



### Report on George Bernard Shaw House

It is proposed that the dwelling can accommodate 1 or 2 writers in an arrangement that avoids the subdivision of the modestly scaled house. City Architect's Department at our request have prepared a feasibility study for the adaption of the existing Museum as a residence as a "Writer in Residence" dwelling, thereby reinstating its original use as a dwelling. Details of the agreed programme of works are set out below. The proposed interventions and the reinstated use are appropriate to and will enhance the Heritage Significance, and provide for a sustainable use, of this protected Structure.

**Building works will not begin until the transfer of ownership of the lease has been completed.**

The City Valuer's Office has assigned a valuer to the case, and she has reviewed all the documentation supplied in relation to our instruction and the previous work completed by their office in relation to this property. She is in the process of conducting an inspection of the property and preparing a report which will include a measured survey. Following completion of same negotiations will commence.

### Programme of Works

#### New Works:

1. New Kitchen (Plumbing, extract, appliances),
2. New Bathroom 1: Basement Return (Sanitary ware, tiling, access, vents)
3. New Bathroom 2 (optional): First Floor Return - pending Client Body direction
4. Electrical Services incl. Fire Detection, new pendants
5. Mechanical Services
6. Subfloor Drainage works to kitchen
7. Wall Vents (6no.)

#### Internal Repairs

8. Method Statement for Decorative Plasterwork
9. Method Statement for Internal Joinery (\*Existing Doors Retained)
10. Method Statement for Floorboards, local repair only
11. Method Statement for Basement Damp Proofing (51.2m<sup>2</sup>):

Specification A: Minimum Works (local repair only)-pending review by certified Damp Specialist

12. Painting and Decoration (Lining Paper x 2 to water damaged walls):

#### Insulation

13. Basement Floor: (51.2m<sup>2</sup>): -pending review by certified Damp Specialist
14. Upper Ground and 1st Floor (95m<sup>2</sup>)
15. Attic: Specification B. Full Works (44m<sup>2</sup>)

**External Works:**

16. Method Statement for Roofing Works incl. slate cladding (Provisional Sum)
17. Method Statement for the Front Step Pavers:

Specification A. Re-grouting external pavers/steps

18. Method Statement for Footpath Works Piers, Coal Hole:

Specification A. Re-grouting external pavers/steps

19. Method Statement for Repair and Cleaning of External Ironwork:

**Specification A. Cleaning /painting only**

20. Method Statement for Brickwork Clean (light wash only)
21. Method Statement for Sash Window (10 no.) Works -pending review by Specialist Joiner
22. Rear Garden Works
23. Protection Historic Fabric during Works
24. Preparation of inventory of Furniture/Fittings
25. Preliminaries

This room arrangement enables the building layout to remain unaltered and for the historic circulation pattern to be reinstated, while providing the writer(s) in residence with suitable private spaces for working and living. The layout also provides for small scale gatherings for visitors at readings/workshops.

**We are currently finalising the following**

- An agreed brief with City Architects Preparation of Part 8 Application Drawings incl. detailed Historical/Fabric analysis
- Part 8 / Planning Permission documentation.

As requested the Area Committee will be informed of progress between the Arts, Culture and Recreation Strategic Policy Committee meetings.

**Brendan Teeling**  
**Deputy City Librarian**