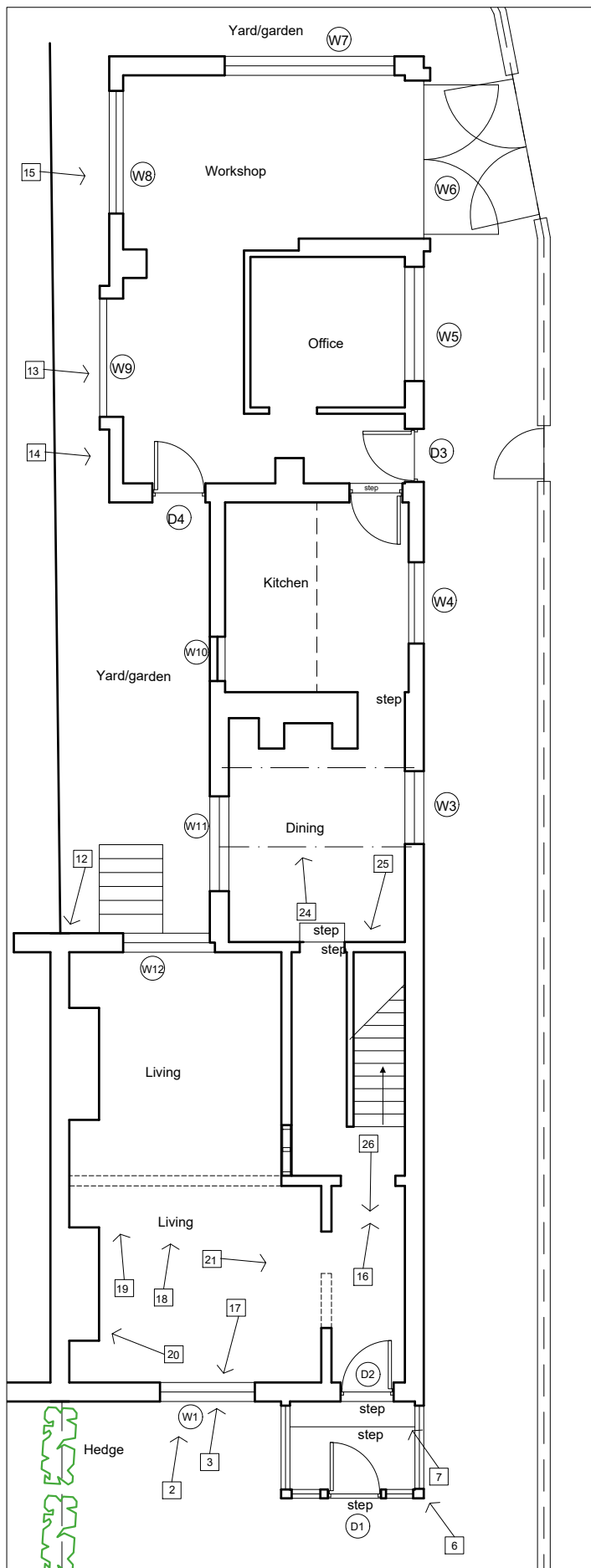
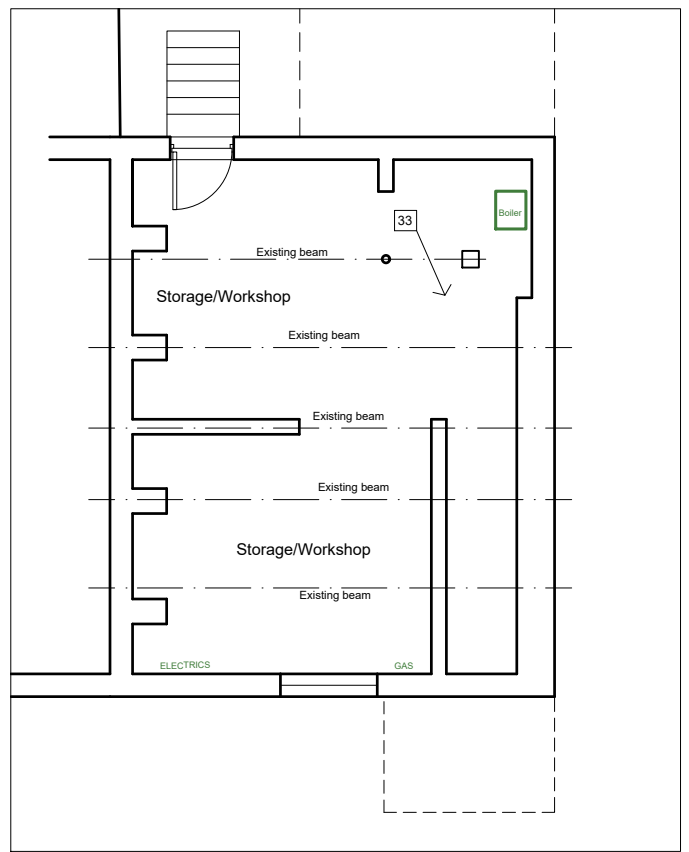




