

Schedule of Works - Shaw House Ground, Mezzanine and First Floors, Melksham, Wiltshire November 2022 - May 2025

Background

Following two visits to Shaw House with the estate agents and owners during the summer of 2022 and having reviewed a detailed surveyors report which found the property to be structurally sound, but needing limited repairs to the roofing, gutters and crumbling stone work, we purchased the property, appointed a highly reputable main contractor and started planning and budgeting for the infrastructural and cosmetic repairs required to restore the property.

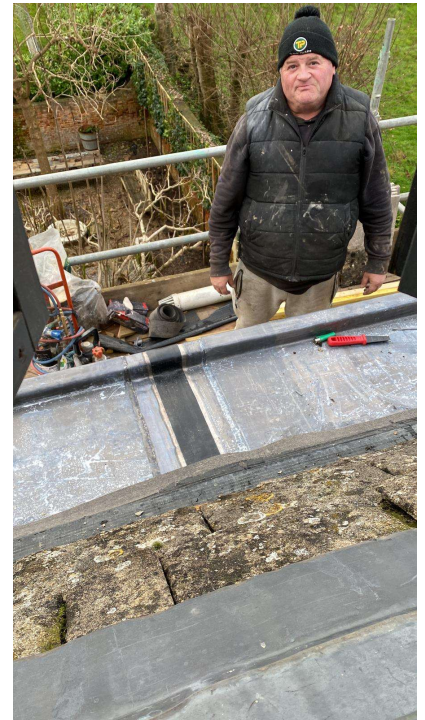
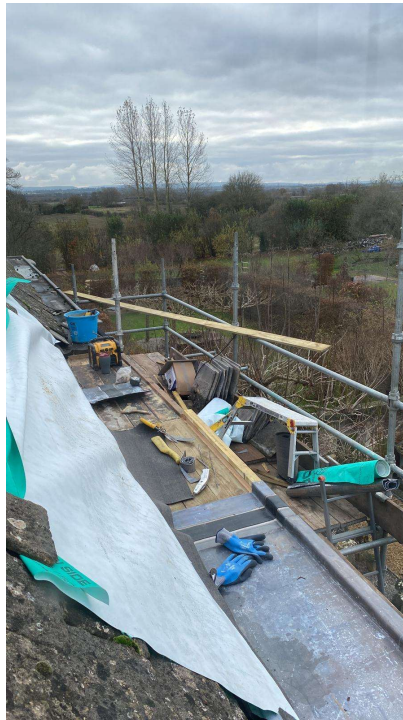
Unfortunately our lifelong dream to purchase an historic English country house and enjoy the process of restoring it as our retirement project and at our leisure, was short lived. Following the first major rain storm a few weeks after taking occupation, water came pouring down the attic stairs into the kitchen and boot room, water ran down the inside walls of the Dutch gable/ large bedroom in the Victorian wing and down the first floor south facing bedroom and bathroom, down the ground floor kitchen and breakfast room walls and into the basement, which flooded.

We were thus forced to commence large scale repairs to waterproof the house and remedy the leaky roof and gutter damage with a reputable roofing contractor, with experience in repairing Cotswold stone and Victorian tiled roofs and making the leadwork repairs necessary.

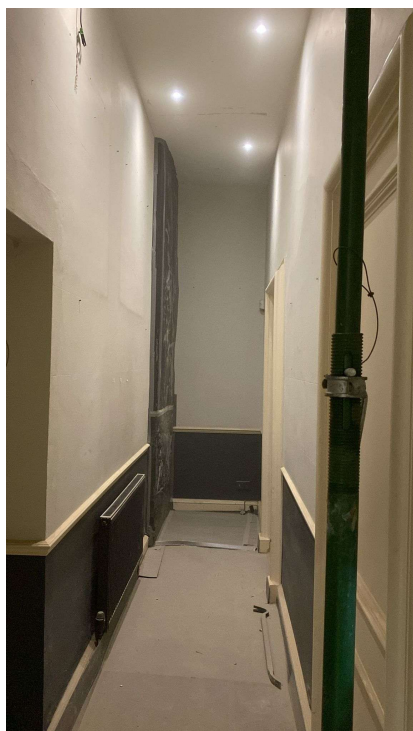
During these initial repairs, discussions with several previous owners dating back to the 1950's and based on the modern materials used in some of the previous works (plasterboard, plastic piping etc), it became clear that significant renovations had been undertaken to the property in the 1970's and early 1980's, during the period when it was used as an old age home and before the property was listed in February 1985.

These renovations included:

- Repairs to the south facing roof tiles on the Georgian wing, repairs to the damaged wooden frame lead lined gutters with rubber strips (see attached photos).



- The installation of a new plumbing 'stack' in the centre of the house from the ground floor kitchen to a new shared bathroom on the first floor and up into the attic kitchen and bathroom.
- Significant changes to the room layout, walls, ceilings and the creation of a new first floor passage with four doors leading off it into small bedrooms and a fifth door into a shared bathroom. These doors were visible from the passage but blocked off on the other side and the smaller rooms subsequently removed (see photos). 1970's and 1981 date stamped plasterboard walling and ceilings were also installed in areas of the attic, first floor, the ground floor butlers pantry and in the Victorian wing.



As the roofing and guttering repairs progressed, we adjusted our budgets and plans and adopted the following guiding principles, **to restore the historic feel and character of the property, where possible to use like with like and traditional materials and techniques for all works undertaken and to source period specific materials and fittings to replace modern light fittings and mismatched modern door handles and light fittings.** For example, where we found damaged lath and plaster walls and ceilings (see attached photos), these were repaired with lath and lime render, lead lining and gutters were repaired with lead sheets or matching cast iron gutters and downpipes. Where we found damaged floor boards, where possible, these were treated and repaired for reuse or matching reclaimed timber was sourced to replace very badly damaged floorboards. The previous owners had painted much of the house a quirky black, including several ceilings, panelling, shutters and floors, and furnished it beautifully, which somehow worked and made it special. To bring the home back to its original character, we decided to lighten the home and paint all these surfaces white and then apply wallpapers and traditional English paint colours to select areas.



As requested, due to the extent of the works undertaken, we will be submitting three separate listed planning applications, the first of which was for the works required in the attic, this the second application for works done on the ground, mezzanine and first floors and a third application to remove a disused chimney stack encased in plasterboard on the ground and first floors. In order to provide context for this application, below is a brief outline of the scope of works, followed by a detailed description of works undertaken on the ground and first floors.

