A SECTION A - A
1:50 at A1

Roof space will be insulated to a target depth of 300mm
Remove fake Art Nouveau fire surround for new SH pattern fireplace.
New glazed double doors to draught lobby.
New flat ceilng over the staircase with a feature leylight. See detail 4319
Ridge line on main south facing roof
New timber roof structure to extend existing roof to new eaves line.
Expose the existing brick wall top and build up a new area of matching brickwork to marry up with eaves.
Remove roof slates but retain structure and ceiling finish. Add and inspection hatch and insulation
Install lintols and break through the lower part of the wall to widen the half landing to aid fire escape. New partition to enclose store.
WC on the half landing converted to cleaners store.
WC on the half landing converted to store. Belfast sink and washing machine
SVP at ceiling level
Door removed to give easy access into bathrooms and lift
Existing SVP reused. Comes through wall above yard level
Remove fake Art Nouveau fire surround.
Blockwork partition replaces what was possibly once a timber truss.
Redundant water tank in the roofspace
Strange angled truss in the roofspace
Roofspace to be insulated, target 300mm
Privacy shutters
Raised floor for Bath
Joists typically 175x75 at 400cts. Across all of the main rooms of the top floor these will be doubled up to remove any spring. Light blue strip indicates floor with heating coil
Existing partitions removed to open up room as a single space.
Existing chimney breast sat within old kitchen and had no fireplace. Relocate the partial remains of the historic hob-grate fireplace from the north extension to here
Alll of the external wall surfaces are to have the wall plaster removed and then lined out with a 60mm breathable wood fibre slab insulation and a lime plaster finish.
Recessed area under existing window built out and the wall plaster carried across flush
Existing floor cut away as part of making the new external door D-E04. new stairs and metal handrail . See detail 4317
New part glazed back door
Small link opening between roofspaces to be fire sealed.
Joists typically 175x75 at 400cts. Across all of the main rooms of the top floor these will be doubled up to remove any spring.
Downstanding beam estended town in timber boxing and plaster to form an arch. This will re-define the missing wall and help to deliniate the dining area from the lounge
Light blue strip indicates floor with heating coil
Modern link door to 1830s station in corner of room. This will be retailed on the station side but sealed off and fireproofed. Internal stairs removed.
Link door to cellar under 1830s station. This will be retailed on the station side but sealed off and fireproofed.
Security bars removed from the inside of the window. Privacy shutters shown closed.
Recesses either side of the existing chimney to be built out at lower level so there is a flat wall for bed heads to abut.
South wall of the rear entrance to be built out at the bottom part to enclose the soil pipe and have a clear wall to mount the wheelchair access platform.
Soil pipe exits through roof on the hidden inner roof slope
New pricvacy shutters to the windows. See detail 4320
New section of raised floor at the west of the room for the bath
Form boxing in the corner of the room to contain a new vertical soil vent pipe serving kitchen and top floor bathroom.
Strip out internal partitions to make one large room that can be used as a Library.
Line out external wall with 60mm wood fibre insulation
Form new access door into back wall level with the rear yard.
Line of original gate post. Wall dismantled and rebuilt so tha there is space for the RWP and the new door.
Rear double gates changed to two single doors with a fixed panel between.
Dotted line is the level of original timber floor. The western part of the room is to be dropped and the wall faced up under the window. See drawing 4317 for more detail on floor modificatiions

SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
BASEMENT

BATH No4 (feature) Rm-S03
STAIR HALL Rm-S04
Store Rm-S05
LIBRARY Rm-F02
STAIR HALL Rm-F03
Store Rm-F05
REAR ENTRANCE HALL Rm-GO3
STAIR HALL Rm-G05b
Store Rm-G06
STORE ROOM Rm-LGO3
Rm-LGO5b

W-204 D-210 W-106 W-104 W-107 D-E04 G-G04 D-G04 D-E02 D-LG04
56.36 55.25 53.35 51.95 50.00 48.31
2800 620 3120 3090 710 2090 1771 1912