Ground Floor

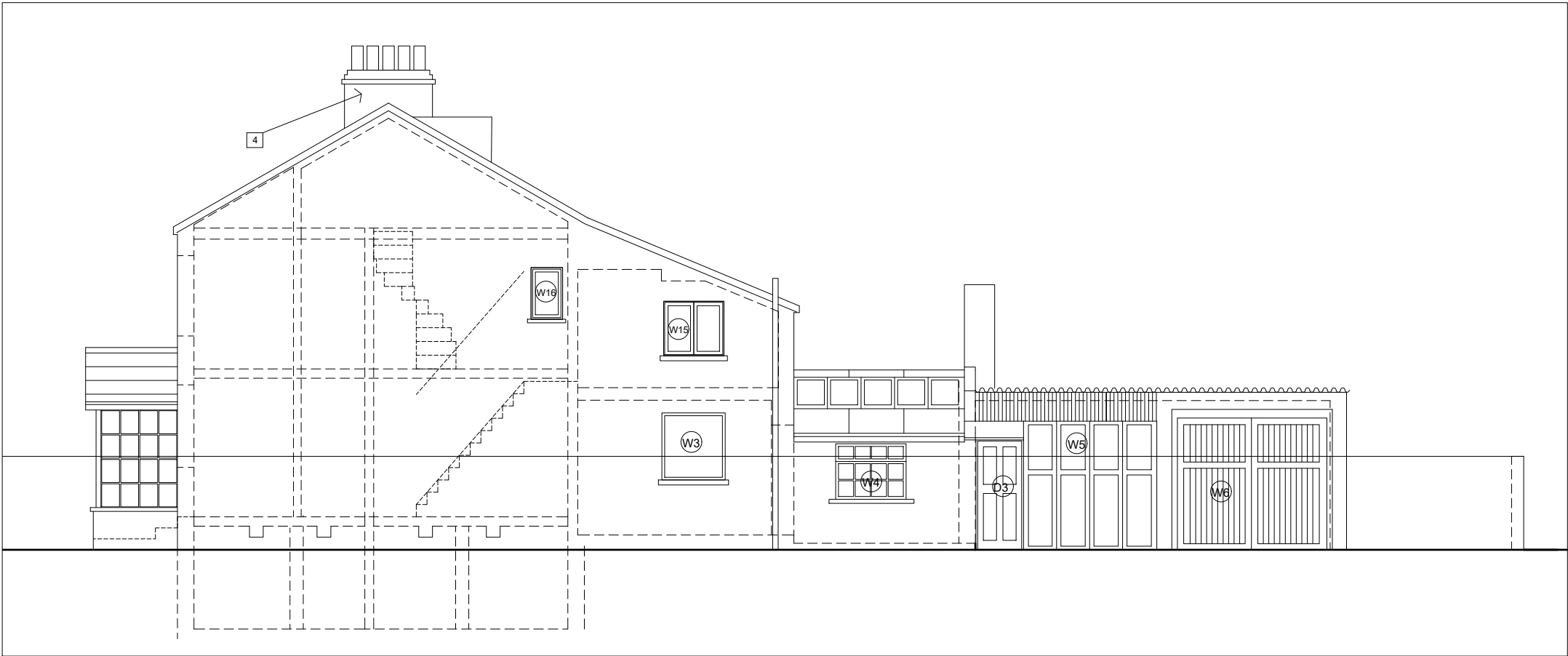


Basement

PROJECT 96 Ladybarn Lane Fallowfield.			CLIENT JH		PHASE Planning - PL		DATE 11/12/25	REV -	DATE	REV
PROJECT NO 188 -	SITE 96L -	PHASE PL -	DWG NO HGS1		REV -	SCALE 1 : 100	SHEET A4			
DRAWING TITLE Existing Grd and Basement.						Sj simon james /architect				

