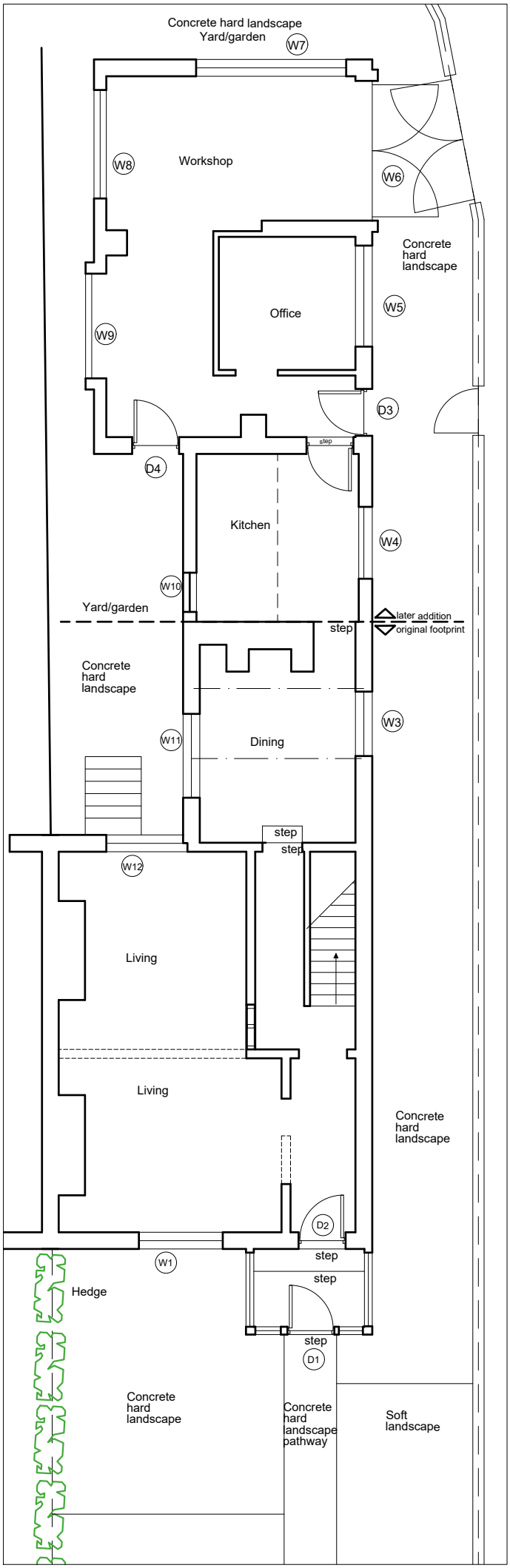
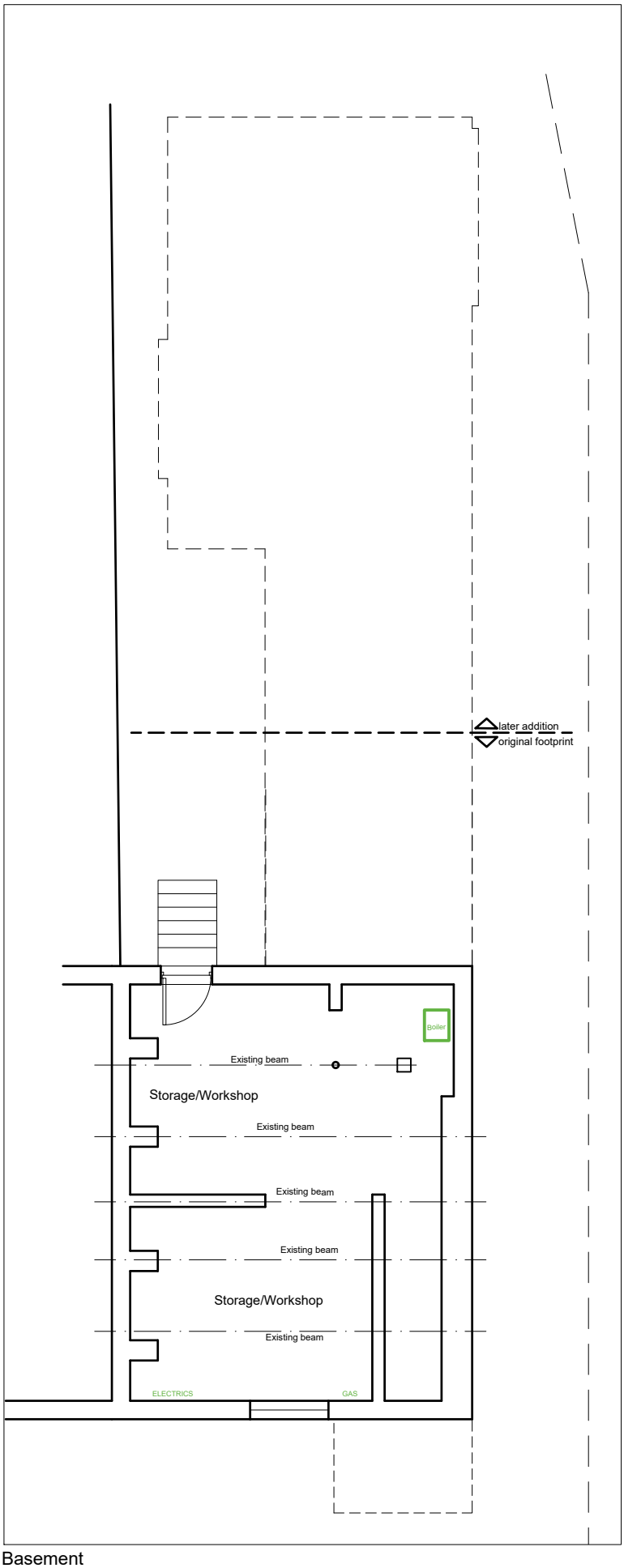


PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH	PHASE: Planning - PL		DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: OS1	REV: -	SCALE: 1 : 500	SHEET: A4		
DRAWING TITLE: Location plan.					simon james /architect			

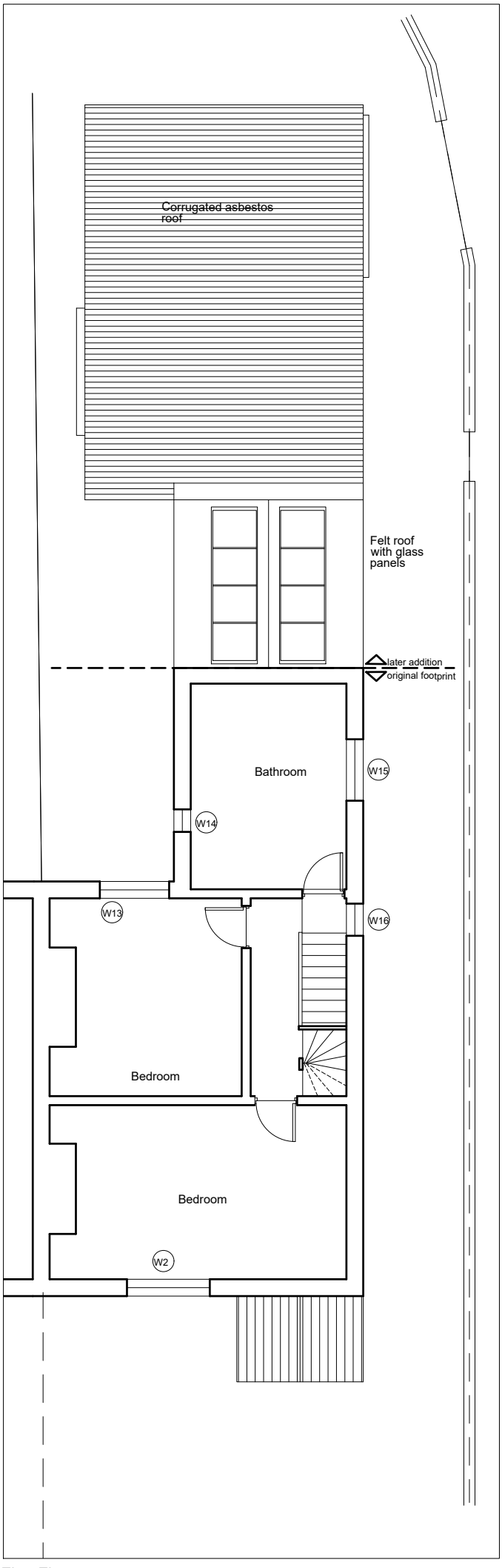


Ground Floor

