
SCHEDULE OF WORKS

Alterations to dwellinghouse at Easter Drumatherty Farm, Spittalfield, Perth, PH1 4LE

Easter Drumatherty is an attractive C Listed former farmhouse, believed to date from about 1830. It is characterised by its deep red sandstone walls, its timber fascias and overhanging eaves. The property has been modernised over the years, most recently with an oak stair, doors, skirtings and facings in the hall as well as some double glazed timber sash and case windows.

The current proposal's are for, in the most part internal alteration. An opening is proposed at Ground Floor to connect the existing kitchen and formal dining room providing one open plan kitchen diner space, the removal of the internal solid wall will be sympathetic to the internal features of the dwelling including skirtings and covings etc. as well as great care being taken with the walls, floor and ceilings following the removal of the wall, maintaining the integrity of the dwelling. Steelwork will be installed at high level to support the wall above. Consideration will be taken whilst propping the wall during construction to prevent any disturbance to the existing building fabric.

Other minimal ground floor alterations include forming a new opening, between the Utility and Bedroom 5, creating a W.C/En-Suite to the newly titled Bedroom 3. The new door will match the oak doors, frames and architraves that are used throughout the dwelling. A door between the existing Utility and storage area is to be relocated on the same wall, this in turn will allow a better use for the storage area whilst also maintaining access to the W.C. Care will be taken with all works, making good the walls and floors disturbed in the process and new features will replicate the existing.

The client wishes to reduce the 5 bedrooms to 4 whilst providing each with an en-suite. This requires the need to form a new dormer that will be in keeping and reflect the existing. As the proposed new dormer is to the rear of the property, no visual change will appear from the roadside. As the construction of the dormer replicates the existing, it is proposed to use reclaimed slate that will be carefully removed from the existing roof during the works and stored safely on site. Internally, is proposed to remove the existing stud wall and external wall to allow for the construction of the new dormer, making good where necessary this will be a timber construction in keeping with the existing dormer to the front of the property.

Proposed first floor alterations include forming a small opening through the solid wall between the existing Bedroom 2 and 3, which is proposed to become the new En-Suite for Bedroom 2. Blocking up the existing opening for the Bedroom is also necessary. Once again, consideration will be taken to the features and all works will match that used throughout the existing dwelling. The removal of the door to Bedroom 4 is also included in the proposals.

If successful, whilst carrying out the proposals, the client wishes to also preform a general upgrade and repair to eaves, fascia, verges and rainwater goods. All to be in keeping with existing (i.e like for like timber and cast iron replacements).

We trust the above provides the necessary confirmation for the Local Authority to complete their assessment and approve the minimal internal proposals.