

- 56 Loose or flaking limewash/ distemper to be carefully scraped back to sound surface and consolidated with weak lime slurry coat and limewash or clay paint finish.
- 57 New wall and ceiling plaster to have breathable clay paint or limewash finish.
- 58 New boiler and hot water storage cylinder to be installed in remodelled Utility Room. Pipework to radiators to be renewed or repaired and radiators to be reconditioned and/ or replaced with new TRV's as necessary.
- 59 Existing glazed screen and plinth wall between Hall and outshut to be carefully dismantled and replaced by new glazed screen comprising full-height oak posts on sole plate on stone plinth to structural engineer's design, all supporting existing head plate. Posts and sole plate to be direct glazed to receive full height, toughened, double glazed units. Existing door to be stripped and re-used in screen.
- 60 Existing staircase, newels, balustrade and moulded handrail to be carefully stripped and given natural light oil or beeswax and wire wool finish.
- 61 Cementitious mortar joints in random, un-coursed stone infill to original doorway at foot of staircase to be carefully raked out and repointed with coarse textured lime mortar (NHL 3.5 or similar) with brushed finish.
- 62 Oak studs lining staircase to be carefully stripped and given natural light oil or beeswax and wire wool finish. Infill panels to be repaired with lime plaster and finished with limewash or breathable clay paint.
- 63 Loose, added and/ or saturated lime or gypsum plaster to walls of existing Hall to be carefully removed and to be replaced/ patch repaired with haired lime plaster and Solo lime plaster skim. Loose or flaking limewash/ distemper to be carefully scraped back to sound surface and consolidated with weak lime slurry coat and limewash or clay paint finish. New wall and ceiling plaster to have breathable clay paint or limewash finish.
- 64 Modern quarry tiled floor finish to Hall to be carefully lifted. Trial holes to be excavated through existing Hall floor adjacent to existing internal and external walls for inspection by structural engineer. If conditions permit, subfloor to be reduced to accommodate new 100mm thick concrete floor slab on dpm, on sand blinding on well-consolidated stone base. Floor slab to be overlaid with insulation and fibre-reinforced screed containing low temperature hot water underfloor heating and finished with stone flag, porcelain or ceramic tiled finish.
- 65 Existing oak ledged and boarded doors to be carefully stripped, retained and re-used with natural light oil or beeswax and wire wool finish. Where existing doors unfit for re-use or no existing door available new oak ledged and boarded door to be manufactured and installed to match existing.
- 66 Exposed first floor beams, joists and exposed lintels to be carefully stripped and given natural light oil or beeswax and wire wool finish. Recessed ceiling panels to be repaired with lime plaster and finished with limewash or breathable clay paint.
- 67 Modern stone fire surround to be carefully removed. Existing cross wall to be carefully inspected. Loose or added lime plaster or inappropriate Gympum plaster to be removed and replaced by new haired lime backing plaster and Solo skim with limewash or breathable clay paint finish.
- 68 New fire surround and hearth to be installed to accommodate new woodburning stove.
- 69 Wallpaper with emulsion paint finish to be carefully removed from lime and gypsum plaster backing with limewash and blue distemper finish. Loose, added or saturated lime plaster and inappropriate Gympum plaster to be carefully removed and replaced by new haired lime backing plaster and Solo skim with limewash or breathable clay paint finish.
- 70 Fitted carpet to be carefully lifted. Trial holes to be excavated through existing floor adjacent to existing internal and external walls for inspection by structural engineer. If conditions permit, subfloor to be reduced to accommodate new 100mm thick concrete floor slab on dpm, on sand blinding on well-consolidated stone base. Floor slab to be overlaid with insulation and fibre-reinforced screed and finished with new carpet on underlay finish.
- 71 Steps down into Dining Room to be carefully removed and replaced as part of new floor build up.
- 72 Stud face to existing cross wall to be carefully inspected and/ or removed. Loose or added lime plaster or inappropriate Gympum plaster behind to be removed and replaced by new haired lime backing plaster and Solo skim with limewash or breathable clay paint finish.
- 73 Electric storage heaters to be removed and replaced by new radiators off extended central heating system.
