

STORE

Existing store floor to be raised to height of main bedroom 2 floor level. New oak floor joists and floor boards to be utilised. The existing inward swinging door is to be rehung to open into the bedroom.

EN-SUITE

En-suite to be formed within bedroom 1 using timber stud partition faced both sides with wood fibre board and wet plaster finish. Boarded door and frame to be incorporated where shown. Sanitary fittings to be installed along with associated plumbing and drainage to suit. Mechanical ventilation to be provided with fan extracting through tile vent in roof covering.

BEDROOM 1

Existing fire surround is to be retained. Soil pipe serving wc below is to be boxed in with timber + plasterboard in the corner of the room.

BEDROOM 2

Existing fire surround is to be retained. Former airing cupboard shown dotted is to be carefully removed. Existing wattle and daub partition between bedroom and stairwell is to be carefully repaired using matching materials.

FIRST FLOOR CEILINGS

Existing lath and plaster ceilings throughout are to be repaired or replaced as necessary and painted. The existing poor condition lath and plaster ceiling over snug is to be repaired with like for like condition repairs.

GROUND FLOOR CEILINGS

Existing plasterboard ceilings throughout are to be replaced as detailed on Sammons drawing ref: 2024-2949-15.

PLASTERED WALLS

Existing plaster walls are to be patch repaired as necessary with the exception of the gable to bedroom 1 which is in poor condition and is to be stripped and re-plastered using lime plaster before being decorated throughout. Further information can be found on Sammons drawing ref: 2024-2949-15.

SOLID GROUND FLOORS (Phase 1 + 2)

Existing quarry floor tiles are to be removed and build-up below to be part-excavated to reveal the bedrock. New breathable, LECA insulation and Limcrete based slab floor construction to be introduced to suit proposed levels. The floor construction within Phase 2 shall not alter. Further info can be found on Sammons drawing ref: 2024-2949-15. Floor finishes as indicated on drawing: 2024-2949-11.

SNUG

The existing fire place surrounds are to be carefully removed exposing the original stone fire place. Further details can be found on Sammons drawing ref: 2024-2949-16.

OVAL WINDOW (Reinstated)

Existing bricked up Oval window to be opened up. Cupboard doors shall be pinned back in the open position using black painted metal cabin hooks.

