

**NEW EXTENSION**

**GROUND FLOORS**

Excavate to reduced levels as necessary and lay a new concrete floor / block and beam floor  
Plant room floor to be tamped concrete finish, kitchen floor include insulation and sand/cement screed with stone tiles throughout

**RETAINING WALL**

Retaining walls to the Plant Room to be in strict accordance with the Structural Engineers details, finished internally with blockwork and externally with matching stone

**EXTERNAL WALLS**

Cavity wall construction with partial fill cavity insulation, finished with plaster internally and externally with matching stone

**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

Extent of Plant room below

Later extensions to be completely removed  
Construct a new extension on a slightly reduced footprint

Adapt the existing door opening  
Reform the steps when re-casting the new floor

Remove the existing internal partitions

Remove the existing door, windows and all associated lintels etc  
Form the new window and door openings to include new lintels, reveals, cills etc  
Provide new painted timber windows and aluminium bi-fold doors

Remove the existing lean-to porch structure

Dry line the existing external walls

Remove the existing retaining wall, excavate out the ground levels and construct a new retaining wall forming a new terrace

Form a new door opening  
Provide a new timber door

Construct new internal partitions

Form a new cupboard around the existing steel support columns

Remove the existing window  
Reduce the lintel and cill height  
Provide a new painted timber window with slim doubled glazed units

**1960's RANGE**

**GROUND FLOOR**

Remove the existing floor coverings and dispose of  
Lift the concrete floor and dispose of  
Excavate to reduced levels as necessary and lay a new concrete floor to include insulation and sand/cement screed  
Floor level marked ## to be lowered  
Lay new stone tiles 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

**INTERNAL WALLS**

Remove all of the existing internal walls  
Construct new internal walls

**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  
New rear door to be painted timber half glazed with slim double glazed units

Reopen former through-passage doorway, reforming the reveals as necessary

Partially brick up the later doorway, retaining the door to form a cupboard

Fit a new Oak staircase

Fit a new Oak beam to form stairwell

Form a new plaster lath ceiling to the stairhall

Reinstate half timbered partitions using Oak studs and knapped stonework salvaged from original partitions  
Knapped faces and Oak to be exposed on Dining Hall side and Passage / Stairhall sides to be lime plastered

Provide structural justification of new Oak posts either end of beams with a view to retaining - RETROSPECTIVE  
Improve detailing of post and junction with historic beams over

**ORIGINAL FARM HOUSE**

**GROUND FLOOR**

Lift the remaining flag stones and set aside for re-use, having first recorded and numbered each stone and location  
Lift the remaining areas of concrete floor and dispose of  
Excavate to reduced levels as necessary and lay a new limecrete sub-floor  
Floor levels marked # to finish as existing  
Floor level marked ## to be lowered  
Relay the existing flag stones in their original locations, making up any shortfall with additional second hand flags to match in size colour and texture

**INTERNAL WALL SURFACES**

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

**CEILINGS**

Form new plaster lath ceilings in the areas identified

**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

Planning and LBC  
Application 22.03.2021

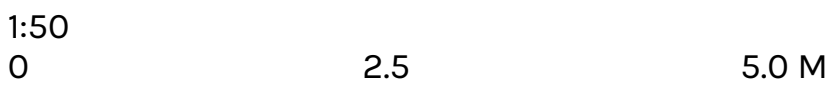
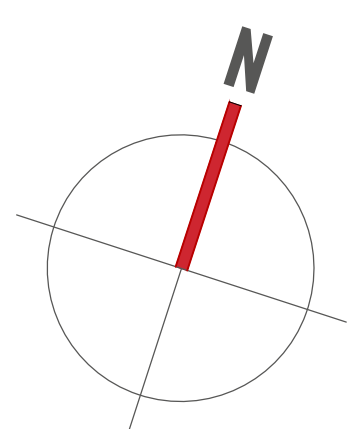
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ELFORD FARMHOUSE  
DALWOOD  
DEVON  
For John Cobley Esq  
SCHEME DESIGN  
GROUND FLOOR PLAN

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

19/004/ SK20



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