

The western extension is a later addition to main house, built circa 1900-1950 completely stripped out and 'renovated' 1960s/70s. We have carried out emergency repair works to the extension roof, removing an elder tree growing out of the roof.

Historic movement of the building along with surrounding trees and poor maintenance has caused gaping holes, water was flooding in through ceiling and had rotted the rafters, further compromising the structural integrity of the extension. With the guidance of our pre application conservation officer, and a listed building specialist surveyor and architect we are carrying out this work and reinstating all the original tiles including ones found in the outbuildings to replace all damaged and broken tiles, by using slim Actis insulation (#1) we are able to keep the depth/profile of the ceilings the same, but able to keep this part of the building efficiently warmer.

We have had to remove all dry rot and existing rotten roof timbers to prevent further spread moving forward, but as a last resort - we had planned on keeping all existing timber but as we made any movement it crumbled into a powder, having been attacked for decades by damp and dry rot. I have attached an example of this. (#2)

Consent for the above has been requested in a separate application #PP-11655955

Proposed demolition of one internal stone partition wall on first floor (#3) which is potentially negatively impacting the structural integrity of the building, prior movement and the fact it isn't coined into the stonework putting pressure on a downward lean already present. We would be replacing it with a much lighter stud wall allowing further space in the proposed rooms either side, and saving/using the stone elsewhere, repairing areas which have had stone removed and concrete added (in the 1970s) I do fully understand taking this wall out wouldn't be an ideal change to the fabric of the building and are due to have a structural engineer inspect it further in case we have to adapt our plans around it. There has been a historic opening, I assume to have been sealed in the 1970s, which would provide a doorway between the existing and new partitions. (#4)

Proposal to add a further stud wall on western extension first floor. (#5) no existing historic/original decorative features to be interfered with.

Proposal to create a larger family bathroom on the first floor landing by extending the existing stud work keeping as much of the large landing as possible, bathroom services already present behind the existing studwork on the landing. (#6) no existing historic/original decorative features to be interfered with, skirting boards can be left in situ, or relocated onto the new stud-work if necessary

Proposal to add a stud wall in first floor bedroom (north east corner) (#7) no existing historic/original decorative features to be interfered with, skirting can be left in situ.

A rotten timber and glass 1970s external door on the western extension will be replaced with a timber and glass door to match as closely as possible the existing doors present throughout the house. This will be fitted with a chub lock to provide extra security. (#8)

We will be having a woodburner fitted in the existing empty fireplace, relocating the original cast iron fire-back, ideally as a splash-back in the kitchen for the range cooker, keeping as much historical significance to it as we can. As far as I understand we do not need LBC for this but I thought it best to make it known, anyway. We will be reinstating the two others as open fireplaces with their current surrounds and inserts. (#9)

Crumbling plaster over an old stud wall has revealed an original doorway with existing lintel (#10) between the extension and the main property which we would like to reinstate. Thankfully, we have several original internal doors that were left in the outbuildings which we can reinstate into any new openings, which will retain the consistency throughout.

Proposal to remove and reinstate existing studwork on the ground floor of the western extension. (#11)

Removal of 1970s breeze block wall in eastern extension. (#12)

Only the removal of dangerous collapsing breeze block (1970s) partition wall in East side extension and 1970s stud work in ground floor wester extension have been carried out to date as they were both hazardous.