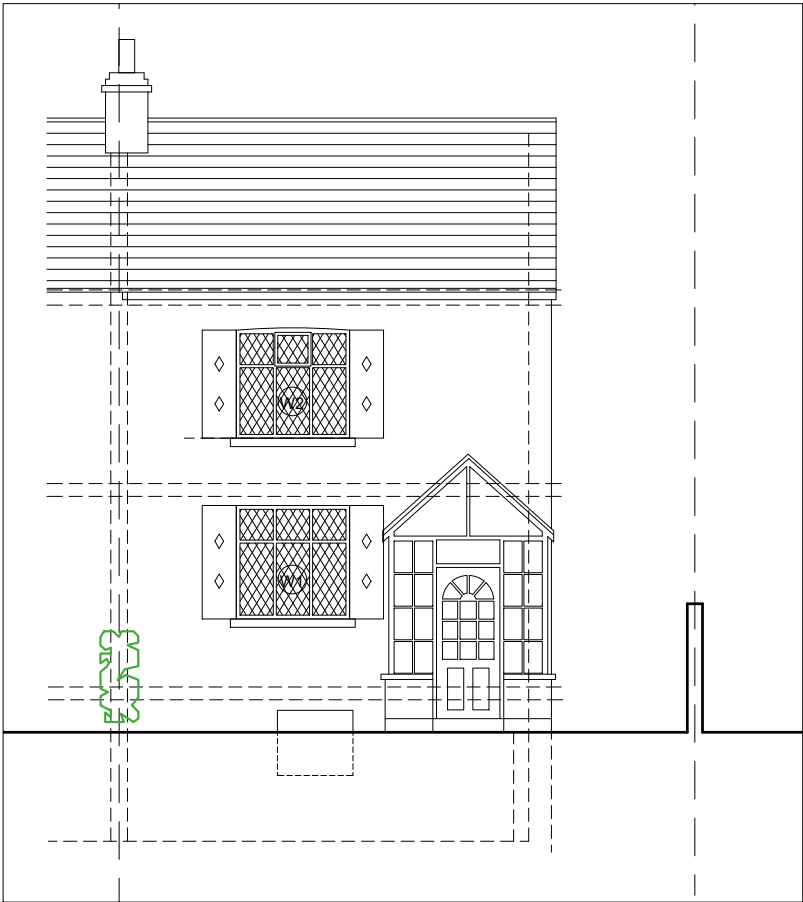


PROJECT 96 Ladybarn Lane Fallowfield.			CLIENT JH		PHASE Planning - PL		DATE 11/12/25		REV -		DATE		REV		
PROJECT NO 188 -		SITE 96L -		PHASE PL -		DWG NO HGS2		REV -		SCALE 1 : 100		SHEET A4			
DRAWING TITLE Existing 1st and Attic floor										s j simon james /architect					

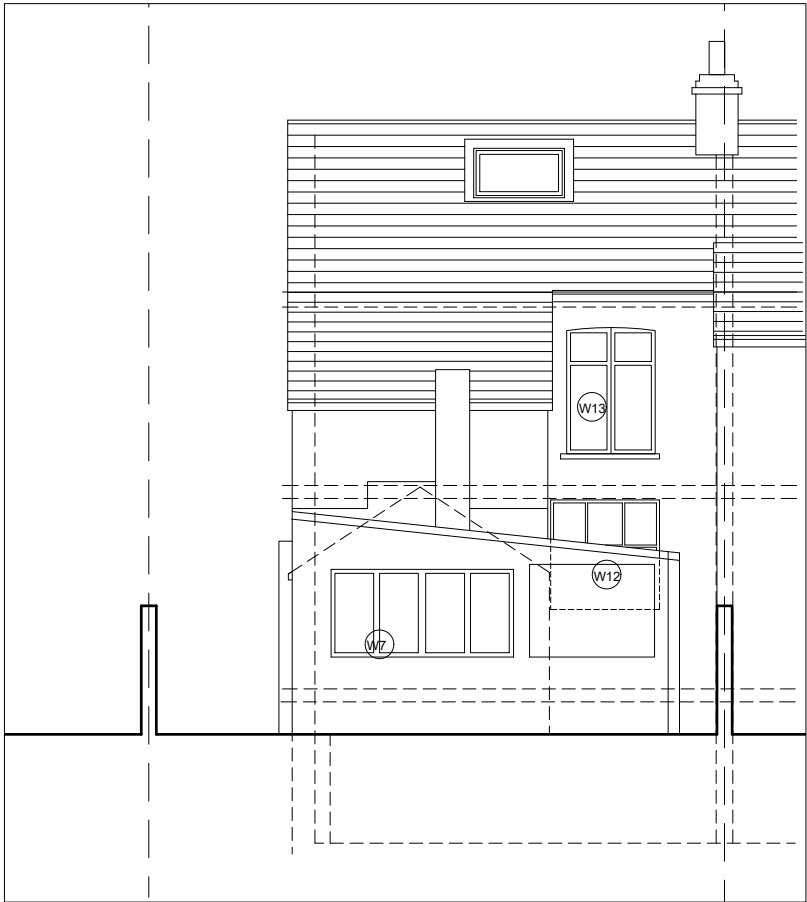


North Elevation

PROJECT 96 Ladybarn Lane Fallowfield.		CLIENT JH		PHASE Planning - PL		DATE 11/12/25	REV -	DATE	REV
PROJECT NO 188 -	SITE 96L -	PHASE PL -	DWG NO HELS1	REV -	SCALE 1 : 100	SHEET A4			
DRAWING TITLE Existing North Elevation						 simon james /architect			

