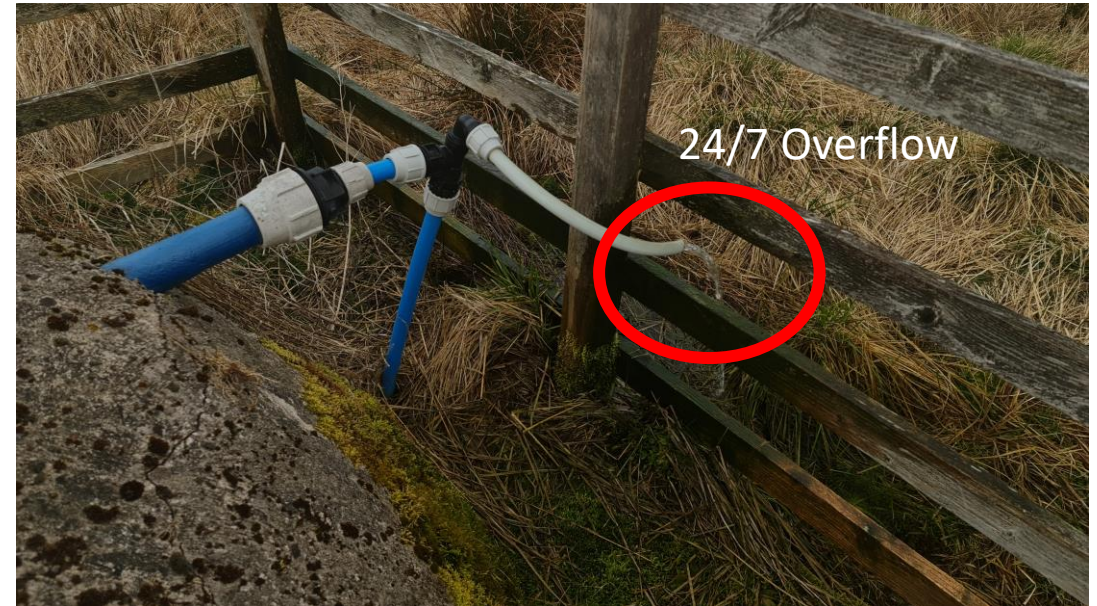
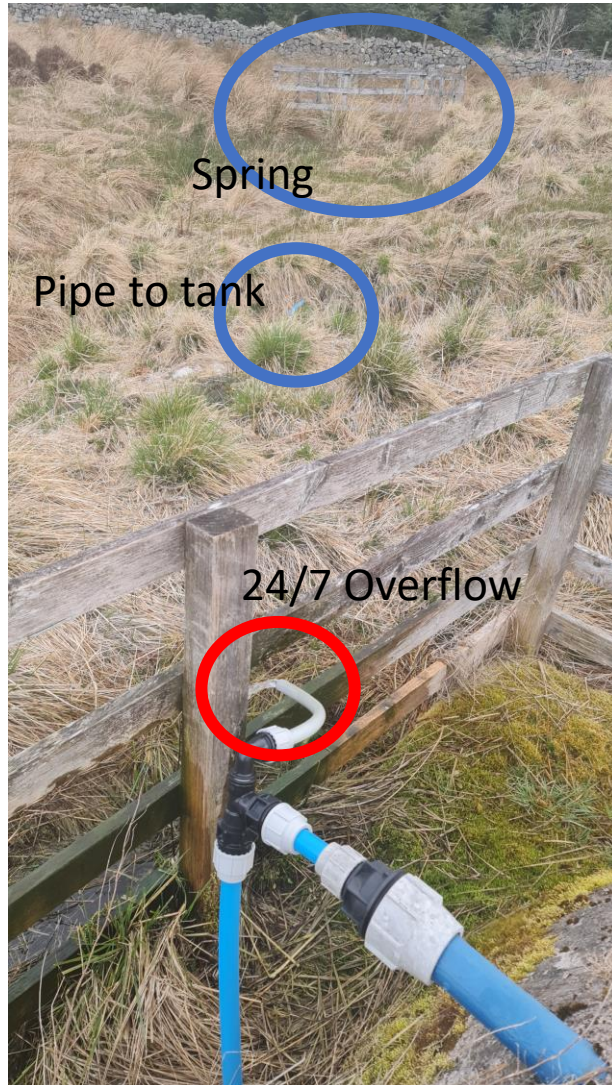


