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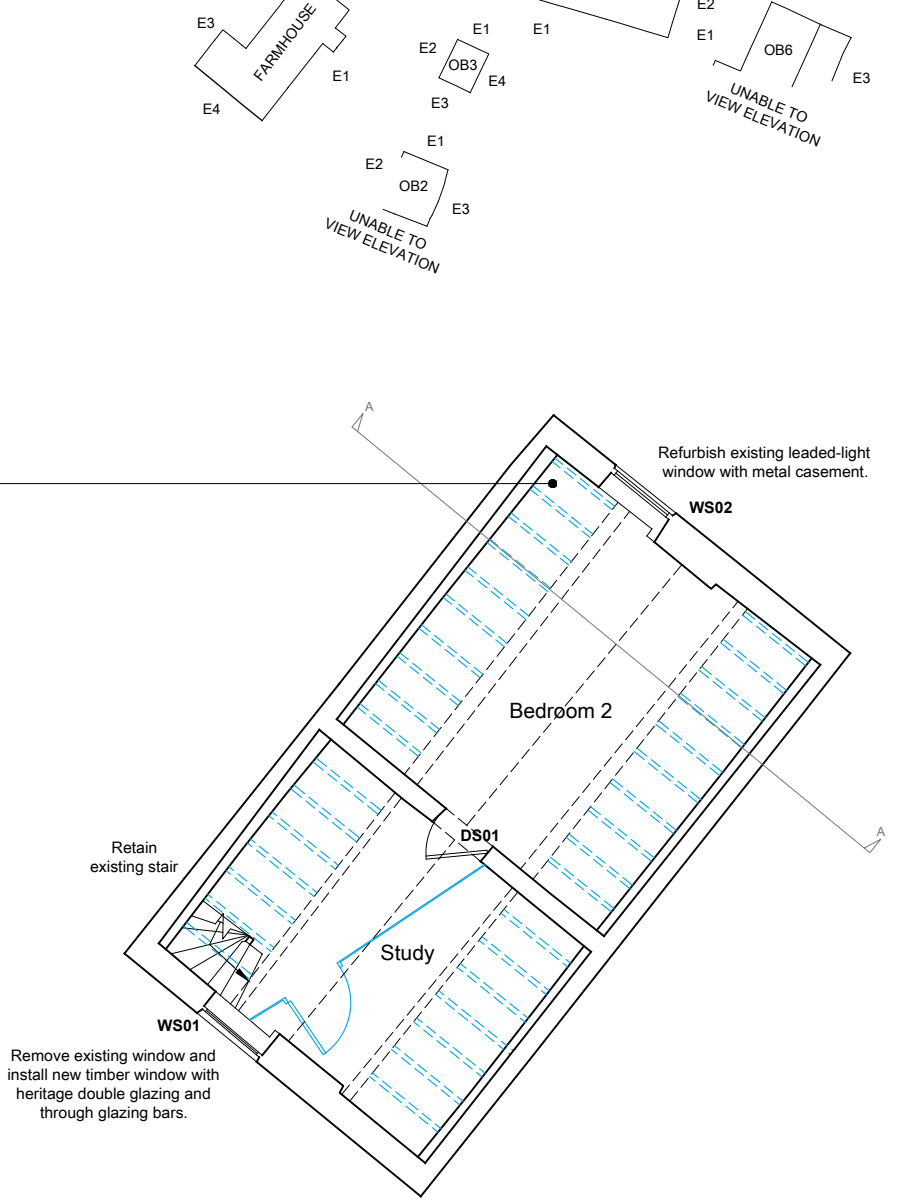
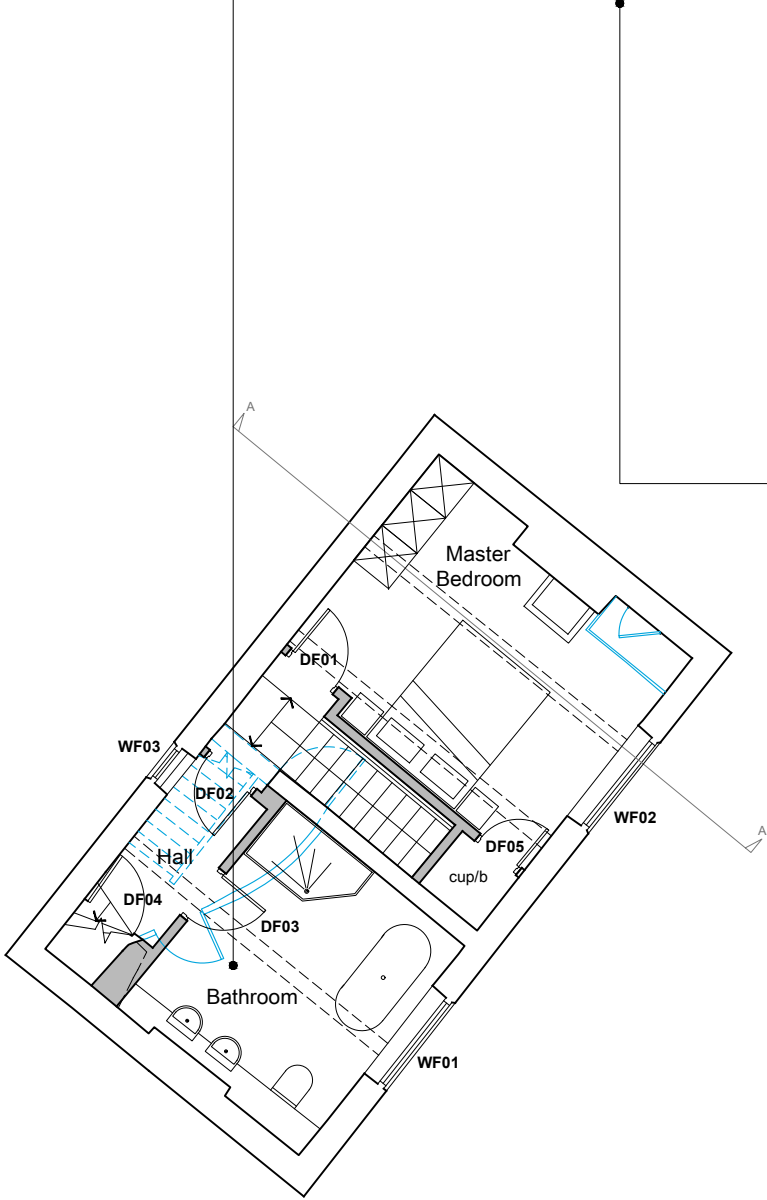
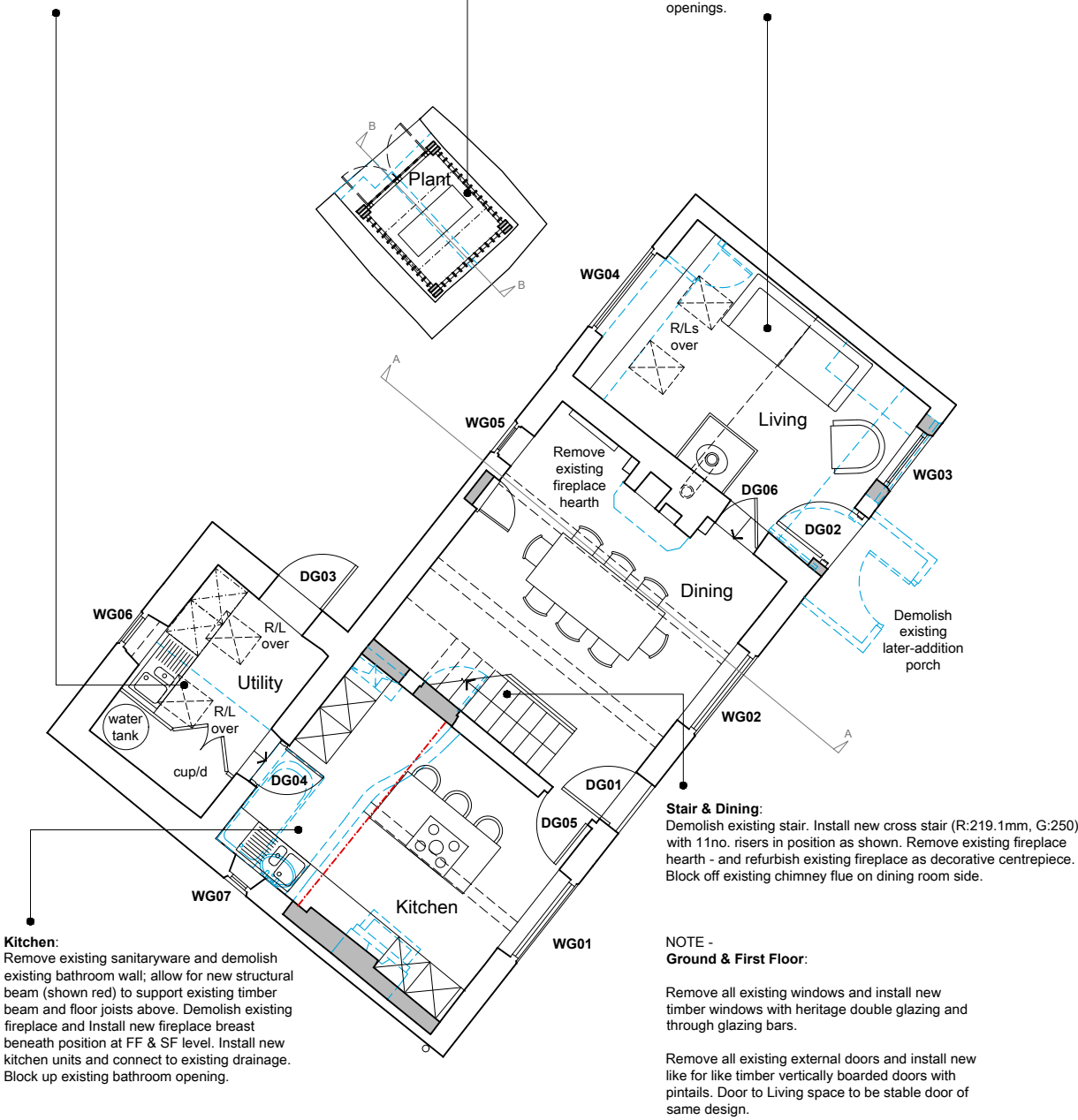
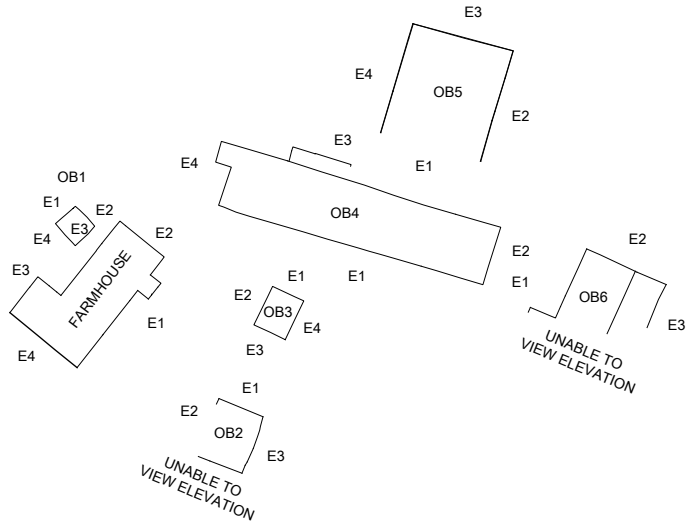
Utility:
Level existing floor in lean-to, and open up blocked doorway into existing house. Vault existing ceiling and install new roof insulation. Install 2no. conservation rooflights over. Install new utility units and sink, with washer dryer under countertops.

