



Listed Building Consent Application

Internal Works at

Corner Farm

Penley

•

Annotated Photographs



Front (South) Elevation



RTPI

mediation of space - making of place

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All room descriptions refer to the "Existing" floor plans and elevations.

1. Basement Level



Slate slab in small basement room



Limewashed walls and floor joists



Details of vertical crack through brick plinth (below the timber framed gable), the plinth has deflected, as detailed in the engineers report, and is proposed to be partially rebuilt down to where the wall is plumb. Please refer to schedule and specification provided by Oaq Ltd.

2. Ground Floor Level

Living Room



South wall of Living Room showing Buckley brick steps leading up to the Hall, timber staircase leading up to the rear bedroom to be retained and cupboard under the stairs to be retained. Painted beamed ceiling to be retained.



Chimney breast on north wall of Living Room, cast iron and enamel range to be replaced with modern range cooker within existing opening.



Four Buckley brick steps leading into Hall to be retained.

Kitchen & Store



Doorway between Kitchen and store showing two Buckley brick steps to be removed.



Kitchen, plastered walls and ceiling to be retained.



The Store. It is proposed to demolish the plastered brick and timber-framed partition wall on the left of the photograph, thereby restoring the balance and proportions of the Reception Room next door.

Hall



Large Inglenook chimney breast in the Hall with inset Victorian cast iron fireplace, which is proposed to be removed and re-set into the Reception Room chimney breast.



View east within the Hall showing relationship of the staircase to the inglenook fireplace, showing the two-paneled door leading into the smaller reception room, and the four paneled front door. Beamed and plastered ceiling to remain in-situ.



Detail of the turned stair.



Four paneled door leading into larger Reception Room from the Hall, showing 17th century timber framed internal partition wall which is to be left exposed.

Large Reception Room: Walls and ceilings to be replastered to restore the 19th century character, new suspended oak timber floor to be laid and cast iron fireplace inserted from the Hall.



Chimney breast and timber-framed and brick partition wall of the Store which divides the room proportions. The timber frame is nailed together and is built of re-used timbers, it is not a quality morticed and tenoned frame.



North east corner of Reception room showing the poor quality timber frame and brick partition of the Store on the left and the 17th century oak frame on the right. Note the spine beam which will be restored to a central position in relation to the chimney breast once the Store partition is removed. The ceiling plaster has been removed due to its collapse. It is proposed to replace the ceiling with a new lath and plaster ceiling concealing the small scantling floor joists which are not meant to be exposed and plastering around the central spine beam in order to restore the Victorian plastered character of this room complete with cast iron fireplace. The rotten suspended timber floor will be replaced with a new suspended timber floor and new oak boards.



Four panel door leading into the Hall.



Window in Reception Room

Small Reception Room: Walls to be replastered, exposed ceiling joists retained, new timber framed gable end will be exposed on the exterior and the new inner timber frame plasterboarded and insulated on the interior.



View east towards the timber framed gable end wall.



View north west towards the corner fireplace with doorway leading to Store.



Photos showing the cracks in the timber framed (east) end gable wall as seen within the Store.

Detail of the typical casement windows found in the property, which will be repaired in-situ.



3. First Floor level

Landing Area



Top of staircase



end gable.

View east towards small bedroom and timber framed



View north west on the landing showing revealed timber frame partition and triangular window which are proposed to be incorporated into the new family bathroom. Existing ceiling to be retained/repaired.



View of the partition at the top of the stairs, which is proposed to be replaced with an open banister rail and plain square balusters (to match the existing).

Small Bedroom



View of corridor between small bedroom and bathroom showing the corner chimney breast.



Exposed timber frame of gable end wall in the small bedroom and the bathroom attached to it.

Large Front Bedroom: All plasterwork to ceilings and walls to be retained and replaced where it has fallen off or removed due to damage.



retained.

Existing fireplace, ceiling and floorboards to be



View of roof truss showing how the eaves level was raised historically to create a full height first floor with attic above and produce a lath and plaster ceiling at collar level. The doorway has been cut through the tie beam.



View of front wall and triple casement window.

Rear Bedroom: All plasterwork to ceilings and walls to be retained.



View north showing chimney breast, boarded floor and ceiling to be retained. A new lightweight timber and plasterboard room partition will be erected down the centre of the room to create two bedrooms as shown on plans.



View south showing the top of the rear stairs and doorway onto the Landing. Doorway to be blocked up and new doorway created to the left in this photo allowing the creation of a family bathroom in the corner of the landing area.



View down the rear stairs, which is to be boarded over within the bedroom and opened up into the kitchen below to form shelving.

4. Details of 17th century spine beams.



Views within the Hall.



Spine beam and joists in large Reception room.