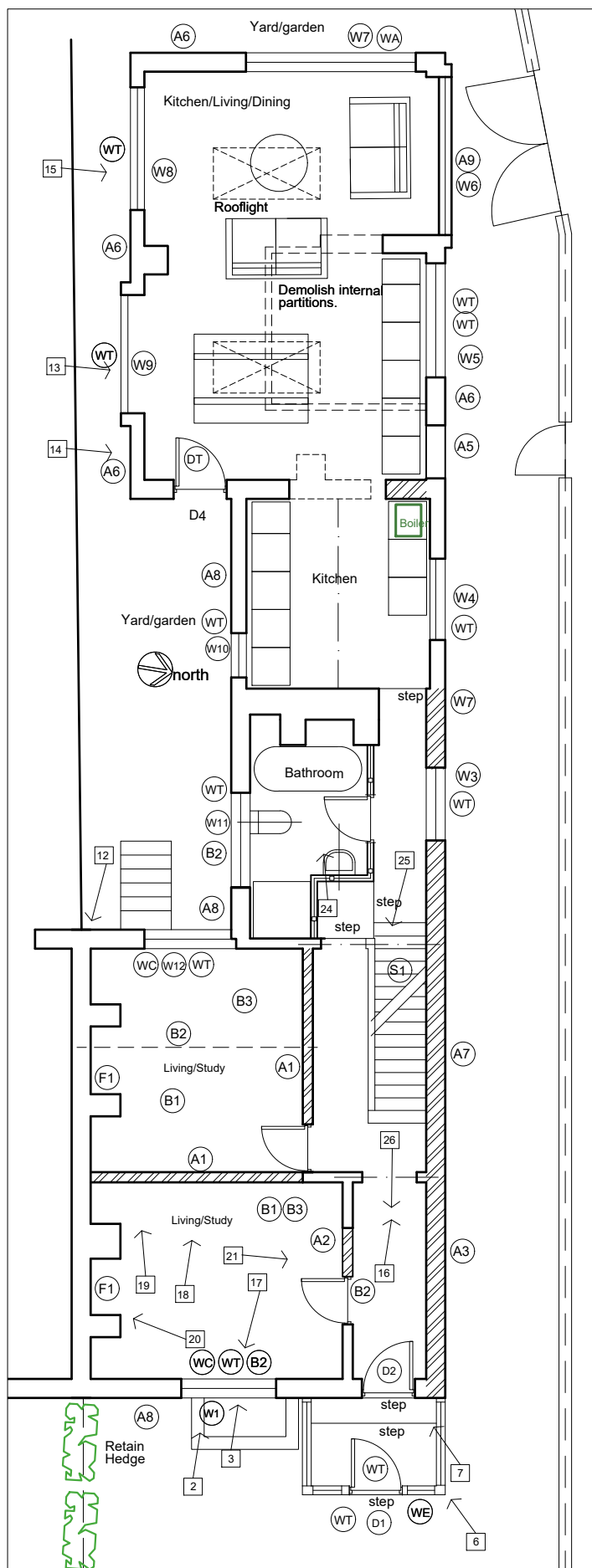


East Elevation



West Elevation

PROJECT 96 Ladybarn Lane Fallowfield.			CLIENT JH		PHASE Planning - PL		DATE 11/12/25	REV -	DATE	REV
PROJECT NO 188 -	SITE 96L -	PHASE PL -	DWG NO HELS2	REV -	SCALE 1 : 100	SHEET A4				
DRAWING TITLE Existing East & West Elevations							 simon james /architect			



Ground Floor

WINDOWS/DOORS

- WT** Door/window changed by a previous owner. Replace modern poor quality painted timber window/door with a better quality painted timber window. Double glazed, toughened glass as required, PAS24, and installed by FENSA registered company to satisfy current standards.
- WC** Fenestration change to allow for aesthetic changes and or additional openers.
- WE** Existing window frame and glazing refurbished and upgraded.
- WA** New dark grey coloured aluminium sliding door.
- DT** Replace modern poor quality painted timber door with a better quality appropriate heritage, half glazed, painted timber door. Double glazed, toughened glass as required, PAS24, and installed by FENSA registered company to satisfy current standards.

WALLS

- A1** Rebuild loadbearing wall using reclaimed bricks and introduce correctly sized and specified lintels. Finish with renovating render. Refer to structural engineers details.
- A2** Introduce loadbearing wall using reclaimed bricks to close wall to original opening retain original lintel. Refer to structural engineers details.
- A3** Carry out structural repair work to the gable wall as recommended by the structural engineer.
- A4** Internal wall skin without foundation built to support retaining wall by previous owner to be retained.
- A5** Remove door and replace with externally insulated white painted rendered wall to match main house elevation
- A6** Externally insulated white painted rendered wall to match main house elevation
- A7** If gable wall rebuilt retain as exposed brick with a flemish bond. Brick to be used will the brick taken down and saved. If strapped - render to be repaired with a renovating render and repainted in white as existing.
- A8** Locally repair render with matching renovating render. Paint white to match existing wall. Refer to heritage statement.
- A9** Introduce internally insulated wall to large garage door retain external garage doors as sealed/fixed wall finish to the exterior.

