

HEXTON MANOR

**Scope of Works to
accompany an Application
for Listed Building Consent
for the proposed internal
alterations to Hexton
Manor**

Rev A s. 5.0, 8.0 and 9.0 Added

Rev B s. 6.0, 8.0 and 9.0 amended

SEPTEMBER 2024

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2.0 Introduction

2.1 Background

Hexton Manor is a Grade II listed building located approximately 7 Kilometers west of Hitchin along the northern side of the B655 Barton Road. The Manor House dates back to the early – mid 18th century and has undergone several known phases of development including being extended in the early 19th century and then altered again in the early 20th century after falling into disrepair.

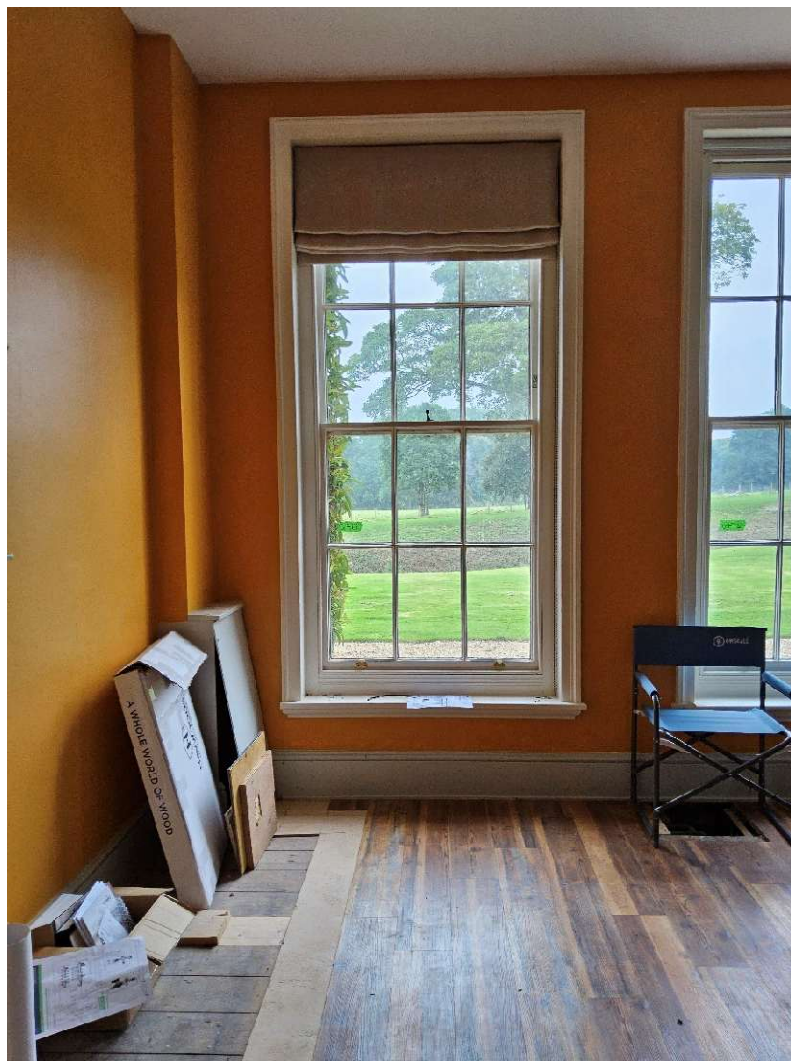
Today, we find the property deteriorating once again, mainly due to weather ingress, and therefore in need of significant investment and renovation. The current owner is committed to attending to the defects and therefore safeguarding the property for the future.

2.3 Objectives

The bulk of the renovation and alteration works have previously been agreed within an application for Listed Building Consent reference 24/00255/LBC. The objective of this report is to detail additional proposed works to the Manor House, which will form the basis of this application for Listed Building Consent.

3.0 Trench Heating

The previous application for Listed Building Consent established the installation of new column radiators to match existing. However, we have found that it is not possible to obtain column radiators that match the existing ones and are small enough to sit below the windowboard level in the kitchen and seating areas. See photographs below.



Kitchen Window



Seating Area Window

Therefore, we proposed to install trench heating to these areas as shown on the accompanying ground floor plan. These trench heaters will provide a large amount of heat in these critical areas and will be less visually intrusive than a column radiator, the top of which would sit above the line of the adjacent windowboard.

We will choose an antique brass floor grill similar to that shown below which will match the colour and finish of the furniture on the box sash windows.