- 74 Exposed purlins to be carefully stripped and given natural light oil or beeswax and wire wool finish. Wallpaper finish to ceilings to be carefully removed. Lath and plaster or plasterboard backing to flat and sloping planes of ceiling to be repaired as necessary, patch plastered with haired lime plaster and Solo skim and then finished with limewash or breathable clay paint.
- 75 Wallpaper finish to walls to be carefully removed. Saturated solid plaster, lath and plaster or plasterboard backing to be replaced or repaired as necessary, patch plastered with haired lime plaster and Solo skim and then finished with limewash or breathable clay paint.
- 76 Loose and added lime or gypsum plaster to walls of existing Landing to be carefully removed and replaced/ patch repaired with haired lime plaster and Solo lime plaster skim. Loose or flaking limewash/ distemper to be carefully scraped back to sound surface and consolidated with weak lime slurry coat and limewash or clay paint finish.
- 77 Fitted wardrobes to be carefully removed and wall and ceiling plaster and floor finishes to be made good.
- 78 Ledged and boarded door with white paint finish to be redecorated.
- 79 Wallpaper finish to walls and ceiling to be carefully removed. Loose and added lime or gypsum plaster to be carefully removed and replaced/ patch repaired with haired lime plaster and Solo lime plaster skim. Loose or flaking limewash/ distemper to be carefully scraped back to sound surface and consolidated with weak lime slurry coat and limewash or clay paint finish.
- 80 Window boards to receive light natural oil, wax and wire wool or paint finish.
- 81 Carpet floor finish to be carefully removed and replaced by new carpet and underlay on ply overboarding.
- 82 Existing sanitary fittings to be replaced.
- 83 New door opening to be formed in stud partition with new ledged, braced and boarded door to match Bedroom and Bathroom doors.
- 84 Wall tiles to Bathroom to be carefully removed. Wall plaster to be made good and walls and ceiling to be finished with haired lime plaster with porcelain or ceramic tiles and painted with breathable clay paint finish.
- 85 Existing laminate floor finish to be carefully removed and replaced with new laminate, porcelain or ceramic tile finish on ply overboarding. Tiled floor to have electric underfloor heating within adhesive tile bed.
- 86 Boiler and cylinder cupboard to be carefully removed and wall and ceiling plaster and floor finishes to be made good
- 87 Pine ledged, braced and boarded door to be carefully stripped and painted.
- 88 Sheet vinyl floor finish to be carefully removed and replaced with new laminate, porcelain or ceramic tile finish on ply overboarding. Tiled floor to have electric underfloor heating within adhesive tile bed.
- REV C. 04.07.18 - Conservation rooflights omitted
REV B. 20.03.18 - PDF drawing exported at A1
REV A. 16.03.16 - Note reading Do not scale drawing removed.
- Revisions
- Worthington Ashworth Jackson Walker
architects · designers · historic building consultants
- Little Padfield Farm, Glossop
- First floor plan
- PROPOSED
- | date | scale | drg no | rev |
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- 1 Pitched roof to main building, including cat-slide over outshut to rear and all lead flashings to be retained but inspected and locally repaired using matching materials and techniques if/ as necessary
- 2 No conservation rooflights to be installed into cat-slide over proposed Dining Room.
- 3 Glazed dormer structure to rear cat-slide to be dismantled and replaced by new timber framed dormer with Code 5 lead-covered cheeks, paint finish to exposed parts of frame and casement windows, Code 6 lead covered flat roof with timber cored roll joints and cast aluminium ogee profile gutter with black powder coat finish.
- 4 Existing rainwater pipe running on top of stone slates from dormer to eaves gutter to be removed.
- 5 Existing boiler flue penetrating front (west facing) slope of main roof to be removed and stone slate roof finish made good as necessary.
- 6 Shelter coat of (possibly cementitious) render to south face of gable stack to be inspected and removed if at all possible without damaging face of stone.
- 7 Cementitious mortar joints to stonework of both chimney stacks, including projecting slate weatherings, corbelled sandstone string courses and sandstone flag copings, to be raked out and re-pointed with coarse mix lime mortar (NHL 5 or similar) with brushed finish.
- 8 Terracotta pots to be removed and re-bedded in coarse mix lime mortar faunching (NHL 5 or similar).
- 9 Black polyester powder coated aluminium ogee profiled gutters to front and rear elevations to be inspected and retained or replaced on like for like basis if/ as necessary.