Plant:
Install new ASHP within existing outbuilding 01. Allow for structural remedial works as required and install new green roof or timber louvre / high airflow roof for ASHP efficiency.

Living:
Remove existing kitchen units and vault existing ceiling to form new living space. Investigate existing chimney flue, and install new flexible flue if appropriate. Install new woodburning stove into living room. Install 2no. new conservation rooflights over and install new roof insulation. See elevations for description of works to openings.

Bathroom:
Demolish existing hall partition wall and install new partition wall in position as shown. Install new sanitaryware to bathroom and connect to new external SVP.

Attic:
Remove existing timber partition and door. Vault existing ceiling and install new breathable roof insulation. Allow for installation of new rafters alongside existing for strengthening and to meet required insulation depths.



GROUND FLOOR PLAN
FARMHOUSE & OUTBUILDING 01

FIRST FLOOR PLAN
FARMHOUSE

SECOND FLOOR PLAN
FARMHOUSE

Fire Strategy:

Fire strategy involves creation of new protected escape stair in compliance with building regulations requirements. Ground floor lobby to be fire protected for 30mins resistance.

All doors connected to protected escape route are to be upgraded with intumescent paint for 20 minute fire protection.

Window within FF hall space to act as fire escape window with width dimension >450mm.

NOTE: Existing three panel windows do not meet requirements as fire escape windows due to width dimension <450mm. Any new windows with a like for like design will also not comply with fire escape window requirements.