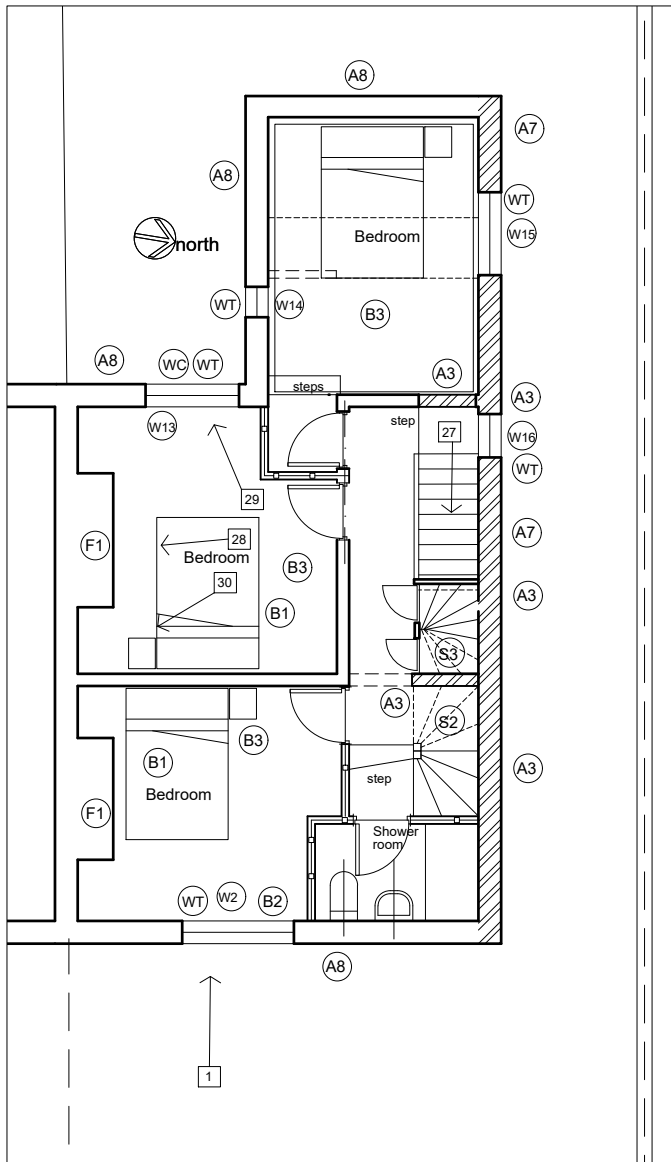
STAIR AND OTHER INTERNAL FEATURES

- S1** Reinststate basement stair. Removed by a previous owner.
- F1** Original fireplace removed by a previous owner. Openings made good with renovating plaster.

STRUCTURE

- B1** Option to avoid rebuilding gable wall. Add structural sheathing to increase shear strength. Add 15mm ply board to floor surface and underside of the existing joists to create diaphragm planes to strengthen the floor and provide a rigid plane to tie the bowed gable wall. Refer to Structural engineers recommendations.
- B2** Undersized, badly damaged or rotting beam or lintel to be replaced. Refer to Structural engineers recommendations.
- B3** In some areas full floor to be replaced, either fully perished or badly damaged and or undersized and poorly tied to the gable. Refer to Structural engineers recommendations.

PROJECT 96 Ladybarn Lane Fallowfield.			CLIENT JH		PHASE Planning - PL		DATE 11/12/25	REV -	DATE	REV
PROJECT NO 188 -	SITE 96L -	PHASE PL -	DWG NO HGA1		REV -	SCALE 1 : 100	SHEET A4			
DRAWING TITLE Proposed Grd floor						sj simon james /architect				



First Floor

WINDOWS/DOORS

- (WT) Door/window changed by a previous owner. Replace modern poor quality painted timber window/door with a better quality painted timber window. Double glazed, toughened glass as required, PAS24, and installed by FENSA registered company to satisfy current standards.
- (WC) Fenestration change to allow for aesthetic changes and or additional openers.

WALLS

- (A3) Carry out structural repair work to the gable wall as recommended by the structural engineer.
- (A7) If gable wall rebuilt retain as exposed brick with a flemish bond. Brick to be used will the brick taken down and saved. If strapped - render to be repaired with a renovating render and repainted in white as existing.
- (A8) Locally repair render with matching renovating render. Paint white to match existing wall. Refer to heritage statement. Refer to Heritage statement.