- 10 Circular section cast iron and powder coated aluminium downpipes to be inspected and retained or replaced with (black) powder coated cast aluminium downpipes to match if/ as necessary.
- 11 Black upvc soil, vent and waste pipework to front elevation to be carefully removed and re-routed internally. Stonework to be made good as necessary.
- 12 Existing climbing plants to be carefully cut back to allow all cementitious mortar joints to external walls to be raked out, taking care to avoid damaging stone, and re-pointed with coarse mix lime mortar (NHL 3.5 or similar) with brushed finish.
- 13 All existing window or door openings to be retained with lintels and/ or cills or sills as above.
- 14 New opening to be formed for French windows in south wall of outshut. Opening to have flush stone lintel and threshold with jambs dressed and rebuilt all to match existing door openings elsewhere.
- 15 Stone cill and masonry beneath large Living Room window overlooking rear garden to be carefully removed and opening extended down to ground level to accommodate new French windows. Modified opening to have stone threshold with jambs dressed and rebuilt to match existing door openings elsewhere.
- 16 Gas meter chamber, gas pipe, exposed black upvc electrical duct and redundant security alarm box to front elevation all to be carefully removed and stonework to be made good as necessary. Services to be re-routed below ground.
- 17 AGA flue through east wall of outshut to be carefully removed and stonework to be repaired and re-pointed with lime mortar as necessary.
- 18 Remains of redundant asbestos cement flue adjacent to Utility Room entrance to be carefully removed by approved contractor and stonework to be repaired and re-pointed with lime mortar as necessary.
- 19 New boiler to be situated in Utility Room. Flue to be taken out through wall or cat-slide roof and finished with weather slate if/ as necessary.
- 20 All existing windows, including 2 No. curved bow windows to the front and 1 No. bow window to the rear, to be carefully removed and replaced with new painted timber windows (hardwood or Accoya) with fixed and opening casements separated by integral mullions all designed to replicate character and proportions of windows shown in historic photograph in accompanying Heritage Statement. Glazing bars to be consistently spaced to replicate proportions and character of originals but to accommodate thin double glazed units with distressed outer pane.
- 21 Glazed dormer structure to rear roof to be dismantled and replaced by new dormer with painted timber frame and casements as above.
- 22 Oak vertically boarded and battened door to main entrance to be retained but carefully stripped and re-stained dark matt brown. Strap hinges and ironmongery to be stripped and re-painted black.
- 23 Quarry tiled step at main entrance to be carefully stripped and replaced by new stone threshold.
- 24 Pair of semi-glazed doors at entrance to garage to be retained but stripped, repaired and redecorated as necessary. Strap hinges and other ironmongery to be stripped and re-painted black. Pintles to be replaced by extended versions to allow doors to open through 160 degrees.
- 25 New pair of double glazed timber framed doors to be installed just inside the outer garage doors. Outer face of new doors to have dark paint or stain finish.
- 26 Boarded stable door to Utility Room to be retained but carefully stripped and redecorated as necessary.
- 27 New painted timber French windows (hardwood or Accoya) to have glazing bars consistently spaced to replicate proportions and character of originals but to accommodate thin double glazed units with distressed outer panes.
- 28 All boundaries to remain as existing.
- 29 Vehicular access to the site and the front courtyard (with loose gravel finish bounded by planting beds with raised sandstone edgings) to remain as existing. But gravel to be swept to one side, external levels to be locally reduced by 100-150mm in front of garage doors and gravel re-laid on compacted stone base.
- 30 Flagged path to main entrance and stepped terrace to south west corner of building to be retained but cementitious mortar joints to be raked out and re-pointed with coarse mix lime mortar (NHL 5 or similar) with brushed finish.
- 31 Stepped terrace and steps to rear to be largely retained but cementitious mortar joints to be raked out and re-pointed with coarse mix lime mortar (NHL 5 or similar) with brushed finish.
- 32 Area of paving to east of Living Room to be carefully lifted, levels reduced by c 300mm (to below internal finished floor level) and porous land drain installed beneath prior to re-paving with random sandstone flags. Land drain to discharge into gravel filled soakaway.
- 33 New stepped terrace to be built at south end of outshut with supporting walls of random coursed, roughly dressed sandstone, coarse lime mortar and brushed joints and with stone flagged finish to the terrace and steps, all to match the existing elsewhere.