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LISTED BUILDING CONSENT

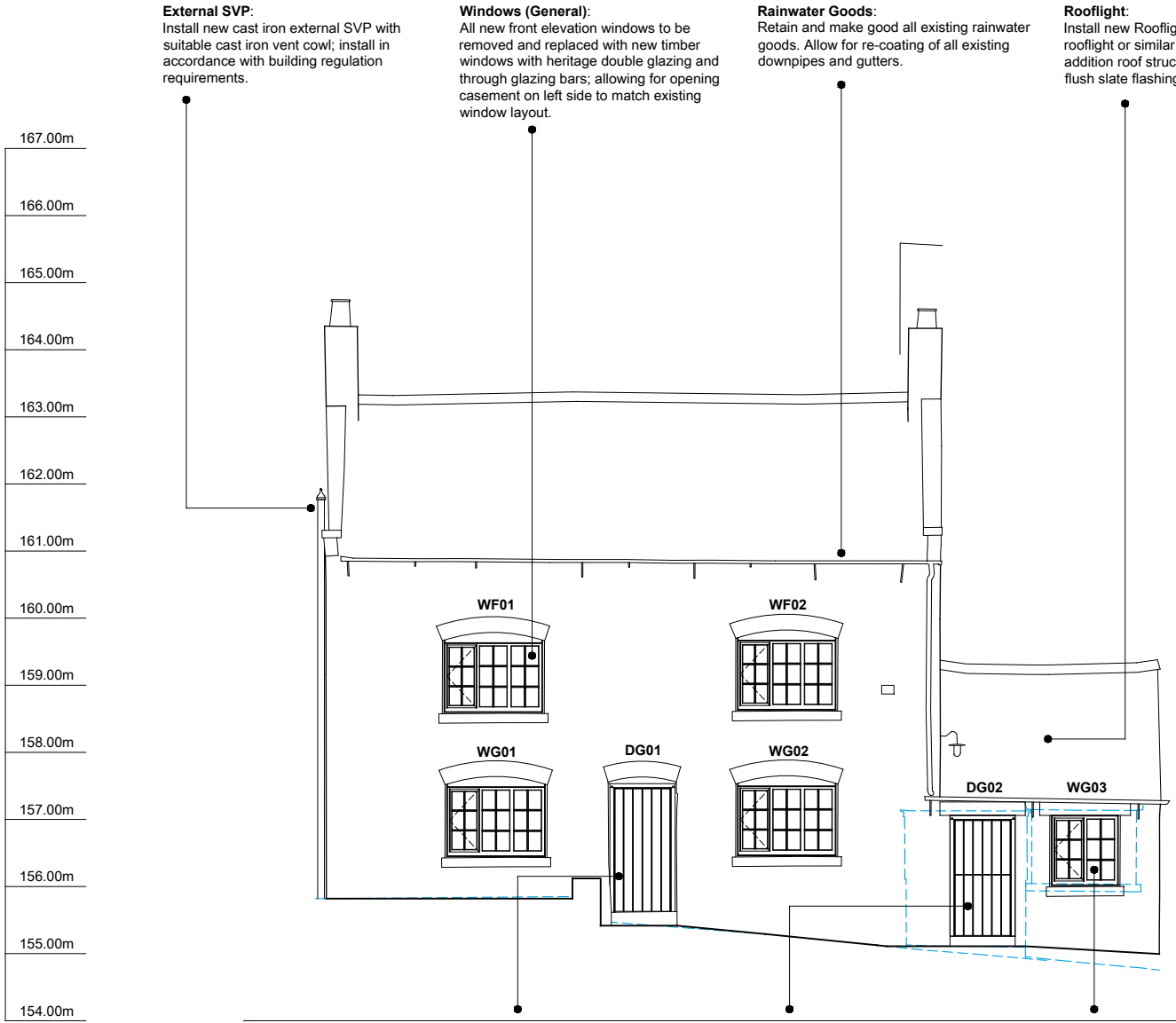
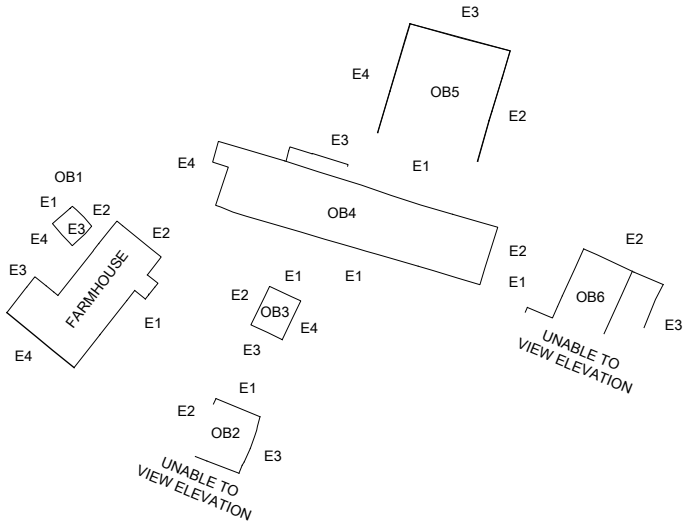
Drawing title
FLOOR PLANS

