

Internal Specification for Grade 2 Listed Farmhouse

Cumberledge Farm, Denford, Leek. ST13 7JU

General Notes:

- All works are to comply with listed building consent requirements, and materials should be sympathetic to the building's historical significance.
 - Work should respect the breathable nature of the building, with an emphasis on using lime-based materials where appropriate.
 - All new construction are to be compatible with existing features, in particular with the structure and materials typical of Grade 2 listed farmhouses.
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General Specification

Floors

Ground Floor : Kitchen, Dining, Living, Master Bedroom, Corridor

- **Material:** Natural limestone floor tiles throughout these areas.
- **Master Bedroom & Corridor:** Traditional underlay with carpet finish to maintain existing floor boards below

Walls

- **Finish:** Existing walls to be retained, with a new matt paint finish in neutral tones throughout. Any patchwork or damage from the installation of services should be made good using lime plaster to maintain breathability and integrity.
- **New Walls:** Where new studwork is required, such as in the Master Bedroom, Bathroom, and Corridor (for the new bathroom), these should be constructed as 100mm x 50mm timber stud walls, with rockwool insulation. These should then be finished with 12.5mm plasterboard and a 3mm plaster skim to match the existing finish, painted in a matt finish.
- **Blockwork:** Areas where infilling of original openings or alterations to partitions is required will use blockwork finished with lime plaster (e.g., infilling of the original bathroom door in the Dining Room).

Skirting & Architrave

- **Skirting:** 125mm x 20mm softwood skirting, finished with a high gloss white paint and a bullnose top detail.
- **Architrave:** 94mm x 20mm softwood architrave, painted in high gloss white.

Ceilings

- **Finish:** Existing ceilings to be retained and refurbished where required, finished with 12.5mm plasterboard and a 3mm plaster skim. New ceilings in areas of alterations should be in keeping with the original finish and painted in white matt paint.
- **Ceiling in Study and Bedroom 2:** Rafters to be overlaid to increase depth and insulated to improve thermal efficiency (in accordance with specific details provided). Finish with

12.5mm plasterboard and 3mm skim, followed by white matt paint. (refer to details)

Lighting

- **General:** Pendant light fixtures to be installed in the centre of each room, with localised switching to allow flexibility and adaptability to the space. All fixtures should be in a style sympathetic to the period of the building
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Room-Specific Requirements

Kitchen

- **Flooring:** Natural limestone floor tiles, as throughout the ground floor.
- **Walls:** Existing walls with a new matt paint finish. Any patchwork due to services installation or wall removal will be made good with lime plaster.
- **Ceiling:** As existing, with a new white matt paint finish.
- **Lighting:** Central pendant light fixture
- **Kitchen Units:** To be designed in a traditional farmhouse style.

Dining Room

- **Flooring:** Natural limestone floor tiles.
- **Walls:** As existing, with a new matt paint finish. Patchwork areas (post-services installation) and infill for the original bathroom door to be in blockwork with lime plaster finish.
- **Lighting:** Central pendant light fixture.
- **Stairwell:** Softwood structure, finished in high gloss white, with a carpet finish.

Living Room

- **Flooring:** Natural limestone floor tiles.
- **Walls:** As existing, with new matt paint finish, patchwork areas to be finished in lime plaster.
- **Lighting:** Pendant light fixture in the centre of the room

Master Bedroom

- **Flooring:** Traditional underlay with carpet finish.
- **Walls:** As existing, with new matt paint finish, patchwork areas to be finished in lime plaster.
- **New Walls:** 100mm x 50mm timber stud walls for new stairwell enclosure, with rockwool insulation, 12.5mm plasterboard, and 3mm plaster skim.
- **Lighting:** Pendant light fixture in the centre of the room

Corridor

- **Flooring:** Traditional underlay and carpet finish.
- **Walls:** As existing, with new matt paint finish, patchwork areas to be finished in lime plaster.
- **New Walls:** 100mm x 50mm timber stud wall for new bathroom, insulated with rockwool, finished with 12.5mm plasterboard and 3mm plaster skim.
- **Lighting:** Pendant light fixture in the centre of the room

- **Stairwell:** Refurbished, with a high gloss white finish and a new handrail and balustrade matching the ground-floor stairwell detail.

Bathroom

- **Flooring:** Click type Vinyl overlay over existing timber floorboards.
- **Walls:** As existing, with a new matt paint finish, patchwork areas finished with lime plaster.
- **New Walls:** 100mm x 50mm timber stud wall for new bathroom, with rockwool insulation, 12.5mm plasterboard, and 3mm plaster skim.
- **Lighting:** Pendant light fixture in the centre of the room.
- **Bathroom Furniture:** To be decided, but will include a bath and shower as shown in the layout. Vanity unit to be hand-made to fit the space with a high gloss finish to doors.

Study

- **Flooring:** Traditional underlay with carpet finish.
- **Walls:** As existing, with new matt paint finish, patchwork areas to be finished with lime plaster.
- **Ceiling:** Rafters to be overlaid and insulated, finished with 12.5mm plasterboard and 3mm skim, followed by white matt paint.
- **Lighting:** Pendant light fixture in the centre of the room

Bedroom 2

- **Flooring:** Traditional underlay with carpet finish.
- **Walls:** As existing, with a new matt paint finish, patchwork areas to be finished with lime plaster.
- **Ceiling:** Rafters to be overlaid and insulated, finished with 12.5mm plasterboard and 3mm skim, followed by white matt paint.
- **Lighting:** Pendant light fixture in the centre of the room with localised switching.
- **Window:** Existing window to be retained and refurbished. (refer to schedule)

Additional Considerations

- **Window and Doors :** Refer to Architect SG window/door drawings and schedule
- **MEP Services:** All mechanical and electrical services to be installed in a manner that preserves the building's fabric, with minimal intervention to historic elements as indicated on submitted drawings.