.



The LPD Cottage-Style 4 Light Unfinished Oak Glazed Front Door is a country-style external door with a timeless modern appearance to suit traditional and contemporary homes alike. Supplied unfinished and ready for the paint coating of your choice, this country cottage-style front door comes with a dowel construction and features 4 clear double glazed panels and 6 slim vertical solid panels.

Featuring a robust engineered core, this elegant front door has a classic appeal for a wide range of traditional and modern home design projects.. The 4 clear glass double glazed glass panels will make your interiors appear light and airy while also enhancing the amount of natural light that suffuses your home.

- Finish: Unfinished Oak
- Glazing: 4 lights with clear double glazing
- Dowelled construction
- Engineered core
- Door thickness: 44mm
- Trim tolerance all round: 3mm



Appendix E

Replacement kitchen design retaining original larder unit:









Appendix F

Lindens Heating System Description

INSTALLATION OF UNVENTED HEATING SYSTEM.

Prior to any work commencing, an OFTEC oil engineer and plumber have assessed the property and the current heating system to determine the best way to update the system so that it is energy efficient and conforms to current standards and regulations. Ultimately the main goal is to ensure that the property has been supplied with the correct size radiators, boiler, oil tank and cylinder so that the house can run as economically as possible. One of the main aspects that have been taken into consideration is that we need to achieve our goal while causing as little disruption and modifications to the property as possible and to stay in keeping with the original design, we have tried to do this through various means which will be covered in the following paragraphs.

BREAKDOWN OF MAIN PRODUCTS AND MATERIALS.

The Grant Vortex Pro Utility 26 kW to 46 kW.

Grant Vortex Pro Internal models are designed to suit kitchens and utility rooms, delivering both choice and performance across the range. The Vortex Pro Internal range is incredibly efficient, combining the latest Riello burner technology with Grant's trusted, patented technologies. The models available within range are ideal for direct boiler replacements of older oil-fired models.

- 5 years guarantee minimum
- Available in outputs of between 15 kW up to 70 kW
- Incredible space heating efficiencies of 90.0 to 94.5 percentage
- Sealed system kits available for the 15 kW to 26 kW and 26 kW to 46 kW models
- Factory fitted multi-directional flue saves time with installation
- Quiet operation
- This range is biofuel compatible depending on the type of biofuel and blend percentage
- Grant's unique vortex stainless steel heat exchanger

Telford Tornado Indirect 300L pre plumbed cylinder.

The Telford Tempest is Telford's flagship cylinder made from some of the highest grades of stainless steel on the market today, up to 40% thicker than some products. Some of the perks it has to offer is:

- Lifetime Cylinder guarantee
- 2 years guarantee on components minimum
- High density insulation
- WRAS approved

 Treated to protect against corrosion

This cylinder will come pre fitted with the following items:

 8 metre Circulating Pump (Installed)
 Dual High Limit Stat
 1 x 3Kw Immersion Heater 240V single Phase
 Expansion Vessel - Height: 310mm Diameter: 280mm
 Temperature & Pressure Relief on the cylinder
 3Bar Inlet Control Group (Pressure relief valve included)
 2 Port Motorised Valve
 Tundish
 (We have to do a few more calculations, but there's a chance we might opt for a larger pump as we've measured the longest distance on the run and it is roughly 23m away, so we want to confirm that the pump is capable of achieving this without putting unnecessary strain on it.)

Kartell K-RAD Kompact White Double Panel with Double Convector Horizontal Radiator.

We have determined that in total we will require 22 new radiators to be installed throughout the property in order to achieve and maintain the desired temperature while still running efficiently there will also be 3 towel radiators for the bathrooms. Each radiator will come equipped with thermostatic radiator valves (TRVs), so that each room can be independently controlled and balanced; the only exception here will be the towel radiators as these can't have TRVs.


Kartell K-Rad Kompact White Double Panel Radiator

Oil storage tank to be retained as existing:
The existing oil tank has been inspected and has come back as basically being new and adequate in size for the proposed heating system, we are happy with the quality of the install and have advised it makes sense for us to not change anything here but simply connect on to it.

Honeywell Home V4043H V4043H1106 zone valve 28mm 240v.
The system will be broken down into 2 zones to allow for more precise control when it comes to heating the house, thus meaning that you don't need to heat the entire house if not all of it is being used. Heating Zone control is a relatively simple concept. Heating empty rooms or unoccupied areas of the home wastes plenty of energy, so it makes sense to restrict which zones are heated. Some areas in buildings, especially large buildings, require different levels of heating at different scheduled times, so we've made sure that this is possible.

NEST learning thermostat 3rd generation.
To maximise ease of use and overall control of the heating system we will install a NEST system which comes with the following benefits:

- Energy-saving smart home temperature control
- Remote control and smart home integration with Alexa and Google Assistant
- Home Report shows how much energy you've saved and helps you use even less
- Auto-switch on when you walk into the room with Farsight
- After just one week's use, the Nest thermostat learns your preferences and not only adjusts the heating in the way you like, but goes to Eco mode when it senses you've left the house.
- You can access your Nest Thermostat remote control via a smartphone, tablet, or laptop to prepare the house for your arrival, and there's also control for your hot water tank, so you only heat what you need.
- The Nest heating app shows you a breakdown of daily energy use and provides a monthly Home Report, so you can see how much you're using.
- If there are peak times where energy use is high it also suggests how you can use less, saving you money in the long run.
- No matter if it's a bit chilly outside in the winter, or bright and sunny in the summer, as Nest Sense takes this information into account when working out how warm to keep your home.

Pipework.

All pipework will be in copper where applicable and on show which will be polished and brass munsen ring clips will be used to keep in style of the property opposed to modern plastic clips which are not visually pleasing. Pipework which won't be on show such as under floorboards can be done in HEP20 push fit which is much more versatile and easier to install especially if in tight areas or limited on space, also it eliminates the need to use a blowtorch and solder on joints which is especially useful when running pipework through joists and under floorboards.

Grant Vortex 22/28mm Mag One Magnetic Filter.