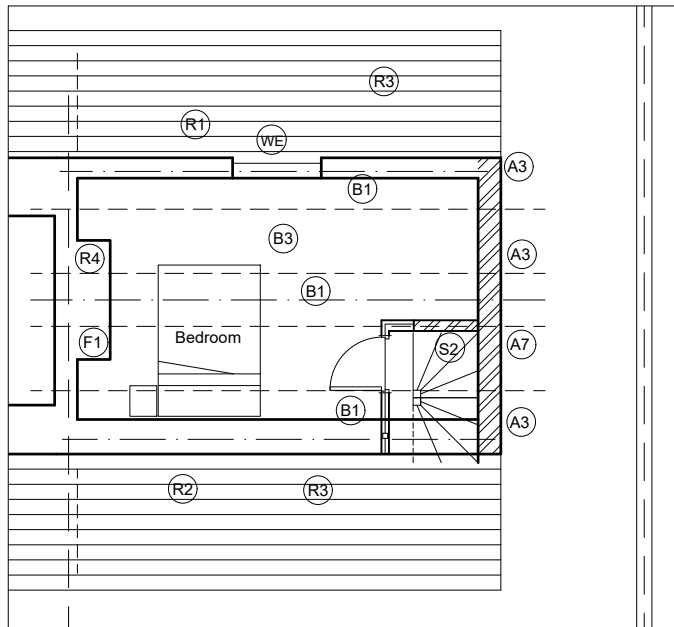
STAIR AND OTHER INTERNAL FEATURES

- (S2) Additional usable winder stair that will satisfy current building regulations.
- (S3) Refurbish existing winder stair.
- (F1) Original fireplace removed by a previous owner. Openings made good with renovating plaster.

STRUCTURE

- (B1) Option to avoid rebuilding gable wall. Add structural sheathing to increase shear strength. Add 15mm ply board to floor surface and underside of the existing joists to create diaphragm planes to strengthen the floor and provide a rigid plane to tie the bowed gable wall. Refer to Structural engineers recommendations.
- (B2) Undersized, badly damaged or rotting beam or lintel to be replaced. Refer to Structural engineers recommendations.
- (B3) In some areas full floor to be replaced, either fully perished or badly damaged and or undersized and poorly tied to the gable. Refer to Structural engineers recommendations.

PROJECT 96 Ladybarn Lane Fallowfield.			CLIENT JH		PHASE Planning - PL		DATE 11/12/25	REV -	DATE	REV
PROJECT NO 188 -	SITE 96L -	PHASE PL -	DWG NO HGA2	REV -	SCALE 1 : 100	SHEET A4				
DRAWING TITLE Prop First floor.										



Attic Floor

WINDOWS/DOORS

- (WE) Existing window frame and glazing refurbished and upgrade.

WALLS

- (A3) Carry out structural repair work to the gable as recommended by the structural engineer.
- (A7) If gable wall rebuilt retain as exposed brick with a flemish bond. Brick to be used will the brick taken down and saved.
If strapped - render to be repaired with a renovating render and repainted in white as existing.

STAIR AND OTHER INTERNAL FEATURES

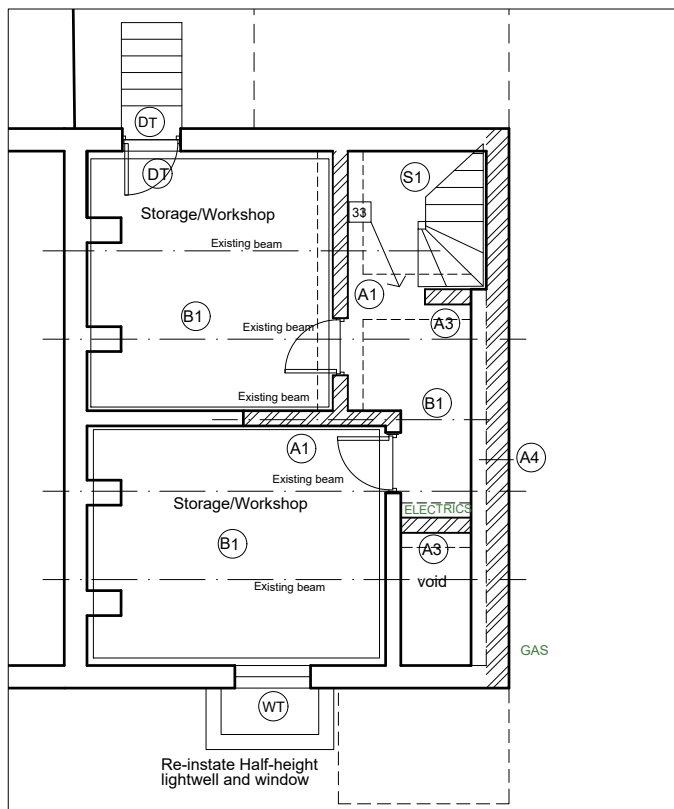
- (S2) Additional usable winder stair that will satisfy current building regulations.
- (S3) Refurbish existing winder stair.

STRUCTURE

- (B1) Option to avoid rebuilding gable wall. Add structural sheathing to increase shear strength. Add 15mm ply board to floor surface and underside of the existing joists to create diaphragm planes to strengthen the floor and provide a rigid plane to tie the bowed gable wall. Refer to Structural engineers recommendations.
- (B2) Undersized, badly damaged or rotting beam or lintel to be replaced. Refer to Structural engineers recommendations.
- (B3) In some areas full floor to be replaced, either fully perished or badly damaged and or undersized and poorly tied to the gable. Refer to Structural engineers recommendations.

