

Mr E W TALBOT
Caltonmoor House
Calton Moor, Swinscoe
DE6 2BU

Proposed alterations to various
ancillary ex. farm buildings attached
to rear of main grade II listed house
including:
a) extension to Utility Area
b) conversion of Garage to provide
Kitchen with Bedroom above.

scale 1:50 date 01/2021
drg no. ajt_2BU_21/3 rev B

GENERAL NOTES: HISTORICAL —
GRANGE FORMED FROM RECONSTRUCTION OF PARTLY DILAPIDATED
DRAIN 1750/1900. INCORPORATING NEW CHILL WALL AND ROOF
RECOVERED. 100 CONCRETE BLOCKWORK WALL INTERNAL.
EXISTING CONCRETE FLOOR AT GROUND LEVEL WITH REPAIRING
TIMBER FLOOR ABOVE.

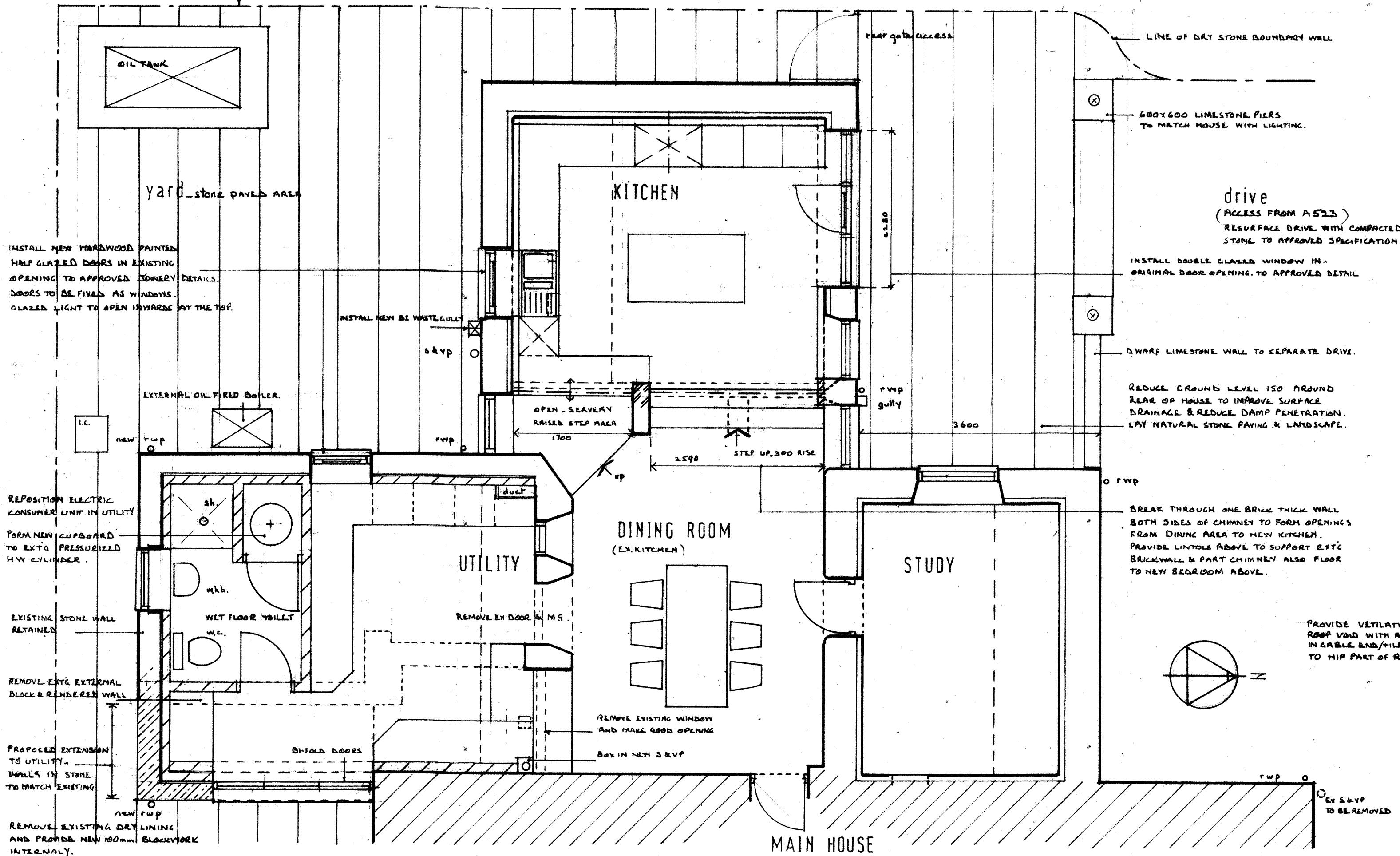
HOT & COLD WATER SYSTEM ORIGINALLY DESIGNED
TO SERVE BED & BREAKFAST ACCOMMODATION IN
1900s —
PUMPED COLD WATER STORAGE — GRAVITY FED
SYSTEM TO BE REPLACED WITH MAINS WATER
SUPPLY TO BATHROOM & EN-SUITE INCLUDING
PRESSURISED HOT WATER COLUMBER.