The Grant Mag One 28/22mm Central Heating Filter will limit any boiler breakdowns by getting rid of any loose debris from the heating system. The fantastic triple-action filter is able to recognize and filter all types of non-ferrous debris and magnetite within the system adding another layer of protection and ensuring longevity.
NOTE: There are many more components to the system such as small miscellaneous fittings, expansion vessels, pumps etc. Essentially these are the key items that make up the system and have been selected to suit the properties specific requirements.

OVERALL SUMMARY OF THE ROLE A UNVENTED CYLINDER AND HEAT SOURCE WILL PROVIDE.

An unvented cylinder is connected to the mains cold water supply meaning that the water is stored under constant pressure.
Unvented cylinders are either directly heated, or indirectly heated. When the cylinder is heated by an electric immersion heater which sits inside the vessel, this is direct heat. When the cylinder relies on an external source of heat such as a boiler, heat pump, or solar thermal panels, this is indirect heat. Often, an unvented cylinder will be largely heated by an external heat source, but will include an immersion heater as a backup. In our case we are using an external oil boiler and also have the option of immersion elements should they be required for any reason.
When you turn a hot water tap or turn an appliance on, hot water is distributed via an outlet pipe which takes it where it is needed. The hot water is replaced by cold water from the mains, ensuring the pressure in the system remains the same, regardless of how many outlets require hot water at the same time allowing for good pressure and eliminating the need for electric showers or external shower/bath pumps.
Unvented cylinders are equipped with multiple safety systems and fail safes, which will vent pressure or lower the temperature if there is a risk of the pressure or heat becoming dangerously high. With the use of zone valves, pumps, thermostats, radiators and a copper coil inside the unvented cylinder it will also supply heating for the property on a separate circuit to the hot water. This can be present and called upon if and when required.

GENERAL BREAKDOWN OF INSTALLATION.

- To start with we will isolate the mains water coming into the property and drain the system fully of any water. We will upgrade/replace any stopcocks or service valves required that are no longer functioning as they should.
- After identifying all the pipes and components on the current system we will determine what will become obsolete and remove it, capping off anything as needed, while leaving as much of the existing pipework in as possible to connect back on to with the new boiler and cylinder.
- The boiler will be housed in the small outhouse situated at the back of the property as it already ticks all boxes for requirements, i.e. level concrete base, drainage already in place that we can tap into, adequate spacing for the flu and all components, close to the oil tank, sheltered and secured, no need for any major alterations.
- The cylinder will be situated on the ground floor close to the boiler in an agreed position ensuring that all regulations and installation requirements are met and a clear run from the boiler can be achieved. Everything will be clearly labelled with a corresponding key. There are technically 2 systems in this property that we will have to join up, the main vented cylinder and the combination cylinder, the new cylinder will eliminate the need for this and essentially put it all under one system. Bathrooms and kitchens will be left with hot and cold feeds ready for the next stage of work. Once everything is plumbed in we can then start the process of wiring up all the components.

• Once the main system has been completed and wired in we will pressurise and check for any leaks and test everything is working as it should and clear any airlocks and bleed the radiators. The radiators will then need to be balanced as radiators that are further away on the circuit will take longer to heat up and this will be done with a thermometer and adjusting the lock shield valves. Normally we would flush the system before installing a new boiler, but because there's pretty much no heating system in place this probably won't apply or if we do it will be after the install, although the heating engineer will confirm this either way before starting. Finally we will add a form of inhibitor to the heating system to prevent any sludge and debris build up.
• Obviously maintaining the historic fabric of the house is of the utmost importance. We will avoid any unnecessary alterations to the property by keeping pipework on show where applicable so we don't have to cut channels into the walls and minimise cutting into joists. It's inevitable that certain areas of the property will require us to carefully lift floorboards and cut into joists to run pipework to allow the installation of an up to date energy efficient hot water and heating system. As previously mentioned, where possible any pipework being installed that's not on show, will be carried out in HEP20 pushfit as it is flexible and makes it easier to get around obstacles opposed to clearing a path for rigid pipework; it also eliminates the need to put a flame near historic materials although in situations where this is inevitable heat proof matts will be provided for protection. Compression fittings will also be used when required.

• ***Every precaution will be taken before any joists are notched or drilled. We will follow building control guidance notes to ensure that the structural integrity of the building isn't compromised. This will be done by making sure that:***

NOTCHES-

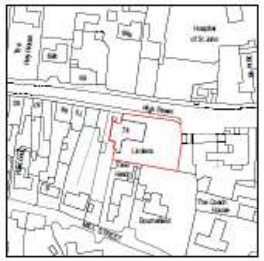
1. **Should only be made in the top edge of the joist**
2. **Should be no deeper than 0.125 times the depth of the joists.**
3. **Should be no closer to the support than 0.07 times the span and no further away than 0.25 times the span.**

HOLES-

1. ***Should only be drilled on the centre line of the joist.***
2. ***Should have a diameter no greater than 0.25 times the depth of the joist.***
3. ***Should be no closer together than 3 times the larger diameter.***
4. ***Should be no closer to the support than 0.25 times the span and no further away than 0.4 times the span.***
5. ***If the above requirements cannot be met within the limitation shown, then increase the joist depth by the depth of notches or diameter of holes.***

Appendix H

Detailed Drawings. To scale when printed at A1



Location Plan
Scale 1:1250
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OS 100047474



Existing Block Plan
Scale 1:500
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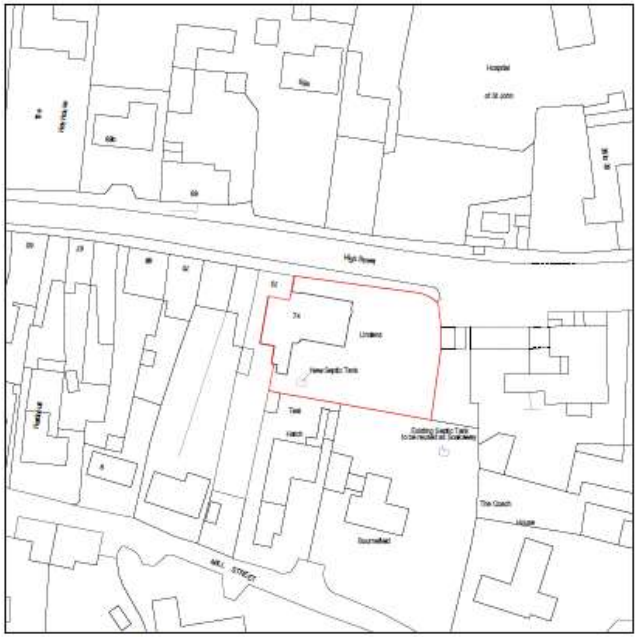

