August 2023

Listed Building Application for proposed internal and external alterations at

Manor Farm House, Heddington

Schedule of Proposed Works

Ground Floor

Proposed Dining Room (existing study)

- ❑ Remove southern window and replace with external French doors, existing window lintel and opening width retained. Purpose made joinery. (see photo 1)
- ❑ Widen existing internal doorway to proposed family room, provide new lintel, and new pair of internal 6 panel softwood doors, lining and architrave. Details to match existing door to hallway (see photo 2).
- ❑ Open up former internal opening and create new doorway to Kitchen, widen width 300mm to west. Provide new lintel over, door lining and architrave all to match existing dining room door at front (see photo 3)
- ❑ Retain existing floor, wall and ceiling finishes

Kitchen

- ❑ Remove 2 No. contemporary western window frames (see photo 4), infill, adapt and form single doorway to western yard. Purpose made external door and frame proposed with stone lintel over
- ❑ Construct timber stud partition and plasterboard finish at existing step to form lobby at rear door. Skirtings to match existing
- ❑ Retain existing concrete floor, wall and ceiling finishes

Utility / WC

- ❑ Remove contemporary enclosures, construct new timber stud and plasterboard partitions. 4 panel softwood doors, lining and architrave proposed to match Kitchen / Hall door
- ❑ Construct new window ground floor on north elevation (see photos 5a and 5b), purpose made boxed sash window, details to match existing adjacent joinery in size and moulding
- ❑ Form hatch to cellar and board over existing cellar steps. Steps retained beneath closure

Existing sitting room proposed Drawing Room

- ❑ Open up former doorway to NW of room, form flush jib style door and lining (see photo 6)

1st Floor

Existing bedroom 4 (proposed ensuite (north east)

- ❑ Change existing bedroom 4 to Form Ensuite bathroom and adjacent walkin wardrobe/cupboard within existing partitions.
- ❑ Open up modern stud partition to form Ensuite doorway (see photo 7)
  Existing bedroom 4 (proposed ensuite (north east) continued
- ❑ Adapt attic stairwell and cupboards to form clothes storage. Existing attic stair retained and encapsulated / combined with new shelving

Bathroom (north west)

- ❑ Remove existing board and stud partition and fittings. Form new Bathroom
- ❑ Form and provide new external window on north elevation (see photo 8) to match new external window below serving Utility room at ground level

Landing

- ❑ Form new softwood ladder stair to attic. (see photo 9)
- ❑ Provide new panelled internal attic stair door, lining and architrave to match existing door serving bedroom 1
- ❑ Bedroom cupboard removed
- ❑ Form new landing storage cupboards from studwork and plasterboard

2nd Floor attic

- ❑ Form cupboard to north west at former stairwell, infill floor with boarding and joists (existing stair retained but not to be used)
- ❑ Form new ladder stair opening in attic floor
- ❑ Form 3 No. rooflight openings providing light (and access only for maintenance) to the central valley gutter (Metal Rooflight Company cast iron fittings)
- ❑ Re-hand existing door between play room and storage area

Distribution
Client
Dolman
C Watkins