MECHANICAL VENTILATION PROVIDED TO —
UTILITY — TOILET AREA
KITCHEN
FIRST FLOOR BATHROOM & EN-SUITE
IN COMPLIANCE WITH AIR CHANGE REGD
SPECIFIED IN CURRENT BUILDING REGULATIONS.

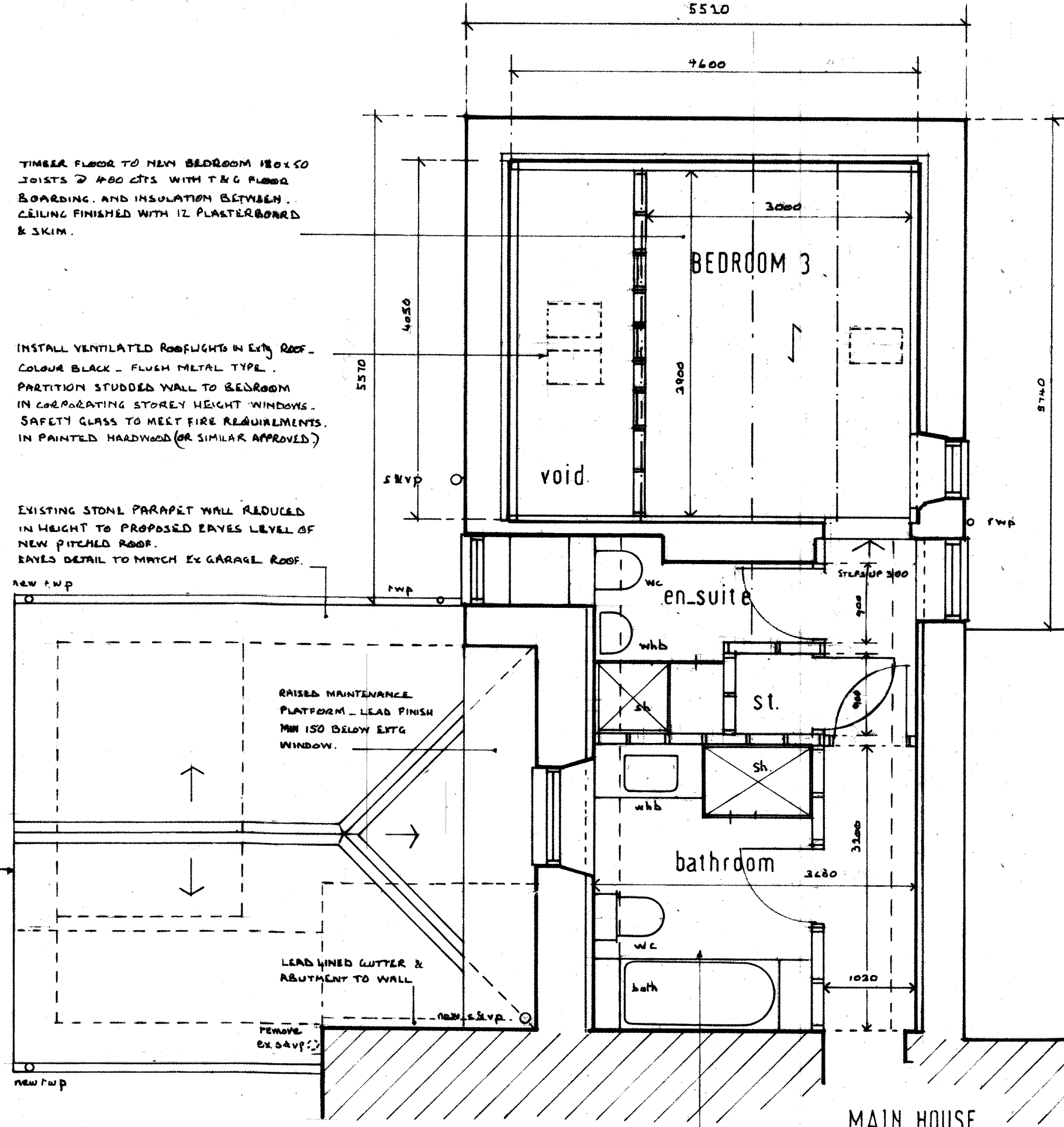
rev B APRIL 2022 —
— UTILITY: ROOF PITCH 35°
— FRESH AIR: HALF GLAZED DOORS TO EX DOOR
OPENINGS: UTILITY & NEW KITCHEN
— ROOFLIGHTS — ONE ONLY ON NORTH ELEVATION
— WINDOW TO STAIRWAY REINSTATED.