- Extensive repairs/replacement of Georgian Cotswold Stone roof tiles, Victorian Slate tiled roof and lead and cast iron gutters.
- Extensive repairs to Lath and plaster ceilings and walls
- Removal of disused and crumbling chimney stack
- Repair and replace damaged floorboards and flooring
- Repair and replacement of wooden panelling
- Repair existing shutters and replace missing kitchen shutters
- Repair/replace crumbling historic stonework
- Repair/relace/remove several 1970's/early 1980's plasterboard walls and ceilings
- Redecorate using Farrow & Ball paint and select period specific wallpaper and floor designs
- Repair and replace all electrical wiring and plumbing that did not meet standards or was dangerous
- Install new heating system, boiler and most of the radiators
- Source and install period specific chandeliers, light fittings, switches, plug covers, door handles and locks
- Fire board the boiler room and install monitored radio frequency fire alarm system

Areas where works undertaken:

- Victorian wing works
- Mezzanine floors
- West side bedroom and bathroom above the boot room repairs
- East side Large bedroom above the drawing room
- Ceiling and roof beam repairs
- Door, sash window and wooden panelling repairs.
- East facing stone wall repairs.
- Installation of leaded stain glass window.
- Bathroom installation and repairs.
- Ground Floor
- Drawing room repairs
- Drawing room lobby and guest toilet repairs.

Georgian wing works

- Entrance Hall and Main stairway
- First floor
- Two Georgian bedrooms and their en suite bathrooms
- First floor passage
- Ground Floor

- Dining Room
- Breakfast room
- Kitchen
- Butlers pantry/scullery
- Boot room and gardeners toilet

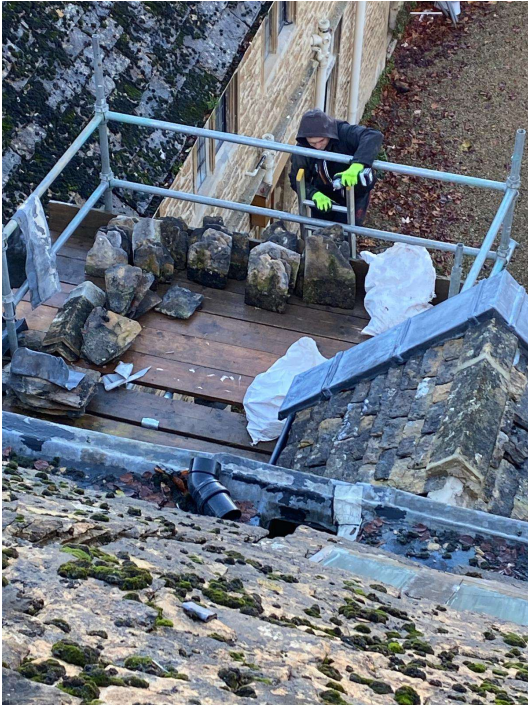
Georgian Cotswold Stone roof and Victorian Slate roof and gutters.

- The entire slate tiled roof on the Victorian wing had suffered from pyrite rust damage, resulting in literally hundreds of small leaky holes in the tiles. These tiles were replaced with matching slate tiles. All damaged lead work on the Victorian wing, on its two chimney stacks and on the Dutch gable were replaced with matching new lead (see attached photos) and the damaged stonework on the Dutch gable was repaired with a mix of lime render and crushed Bath stone (see photos).

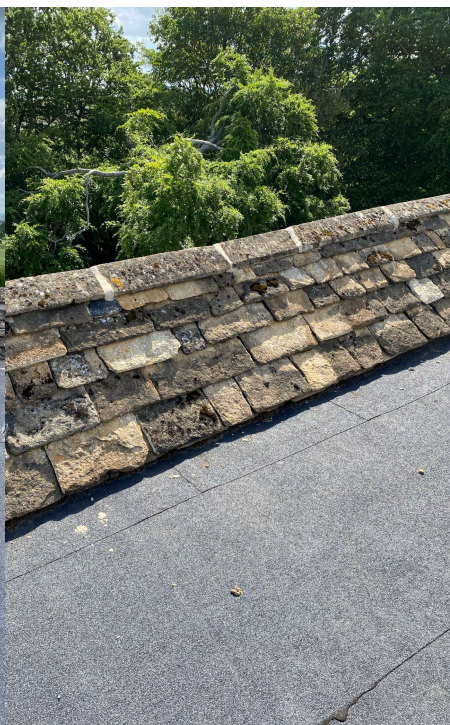
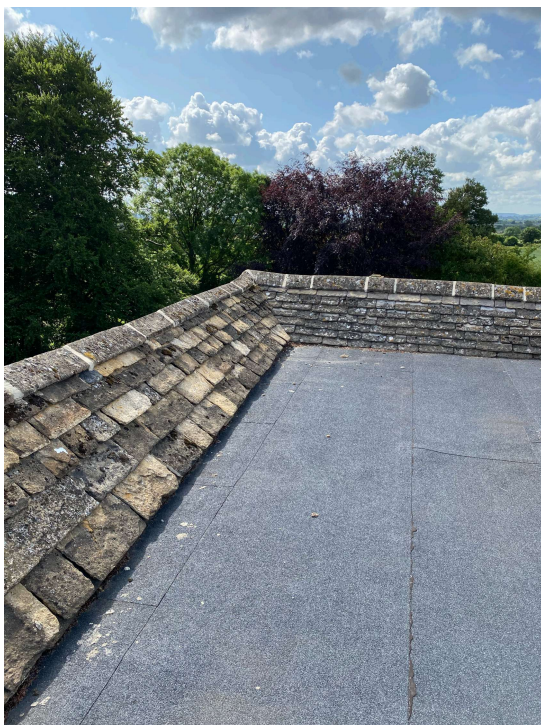


- Many dozens of Cotswold stone tiles on the Georgian wing had slipped out or were missing, leaving large gaps in the roof. Fortunately many had been caught in the lead gutters, were undamaged and were able to be reused, with the shortfall of several dozen different sizes of tiles being supplied by the roofer from his stock of vintage and new Cotswold stone tiles.
- The Cotswold stone roof on our neighbours property(Conkwell Grange) over the flying freehold, also had many missing tiles and because of the angle of their roof beams, most of this water flowed into the ceiling above our attic and

down our attic stairway into the kitchen, butlers pantry and boot room below. The roofers supplied the missing Cotswold stone tiles, made repairs and replaced the damaged lead work on a like for like basis (see attached photos).



- The next phase involved installing new matching cast iron gutters and downpipes on the Victorian wing and replacing the badly damaged original south facing large wooden framed lead and rubber strip lined gutter on the Georgian wing with a matching wooden framed lead lined gutter.
- The badly cracked, often patched and leaky bitumen flat roof was removed, rock hard roof beams below it treated and oiled and new bitumen laid (see photos).



- All chimney stacks were missing all or some of their chimney pots, had pieces of missing or crumbling stone work and two of the chimney stacks had large structural cracks. All stonework was repaired using matching Bath stone, rendered and/or pointed with a lime and rushed bath stone mix and all chimney pots replaced to match the original chimney pots on the Georgian wing.

Lath and plaster ceilings

- Lath and plaster ceilings were found in the drawing room, main entrance hall, above the main stairway, the first floor gallery, both Georgian wing bedrooms, the north facing bathroom, above the attic stairway and attic, in the west facing mezzanine bedroom, bathroom and small lobby. All these ceilings were retained, repaired using lime render and painted using breathable Farrow & Ball paint.

