

Form a new window opening (dormer)
Provide a new painted timber window with slim double glazed units

Remove the existing later roof windows (4 no.) and make good the openings as necessary using matching slate
Form a new roof window opening
Fit a new conservation roof window

Remove the windows and all associated lintels etc
Form the new window / door opening to include new lintels, reveals, cills etc
Provide new aluminium bi-fold doors with double glazed units including fixed sidelights and windows over

Provide vertical timber cladding with shadow line joints on battens / counterbattens and roofing membrane

Dry line the existing external walls

Remove the existing later roof windows and adapt the openings as necessary
Fit a new conservation roof windows

Remove the remaining 1950's stud partitions and linings throughout

Form a new roof window opening
Fit a new conservation roof window

Form casing to the existing steel support columns

Remove the later steps and provide new timber steps

Existing floor structure to be retained
Finish with new tongue and grooved Oak floor boards
Form a new plaster lath ceiling between the historic beam and west gable below

New internal partitions to be structural studwork (under the direction of a Structural Engineer)
Finish either side using lath and plaster

Install new first floor joists to replace already removed rotten ones
Joist to be set to align with the new finished floor level of Bedroom 4
Finish with new tongue and grooved Oak floor boards
Form a new plaster lath ceiling between to the corridor below

Remove the later porch roof covering and structure and make good as necessary

Remove the remaining 1950's stud partitions and linings throughout

Reinstate the window reveal following the removal of the modern partition

1960's RANGE

FIRST FLOOR
Retain the existing elements of first floor structure
Provide new tongue and grooved Oak floor boards throughout

EXTERNAL WALLS (INTERNAL SURFACES)
Make good the wall surfaces following the removal of the internal partitions
Provide timber/metal stud dry lining with insulation and finish with plasterboard and skim

EXTERNAL WALLS (EXTERNAL SURFACES)
Make good the wall surfaces following the adaptation / formation of the openings
Provide vertical timber cladding with shadow line joints on battens / counterbattens and roofing membrane

INTERNAL WALLS
New internal walls are to be (structural) timber studwork finished either side with plasterboard and skim

CEILINGS
Form new plasterboard and skim throughout

INTERNAL JOINERY
Fit painted timber door linings, architraves and skirtings throughout
Fit new Oak planked and ledged internal doors throughout

WINDOWS & DOORS
Remove the existing windows and doors and dispose of
New windows to be painted timber with slim double glazed units
New Bi-Fold doors to be powder coated aluminium with double glazed units

ROOF WINDOWS
Conservation Roof windows from the Metal Rooflight Company Type CR-03-2
Structural Size L = 1028 W = 565

Remaining lime plaster to north and east walls to be conserved and repaired following the removal of overskim / studwork

Fit a new Oak staircase

Lay tongue and grooved oak floor boards over the existing timber floor structure (forming the ceiling from below)
Lay good quality sound deadening quilt / mat (min 20mm) and finish with new tongue and grooved floor boards

Install new first floor joists to replace already removed rotten ones
Joist to be set to align with the new finished floor level of Bedroom 4
Finish with new tongue and grooved Oak floor boards
Form a new plaster lath ceiling between to the hall below

Fit a second hand cast iron fire surround in the existing opening

ORIGINAL FARM HOUSE

FIRST FLOOR
Retain the existing elements of first floor structure and provide new floor joists in the areas identified
Provide new tongue and grooved Oak floor boards throughout

INTERNAL WALL SURFACES
Internal wall surfaces are to be repointed in non-hydraulic lime mixes

INTERNAL WALLS
New internal walls are to be (structural) timber studwork finished either side with lath and plaster

CEILINGS
Form new lath and plaster ceilings throughout

INTERNAL JOINERY
Fit painted timber door linings, architraves and skirtings throughout
Fit new Oak planked and ledged internal doors throughout

WINDOWS
Retain the existing windows, remove the double glazed units and replace with 'slim' double glazed units and paint

ROOF WINDOWS
Conservation Roof windows from the Metal Rooflight Company Type CR-03-2
Structural Size L = 1028 W = 565

Planning and LBC
Application 22.03.2021

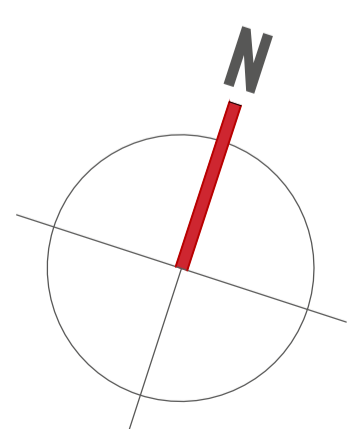
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ELFORD FARMHOUSE
DALWOOD
DEVON
For John Cobley Esq
SCHEME DESIGN
FIRST FLOOR PLAN

SCALE 1:50 @ A1
DATE November 2020
DRAWN C.M.Read

19/004/ SK21



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