Berkley Floor Grill to trench heating



Trench heating image

4.0 Hall Floor

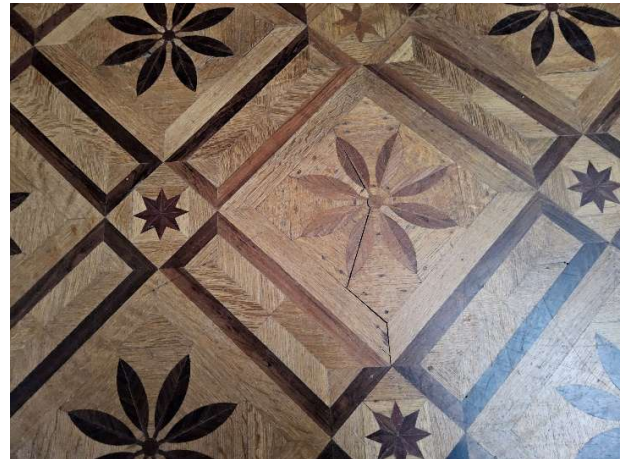
We believe that this current parquet floor covering in the hall (pictured below) was imported from Belgium in the early 20th century and an image dated 1905 is referenced in the Heritage Statement accompanying our previous application for Listed Building Consent.

We therefore know that this floor covering is not an original feature of the dwelling which is further evidenced by the floorboards below not being consistent with the original pitch pine floorboards located in the northern part of the first and second floors. The existing floor covering is a thin veneer and has been poorly maintained for several decades. Refurbishment of this floor would be difficult as all of the darker petals to the pattern are Rosewood which is no longer permitted to be used in the uk.



Existing Hall Floor

The floor covering is showing significant signs of wear, age and deteriorating in places as shown in the photographs below. We feel that, with the major renovation of Hexton Manor being undertaken, we need to address the issue of the deteriorating and worn hall floor and replace it with a new traditional floor that will be in-keeping with the stature of this historic manor house.



Separation of Joints and Cracking



Sections of veneer missing

Furthermore, as part of these extensive renovation works we are intending to employ a team of highly skilled French polishers to renovate the timber paneling in the hall and dining room. With this work taking place, I am concerned that the existing worn and damaged floor covering will detract from this newly renovated paneling and indeed the high level of finish we intend to employ throughout the remainder of the house.



Timber Paneling to Hall



Timber Paneling to Hall

Therefore, this application proposes to remove this existing floor covering in the hall and replace it with Jordans Basebed Portland stone tiles (see illustrative image below).

This traditional material will add to the splendor of this reception area and will lighten the otherwise very dark hall. It will provide a welcome contrast to the renovated

timber paneling which will further accentuate the high standard of work that the French polishers will achieve.



Jordans Basebed Portland stone tiles

Furthermore, the introduction of Portland stone on the hall floor will provide some synergy with the linen coloured exterior which we intend to apply as part of this renovation.

5.0 Floorboards

A survey of the existing floorboards has been carried out which showed that there are, predominantly, three differing types / sizes of floorboards located on the first and second floors.

Some of the circa 215mm x 27mm thick original pitch pine floorboards still exist in the northern part of the manor house.

Further towards the centre of the building the original floorboards have been replaced with a narrower floorboard in scots pine. These are similar in thickness to the original floorboards in adjacent rooms. We assume from the Heritage Statement produced by AB Heritage that these floorboards were laid in the early 20th century, when the kitchen extension was built.

A much more recent floorboard has been laid in the central and southern part of the house and on the second floor kitchen and lounge space as shown on the accompanying plans. These are modern, machine finished 22mm thick tongue and groove floorboards and we assume these replaced the ones originally installed.

The floor plans accompanying this application for Listed Building Consent show the extent of the original floorboards and where they have been replaced.

5.1 First Floor

As mentioned above and noted on the accompanying plans, some of the circa 215mm x 27mm thick original pitch pine floorboards still exist in bedrooms 2, en-suite to bedroom 2, the seating area, bedroom 3 and the dressing room. These floorboards are in relatively good condition with some rot evident at the ends of the boards where they abut the external walls.

Our proposal here is to temporarily lift these floorboards, as agreed, to allow the installation of the plumbing, underfloor heating and electrical works. Once lifted we can further assess their condition before relaying those boards that are adequate to do so. These boards are butt jointed so lifting them is a simple process, creating very little damage. In relaying these boards, we intend to concentrate them in one or two of the rooms in the original northern section of the house.

The later Scots pine boarding is also butt jointed and in good condition. Our proposal here is to use these boards alongside the original floorboards to make up any shortfall to complete these rooms.