Proposed Block Plan
Scale 1:500
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Site	Lindens, 74 High Street, Heytsbury, Warminster BA12 0ED	Date	28.09.2023
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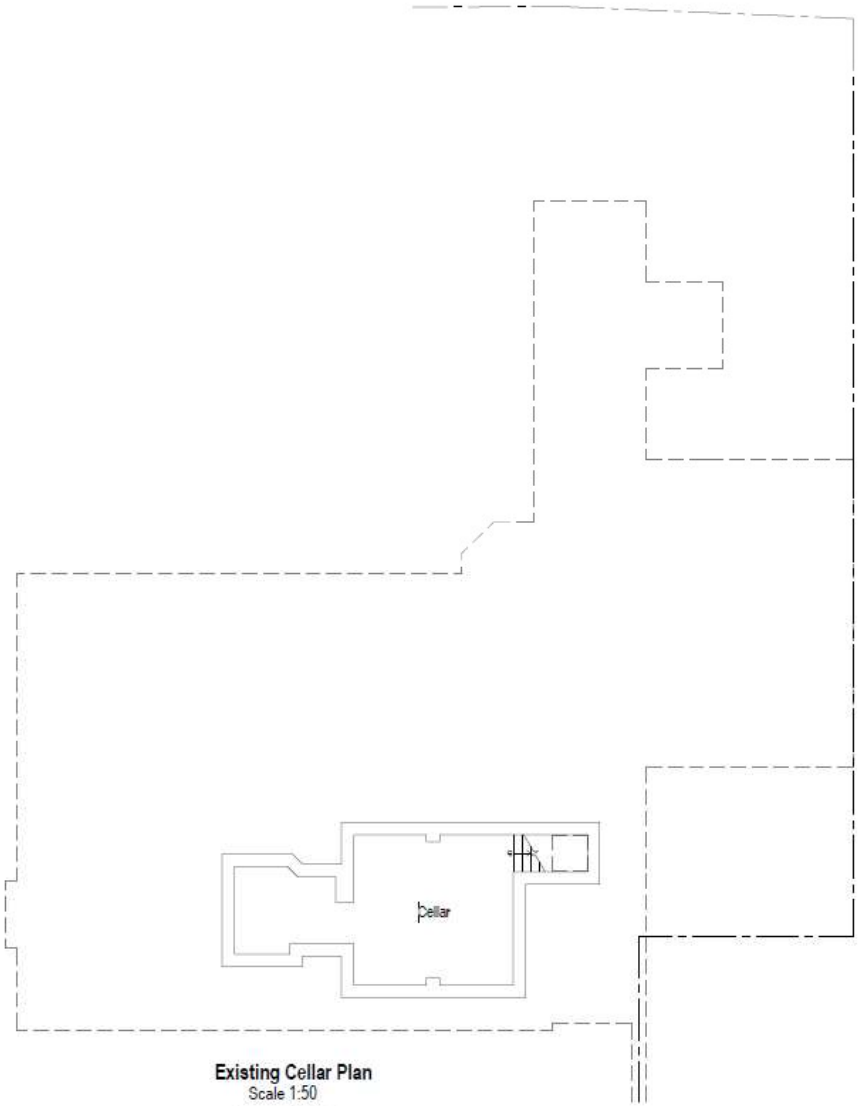
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	WT254853	Title	As Shown



Existing Cellar Plan
Scale 1:50
Area ca. 18.25 m²

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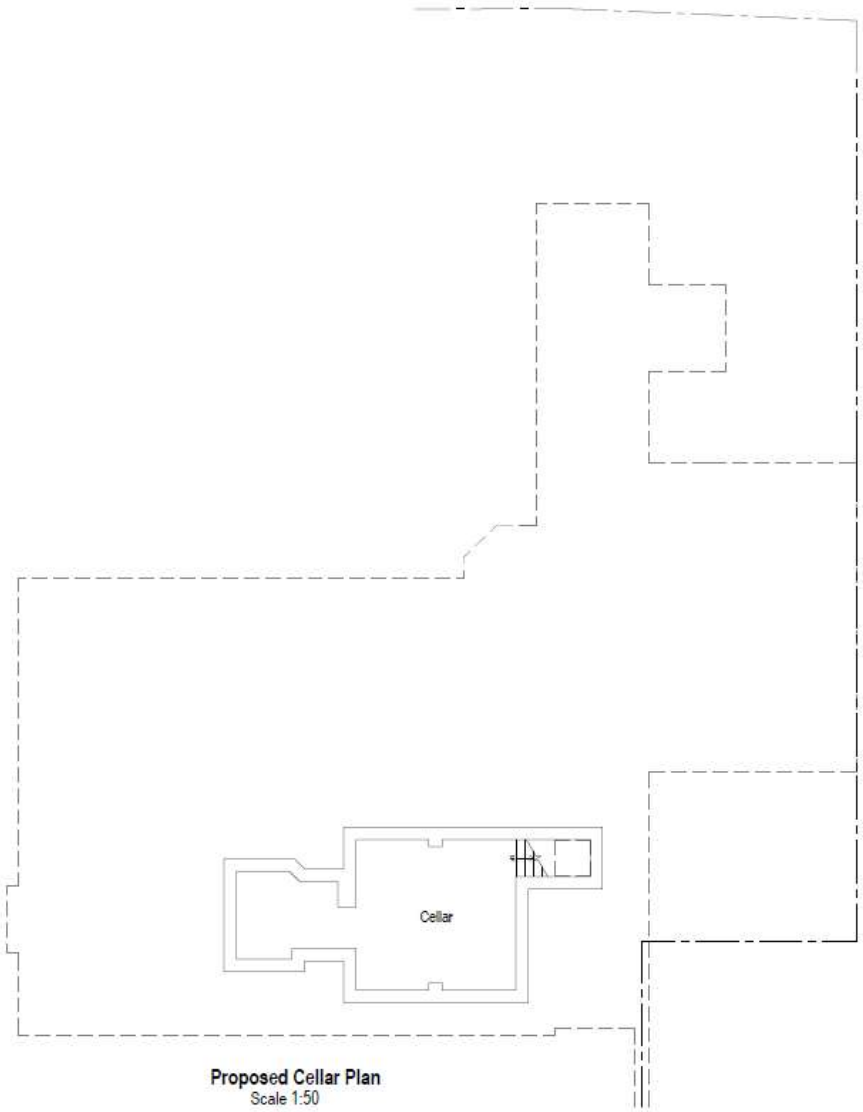
Site	Lindens, 74 High Street, Heytsbury, Warminster BA12 0ED	Date	28.09.2023
		Sheet	23-0901 D02 REV 2
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	WT254853	Title	As Shown