Historic wooden panelling

- Wooden panelling was found in the entrance hall, dining room, breakfast room, walkway to drawing room, both Georgian first floor bedrooms and bathrooms as well as in part of the Victorian mezzanine passage.
- Most panelling was in good condition but needed hand sanding, repairs and repainting, however the panelling in the main bathroom was badly water damaged and in the breakfast room had been badly damaged by water, worms and backing onto wet stonework. The main bathroom, shower room and dressing room panelling have all been repaired, replaced and redecorated and the original shutters refitted. The stonework in the breakfast room has now been fully dried out following the dry spring and summer and we are planning to render this stonework in lime render.

Shutters

- All the homes original shutters have been retained, repaired and refitted and most left in their original off white/green tinged colour, with only the main bedroom and bathroom shutters being painted white and having their antique internal mirrors cleaned of black mould and refitted.
- The kitchen appears to originally have had shutters (from the visible hinge nail marks) but none were present when we bought the home. The ground floor shutters have been copied and the new like for like shutters installed in the kitchen sash window openings and decorated in matching off white.

Crumbling historic stonework

- crumbling stonework was found on the roof chimney stacks and in the detailing around sash windows and doors. This has been sympathetically repaired using crafted bath stone and lime and crushed bath stone render.

Heating system, boiler and radiators

- Based on a heating survey done in early 2023, it was recommended to totally replace the redundant and costly existing heating system and replace 14 of the 20 radiators in the house which was finally completed in early 2025.

Light fittings, switches, plug covers, door handles and locks

- We have removed as many down lights as possible and where these have been retained, they have been replaced with closed back, safety rated modern fittings.
- In order to enhance the historic character of the house, we have sourced a number of antique chandeliers and wall lights or Victorian style pendants, chandeliers and wall lights to replace the existing strip lighting and down lights.
- All workable vintage locks, door handles, light switches and plug covers have been serviced and reused, with all others being replaced with matching Georgian and Victorian style fittings.

Fire alarms

- A new monitored radio frequency fire alarm system has been installed throughout the house, from the boiler room and basement to the ground, first floor and attic, with the 14 individual sensors each being tested every 6 months. New fire extinguishers and where appropriate, fire blankets have also been installed in the basement, boiler room, kitchen, on the first floor landing and in the attic.

The schedule of works and the materials detailed below is not an exhaustive list, as the building contractors, stonemasons, roofers, plasterers, cabinet makers, carpenters, plumbers, ironmongers, heating engineers, electricians, specialist artists, wall-paperers, glaziers and decorators, all local and with experience of working on listed properties, undertook literally hundreds of small individual projects to sympathetically restore Shaw House. Below is a summarised schedule of the works they undertook and the materials they used.

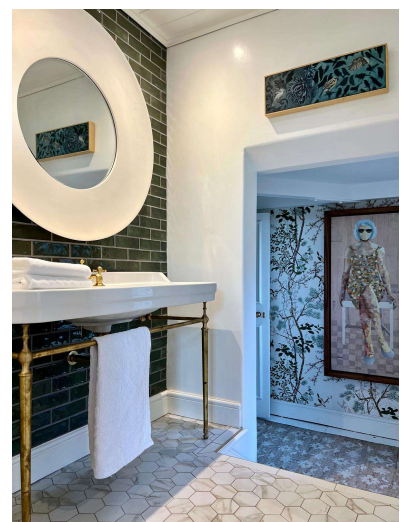
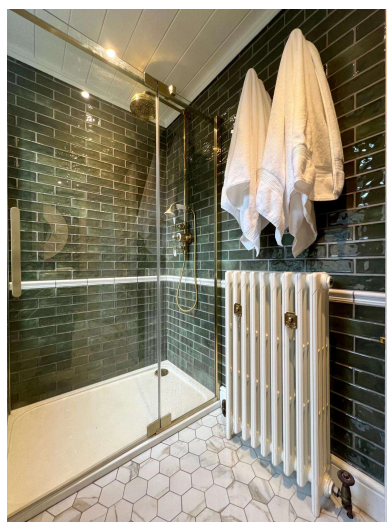
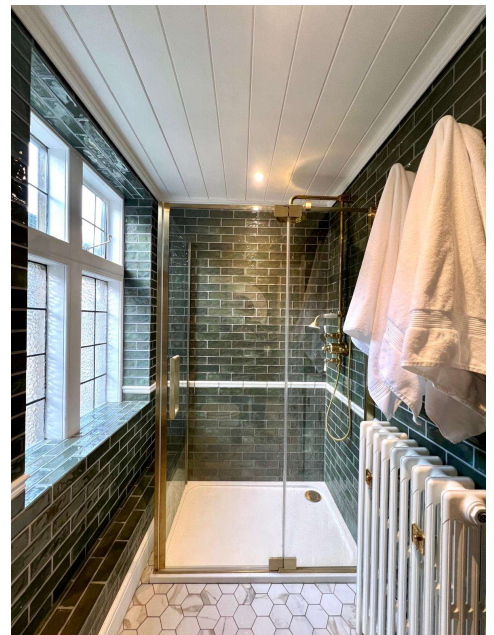
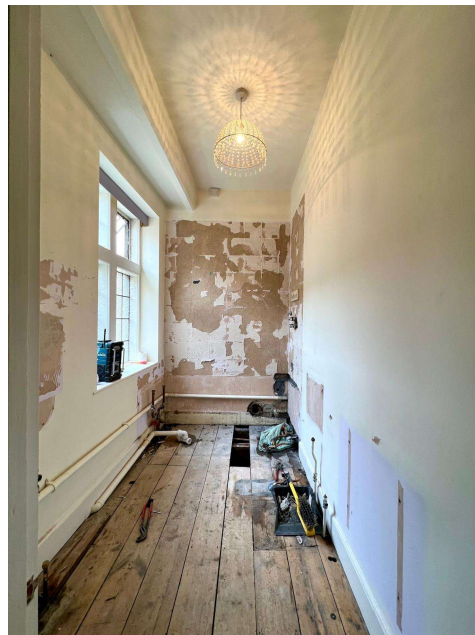
Victorian wing works

Following the extensive roof repairs to the badly leaking roof, lead work and gutters as outlined above, works on the Victorian Mezzanine floors bedrooms, passages and bathrooms as well as the ground floor drawing room, lobby and guest toilet were undertaken as follows:

Mezzanine floors

West side bedroom and bathroom above the boot room repairs

- The bathroom was re-plumbed, retiled, repainted and a new Victorian style toilet, basin and shower fittings were installed (see photos).
- Existing floor boards were repaired and fastened, skirting boards and cornicing repaired, existing doors were reused and period specific door handles and locks were installed.
- Cracks in the walls and ceilings were re-plastered in lime render and all walls and ceilings repainted white with wallpaper being applied to the small lobby and bedroom.