# Threestoneburn House

Walkround in lieu of planning visit



# Private Water Supply



We have a (touch wood) brilliant spring. In our time it has never dried up or frozen. Having spoken to previous inhabitants back to the 50's they also back this up. Above the constant overflow is 24/7 from the 20,000 litre header tank. It takes us 10-14 days to empty the tank even when we had 2 children at home. The water is piped to the house in a wide gauge pipe and filtered as per the system behind the shoes and chair in the front porch.



# Outside – North facing



Shows the 2 barns that adjoin our existing house

# Outside – West facing



The gable end adjacent to the river. The soil will be brought down to expose the original ground level to avoid issue with damp later.



# Outside – South facing



This shows the 2 barns that will be converted as part of the application. They are currently unused

# Outside – South facing



The barns adjoin our current house. Here we can see the patio door that we wish to re-instate as a window and the porch that will need to be rebuilt to make it weather proof using existing materials.



# Outside – East facing



This elevation shows the large window that was unsympathetically installed in the 70s. The window leaks badly when it rains. Builders have said that if we don't deal with it, the wall will bow. To the left of the large window on the 1<sup>st</sup> floor we intend to install another window for the amended room configuration.



You will also notice the ample yard that can easily house 5-10 vehicles which is referenced in the clarifications.

# In through the Front door



The tongue and groove partition with the coats on will be removed to open up into a new utility room. The other side of the tongue and groove has the freezer in front. There is no wall just the wood loosely fitted to the gap.



# Rear Porch



Not much here. Once the back porch is reconstructed, there will be usable space that is not damp and falling apart.

# Dining Room



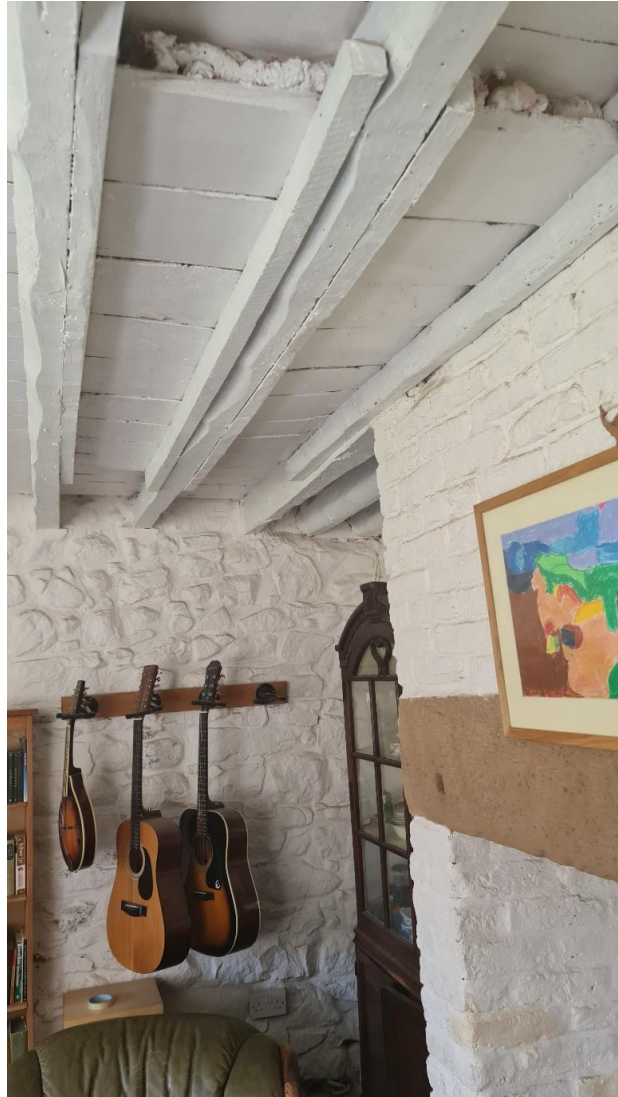
There are a number of areas that need addressing in this room. The patio doors will be reinstated as a window. Between the Piano and the freezer there will be a new doorway to provide access to barn 1. The Aga will be uninstalled and a new stove fitted

The ceiling needs attention. When someone walks on the floor in bedroom 1, the whole room shakes and bits of plaster drop down. We will take advice from the builder, but we hope to brace the rafters, so that the whole floor does not wobble.