WC

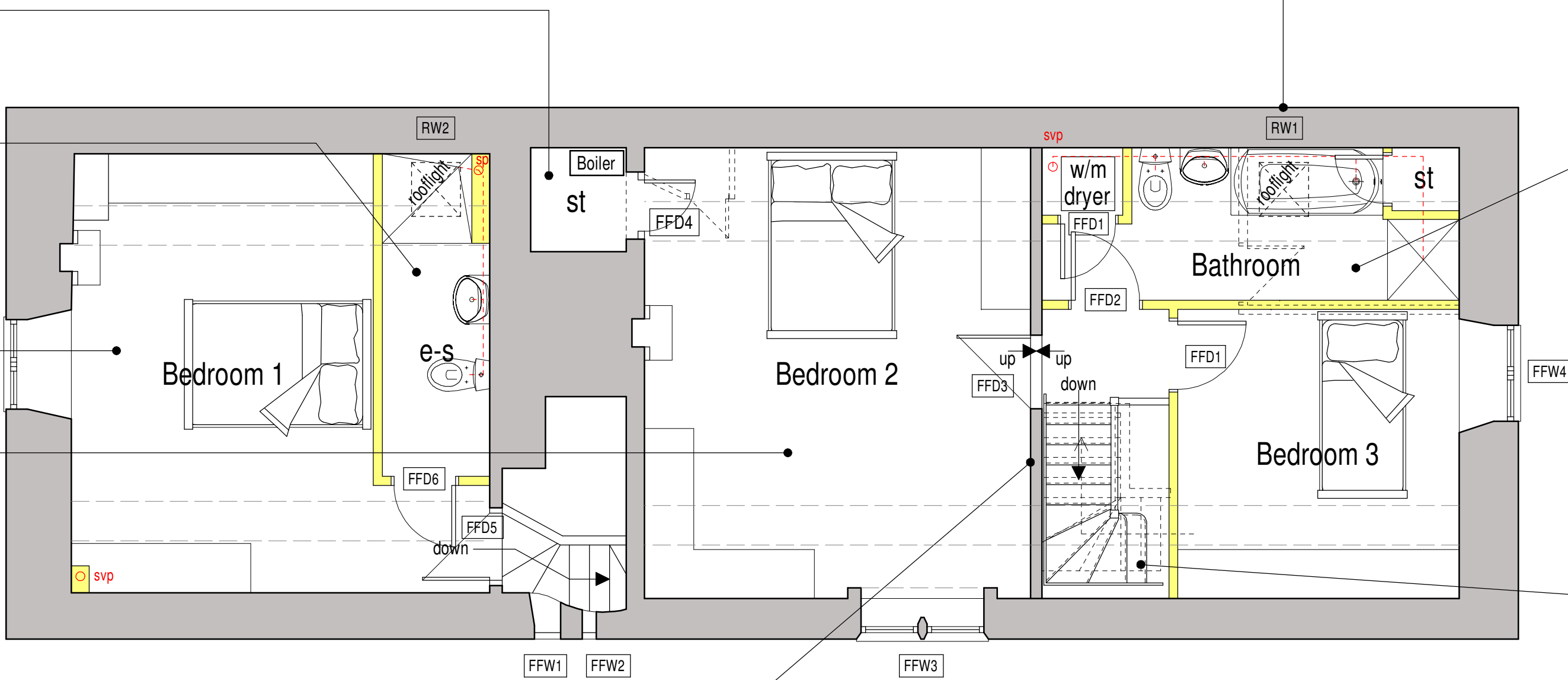
Cloakroom to be created in small room over cellar stairs. Sanitary fittings to be installed along with associated plumbing and drainage to suit. Mechanical extract ventilation is to be provided through cellar steps bulkhead into ventilated cellar.

LIVING ROOM

The existing floor level is to be raised by 40mm to remove step into entrance hall when renewing floor. This will enable a step to be removed into the kitchen. The existing door into kitchen is to be replaced and rehung to open into kitchen rather than over the step into the living room. A new boarded door to match the remaining doors is to be fitted to the frame into the entrance hall.

LIVING ROOM FIREPLACE

Existing fireplace is to be carefully cleaned, a new stone hearth installed and facing brick backing built independent of the structure, before a new stove is installed, all as shown on drawing 2024-2949-09. Cupboards either side of fireplace are to be maintained but shelves to left hand cupboard are to be replaced with new timber.