Symbol Key:

- Boundary line
- Demolished
- Details above
- New Foul Waste drainage layout
- Existing Rainwater drainage layout



Proposed Cellar Plan
Scale 1:50
Area ca. 18.25 m²



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Site	Lindens, 74 High Street, Heytsbury, Warminster BA12 OED	Date	28.09.2023
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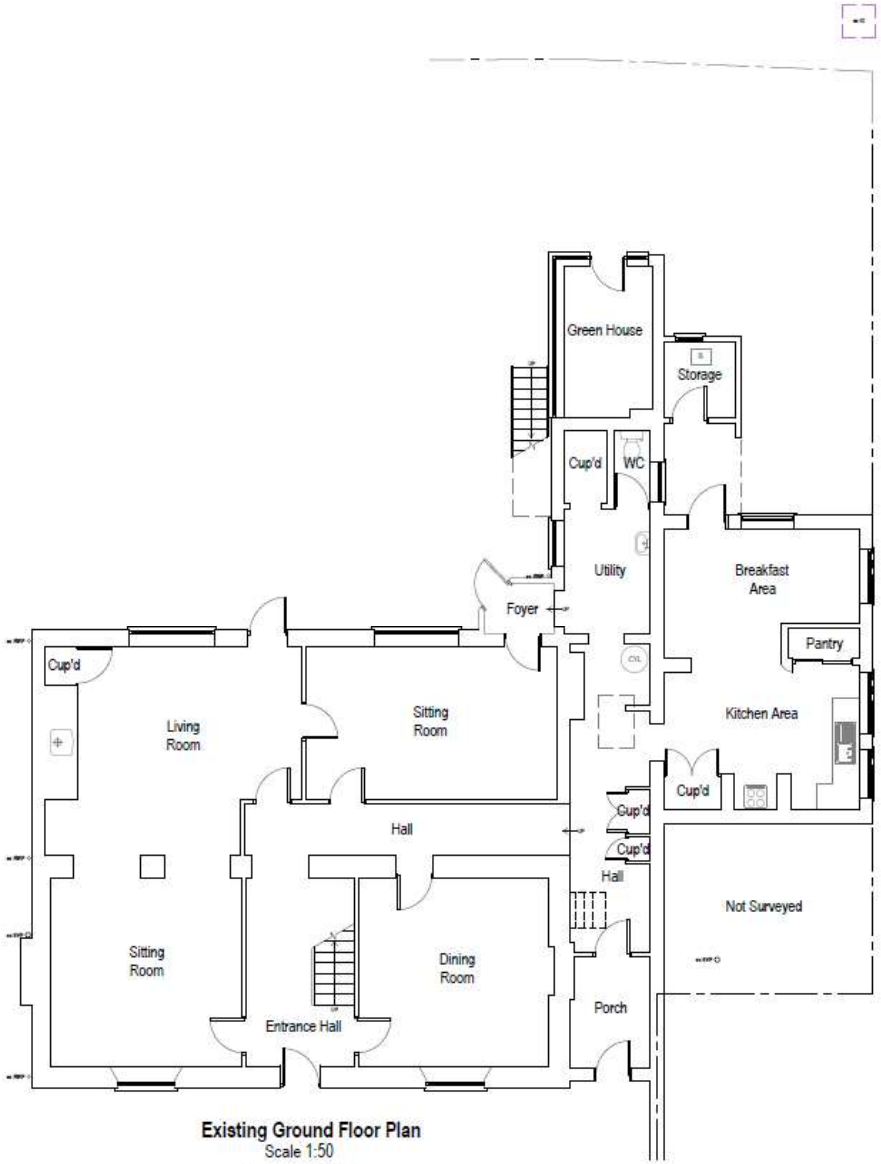

