



First Floor:

F1. First floor landing:

Flooring: Carpet to be removed and replaced by new on staircase and landing.

Walls: Strip existing wall paper, make good substrate and re-line with new decorative paper.

Joinery: Skirting, architraves, picture rail and feature window / cill to be renovated.

All visible heating pipe work to be removed with making good to elements as required.

F2. Bedroom 4:

Flooring: Carpet to be removed and replaced.

Walls: Strip existing wall / lining paper, make good substrate and re lining with new paper for decoration.

Ceiling: Remove anaglypta paper, make good substrate and re lining with new paper as specification.

Joinery: Skirting, architraves, picture rail and window to be renovated.

All visible pipe work to be removed with making good to elements as required.

F3. Master Bedroom:



Flooring: Carpet to be removed and replaced.

Walls: Strip existing wall / lining paper, make good substrate and re lining with new paper to be decorated.

Ceiling: Remove paper, make good substrate and re line with new paper to be decorated.

Joinery: Skirting, architraves and picture rail to be renovated.

Existing modern window seat to be removed with making good to original walls and joinery as required.

New works: Construction of new stud partition behind bed as marked on the drawing – joinery to match existing.

Remove and replace modern cabinetry with new in a traditional style.

Remove and replace modern picture rail to South walls and replace with new to match original.

F4. Master Dress:

Flooring: Carpet to be removed and replaced.

Walls: Strip existing wall / lining paper, make good substrate and re line with new paper to be decorated.

Joinery: Skirting, architraves, picture rail and cornice to be renovated.

Remove and replace modern cabinetry with new in a traditional style.



F5. Master En-suite:

Floor: Remove and replace existing modern tiles.

Walls: Strip walls and re-line for decoration. Remove tiles and replace to suit layout.

Joinery: Skirting, architraves, picture rail and cornice to be renovated.

Remove and replace modern cabinetry with new in a traditional style.

Fixtures / fittings: Remove and replace modern sanitaryware with new.

F6. Bedroom 2:

Flooring: Carpet to be removed and replaced.

Walls: Strip walls and re-line for decoration.

Joinery: Skirting, architraves, picture rail and cornice to be renovated.

En-suite (modern construction): Infill modern studwork archway with new doorway.

Remove and replace modern sanitaryware with new.

F7. Bedroom 3:



Flooring: Carpet to be removed and replaced.

Walls: Strip walls and re-line for decoration.

Joinery: Skirting, architraves, picture rail and cornice to be renovated.

En-suite (modern construction): Remove and replace modern sanitaryware with new.

F8. Family Bathroom:

Flooring: Modern vinyl to be removed and replaced.

F9. Bedroom 5:

Flooring: Carpet to be removed and replaced.

F10. Bedroom 6:

Flooring: Carpet to be removed and replaced.

General:

New or replacement secondary glazing to windows as marked on the drawings.

A1. Second / Attic Floor



General renovation to all areas.

General:

New or replacement secondary glazing to windows as marked on the drawings.

Works to existing outbuilding (comprising a stable block / workshop and annexe)

The existing outbuilding (Stable / Annexe and Workshop / Store) have a combined floor area of 212m².

The building has a 'U' shaped plan form and consists of a 19th century stable block at the core built with greensand stone and brick dressings with a slate roof over and modern extensions to both flanks built with close matching materials with a two storey annexe to the south and workshop / store to the North.

Works to this building include reconfiguration of the workshop / store to create a smaller workshop / store for garden equipment and a gym / studio which include a small oak framed / glazed lean-to extension (new floor area of 6.75m²).

This portion of the outbuilding is of mostly modern construction with aggregate blockwork to internal walls and stone / bricks dressings externally to close match the earlier stable.



New pool building

Construction of a new small single storey timber framed building sat on a low level brick plinth which replaces a smaller single storey timber structure which serves as the current pool store. The purpose of the new building is to provide adequate pool facilities in the form of a change / shower area / WC and storage for pool furniture. The building has a traditional appearance with painted timber feather edge boarding over a low level orange / red brick plinth in flemish bond with a cedar shingle roof over. Windows and French doors will have an ovolo moulded profile and be painted to match the cladding. The setting of the new building is to the East of the pool running parallel with Cheesecombe Farm Lane. The current structure sits to the North of the pool. The new pool building has a gross internal floor area of 23m² and replaces an existing structure which has a footprint of 11m².

6. Setting and impact

The proposals which are relatively low scale and have been considered in accordance with current policies local and national planning policies. Hawkley Place is a large residential dwelling set within its own substantial gardens - proposals serve to enhance and preserve the integrity of this Grade II Listed Building.



7. Environment and sustainability

Where feasible it is intended to use sustainable materials and employ environmentally friendly building methods.

8. Access

Existing pedestrian and vehicular access are intended to remain unchanged.

9. Conclusion

It is our belief that proposals to the main dwelling will have minimal impact on and respect the integrity of this Grade II Listed Building whilst creating a modern family home. Works to the outbuilding are low scale and in-keeping with the agrarian character of this building. The new pool building is small scale and has a traditional character which will sit comfortably in the setting of the host Listed Building.



Our client's are keen to preserve and invest in the integrity of this dwelling and view the property as a long term residence. It is our understanding that the renovation and associated extensions and alterations meet the requirements of Local Plan Policies, and advice given in Supplementary Planning Guidance for the historic environment.



Site photographs



Fig. 1 – East facing elevation from main driveway



Fig. 2 – View looking North East towards property



Fig. 3 – West Facing Elevation



Fig. 4 – View looking East towards North West corner of property



Fig. 5 – View looking South East towards North Facing Elevation



Fig. 6 – View looking South towards property from Driveway



Fig. 7 – View looking West towards outbuilding courtyard



Fig. 8 – View looking South from garden towards outbuilding