The remaining, floorboards located throughout the central and southern end of the property are modern, machine finished, circa 160mm x 22mm tongue and groove boards. These boards are proving difficult to lift without any damage due to the thin tongue and grooved edges. Our concern here is the integrity of the floor if we were to relay these floorboards and the difficulty in forming a tight joint in order to prevent squeaking when stood upon.

We propose therefore to remove and discard these later floorboards and replace them with 18mm plywood boarding. This boarding will provide a good base for our new oak timber floor covering, which we intend to lay throughout the house, with the exception of the stair and hall where we will fit carpet and Portland stone respectively.

5.2 Second floor

As with the first floor, it is much the same story for the second floor. The lounge and kitchen located at the northern end of the building hold the original floorboards and are consistent in condition with the ones uncovered on the first floor. Again, we propose to temporarily lift these floorboards to allow the installation of the plumbing, underfloor heating and electrical works. Once lifted we can further assess their condition before relaying those boards that are adequate to do so. Again, in relaying these boards we intend to concentrate them in one or two of the rooms in the original northern section of the house and will use the later Scots pine floorboards to make up any shortfall to complete these rooms.

The remaining floorboards in the east facing rooms are a modern machine finished 22mm tongue and groove. As with the first floor our proposal here is to remove and discard these boards and replace with 18mm plywood boarding as a base for our new timber floor.

6.0 Wine Room

This application proposes to include a wine room located in the lobby area adjacent to the main kitchen. This wine room will be lined with an insulated stud wall sitting in front of the existing skirting boards, architraves and coving so as not to disturb them. These items will sit behind the stud wall should a subsequent owner of the manor wish to remove the wine room and reinstate the lobby.

The inclusion of this wine room will require the insulated stud walls to cover the door to the main hall, the door to the cupboard and door to the rear hall. These doors will remain in place and will now provide access to a storage cupboard to the rear of the stair. Furthermore, one of the openings formerly providing access to the hall has already been blocked up to provide a cupboard. This cupboard framing will still be removed as agreed in the previous application for Listed Building Consent.

Separating the wine room from the house will be a glass wall. This glass wall, by its very nature, will be transparent and therefore will not obstruct the view to the wine room from the main kitchen area. This wine room will create a stunning focal point within the home.

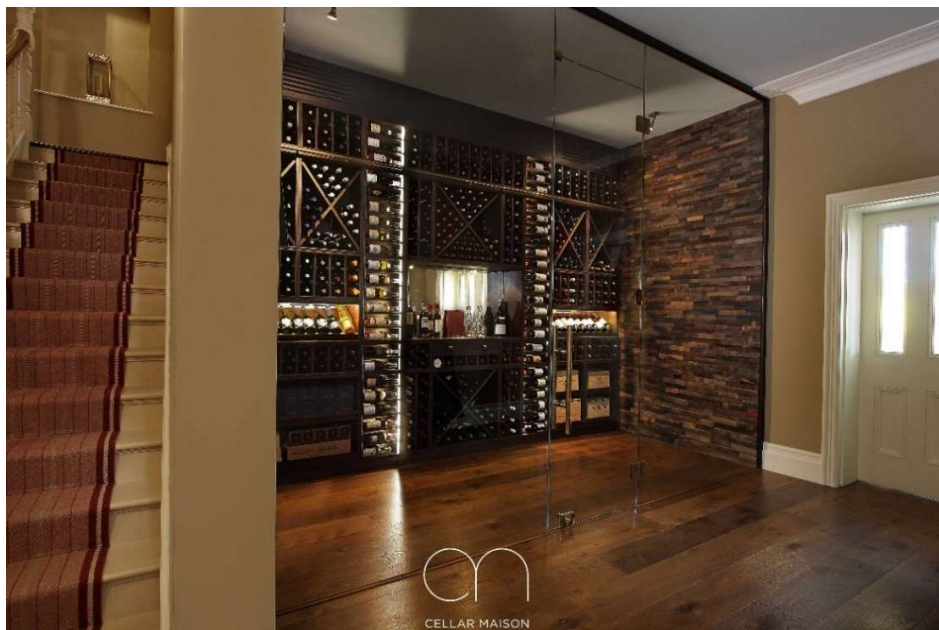
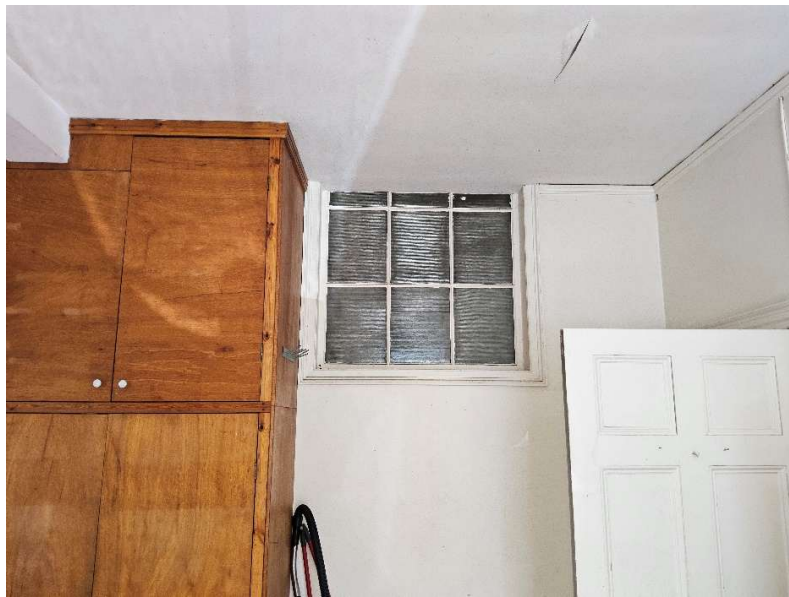