NEW BEDROOM 3 LOCATED ABOVE PROPOSED KITCHEN
TO REPLACE ORIGINAL BEDROOM WHICH IS TO BE ALTERED
TO PROVIDE FAMILY BATHROOM AND ENLARGED EN-SUITE.
THE PROPOSED NEW BATHROOM IS TO REPLACE EN-SUITE
IN BEDROOMS 1 & 2 OF THE MAIN HOUSE INSTALLED WHEN
USED AS BED & BREAKFAST IN THE LATE 1900s.

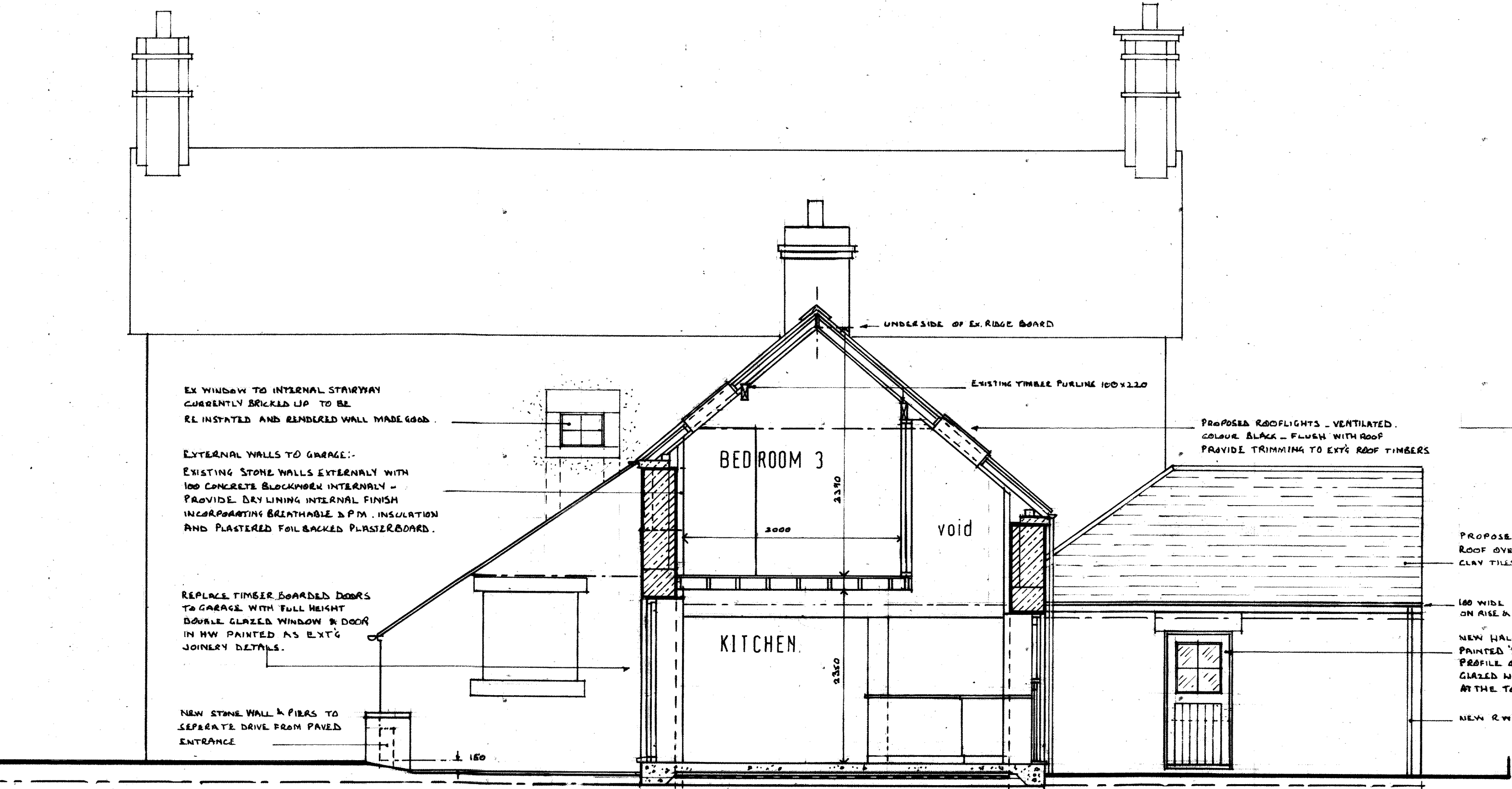
LINE OF EXT'D DRY STONE BOUNDARY WALL



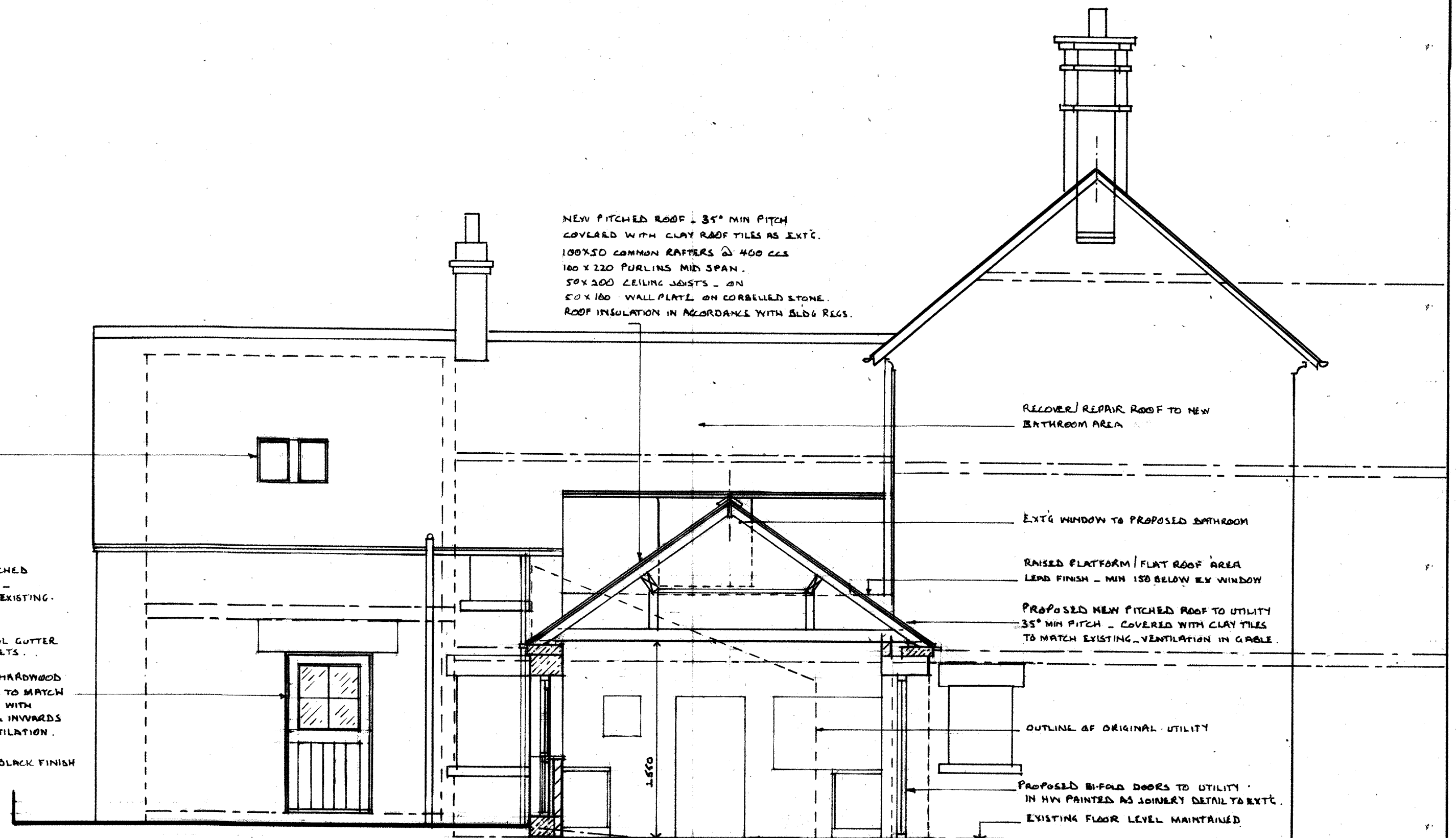
GROUND FLOOR PLAN — as proposed



FIRST FLOOR PLAN — as proposed



TYPICAL SECTIONS — WEST ELEVATION



SOUTH ELEVATION