C SECTION C - C
1:50 at A1

SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
BASEMENT

BED No3 Rm-S01
Rm-S05
BED No4 Rm-S02
LOUNGE
KITCHEN DINER Rm-F01
BED No1 Rm-GO1
BED No2 Rm-GO2
STORE Rm-LGO1
Rm-LGO5a
STORE Rm-LGO2

W-201 W-202 W-203 W-101 W-102 W-103 D-E01 D-G02 D-G01 W-G01 W-G02 W-G03 D-LG05
56.35 53.30 50.00 49.51 47.66
2440 2834 3066 2034

B SECTION B - B
1:50 at A1

0 2 4 6 metres

Roofspace over RM-S01 has group of redundant PVC water tanks on steel framing. There is also a hole in the gable wall into the roof of the 1830s station.
Roof space will be insulated to a target depth of 300mm
Alll of the external wall surfaces are to have the wall plaster removed and then lined out with a 60mm breathable wood fibre slab insulation and a lime plaster finish.
New skirtings and flat 'frieze' type cornice to all main rooms
The existing south room was opened up in the 1980s to make one large space. This is kept as open plan but the line of the old wall is re-marked by a new wide plaster arch. To the east of this is the sitting area with a new feature stove.
Redundant link door to 1830 Station is a modern door. It will be plastered over by new acoustic/fire wall lining. It will still be there on the station side.
External pavement level
Redundant link fire door to 1830 station cellar to be retained but sealed shut.
Stone and brick cellar steps
Break through the wall to create a niche which widens the half landing to aid fire escape. New plain panelled douple doors store.
Roof space will be insulated to a target depth of 300mm
Line out north wall to create a space for services and drainage to run.
New bathrooms fitted out with modern style sanitaryware, 'metro' tiles and deep coved skirtings.
Station arch
Compact domestic style vertical lift between ground and first floor. The lift will be available only to groups who have a wheelchair visitor in their party. When not needed for a party it will be behind some fold back panel doors so it appears to be a cupboard.
External Yard level
new underfloor heating and insulation working over the top of the existing brick vault structure. Lift will be in a steel frame part anchored to walls so load on the vault will not be excessive.
New flat ceilng over the staircase with a feature leylight. See detail 4319

SECOND FLOOR
FIRST FLOOR
GROUND FLOOR
BASEMENT

STAIR HALL Rm-S04a
Retain existing historic fireplace
BEDROOM No3 Rm-S01
BATH No3 Rm-F10
Rm-F04
Rm-F03
LOUNGE Rm-F01
BATH No1 Rm-G10
Rm-GO4
Rm-G05b
BEDROOM No1 Rm-GO1
STORE Rm-LGO4
STORE Rm-LGO1

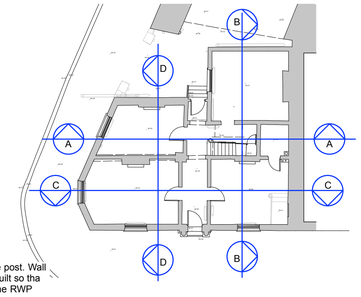
W-201 D-211 D-112 D-104 W-101 W-G01 D-LG05
57.72 56.35 53.34 53.30 50.00 49.44 47.90 47.83 47.66
2440 2834 3066 2034

D SECTION D - D
1:50 at A1

SP-02
BED No4 Rm-S02
BATH No4 Rm-S03
KITCHEN Rm-F01
LIBRARY Rm-F02
BED No2 Rm-GO2
ENT. HALL Rm-GO3
STORE Rm-LGO2
STORE Rm-LGO3

W-203 W-204 W-103 W-104 G-102 G-103 G-104
56.36 53.35 50.00 49.28 48.31

. PLAN - SHOWING SECTION LINES



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THE OLD STATIONMASTERS HOUSE, MANCHESTER
Redevelopment to form Holiday Accomodation
GA Sections as Proposed
For The Landmark Trust

Scale: 1:50 @ A1 - Date: AUG 2022- By: AW

STAT:01/4313 REVISION:

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