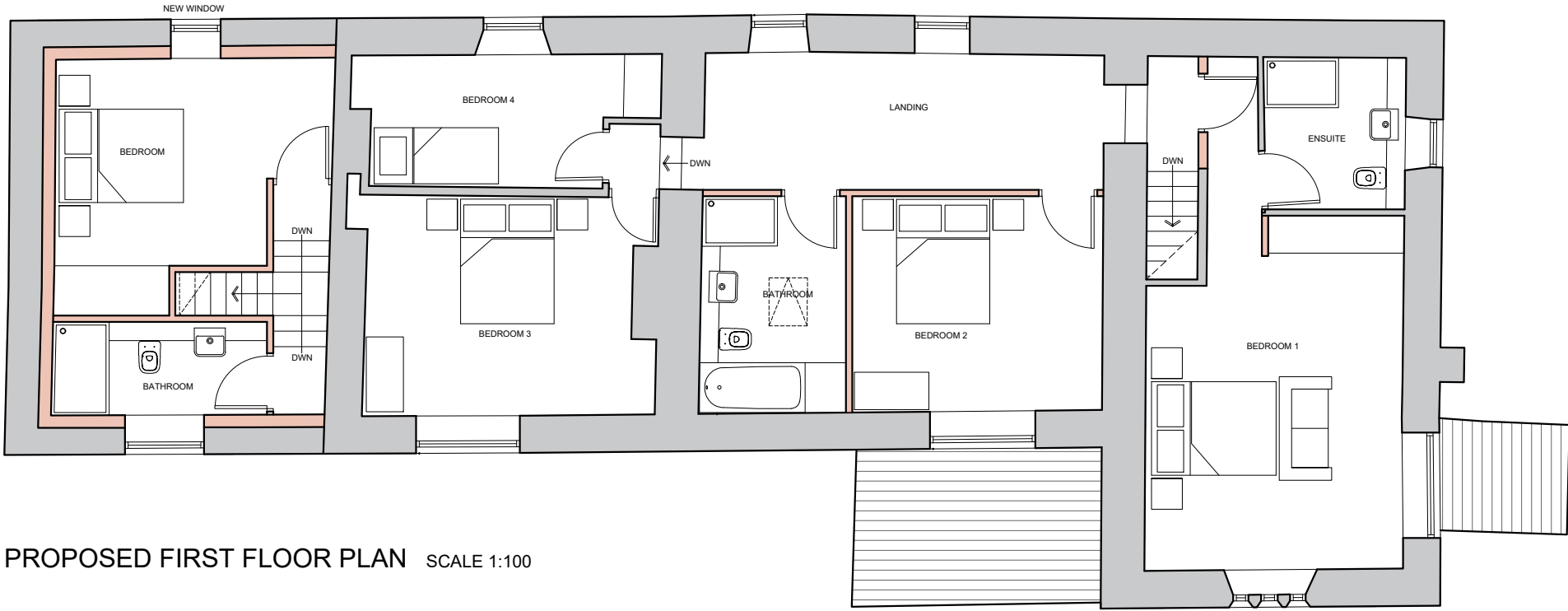


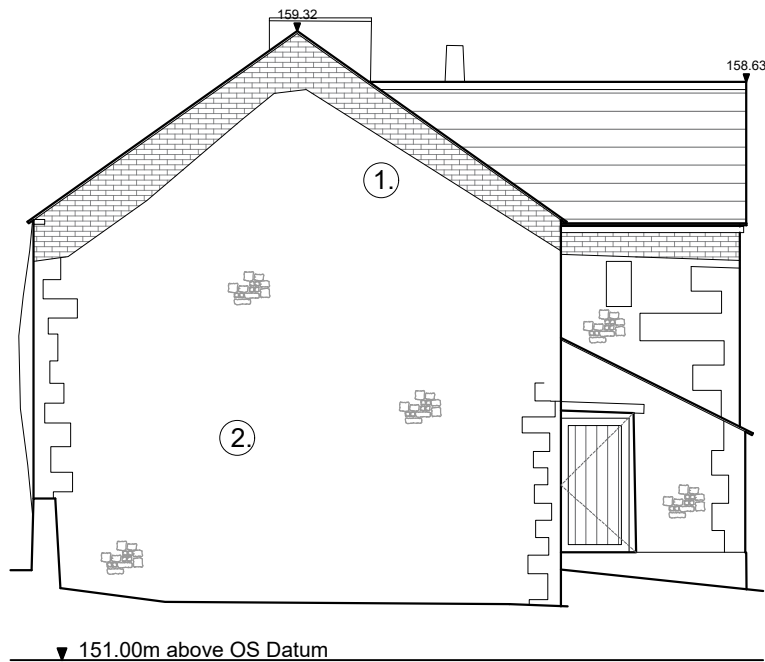
PROPOSED GROUND FLOOR PLAN SCALE 1:100



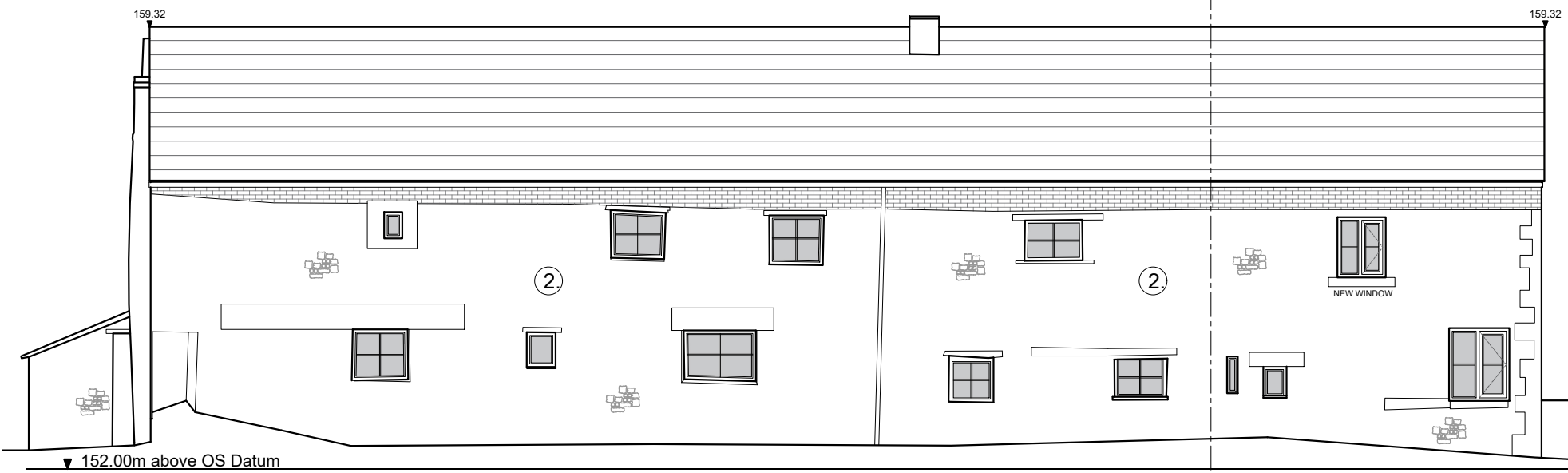
PROPOSED FIRST FLOOR PLAN SCALE 1:100



PROPOSED SOUTH FACING ELEVATION SCALE 1:100



PROPOSED WEST FACING ELEVATION SCALE 1:100



PROPOSED NORTH FACING ELEVATION SCALE 1:100



PROPOSED EAST FACING ELEVATION SCALE 1:100

SCHEDULE OF WORKS

Floors
Condition of snug floor structure to be assessed on removal of isolated floor boards and to be repaired if required.
All existing floor timbers and boards to be retained throughout, and repaired or treated as required.

Internal Walls
Existing paper linings to be carefully removed. If impermeable plaster is exposed, this is to be sensitively removed and replaced with lime plaster to improve moisture permeability. .

Ceilings
Sensitively remove existing ceiling tiles throughout, clean down and renew existing finishes as required.
If impermeable plaster is exposed, this is to be sensitively removed and replaced with lime plaster.

Joinery
All timber doors (and ironmongery), skirting boards, door frames and architraves to be retained, cleaned down and re-painted.

Windows
Existing windows to be cleaned down, repainted and repaired as required.
New windows to be timber casement windows to match existing with thin double glazed units. New units illustrated on proposed drawing.

Roof
Existing roof structure to be retained, repaired and strengthened to facilitate new rafters and slate roof covering. As this involves the upgrade of a thermal element, the structure will be insulated and a new breather membrane installed.

External Walls
Existing sections of cement render to be removed. All existing cement pointing it to be carefully raked out and repointed with lime mortar to improve moisture permeability.

Recommended remedial Works to Small Attached Store and Hayloft Building, as Structural Engineer's Comments.

- Minor vertical cracking to the external face of the West Gable wall (not thought to be very significant).
- The external walls to all three elevations, require full and comprehensive re-pointing, with lime mortar.
- There was no access to the existing Hayloft level, but it is assumed that the whole of the roof structure will be defective, due to the damage / absence of the roof coverings (asbestos cement sheeting). Therefore, allow for repairing and replacement if required.

This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor/client's risk.
Note: proposed drawing based on OS dwg information. All illustrated dimensions are approximate and all site dimensions are to be checked on site and subject to site survey.

B RS Amended drawing size, section added, schedule of works added. 09.12.2022

A RS Structural Engineer's recommendations for remedial works added. 31.10.2022

Client
The Woodfold Estate Partnership

Job Title
Proposed Development at
Lower Reaps Farm,
Whinney Lane,
Mellor

Drawing Title
Proposed Farmhouse
Floor Plans and Elevations

Scale
1:100 @ A2

Date
April 2022

Drawn
BWT

spa
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