



WOOFENDEN

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Proposed Extension to Glimsters Farm Linking into redundant stable block

This proposal is to convert the existing stable block which in its present state is damp and unusable into a living space before there is further deterioration. The desire is to link it to the original farmhouse to provide additional level access living space. The farmhouse is grade 2 listed and the stables are within its curtilage.

As owners of the farmhouse we would without question keep disruption to the fabric of the building to an absolute minimum and would prefer to not unnecessarily expose any structure. The preferred approach would be to consult with a qualified structural engineer and request a structural investigation report prior to commencing any planned works.

Any trial pits and exposure will be led by the engineer, hand dug and will be carried out by a bona fide contractor with conservation knowledge. There will be protection to the fabric of the building and surrounding area throughout to ensure no damage occurs.

Schedule Of Works

External Works

There will be minimal external works needed as the stable block is already sited in a cobbled courtyard which will be protected. The rear of the property is abutted by The River Kenn. The existing courtyard wall will remain and become part of the new link.

Walls & openings

The existing front elevation wall is constructed of modern breeze blocks and is of poor quality. It is to be removed and replaced with a new wall and new footings using finishes that will be sympathetic to the farmhouse and surrounding courtyard. The existing openings are stable doors and windows which will both be replicated.

The existing rear elevation is constructed of stone which will remain and will be repointed with lime mortar to preserve. Currently there are openings on the rear elevation which leave the structure open to the elements, here there will be new windows installed.

All external walls will be lined internally with studwork and insulated and lined to protect from damp.

The front elevation of the new link will be constructed the same as the stable conversion. The rear of the link will use glazing.

Internal non load bearing studwork walls will all be constructed with timber studwork.

Floors

The existing floors are concrete, this will be removed, and a new damp protected floor makeup will be installed allowing for a new floor finish including underfloor heating.

Roof

The existing roof is failed corrugated tin and timber structure. This will be removed and replaced with new materials. The existing stable roof is mono-pitch which would be replaced by a pitched roof which was the original pitch when first built. This will be supported on traditional A-frames with rigid insulation board installed to underside of roof slopes and plasterboard lining installed throughout.

The roof to the new link would be flat and insulated.