

Design & Access/ Heritage Statement

Heritage impact:

The work carried out has been done to maintain and improve the property for the long term. We have taken into account the architectural design of the property and made best efforts for the improvements to compliment this.

Front steps:

The old front steps (which were not the original house steps) needed to be replaced as they were dilapidated and causing damp in the property.

The replacement steps were built with the same materials as the old steps but designed based on a photo of the original house steps and in a way that would stop any damp issues. They also enhance the character of the property as architectural details around the door are not hidden behind a wall, like they were with the old steps.

Bedroom feature fireplace:

The two main bedroom fireplaces had been ripped out and blocked up by a previous owner when I moved in. To add a bit of character into the back bedroom (instead of a flat wall) I sourced a reclaimed fireplace from a Georgian property and fitted it to the chimney breast.

The fireplace is made of cast iron insert with a wooden fire surround.

Glazed internal double doors:

When I moved into the property the dinning room had limited natural light due to an extension which had been built onto the back of the property, this caused the room to be very dark.

To improve the light in the dining room, and also give a better flow to the property, we fitted some glazed double doors to the wall between the living room and dining room. There was evidence that there had been either an opening or some doors there in the past (wooden lintel in the wall, breaks in the skirting board and it had been filled with modern bricks and plaster).

The doors are of wooden construction and sourced to match the other doors in the property (which I believe to be original). I also sourced architrave to go around the door which matched the architrave in the property.