# Sitting room

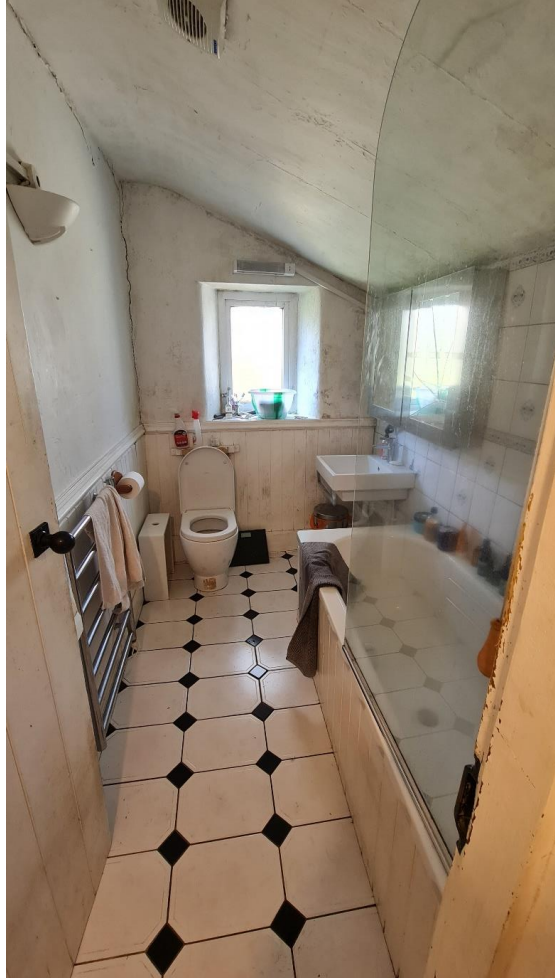


There are a number of areas that need addressing in this room. The large unsympathetic (and leaking!) window will be reduced in size so that it no longer threatens the structural integrity of the wall.

The ceiling needs attention. When someone walks on the floor in bedroom 2, the whole room shakes and bits of plaster drop down. It has clearly been boded in the past hence the extra boards above the fireplace and the expanding foam (quality job!). We will take advice from the builder, but we hope to brace the rafters, so that the whole floor does not wobble.



# Downstairs Loo



We will steal a bit of the downstairs loo to make the utility bigger. The damp is bad in here so the room will be stripped back to stone wall and rafters.



# Kitchen and Passage past Stairs



There is a temporary kitchen in here currently. The left hand side of this whole area is the side of the original building and we will strip this back to bear stone, as behind the plasterboard is constant habitat for rodents. We will install a new kitchen and floor as well as moving the Aga / Cooker in.

# Stairs



The current stairs are enclosed and run against the side of the original building. They are in a dreadful state with woodworm and rot – literally being held together with carpet!