ROOF

- (R1) Badly built dormer to remain in place. Repaired and improved with insulation and located on to correctly specified trimmers.
- (R2) Very badly re-built roof to be corrected with properly supported purlin ends, tied rafters, introduction of insulation and adequate ventilation.
- (R3) Recently replaced Roof to remain as existing. Insulation to be inserted between rafters to achieve current building regulations U values.
- (R4) Leaning Chimney to be taken down and rebuilt exactly as existing using the same bricks and pots. Refer to Structural Engineers recommendations.
- (R5) Repair and upgrade roof to be weathered and insulated with a grey single ply rubber roofing system. Replace glazed roof with modern draft proof high U value rooflight



Basement

WINDOWS/DOORS

- (WT) New timber painted window in basement window opening. Original basement opening to be re-opened.
Double glazed, toughened glass as required, PAS24, and installed by FENSA registered company to satisfy current standards.
- (DT) Replace modern poor quality painted timber door with a better quality appropriate heritage, half glazed, painted timber door.
Double glazed, toughened glass as required, PAS24, and installed by FENSA registered company to satisfy current standards.

WALLS

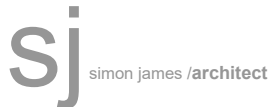
- (A1) Rebuild loadbearing wall using reclaimed bricks and introduce correctly sized and specified lintels. Finish with renovating render. Refer to structural engineers details.
- (A2) Introduce loadbearing wall using reclaimed bricks to close wall to original opening retain original lintel. Refer to structural engineers details.
- (A3) Carry out structural repair work to the gable wall as recommended by the structural engineer.
- (A4) Internal wall skin without foundation built to support retaining wall by previous owner to be retained.
- (A7) If gable wall rebuilt retain as exposed brick with a flemish bond. Brick to be used will the brick taken down and saved.
If strapped - render to be repaired with a renovating render and repainted in white as existing.

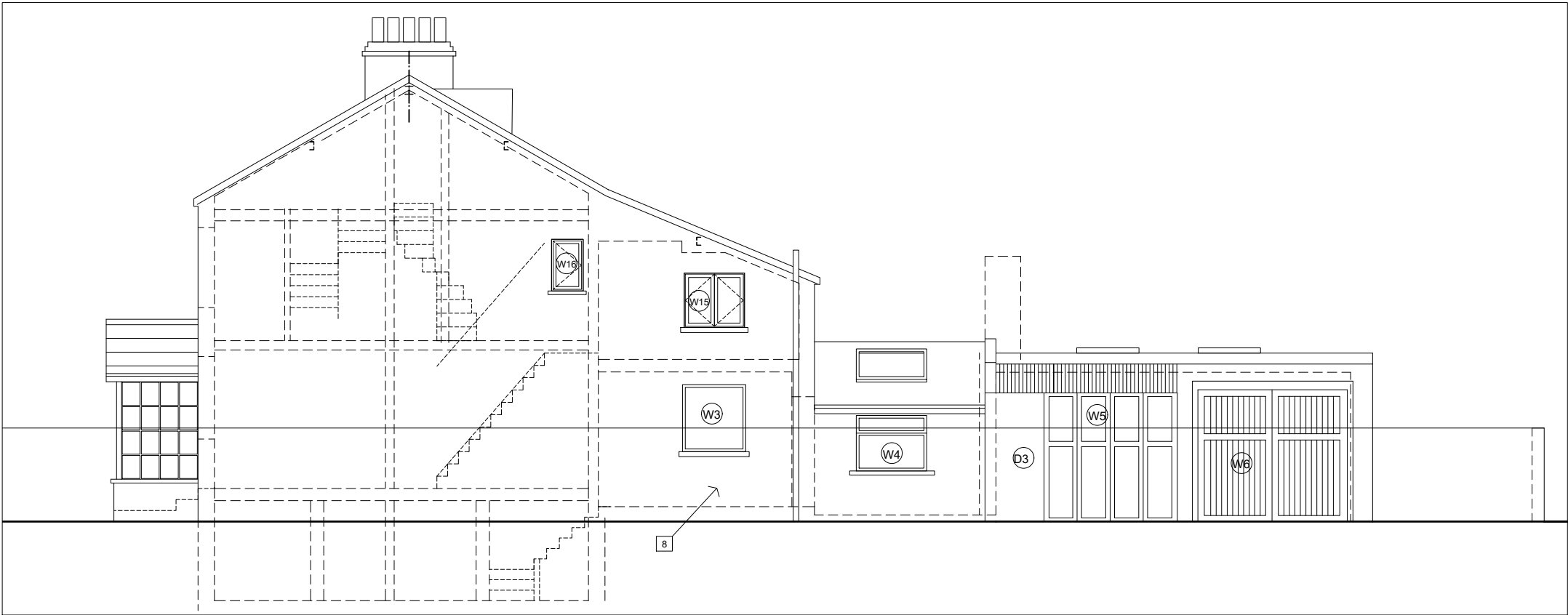
STAIR AND OTHER INTERNAL FEATURES

- (S1) Reinstate basement stair. Removed by a previous owner.