East side Large bedroom above the drawing room

Ceiling and roof beam repairs

- Due to the substantial water ingress on the east facing Dutch gabled wall, once the roof and lead work had been repaired and the wing waterproofed, the plaster was removed from this wall to allow the stone wall to dry out. Dehumidifiers and heaters were used and over a three month period the wall was largely dried out and repointing done in lime render.
- The water damaged plasterboard ceiling was removed in this room exposing handsome wooden beams, which had woodworm and limited water damage. The damaged areas were sand (in fact glass beads) blasted with minimal impact to the timber, treated for woodworm and then oiled (see photos).
- The wooden flooring planks in this wing were badly damaged through use and so were repaired or replaced with matching timber. These floors were then varnished and painted in a traditional Victorian era checkerboard design (see photos).
- Salvaged floor boards were treated and used to line the ceiling in this bedroom (see photos) and the shortfall was made up of matching Victorian era reclaimed floorboards.

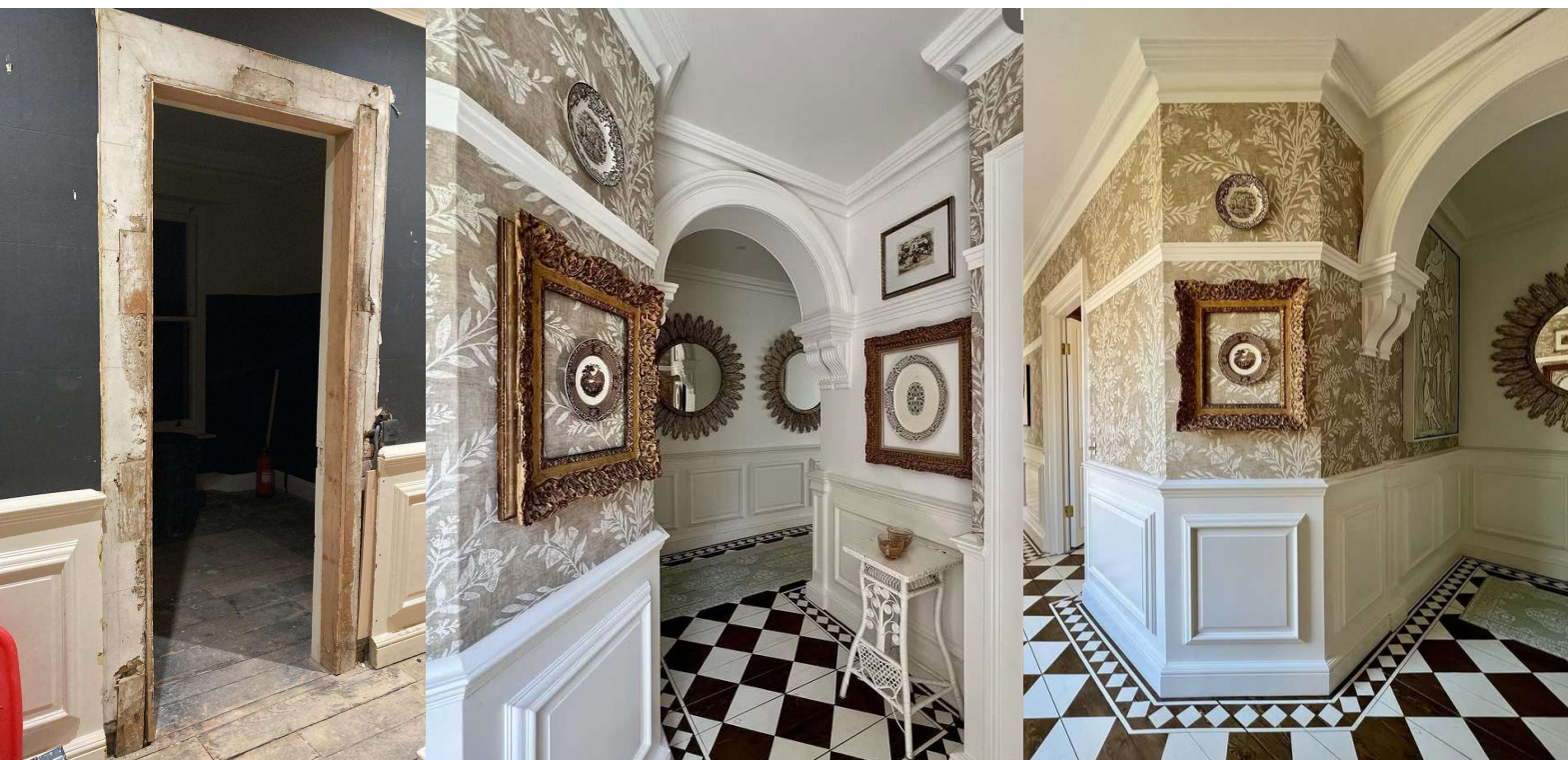


Door, sash window and wooden panelling repairs.

- All original doors were paint stripped, repaired and repainted and all door knobs fitted with period appropriate door knobs and locks (see photos).



- All sash windows and the Juliette balcony double doors were serviced, repaired and repainted.
- Since old photos of the house show that it had cottage pane sash windows throughout, three windows in the Victorian wing had been replaced with single pane sash windows at some point. These windows had neither putty nor decoration (only an undercoat), were badly weather damaged and did not open. These three windows were replaced with new timber framed cottage pane sash windows to match the rest of the house from old pictures of the house (1948) that we had sourced.
- All panelling in the passage was repaired and decorated and cracks or water damage to walls above the panelling was repaired, painted and then given a classic wallpaper covering (see photos).



East facing stone wall repairs.

- Having dried out the east facing stone wall and repointed it in lime, exposed and treated the rooms exposed beams, due to their history and beauty and since the ceiling was of modern plasterboard, it was decided to apply for permission to leave these historic elements exposed(see photos).



