

## **Bacchus House, Elsdon, Northumberland**

LISTED BUILDING CONSENT REF. No.14NP0025LBC

### **Discharge of Condition No.3**

#### **A) REMOVAL OF MODERN PARTITION BETWEEN SNUG & HALLWAY, GROUND FLOOR.**

Separating the Snug from the entrance Hall and staircase is a modern, 100mm plasterboard and stud partition wall, which doglegs to the original rear door. It was probably constructed without consent in 1968, after the property was listed, when this main room of the former Inn was converted into a café.

This will be removed, opening up the original sized room, which would have been the main saloon (or Snug) of the *Bacchus Inn* (formerly *Scotch Arms*).

**NB:** Throughout the removal process, full photographic recording will be undertaken.

#### **Methodology for removal of Partition**

- 1) Take up Hallway and Snug carpets.
- 2) Isolate the electrical supply to this area and disconnect all electrical sockets, switches etc. to both sides of partition and strip out all cabling.
- 3) Isolate radiator to Hallway and remove.
- 4) Remove door, architraves and skirtings.
- 5) Remove all plaster and plaster-boarding to expose studwork.
- 6) Carefully cut away all noggins and vertical studs to leave ceiling, flooring and wall studs, leaving framing studs in place.
- 7) Carefully remove each piece of framing stud to leave ceiling, floors and walls as undisturbed as possible.
- 8) After the partition has been removed, the junction where it met the reveal at the original C18th rear doorway should be closely examined, to see if it actually matches the curved reveal on the other side. If so, this is to be made good and re-plastered to match.
- 9) The floorboards exposed in the Hallway and under the Partition will be repaired, cleaned and oiled. The original stone-flagged entrance floor, assumed to be inside the Front door, will be exposed, cleaned and re-pointed.
- 10) All disturbed wall plaster will be made good with plaster appropriate to the location.

#### **B) REMOVAL OF MODERN PARTITIONS IN ORIGINAL C18th CHAPEL, FIRST FLOOR.**

#### **Methodology for removal of Partition**

- 1) Following isolation and removal of all sanitary ware, radiators piping, electrical fittings and cabling, carryout items 4-7 as A. above, together with the removal of the complete false, lowered ceiling above these rooms.
- 2) Repair the original lime plaster ceiling of the Chapel, exposed after the removals, together with lengths of new cast plaster corncicing to patch missing sections of the original cornice still remaining.
- 3) Make good all disturbed wall plaster in lime, where appropriate.