Existing Ground Floor Plan
Scale 1:50
Area ca. 168.79 m²

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Site	Lindens, 74 High Street, Heytsbury Warminster BA12 OED	Date	28.09.2023
		Sheet	23-0901 D04 REV 2
		Job	Internal Alterations
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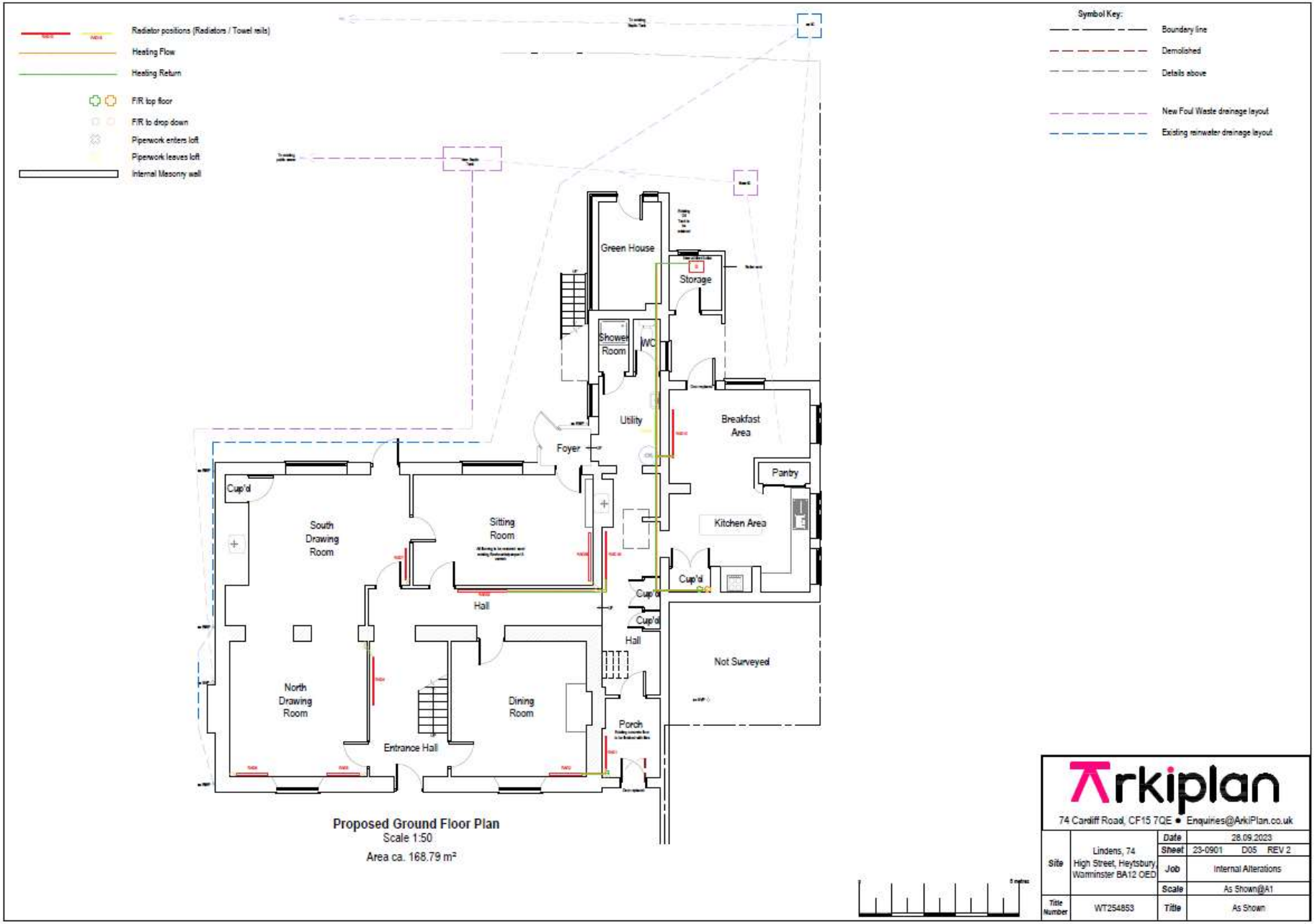
Radiator positions (Radiators / Towel rails)
Heating Flow
Heating Return
F/R top floor
F/R to drop down
Piperwork enters loft
Piperwork leaves loft
Internal Masonry wall
Symbol Key:
Boundary line
Demolished
Details above
New Foul Waste drainage layout
Existing rainwater drainage layout
Green House
Storage
Shower Room
WC
Utility
Breakfast Area
Foyer
Pantry
Cup'd
South Drawing Room
Sitting Room
Kitchen Area
Hall
Cup'd
Cup'd
Hall
Not Surveyed
North Drawing Room
Dining Room
Porch
Entrance Hall
Proposed Ground Floor Plan
Scale 1:50
Area ca. 168.79 m²
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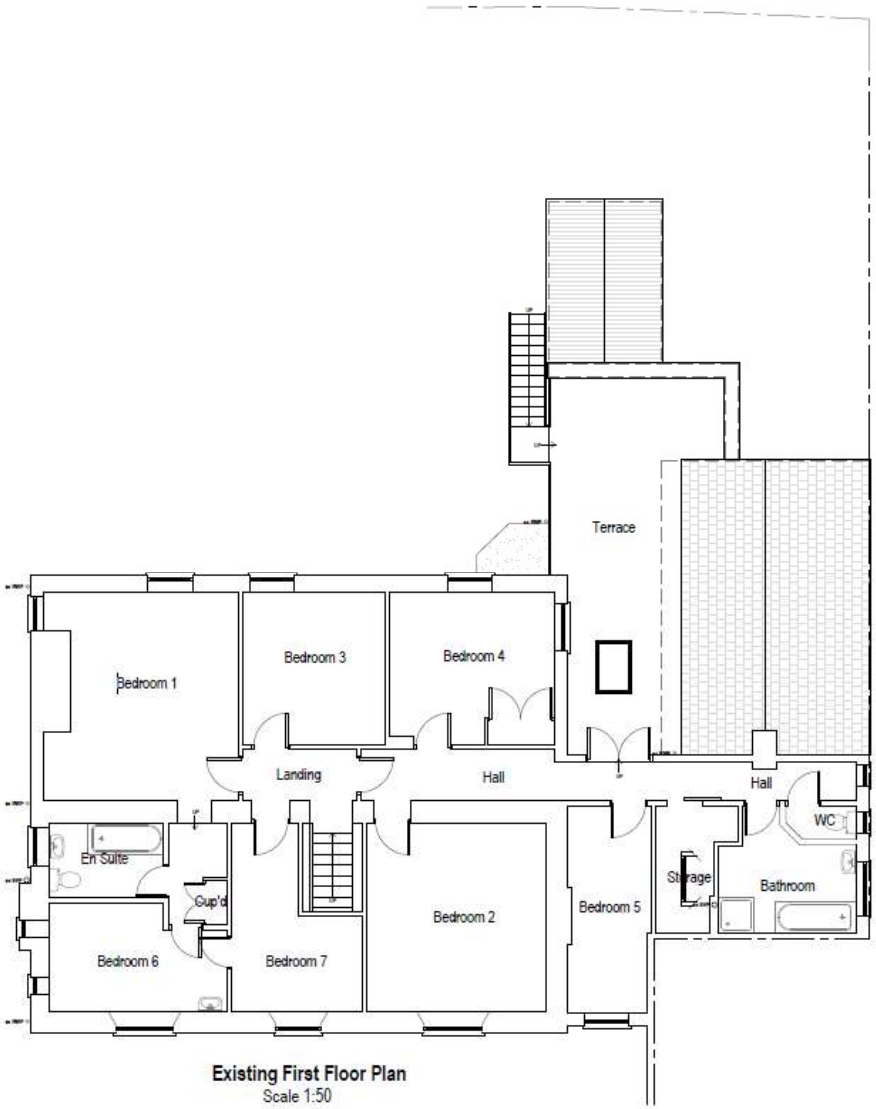
Site
Lindens, 74 High Street, Heytsbury, Warminster BA12 0ED
Title Number
WT254853
Date
28.09.2023
Sheet
23-0901 D05 REV 2
Job
Internal Alterations
Scale
As Shown@A1
Title
As Shown