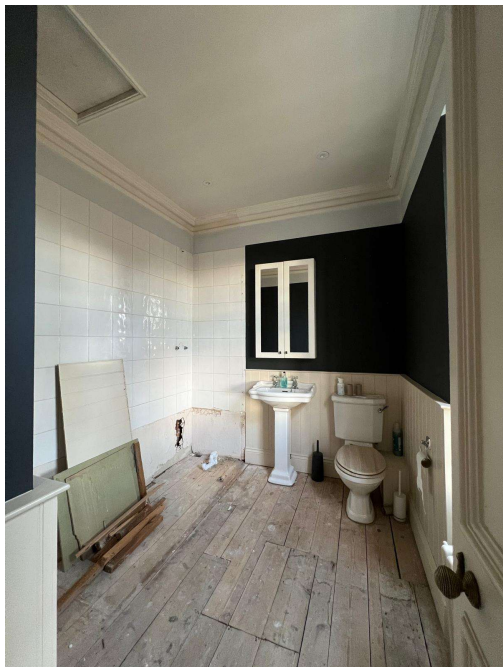
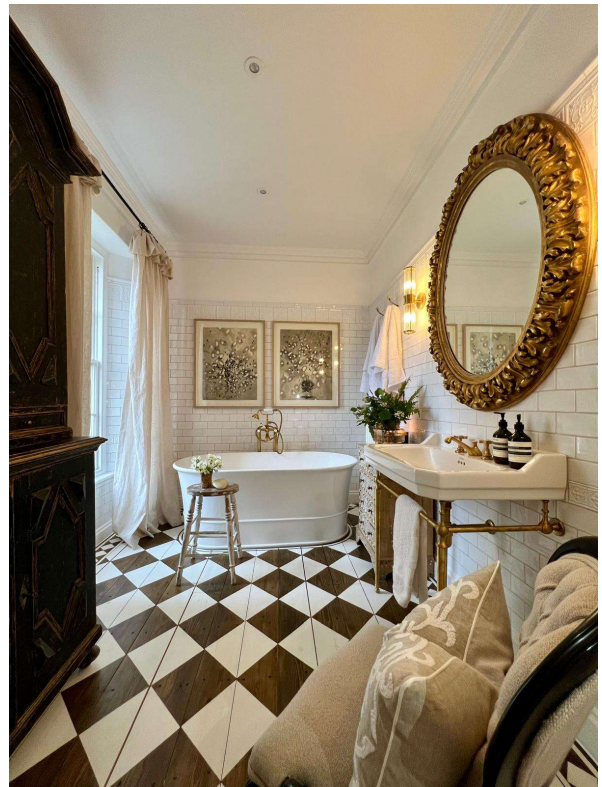
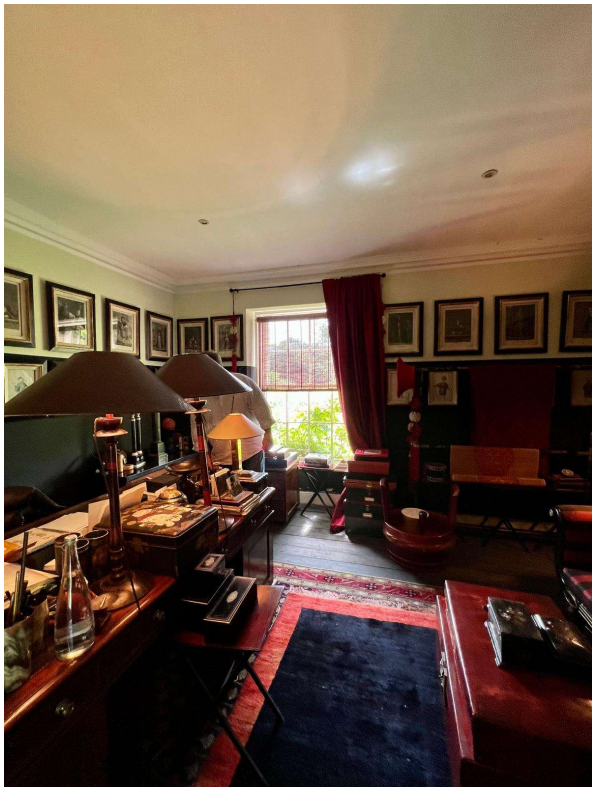
Installation of leaded stain glass window.

- Removing the damaged plasterboard ceiling on the east facing stone wall , exposed an original stone arch in the dutch gable filled with a broken plastic IKEA clock and chipboard backing. After consultation it was agreed that due to the shape and structure of this arch that it may have originally housed a window to bring light into the room. We commissioned a stained glass window specialist to copy the design of the stained glass window used above the front door, but to design it so that it was clearly secondary to the front facade stained glass window (see photos attached).



Bathroom installation and repairs.

- During the mezzanine floor repairs, the original plumbing layout was unearthed and since a second toilet and bath or basin had originally been plumbed into what was now a small storage room and since the bath which appeared on the sales brochure had been replaced with a modern shower cubicle, it was decided to reinstate both bathrooms, one with a shower, basin and toilet and one with a bath, basin and toilet utilising the existing plumbing layout. This required removal of the passage doorway, bricking this in, rendering it and extending the original wooden panelling in the passage. Victorian tiles and bathroom fittings were used in both bathrooms (see photos)



Ground Floor

Drawing room repairs

- Drawing room ceilings and sash windows were generally in good condition and so only minimal servicing, repairs and decorating were required.
- East and south facing walls had limited water damage and bad cracking which was repaired with lime render and redecorated.
- The cracked drawing room fire place hearth was repaired.
- The east facing door onto the folly lawn was badly water damaged and repaired and Victorian door handles and bolts fitted.
- The original floor had been varnished black, this was sanded, the original timber treated and then a decorative Victorian pattern which matched the ceiling detail was painted onto the floor (see photos).
- Once the lath and plaster ceiling had been repaired and painted, a Victorian era chandelier was sourced and hung in the centre of the room.



Drawing room lobby and guest toilet repairs.

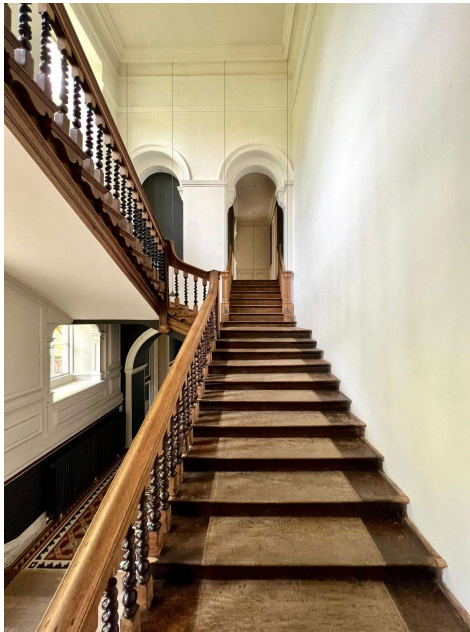
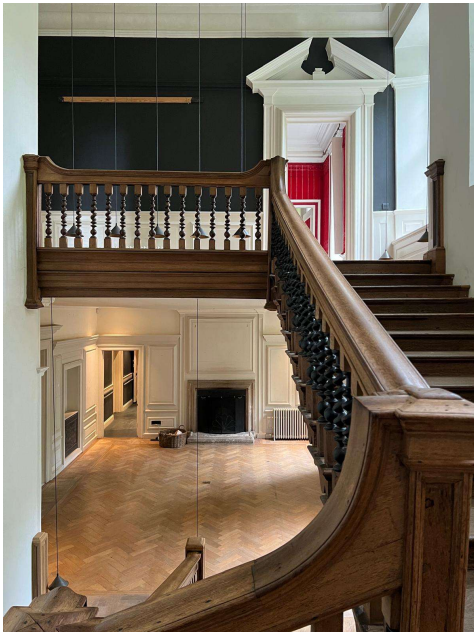
- The south facing walls, doors and sash window in this area suffered significant water damage from badly rusted gutters and blocked down pipes and so after the walls had been dried out and treated for damp, new lime render was applied and damaged cornicing, skirting boards and the large existing rear door were repaired, repainted and matching Victorian style door knobs fitted. The badly rusted historic door bolts were acid washed, repaired and reinstalled.
- The guest toilet had been modified/made smaller in the 1970's and a dropped ceiling installed, creating an open void above it (see photo). This plasterboard ceiling was removed to expose an original ceiling at the height of the small lobby ceiling. Ceiling and cornicing was repaired and decorated and an antique marble topped vanity and Victorian style basin and toilet fitted to existing plumbing. The modern hardboard door was replaced with a traditional hardwood door with detailing matching other doors in the area.
- The original tiled floor had been badly damaged and removed in areas and replaced with cement, possibly during 1970's works.
- Damaged tiling and modern cement areas were covered in a latex coating to preserve them and traditional flagstone floors laid using lime render grouting (see photos).