FARMHOUSE & OUTBUILDING 01

Drawn by RW	Date JUL 24	App'd -
Drawing no 101	Project no 24011	Scale @ A3 1:100
		Rev -

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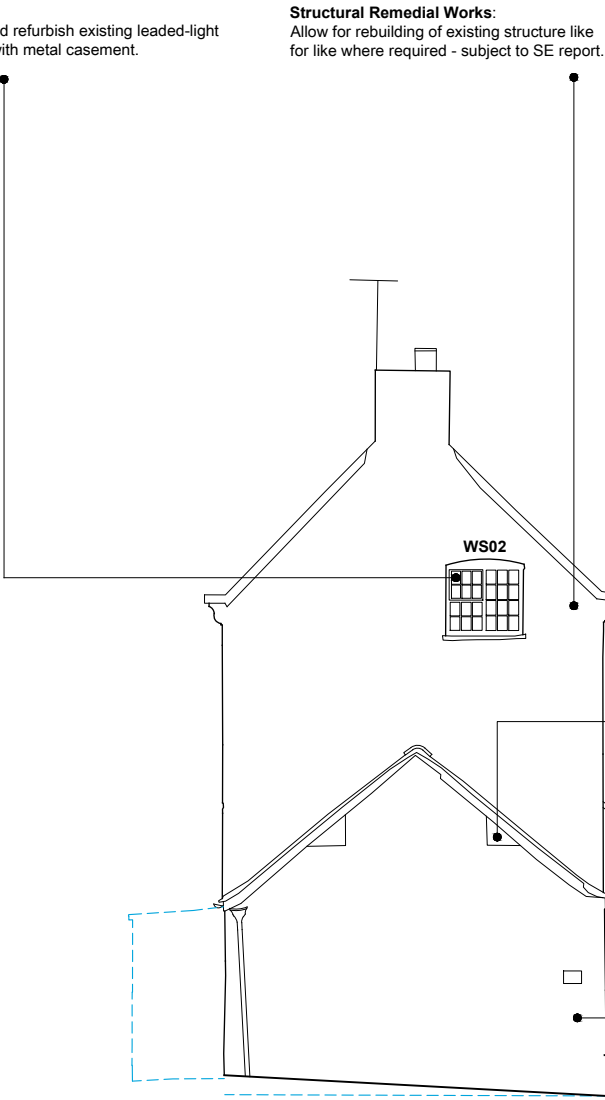


ELEVATION 1
FARMHOUSE

Front Door:
Remove existing damaged door and install new pegged vertically boarded timber door in existing opening with arched timber infill panel over.

Side Door:
Demolish existing later addition porch. Remove existing door. Relocate existing opening to position as shown to avoid new lintel interfering with corner of existing house. Install new pegged vertically boarded timber stable door in existing opening with new stone lintel and cill.

Window:
Existing later addition window opening to be reduced as shown. Install new stone lintel and cill. Install new timber casement window with heritage double glazing and through bars as shown.



ELEVATION 2
FARMHOUSE

Exposed Purlins:
Existing purlins are currently exposed with traces of surrounding cement render. Remove existing cement render and apply suitable linseed oil to exposed ends of existing purlin. Reinstall render with new lime render - subject to discussion with conservation officer.

Rear Door:
Remove existing door and raise existing lintel height as shown, allowing for depth of internal roof insulation works. Install new pegged vertically boarded timber door as shown.

Repointing:
Allow for careful repointing of all exposed brickwork. All repointing and raking out of existing lime mortar joints to be done with hand tools to avoid damage to the existing brickwork.