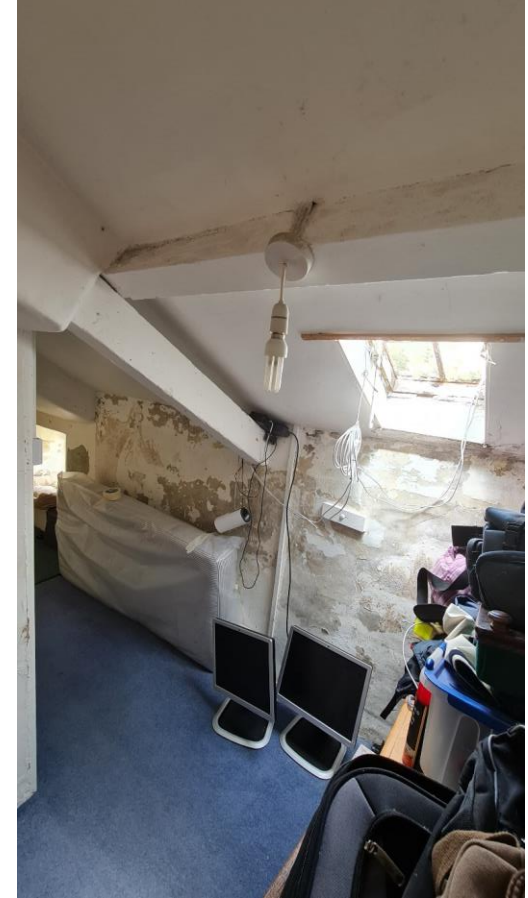
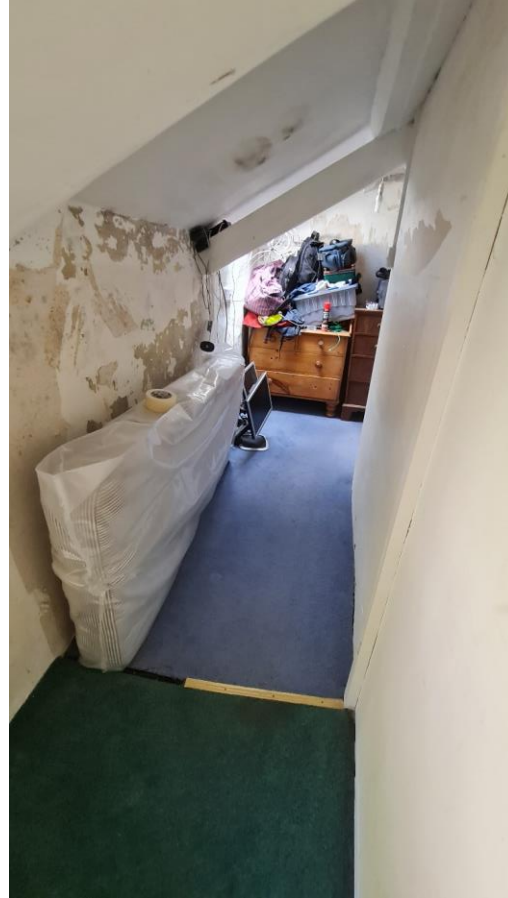
This stair configuration has the effect of creating large passage upstairs that is not easy to use. Hence we are re-sighting the stairs in and L to go between the wellies/fuse box and past the window



# The Damp Corridor! – It has to go



The aforementioned corridor configuration is bad space that is created by the badly sighted stairs. Some of the exterior walls are damp and will be exposed to understand the issues. Likely the badly fitted skylights and overflow from guttering. The skylight will be replaced with Heritage equivalent and provide light over the new stairs



# Office > Bathroom



The small room at the top of the current stairs will be converted to a much needed upstairs bathroom.

As an extension of the damp corridor it also needs stripping back to stone on both side. You can see the damp behind the desk. It will also need to be stripped back to expose the outer wall of the original house (as with the kitchen below it).

There is also a skylight in desperate need of replacement, again with the Heritage ones in the plans.



# Bedroom 1



A lot of remodelling is required in this room. A ceiling has been installed in this room that is both too low and cuts off the top of the gothic shaped window inlet. It needs taking down and replacing.

We also intend to make this room into 2 and install a new window on the gable end approximately where the mirror is.





# Bedroom 2

Some remodelling is required in this room. A ceiling has been installed in this room that is both too low and cuts off the top of the gothic shaped window inlet. There is also evidence of much hacking about that is not reflected in the shapes of the attic rafters. It needs taking down and replacing





# Barn 1

This barn will be directly connected to the kitchen via the far wall on the picture closest to this text approximately where the blue rectangle is. The old stools will be removed to provide the new configuration rooms.

The door and window configuration will be maintained with additional heritage skylights being installed for some much needed light.

The floor is rough stone set in concrete (or loose) and will need taking up and re-laying with a surface appropriate to indoor use.





# Barn 2

Barn 2 adjoins Barn 1. We have decided not to knock a new doorway through from Barn 1 to Barn 2. It will only be accessed from outside. The ground level drops to give greater internal height, so we have decided that a mezzanine level for sleeping would work. There will also be a bathroom, kitchenette / dining / sitting and new stove

The floor is concrete and will likely need taking up and re-laying.