Georgian wing

Entrance Hall and Main stairway

- All original flooring, wall panelling, sash windows, front door and shutters in the entrance hall were in good condition and only required minor repairs and repainting. Georgian era wall light fittings and a chandelier were then fitted where we believe they were originally situated(see photos).
- Based on photos from the last ten years, t some point after 2015, the wooden panelling on the grand stairway had been removed and discarded. Based on these photos we have matched and refitted all the missing wooden panelling (see photos).
- Several planks, ornate treads and spindles on this stairway had subsided or suffered wear and tear damage over the centuries. All original timber has been retained, repaired, re-fitted, oiled and treated (see photos).
- The gallery ceiling above the main stairway was cracked and had a few wet spots from the leaky roof. Once these areas had dried out, these ceilings were repaired with lime render and then decorated.
- All sash windows in this area have been serviced and painted and all walls patched and painted, following which a large antique style chandelier was hung over the main stairwell (see photos).



First floor

Two bedrooms (north facing overlooking driveway and south facing overlooking kitchen courtyard) and their en suite bathrooms

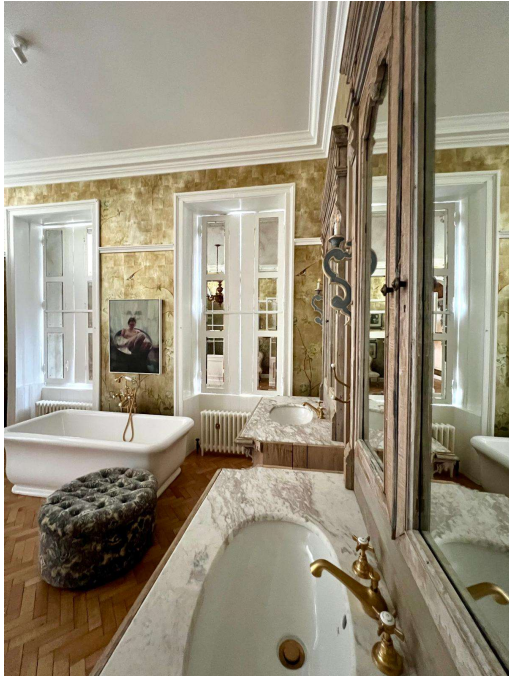
- Both bedrooms on the first floor were in reasonable condition with high lath and plaster ceilings, detailed cornices, ornate panelling and skirting boards as well as working fireplaces, sash windows and shutters. Most of these original features required minor repairs and decorating and so ceilings were patched with lime render, water damage in cornicing repaired, shutters and sash windows serviced and repainted.
- All original floor boards were able to be retained, serviced, treated and refastened and all doors sanded, repaired and repainted with period specific door handles and locks fitted.
- Antique light fittings were installed in both rooms.
- The two bathrooms however required significant works to the panelling, plumbing, floors, water damaged walls and shutters, as follows:
- The south facing bathroom had been spread over several rooms (previously broken up into three or four small bedrooms and a shared bathroom in the 1970's) and divided by an original ornate panelled wall, fireplace and doorway on the one side and three 1970's plasterboard walls dividing the bathroom and toilet, shower room and dressing room (see photos).



- The plasterboard walls and 1970's passage were removed, original panelling was repaired and repainted, repairs were made to the severely water damaged south facing wall. Damp render was removed, the stonework was

allowed to dry out and then repointed using lime. The walls were then replastered using lime render and the damaged south facing panelling was repaired or replaced.

- All shutters were serviced, repainted, hinges fixed and then the original antique mirrors on the bathroom shutters were cleaned and replaced (see photos).



- The usage of the rooms was changed so that the main south east facing bedroom is now used as a lounge/study and snug and the bathroom and shower rooms became the main bedroom with large ceiling height built-in cupboards replacing the western plasterboard divide, restoring the original layout of the rooms.
- Once the new bedroom and bathroom walls and ceilings had been painted white, decorative Victorian style wallpaper was applied in both these rooms.
- The floorboards in the bathroom/dressing room area were badly damaged from the many changes and plasterboard partitions that had been fitted on top of them in the 1970's. On lifting these unstable and badly bowed floor boards, two major beams had been sawed through by a succession of plumbers, electricians and whoever installed the intercom system throughout the house in the 1970's(see photo). A structural engineer was consulted who recommended replacing these badly damaged and structurally unsound beams over the crumbling chimney stack with a steel engineered structural beam. All remaining floor beams were retained. The damaged floors were replaced with Victorian era reclaimed English oak flooring.
- Since the main bathroom had been installed utilising the new plumbing stack in the 1970's, we reinstated the bathroom into its original position utilising the

original plumbing layout in what had been used as a dressing room in more recent times.

- Original and Victorian style fittings were used for the bath, shower and toilet and antique marble topped basin units were fitted.
- As was the case throughout the works undertaken, plumbing, heating and all electrics were upgraded and brought up to code and matching victorian style radiators installed.
- In the north/driveway facing bathroom, floors were replaced with matching Victorian era reclaimed timber, ceilings were repaired using lime render and repainted, the ornate panelling was repaired and a Georgian design painted onto it. The original bath was re-enamelled and refitted while the cracked toilet and basin were replaced with a Victorian style toilet, basin and mixers (see photos).
- All sash windows were serviced and repainted and the shutters repaired and rehung.
- The three bathroom doors (one a false cupboard door) were repaired, repainted in the Georgian design and original door handles and locks installed, matching the others in the Georgian wing.
- Antique style chandelier and Classic wall lights installed (see photos).