Existing First Floor Plan
Scale 1:50
Area ca. 137.37 m²

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Site	Lindens, 74 High Street, Heytsbury, Warminster BA12 OED	Date	28.09.2023
		Sheet	23-0901 D06 REV 2
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	WT254853	Title	As Shown

Radiator positions (Radiators / Towel rails)

Heating Flow

Heating Return

F/R top floor

F/R to drop down

Piperwork enters loft

Piperwork leaves loft

Internal Masonry wall

Symbol Key:

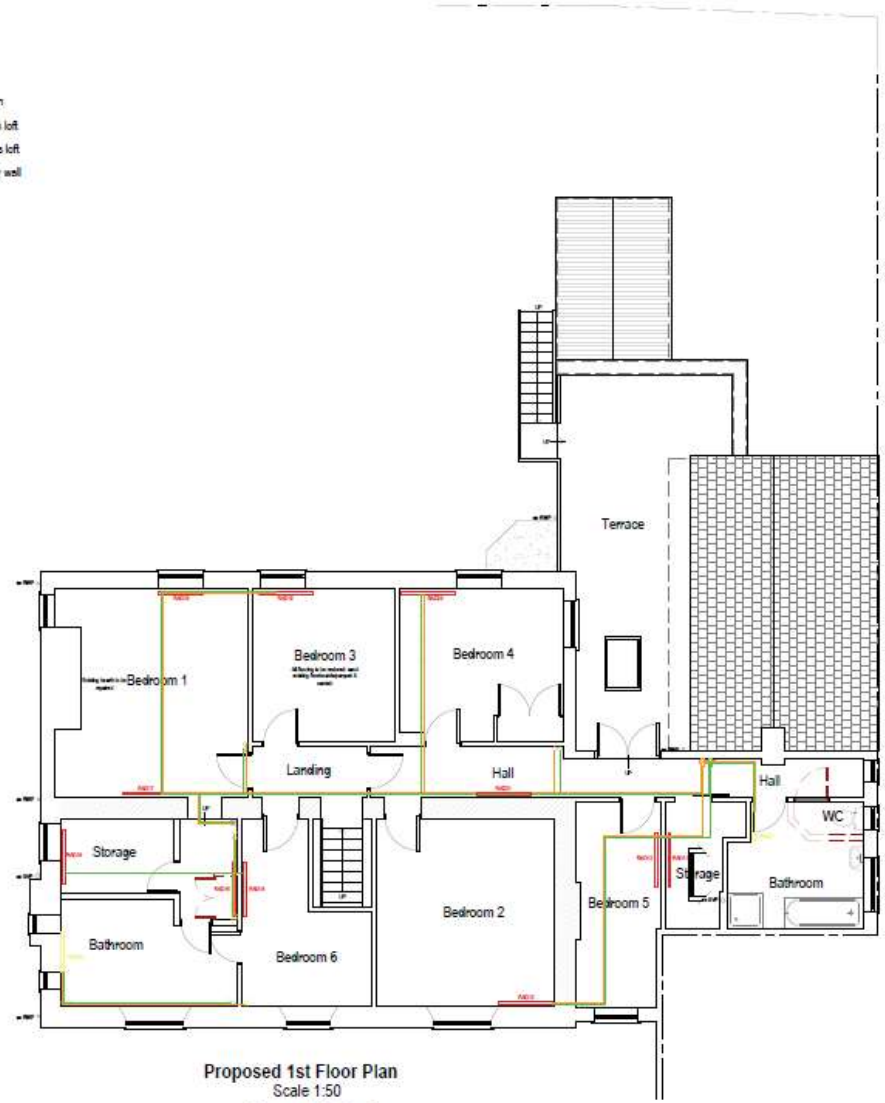
Boundary line

Demolished

Details above

New Foul Waste drainage layout

Existing Rainwater drainage layout