STRUCTURE

- (B1) Option to avoid rebuilding gable wall. Add structural sheathing to increase shear strength. Add 15mm ply board to floor surface and underside of the existing joists to create diaphragm planes to strengthen the floor and provide a rigid plane to tie the bowed gable wall. Refer to Structural engineers recommendations.
- (B2) Undersized, badly damaged or rotting beam or lintel to be replaced. Refer to Structural engineers recommendations.
- (B3) In some areas full floor to be replaced, either fully perished or badly damaged and or undersized and poorly tied to the gable. Refer to Structural engineers recommendations.

PROJECT 96 Ladybarn Lane Fallowfield.			CLIENT JH		PHASE Planning - PL		DATE 11/12/25	REV -	DATE	REV
PROJECT NO 188 -	SITE 96L -	PHASE PL -	DWG NO HGA3	REV -	SCALE 1 : 100	SHEET A4				
DRAWING TITLE Prop Basement & Attic.										

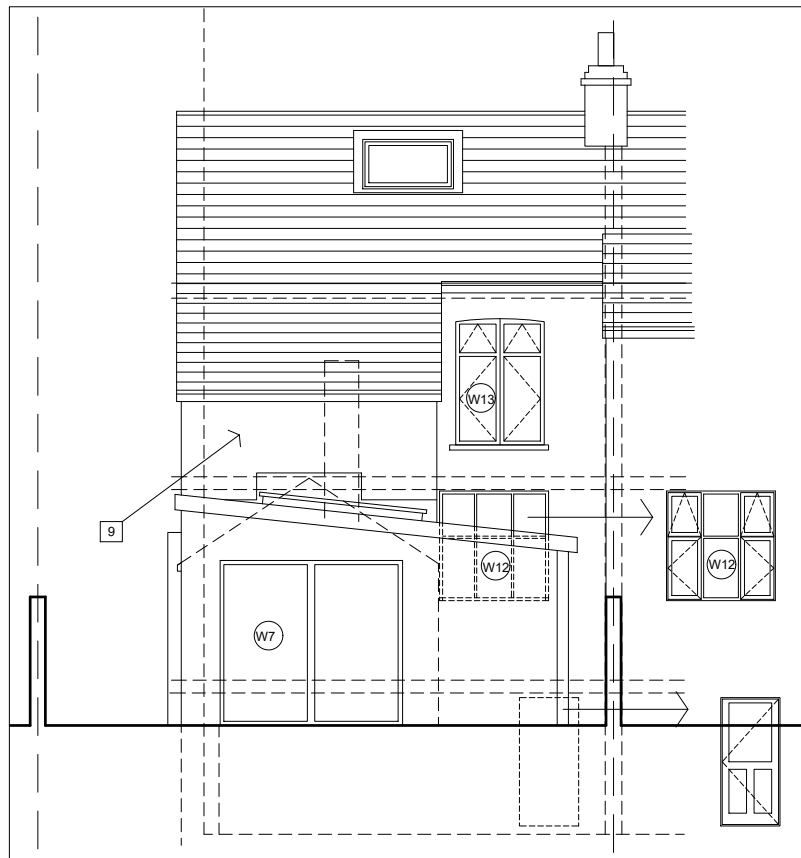


North Elevation

PROJECT 96 Ladybarn Lane Fallowfield.				CLIENT JH		PHASE Planning - PL		DATE 11/12/25	REV -	DATE	REV
PROJECT NO 188 -	SITE 96L -	PHASE PL -	DWG NO HEL1	REV -	SCALE 1 : 100	SHEET A4					
DRAWING TITLE Proposed North Elevation							sj simon james /architect				

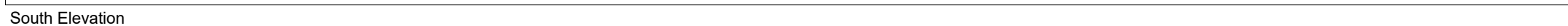


East Elevation



West Elevation

PROJECT 96 Ladybarn Lane Fallowfield.			CLIENT JH		PHASE Planning - PL		DATE 11/12/25	REV -	DATE	REV
PROJECT NO 188 -	SITE 96L -	PHASE PL -	DWG NO HEL2	REV -	SCALE 1 : 100	SHEET A4				
DRAWING TITLE Proposed East & West Elevations							 simon james /architect			



PROJECT 96 Ladybarn Lane Fallowfield.		CLIENT JH		PHASE Planning - PL		DATE 11/12/25	REV -	DATE	REV
PROJECT NO 188 -	SITE 96L -	PHASE PL -	DWG NO HEL3	REV -	SCALE 1 : 100	SHEET A4			
DRAWING TITLE Proposed South Elevation									