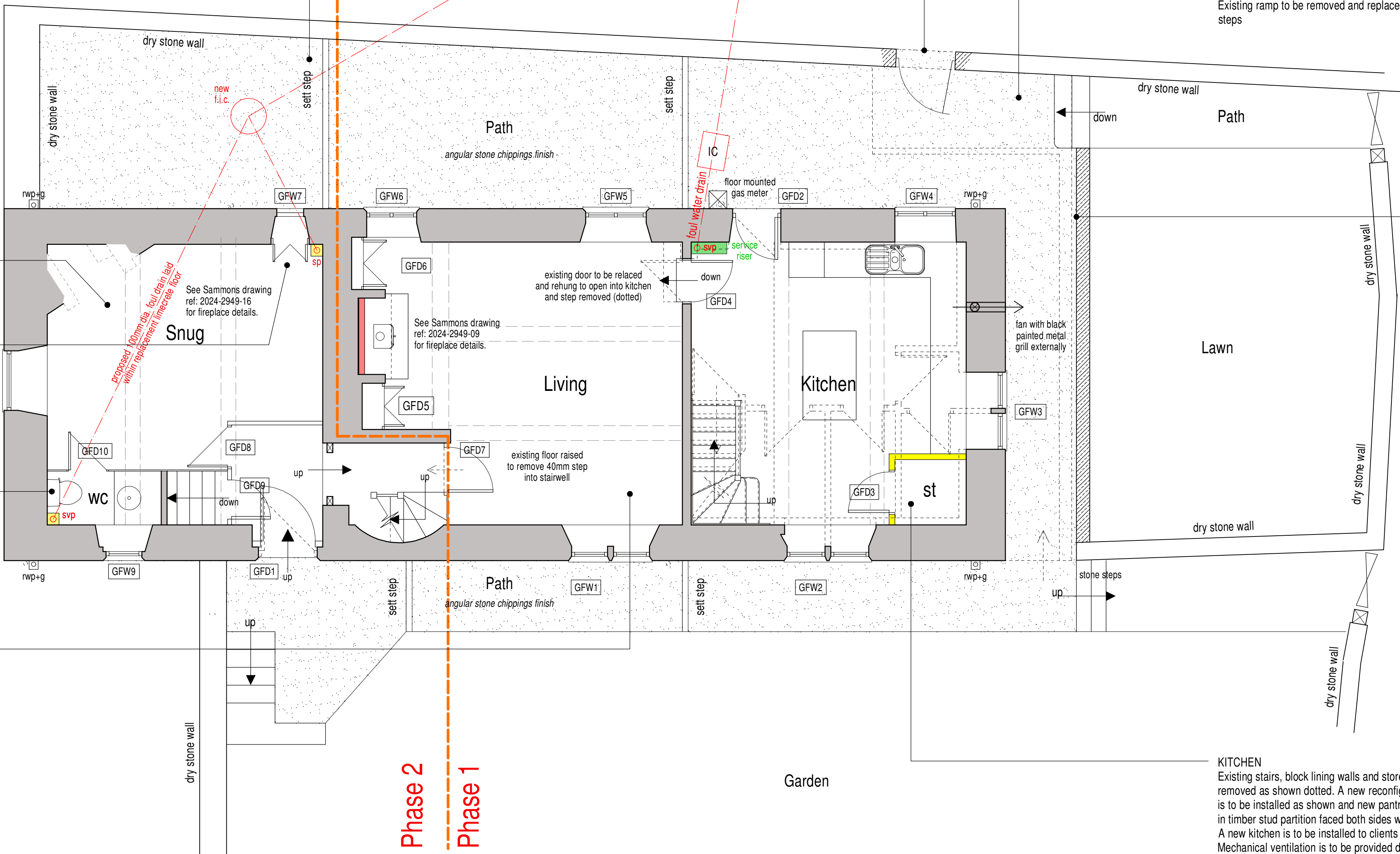
WATTLE AND DAUB WALL

Wall between Bedroom 2 and Bedroom 3 presents a damaged wattle and daub structure. Repairs shall be carried out as follows;
1. Carefully remove damaged daub.
2. Repair or reinforce underlying wattle framework as needed using hazel timbers to match.
3. Recycle original daub (if possible). New daub infills to be a mix of 2/3 layers of lime + hair to match surrounding daubing. Finish with an application of Lime Hemp plaster to match the proposed treatment of the exterior walls.

FRONT AND REAR PATHS

Existing ground levels are to be lowered below the dwelling floor levels. The ground is to be tiered to match the stepped house floor levels with step created with stone setts. Surface finish to be angular chippings.

First Floor Plan



Phase 2
Phase 1

Ground Floor Plan

ROOFLIGHTS

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.

BEDROOM 3 / BATHROOM

Bedroom and Bathroom including airing cupboard to be created in the Northern end of the first floor accommodation using timber stud partition faced both sides with wood fibre board and wet plaster finish. Timber boarded doors and frames are to be incorporated to match existing in positions indicated. Existing floor boards are to be overlaid with 9mm plywood to provide a level surface for sanitary fittings to be installed along with associated plumbing and drainage to suit. Ventilation to be provided with fan extracting through tile vent in roof covering.

TIMBER FIRST FLOOR

End bearings to spine beams to be repaired in-situ to improve structural stability. Detail to be confirmed by structural engineer. The existing timber first floor is generally to be maintained with the exception of the existing pine floor joists in bathroom + landing which are to be carefully removed and replaced with oak joists to match original joists in bedroom 3. A single damaged floor joist to bedroom 2 is to be replaced with matching oak joist section. Please refer to Sammons drawing ref: 2024-2949-11 for further details.