First floor passage

- A modern timber and plasterboard passage had been installed with four (one sided) access doors to what we believe were a central shared bathroom and THREE OR four small bedrooms when the house was used as an old age home in the 1970's.
- Since these doorways were not visible/had been blocked up with plasterboard on the other side (bathroom, shower room and dressing room), served no purpose and was not a historic feature, the plasterboard passage was removed to open up the space behind it , into what we have been advised was originally a large single room.
- Ceiling, cornicing, walls, skirting boards and panelling in this area were repaired and repainted.

Ground Floor

Dining Room

- The dining room comprised a grand room with ornate wooden panelling and wooden cornicing, high lath and plaster ceilings, french oak floors, a large fireplace and ornate wooden fireplace surround, unpainted sash windows and unpainted wooden shutters (see pictures).
- The wood panelling had been painted Japan black, the ceiling was badly stained and the sash windows did not open with broken ropes and disconnected weights, window sills on the east side were rotten and needed replacement and there was damage to the south facing stone window surrounds (see photos).
- All black paint was scraped (not sanded) off the panelling to protect the wood and then the panelling was oiled and lightly painted to restore the original feel and character of the room.
- All black paint was scraped off to expose the wooden cornicing and it was oiled and treated similarly.
- No cracks were evident in the lath and plaster ceiling and so several coats of white breathable paint were applied before an ornate Georgian era mural was painted onto it (see photos).
- All four sash windows were serviced, two of four badly damaged window sills were replaced with oak window sills, all were oiled and then the exterior painted in white to match the rest of the exterior sash windows.
- The floor was in good condition and so was simply oiled and some loose planks fastened.
- Original door locks and handles were cleaned and reused and matching light switches and plugs fitted.
- An antique chandelier was sourced and hung to finish off the home's grandest room (see photos).



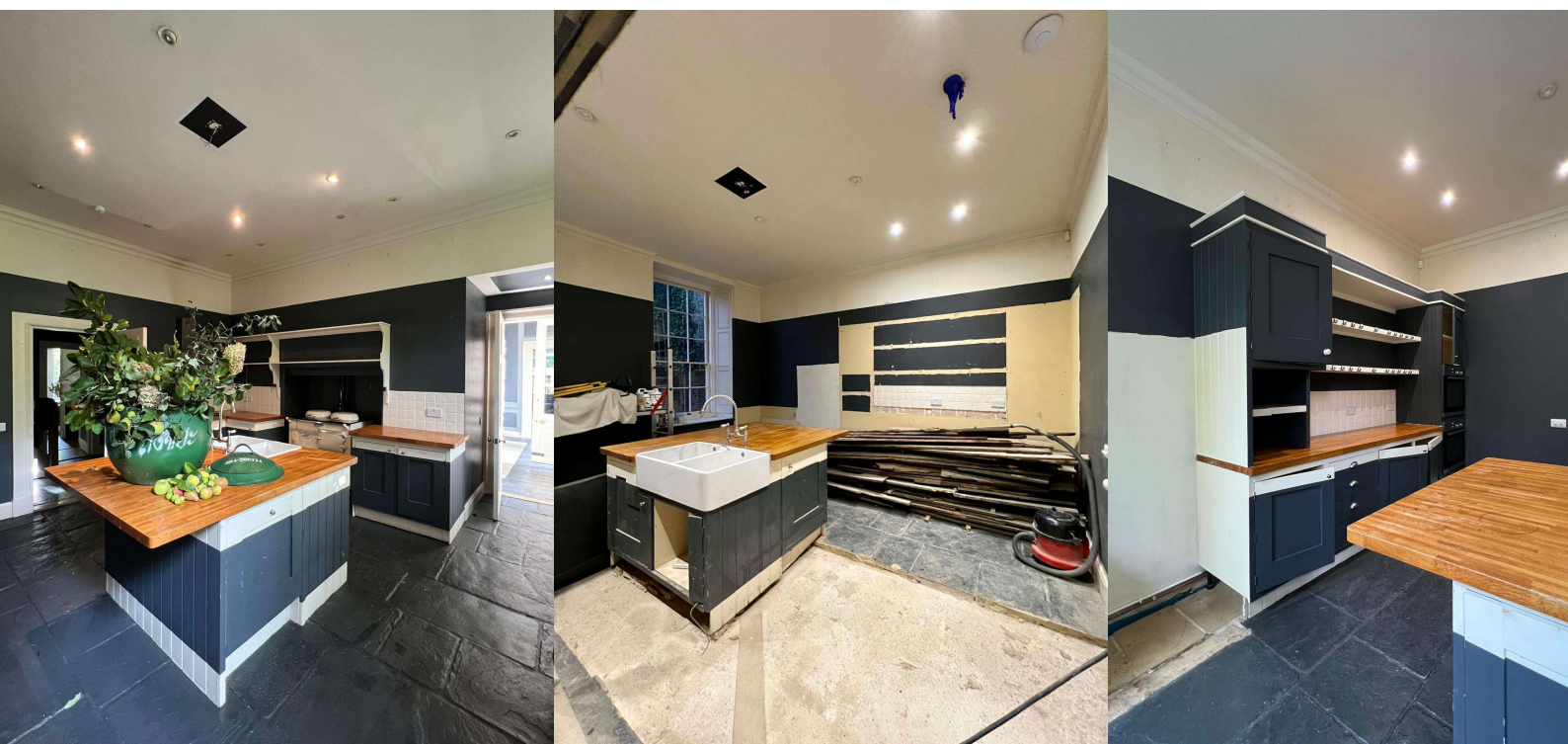
Breakfast room

- Floors were badly damaged with several live plug wires drilled through from basement plugs. The south facing wall was very damp and the plasterboard ceiling and cornicing badly fitted, but the east facing fireplace and panelled wall were in good condition and only needed minor repairs and repainting.
- Damaged floors were replaced with reclaimed Victorian era English oak parquet flooring, damp panelling and stone pointing on the south facing wall was removed, sodden stonework was dried out with heaters and dehumidifiers for several months and the exposed stone wall repointed with lime plaster.
- The fireplace wooden surround and wall panelling were repaired and painted white and the wall around the large door onto the kitchen courtyard is now ready to be lime rendered and repainted (see photos).
- All doors into the breakfast room have been serviced, painted and one original lock and handle repaired and reused while Georgian style handles have been fitted to the other doors.
- Rusted door hinges were acid washed, oiled and refitted.
- Two new matching Georgian style radiators fitted.
- Two Georgian style chandeliers and hanging pendants fitted.