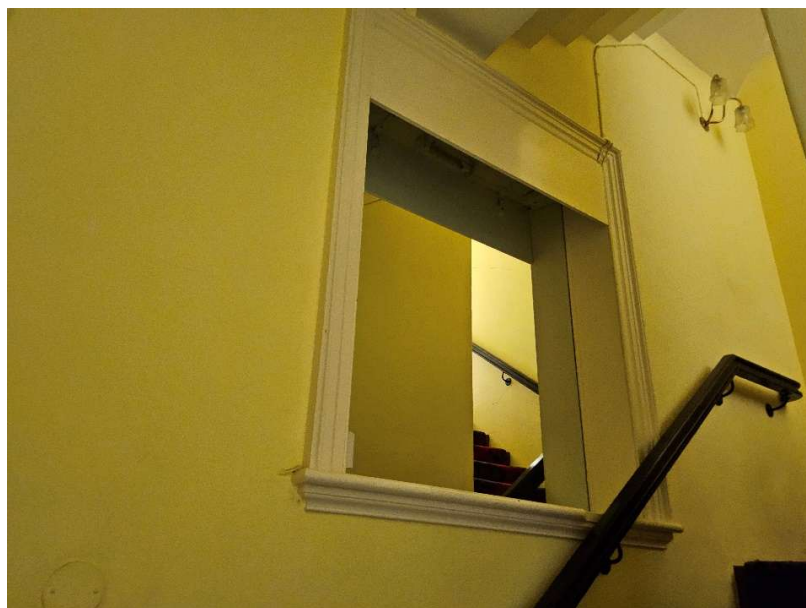
Illustration of Glass Wall to Wine Room

7.0 Chef's Kitchen Window

The existing window between the chef's kitchen and stairwell will be removed and the opening blocked up to allow the installation of the kitchen units. This window is currently covered with a mirror on the side of the stairwell so therefore does not provide any benefit to that area. (see pictures below)



Window Viewed from Proposed Chef's Kitchen



Window Viewed from Stairwell

The height and level of the window is not consistent with the other windows in the room and is therefore 'out of sorts' within this space. Its removal will allow for the new kitchen units to form a clean line from the entrance door to the west wall.

8.0 Service Hall Door and Window

The previous Scope of Works provided for the application reference 24/00255/LBC proposed the following:

The external area located between the library / wine store and kitchen will be utilized within the kitchen by the removal of the walls as shown, and the installation of a glazed roof to provide much needed light to this area.

The existing door located between the rear access hall and new glazed kitchen area is in a poor condition and unrepairable. This door will be replaced with a new door to match existing.

Further to this we now proposed to remove the dilapidated door and window alongside and create a 920mm wide opening into this newly formed glazed area adjacent to the kitchen. Our reasoning for this is that this widened opening will allow significantly more light into, what is currently, a dark service hall.

We anticipate that the applicants will use the south facing service door to enter / exit the building far more than the main entrance. When entering the building from the, soon to be built, garage or after walking around the park it would be logical to use this door. Therefore, the opening up of this wall will significantly improve the flow from this area to the kitchen.

Furthermore, this alteration also allows us to box-in the existing rainwater pipes located on the west side of the glazed area, as we have with the eastern side.

9.0 Doors to Cloak Room

We propose to create an opening leading from the entrance lobby to the cloak room. This cloaks area can then also be utilized as a boot room allowing the applicants and their guests to remove their footwear prior to entering the hall.

The new door will match the existing six panel door currently serving this cloakroom from the main hall.