

2 no. Metal Rooflight Company conservation area style rooflights to be installed in north west roof slope, CR07-2, 463mm x 622mm, structural opening size

New cast metal soil and vent pipe painted black is to be installed to service wc at ground floor level.

Existing windows are to be removed and replaced with new black powder coated metal frames with slimline double glazed units installed and having lead cills dressed below new casements

North West Elevation

PROPOSAL SCHEME
It is proposed to renovate the existing listed building farmhouse in a 2 phase approach split as indicated on the floor plan. The north east side of the property is to be worked on in the first instance followed on by the south west of the dwelling.

Existing chimney to be repointed and repaired as described below with top two courses replaced with brick to match original building;
The existing brickwork on the chimney is to be inspected and if any bricks are found to be defective, cracked or missing they shall be cut out and replaced using reclaimed bricks to match, laid in Stretcher Bond to match existing.
Once stack has been structurally repaired, any mortar joints that are missing or defective are to be raked out to a depth of 20mm and prepared to be repointed using a Non-Hydraulic Quick Lime mortar.
The top two courses of replacement brickwork to be bedded and jointed using Non-Hydraulic Quick Lime mortar of a ratio mix and colour to match the original lime mortar used on the building.

Existing infilled doorway is to have its bricked up oval window opened up and new single glazed leaded light installed in opening

New cast metal soil and vent pipe painted black is to be installed to service wc at ground floor level.

South East Elevation

Existing single glazed apertures to remain unaltered

New black cast metal gutters and downpipes to be installed to replace the existing fittings

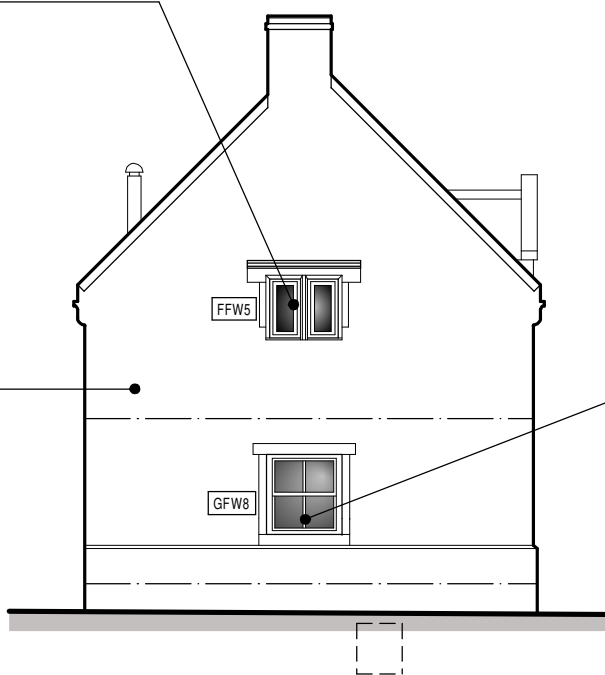
Existing ground levels shown dotted are to be lowered below building floor levels

Existing windows are to be removed and replaced with new black powder coated metal frames with slimline double glazed units installed with planted on leaded lights and having lead cills dressed below new casements

Existing wc window to have existing glazing removed and new direct glazed leaded light installed

Existing window is to be removed, new natural stone mullion added to match profile of jambs and new black powder coated metal frame with slimline double glazed units installed with planted on leaded lights and having lead cill dressed below new casement.

Existing cement mortar to be carefully removed and replaced with new lime mortar.



Existing window to be removed, cill level restored to plinth level, new stone cill inserted, replacement stone lintel and jambs, and new timber vertically sliding sash window with slimline double glazed units installed.

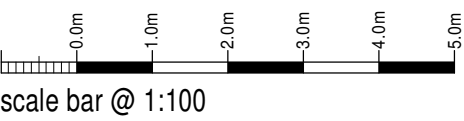
South West Elevation

Existing window is to be removed, new natural stone mullion added to match profile of jambs and new black powder coated metal frame with slimline double glazed units installed with planted on leaded lights and having lead cill dressed below new casement.
Internal timber lintel is to be replaced with like for like timber.

Existing window is to be removed and replaced with new black powder coated metal frame with slimline double glazed units installed and having lead cill dressed below new casement

North East Elevation

Black painted decorative grill to be installed as termination point for mechanical ventilation extract for kitchen. Duct to be installed through wall into kitchen.



Mr & Mrs Wilbraham

Proposed Alterations to
Gate Farm, Foxt,
Stoke-on-Trent,
ST10 2HN

Planning Proposal Elevations

Date	Sheet	Scale
May 2025	A1	1:100
2024-2949-07	Rev. K	Drawn RG
A- 03/08/2025 - SCHEME UPDATED FOLLOWING CLIENT FEEDBACK		
B- 04/08/2025 - SCHEME UPDATED FOLLOWING MEETING WITH HERITAGE CONSULTANT		
C- 21/08/2025 - ADDITIONAL DETAIL ADDED		
D- 31/08/2025 - WINDOW SUPROUND DETAILS ADDED		
E- 16/09/2025 - WINDOW AND DOOR DESIGNS UPDATED		
F- 19/09/2025 - PIER REMOVED ADJ PARTITION + DOOR OPENING AMENDED		
G- 08/10/2025 - WINDOW DESIGN UPDATED		
H- 16/10/2025 - FLOOR PLANS REMOVED ONTO SEPARATE DRAWING		
J- 20/10/2025 - PLAN UPDATED FOR PLANNING SUBMISSION		
K- 10/11/2025 - CHIMNEY NOTE AMENDED		



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