

EAST VIEW - 62 BROOKFIELDS ROAD, IPSTONES - PHOTOGRAPHS



Pl. 1 Firehood to former House Place, with inserted modern brick hearth. This modern brick hearth has been removed by agreement

Pl. 2 The firehood after the removal of the modern hearth. The proposal is to retain the opening of the segmental brick arch, make good any small areas of disturbed brickwork, by letting in second hand bricks to match. The square lintel to the salt cupboard will be reinstated and the niche plastered in lime plaster. The flues to the left side of the hearth will be made good by blocking up openings, removing the 'fake niche' in brick and re-plastering in lime to a flat finish. The 19th century brick chimney breast will be painted (not rendered) with compatible water-based paint or limewash. The walls will be plastered in lime and painted in limewash.





Pl. 3 View of the front wall with concrete and cement render removed. The window cill to the front window will be reinstated to its original level and the walls will be re-plastered in lime plaster.



Pl. 4 Back wall to House Place, with fire window and modern leded-light. Artex and gypsum plaster has been removed and the wall is drying out. The proposals involve replacing the rear 'mock-leaded' window with a new pair of side-hung timber casements with single horizontal glazing bar.



Pl. 5 (above) Artex and gypsum plaster to lobby entrance



Pl. 6 (right) the Artex and gypsum plaster has been removed to reveal the ashlar heck screen stub wall, with dressed pink gritstone. Brickwork above the screen and along the gable wall of the lobby will be finished in lime plaster but the ashlar will remain visible and simply brushed down.



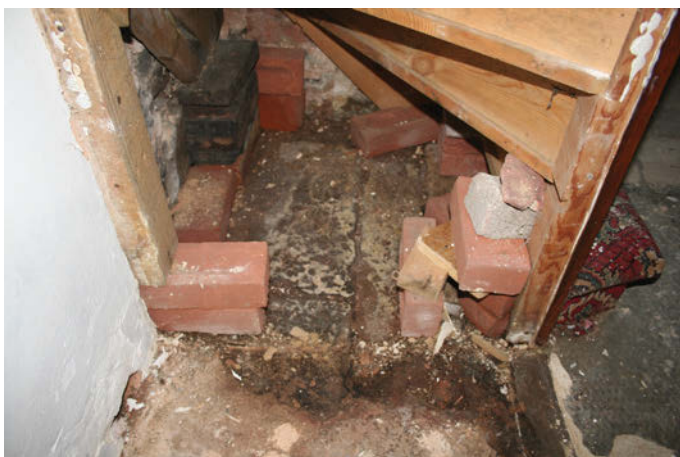
Pl. 7 Detail of parlour wall with blocked up fireplace. The adaptation of this room into a kitchen will require new plumbing, sink waste and services will be located on the fireplace wall. Lime plaster will be reinstated to the fireplace wall and front wall, in combination with kitchen fittings which are slightly off-set from the damp walls.

Pl. 8 - right

Modern staircase with modern balustrade at first floor level. The reconstruction of the staircase will provide a new balustrade using a traditional, splat baluster pattern. The staircase window will be opened behind the modern partition and the partition re-aligned to create an enclosed stairwell to the attic floor.

Pl. 9 - below

View underneath existing modern staircase of stone slabs and brick 'propping'.



Pl. 9

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Pl. 10

Detail of northern gable, with areas of heavily-eroded stone. The large patch of render has covered the original chamfered masonry ashlar surround of the leaded-light window. The flush stone cill is still in-situ. A metal casement with leaded lights will be reinstated.





Pl. 11 (left) and Pl. 12 (bottom left)

The soil pipe for the bathroom WC and the waste pipes from the sink waste have damaged the appearance of the rear staircase window. Modern brickwork has been infilled into the former leaded-light openings. The bathroom window sits uncomfortably alongside the staircase window (left). All of these alterations will be removed and the elevation restored to its 18th century appearance; the soil pipe will be relocated inside the building, the bathroom window will be blocked up in pink gritstone ashlar, the boiler vent reduced in size and relocated, and the three-section leaded-light staircase window reinstated.



Pl. 13

The existing kitchen window will be reduced in size by a half and will be altered to a side-hung casement, with single horizontal glazing bar. The opening will be built up in blockwork and the render will be made good to match the existing. Rainwater pipes will be rationalised, replaced in cast-iron and will be re-routed into a new gully.



Pl. 14

Above - Oak-framed doorway within attic (roof) space

Pl. 15 and 16 (below and right)

Detail of ridge beam repair with inserted collar and strut support to the ridge beam - to be retained in-situ and additional collar struts to be added between rafters at high level to provide ventilation gap and additional structural support (see engineer's recommendations)





Pl. 17

Detail of original floorboards in attic roof space. The floor boards are too damaged to be retained.

Pl. 18 and Pl. 19

Modern door (left) to living room. All of the doors are 20th century except for the cupboard door to the bedroom - right.