- 34 Stone paved steps leading up from terrace to lawn at higher level to be retained.
- 35 2 No. PIR activated halogen floodlights fixed to front (west facing) elevation to be removed and replaced by PIR activated LED fittings fixed to wall immediately beneath gutter.
- 36 Single lantern on wall bracket above front door to be refurbished and retained.
- 37 1 No. PIR activated halogen floodlight fixed to rear elevation to be removed and replaced by PIR activated LED fitting fixed to wall immediately beneath gutter.
- 38 Single lantern on corner bracket at north east corner of outshut to rear of main building to be refurbished and retained.
- 39 Trial section of in-situ concrete skirting to base of existing Garage walls to be carefully opened up for inspection and assessment by structural engineer prior to full removal.
- 40 Trial holes to be excavated through in-situ concrete floor slab to Garage adjacent to existing internal and external walls for inspection by structural engineer. If conditions permit, remainder of floor slab to be carefully removed and sub-base reduced to improve headroom in new Kitchen and to accommodate new 100mm thick concrete floor slab on dpm, on sand blinding on well-consolidated stone base. Floor slab to be overlaid with insulation and fibre-reinforced screed containing low temperature hot water underfloor heating and finished with stone flag, porcelain or ceramic tiled finish.
- 41 Existing random coursed stone walls to Garage to be inspected and assessed by structural engineer and to be carefully strengthened or repaired if/ as necessary. Flush lime mortar joints to be consolidated and retained wherever possible or replaced with matching materials and techniques.
- 42 Existing garage walls are extremely uneven. North, east and west walls to be dry lined using treated softwood studwork spanning floor to ceiling with breather membrane on outer surface, breathable insulation between studs on external walls, an internal plywood lining, breathable insulation, fibreboard and Solo lime plaster skim finish.
- 43 Rockwool acoustic insulation to be installed between existing first floor joists and ceiling to be underboarded with fibreboard with Solo lime plaster skim finish.
- 44 Previously infilled door opening to outshut be re-opened. New oak lintel and stone or tile threshold to be installed as necessary with jambs rebuilt or made good using coarse lime mortar to match existing openings elsewhere.
- 45 Loose or added lime plaster, cement render and gypsum plaster to be carefully removed from south wall of new Kitchen and to be replaced/ patch repaired with haired lime plaster and Solo lime plaster skim.
- 46 Loose or flaking limewash/ distemper to be carefully scraped back to sound surface and consolidated with weak lime slurry coat and limewash or clay paint finish. New wall and ceiling plaster to have breathable clay paint or limewash finish.
- 47 Mains cold water and electrical service entry points and meters to remain in south west corner of proposed Kitchen but to be housed in new full height cupboard or integrated into dry lining.
- 48 Beams to underside of first floor level to be stripped and exposed within new Kitchen.
- 49 Cupboards, worktops, white goods and tiled splashbacks to existing Kitchen and Utility Room to be carefully removed.
- 50 Flat plaster ceiling to outshut to be carefully opened up to allow inspection/ assessment of roof structure above. If possible, ceiling to be removed to expose underside of pitched roof.
- 51 Existing partitions to WC and wall separating Utility Room from existing Kitchen to be inspected and roof purlins temporarily supported to allow walls to be carefully dismantled.
- 52 Trial holes to be excavated through existing Kitchen and Utility Room floors adjacent to existing internal and external walls for inspection by structural engineer. If conditions permit, remainder of floor slabs to be carefully removed to accommodate new 100mm thick concrete floor slab on dpm, on sand blinding on well-consolidated stone base. Floor slab to be overlaid with insulation and fibre-reinforced screed containing low temperature hot water underfloor heating and finished with stone flag, porcelain or ceramic tiled finish.
- 53 New blockwork partitions to be constructed off new floor slab (slab to be thickened if/ where necessary) to re-support purlins. Walls to be finished with lime backing plaster and Solo lime plaster skim
- 54 Insulation to be inserted between rafters, leaving a ventilated air gap above, and underdrawn with insulation, fibreboard and Solo lime plaster skim finish.
- 55 Loose, added and/ or saturated cement render, lime or gypsum plaster to walls of existing Utility Room and Kitchen to be carefully removed and to be replaced/ patch repaired with haired lime plaster and Solo lime plaster skim.