Kitchen

- With the large stone clad kitchen and scullery having been moved from its original Georgian/Victorian era location in the large basement to the ground floor in the late 19th/early 20th Century, we sought to recreate the original size, character and look and feel of a Victorian era country kitchen in its newer ground floor location.
- Modern black painted concrete pavers were lifted, floors levelled and Victorian era English oak floors installed.
- The modern plasterboard ceiling was repaired and Georgian style cornicing repaired or replaced.
- The south facing stone wall was dried out with humidifiers and heaters for several months and then pointed with lime render.
- The doorway from the kitchen to the Butlers pantry/scullery was widened and reinforced with a steel beam to replace the badly damaged wooden lintel, as recommended by the structural engineer (see photos).
- After much research we selected deVol kitchens, specialists in designing Georgian and Victorian era style kitchens for heritage homes, to install the free standing style furnishings in the kitchen, Butlers pantry and boot room. Traditional painted oak kitchen units, free standing dairy, pastry tables and cabinetry, with copper, slate and marble tops and copper, marble and ceramic basins with bespoke brass handles and taps were installed to recreate the character and feel of a Georgian/Victorian era country kitchen(see photos).
- The two sash windows in the kitchen did not have shutters but based on visible hinge fastening holes, the missing four shutters were copied, installed and painted in matching off white, based on the design of the other ground floor shutters(see photos).
- A Victorian era chandelier was sourced and installed to replace the dearth of kitchen down lights installed during more recent times (see photo).





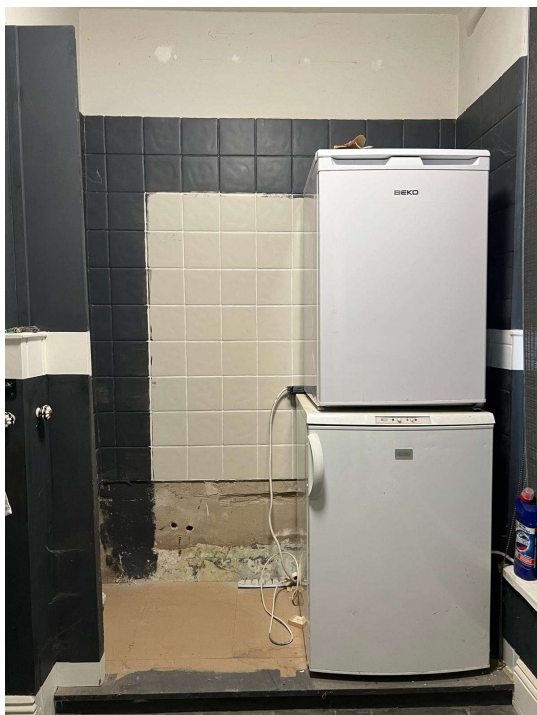
Butlers pantry/scullery

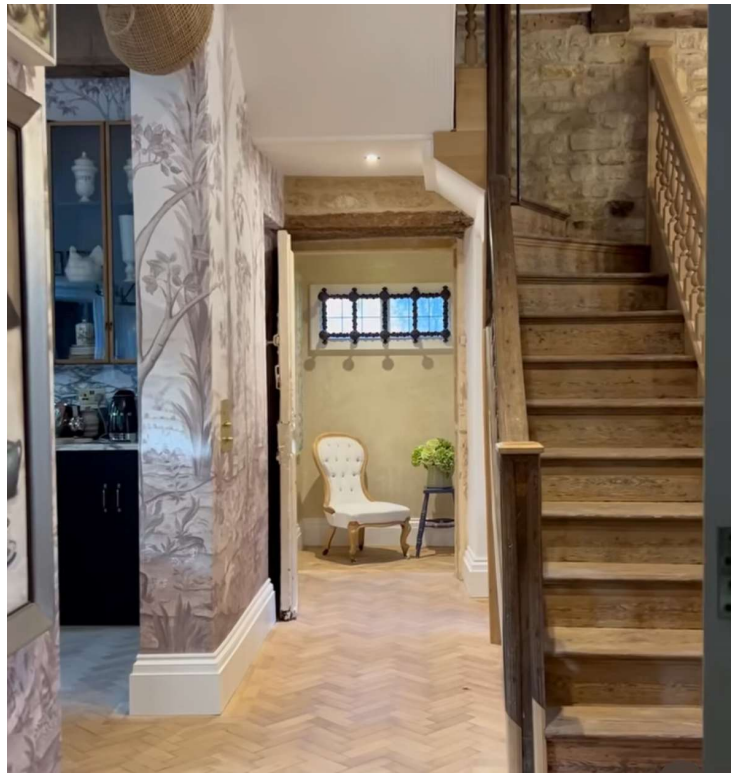
- The vinyl covered chipboard butlers pantry floor above the boiler room was unstable and since the boiler room below it had not been fireproofed/fire boarded, the crumbling chipboard was removed, the ceiling of the basement boiler room fitted with verified fire boarding, all original floor beams treated and retained and the floors replaced with Victorian era reclaimed timber (see photos).
- Damp stonework from the attic water ingress above was dried out and all walls repointed with lime render.
- The ceiling and cornicing which had suffered water damage from the bathroom above was repaired and repainted and a Victorian era wall and pendant light fittings installed.
- The AGA stove was converted from gas to electricity and reinstalled with a marble splash-back.
- The plasterboard wall that had been installed between the Kitchen and Butlers pantry was removed and the stairway handrail embedded in this plasterboard walling was matched to the other handrail using matching English oak while broken spindles for the entire stairway were manufactured by a local cabinet maker and installed (see photos).

- The basin was replaced with a Victorian style freestanding basin unit and marble basin as well as a vintage pastry table, plate rack and fittings (see photos).

Boot room and gardeners toilet.

- The boot room did not suffer from water damage as its slate roof was in good condition and so works were more straightforward. Like much of the house the floorboards above the boiler room had suffered damage from usage and the area below it required fireproofing.
- Flooring was replaced with Victorian era English oak to match the kitchen and Butler's pantry.
- Cracked walls and the lath and plaster ceilings were patched and repaired with lime render. All skirting boards and cornicing was repaired or replaced and painted white, after which wallpaper was applied to the room(see photos)
- A deVol drying cupboard, coat rack, laundry unit, ceramic basin, hanging clothes drying rack and Victorian style wall and pendant lighting were fitted to replace the former down lights.
- A matching Victorian style radiator was installed.
- The gardeners toilet had been used as a toilet and fridge storage area, was painted black and had bad rising damp damp. On investigation it became clear that the rising damp was due to the neighbours roof gutters and downpipes dumping large volumes of water outside this room and not being connected into any drains or runoff area. New cast iron downpipes were installed, linked to the common gutter/drainage system and a lengthy drying out period applied to the room. Once dried out, damp render was repaired with lime and all black mould removed, modern black painted concrete pavers were lifted and the floor was replaced with Victorian era reclaimed timber, the cracked toilet was replaced with a new Victorian style toilet and the original basin unit was reused(see photo).





Shaw House has gone through many iterations over the past 300 years, from being a working farm, a social hub in the region, to being a family home at many points in its history, a military hospital during WWII, a school in the 1800's, a long period of Council ownership and use as an old age home, a private retirement home, decades of neglect, sub-division into three family homes and today in it's current use as a semi-detached family home .We believe our efforts have breathed new life into the property and we have done our very best to sympathetically restore the property, retain and restore period features, whilst at the same time modernising the homes plumbing, heating, electrics and ensuring its spaces work for 21st Century living.