STAIRCASE

Existing staircase to be removed and replaced with a new reconfigured oak staircase complete with handrail and spindel balustrade. Existing floor to be adapted to suit new stair configuration with any new joists formed in oak to match the existing original joists.

ATTIC

The existing attic spaces are to be generally maintained, with floor boards repaired/replaced like for like as is found necessary. Insulation is to be laid over floor boards.

FIELD GATE

New pedestrian gate is to be formed in dry stone wall to provide access to the field. Stone wall is to be redressed around new opening and a new black painted estate fence style gate installed. Refer to Sammons drawing ref: 2024-2949-11 (always refer to latest amended version).

RAMPED ENTRANCE

Existing ramp to be removed and replaced with natural stone steps

Lawn

KITCHEN

Existing stairs, block lining walls and store rooms are all to be removed as shown dotted. A new reconfigured oak staircase is to be installed as shown and new pantry cupboard formed in timber stud partition faced both sides with plasterboard. A new kitchen is to be installed to clients choice. Mechanical ventilation is to be provided ducted through gable wall and terminated on outer face with black painted decorative grill.

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.

SERVICES

Existing water supply in kitchen is to be retained. Electric supply is to be retained but property is to be rewired throughout. A new gas supply is to be provided to the property, with a new external floor mounted gas meter housing provided where indicated. TV aerial is to be sited within the loftspace. It is not intended to install a fixed land line to the property. A service duct is to be installed where shown shaded in green in corner of kitchen which will enable services to link between ground and first floors and shall house soil pipe and gas service pipework to new boiler.

GAS BOILER

New gas boiler to be installed in store which incorporates a vertical flue through roofslope to a height agreed with Building Inspector. External section of flue to be painted black. Boiler to support underfloor heating at ground floor and radiators at first floor.

RAINWATER / SOIL PIPES

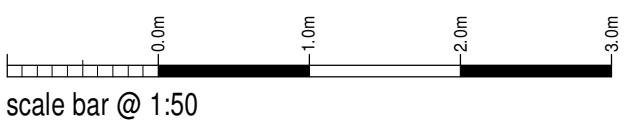
Existing externally fitted rainwater goods, soil and waste pipes are to be carefully removed. New black painted cast iron rainwater fittings are to be installed where indicated, with half round gutters and circular downpipes utilised. New internal soil/waste pipes are to be installed to replace exposed pipework removed which are all to be boxed in.

DRAINS

The property is served by a public foul sewer sited in the access to the north of the property. The existing external soil pipe is to be removed and 3 no. new internal soil pipes installed to serve the new bathroom, ensuite and wc. The new soil pipes are to be connected into existing foul drains on site with new 100mm diameter drains, laid to fall including new foul inspection chambers as indicated. Rainwater from the property is to discharge into suitably designed soakaways in the adjacent field.

GABLE PATH

New drystone retaining wall to be formed to replace blockwork garden wall. See detail. Existing ground levels to the immediate perimeter of the building are to be lowered below building floor levels.



Mr & Mrs Wilbraham

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

Planning Proposal Floor Plans

Date	Sheet	Scale
October 2025	A1	1:50
Dwg No.	Rev.	Drawn
2024-2949-10	G	RG
A - 20/10/2025 - PLAN UPDATED FOLLOWING CLIENT FEEDBACK		
B - 20/10/2025 - PLAN UPDATED FOLLOWING CLIENT FEEDBACK, DRAWING REFS ADDED		
C - 10/11/2025 - RETAINING WALL NOTE MERGED		
D - 18/12/2025 - FORMER PARLOUR (SNUG) FIREPLACE AMENDED		
E - 19/01/2026 - OVAL WINDOW IN SNUG ANNOTATED		
F - 28/01/2026 - EXTENDED CURTILAGE PROPOSALS REMOVED		
G - 09/02/2026 - FIELD GATE SHOWN		



10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsld.co.uk
Web: www.sammonsld.co.uk

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