Proposed 1st Floor Plan
Scale 1:50
Area ca. 137.37 m²

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Site	Lindens, 74 High Street, Heytsbury, Warminster BA12 OED	Date	28.09.2023
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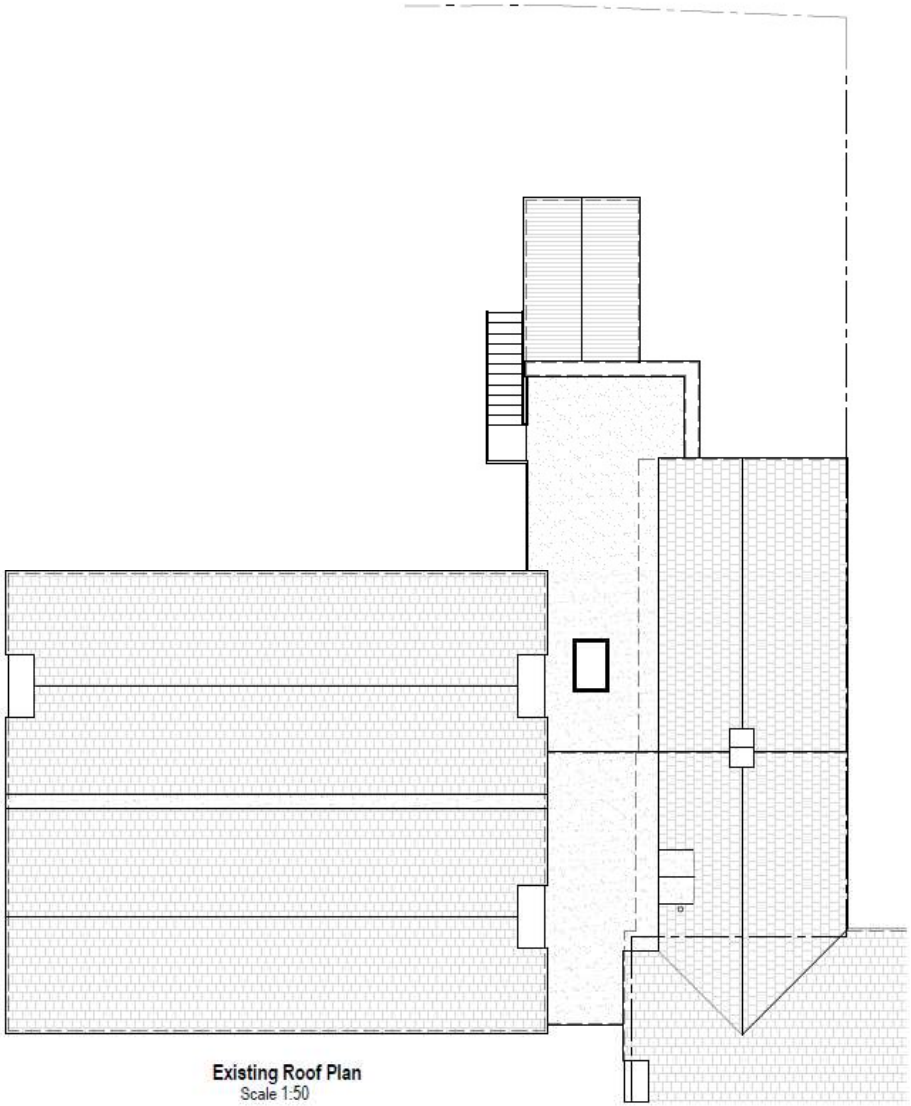

Existing Roof Plan
Scale 1:50



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Site	Lindens, 74 High Street, Heytsbury, Warminster BA12 0ED	Date	28.09.2023
		Sheet	23-0901 D08 REV 2
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	WT254853	Title	As Shown

Proposed Works and Materials:

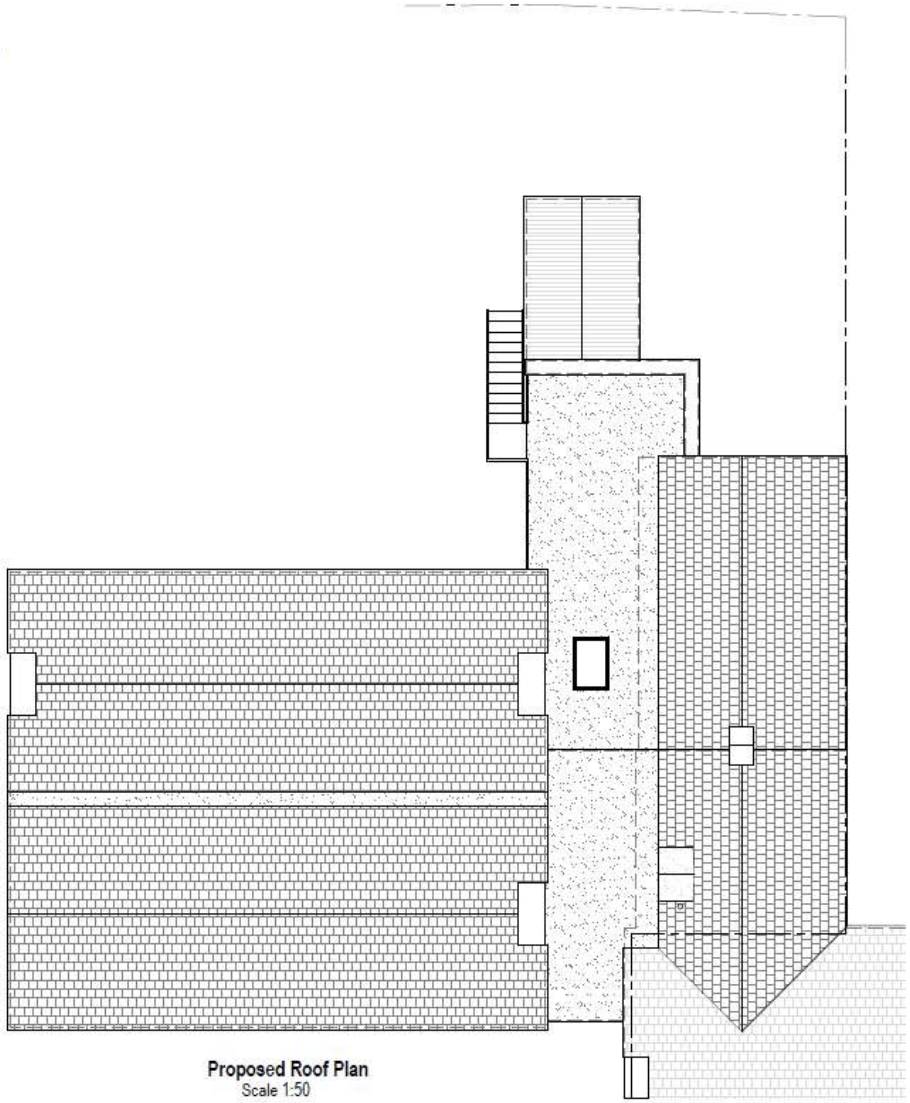
Pitched Roof:

- Roof to be repaired like for like
- Roofing membrane to be replaced and re-tiled
- Lead flashing on all chimneys to be replaced
- Flashing on existing dormer to be repaired
- Existing valley lining to be replaced with fibreglass lining

Flat roof: Existing flat roof to be repaired with Marine ply base + fibreglass roofing membrane

Symbol Key:

- Boundary line
- Demolished
- Details above
- New Foul Waste drainage layout
- Existing Rainwater drainage layout



Proposed Roof Plan
Scale 1:50



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Site	Lindens, 74 High Street, Heytsbury, Warminster BA12 0ED	Date	28.09.2023
		Sheet	23-0901 D09 REV 2
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	WT254853	Title	As Shown



Existing North Elevation
Scale 1:50



Existing South Elevation
Scale 1:50



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Site	Lindens, 74 High Street, Heytsbury, Warminster BA12 0ED	Date	28.09.2023
		Sheet	23-0901 D10 REV 2
		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	WT254853	Title	As Shown

Proposed Works and Materials:

Walls: All existing render to replaced with lime render

Pitched Roof:
- Roof to be repaired like for like
- Roofing membrane to be replaced and re-tiled
- Lead flashing on all chimneys to be replaced
- Flashing on existing dormer to be repaired
- Existing valley lining to be replaced with fibreglass lining

Flat roof: Existing flat roof to be repaired with Marine ply base + fibreglass roofing membrane



Proposed North Elevation
Scale 1:50



Proposed South Elevation
Scale 1:50



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Site	Lindens, 74 High Street, Heytsbury, Warminster BA12 0ED	Date	28.09.2023
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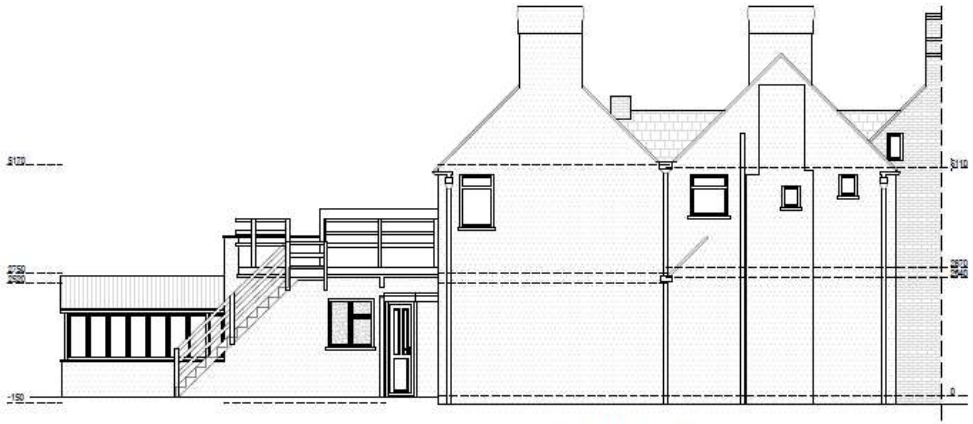

Existing East Elevation
Scale 1:50



Existing West Elevation
Scale 1:50



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Site	Lindens, 74 High Street, Heytsbury, Warminster BA12 0ED	Date	28.09.2023
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		Job	Internal Alterations
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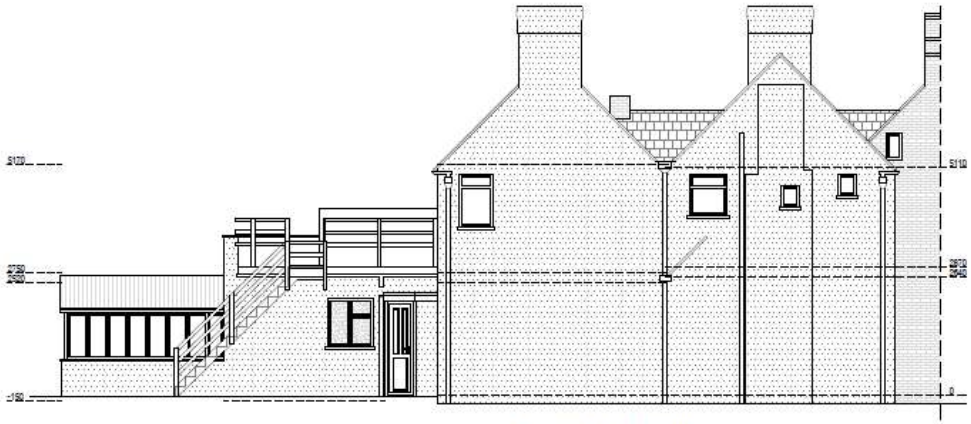
Title Number	WT254853	Title	As Shown

Proposed Works and Materials:

Walls: All existing render to replaced with lime render

Pitched Roof:
- Roof to be repaired like for like
- Roofing membrane to be replaced and re-tiled
- Lead flashing on all chimneys to be replaced
- Flashing on existing dormer to be repaired
- Existing valley lining to be replaced with fibreglass lining

Flat roof: Existing flat roof to be repaired with Marine ply base + fibreglass roofing membrane



Proposed East Elevation
Scale 1:50



Proposed West Elevation
Scale 1:50



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		Job	Internal Alterations
		Scale	As Shown@A1
Title Number	WT254853	Title	As Shown

Appendix E

Specification for the replacement external door, to be painted white



The LPD Cottage-Style 4 Light Unfinished Oak Glazed Front Door is a country-style external door with a timeless modern appearance to suit traditional and contemporary homes alike. Supplied unfinished and ready for the paint coating of your choice. This country cottage-style front door comes with a dowel construction and features 4 clear double glazed panels and 6 slim vertical solid panels.

Featuring a robust engineered core, the elegant front door has a classic appeal for a wide range of traditional and modern home design projects. The 4 clear glass double glazed glass panels will make your interiors appear light and airy while also enhancing the amount of natural light that suffuses your home.

- Finish: Unfinished Oak
- Glazing: 4 lights with clear double glazing
- Dowelled construction
- Engineered core
- Door Thickness: 44mm
- Trim tolerance all round: 3mm

Section through Oak door

Scale 1:10



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