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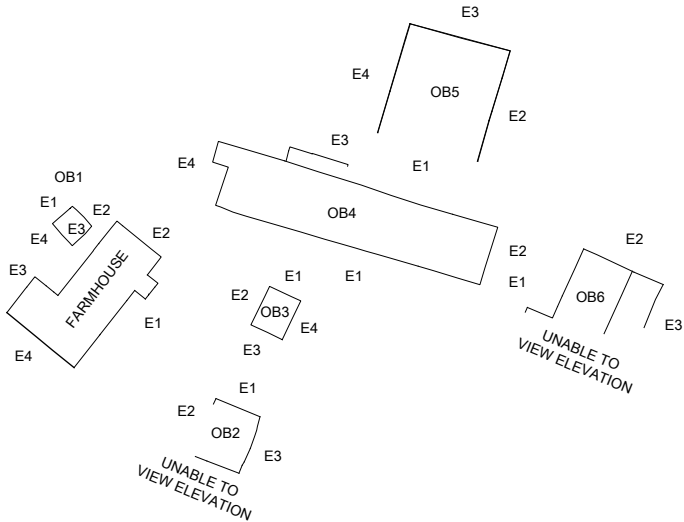
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Drawing title
ELEVATIONS 1 & 2
FARMHOUSE

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Window:

Remove existing window. Lower cill level of later addition window as shown. Install new stone lintel over. Install new timber casement window with heritage double glazing and through glazing bars. Allow for installation of window seat behind.

Windows (General):

All new rear elevation windows to be removed and replaced with new timber windows with heritage double glazing and through glazing bars.

Rooflights:

Install new Rooflight Company conservation rooflights or similar approved into existing later addition roof structures. Ensure rooflights have flush slate flashing. Ensure rooflights over utility lean-to have capabilities of providing safe fire escape route from FF window.



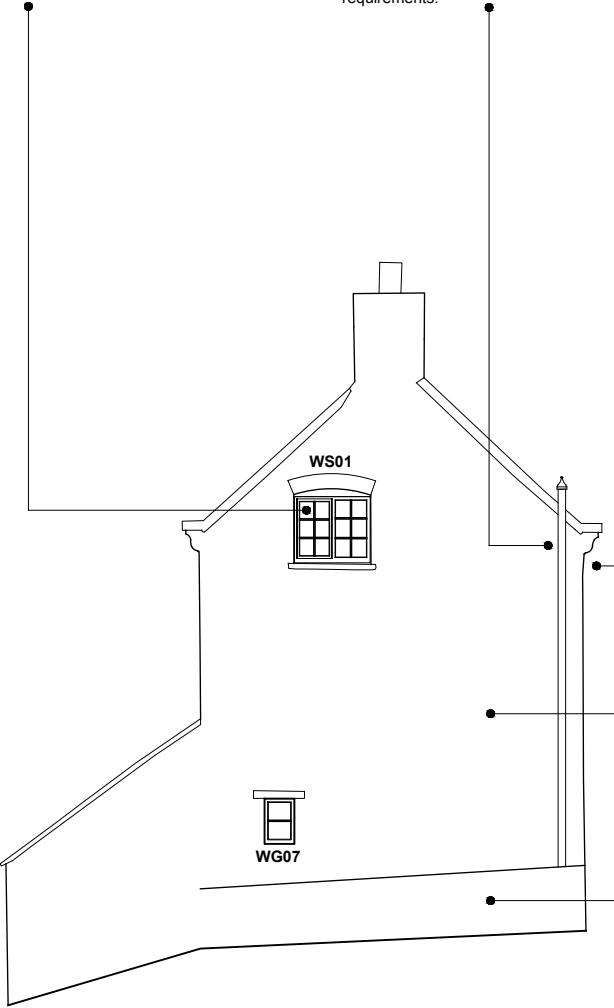
ELEVATION 3
FARMHOUSE

Window:

Remove existing later addition window. Install new timber window with heritage double glazing and through glazing bars.

External SVP:

Install new cast iron external SVP with suitable cast iron vent cowl; install in accordance with building regulation requirements.



Structural Remedial Works:

Allow for rebuilding of existing structure like for like where required - subject to SE report.

Render:

Remove all existing cement based render. Investigate existing condition of brickwork beneath. Subject to conservation officer advice, install new lime based render over areas of current cement render. Proposed lime render to be non-hydraulic lime.

Drystone Walling:

Reinstate and make good existing drystone walling - forming continuous boundary to Southwest of domestic curtilidge.

ELEVATION 4
FARMHOUSE

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Drawing title
ELEVATIONS 3 & 4
FARMHOUSE

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Drawing no 106	Project no 24011	Scale @ A3 1:100	Rev -