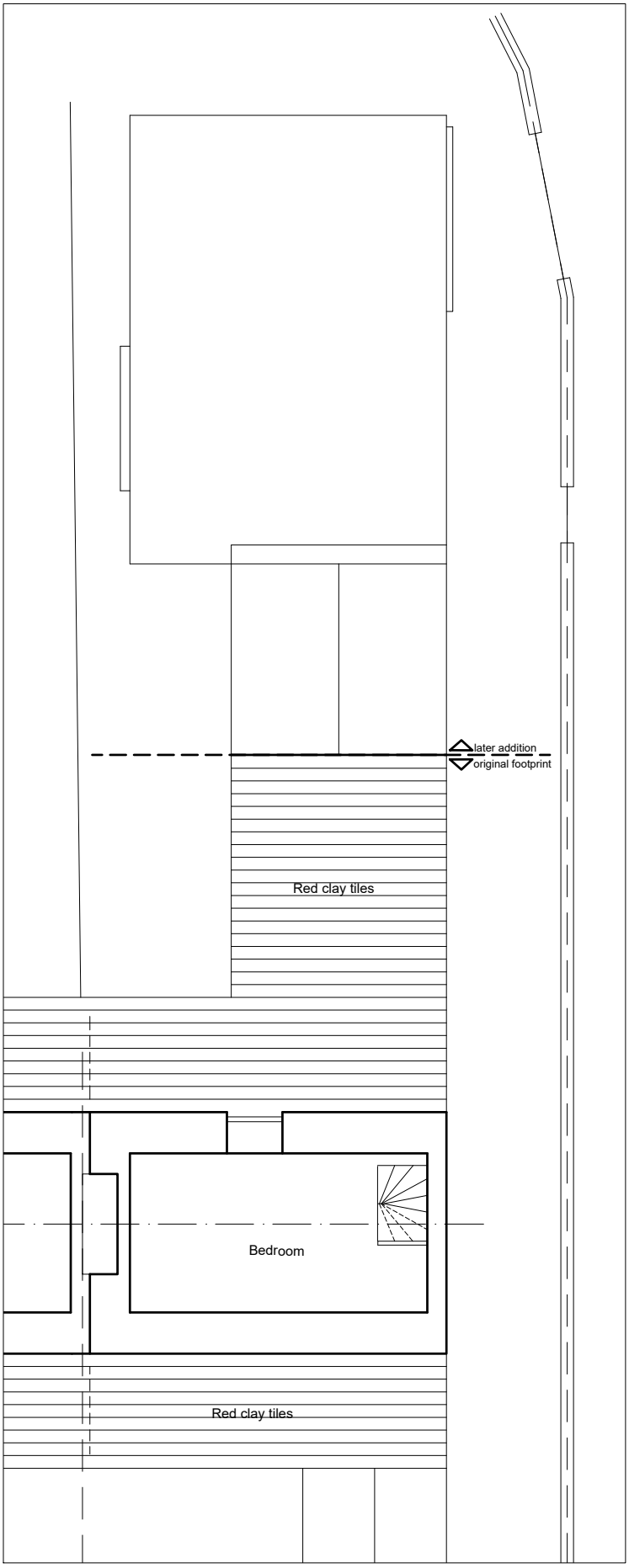


Basement

PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH		PHASE: Planning - PL		DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: GS1	REV: -	SCALE: 1 : 100	SHEET: A4			
DRAWING TITLE: Existing Grd and Basement.					simon james /architect				



First Floor

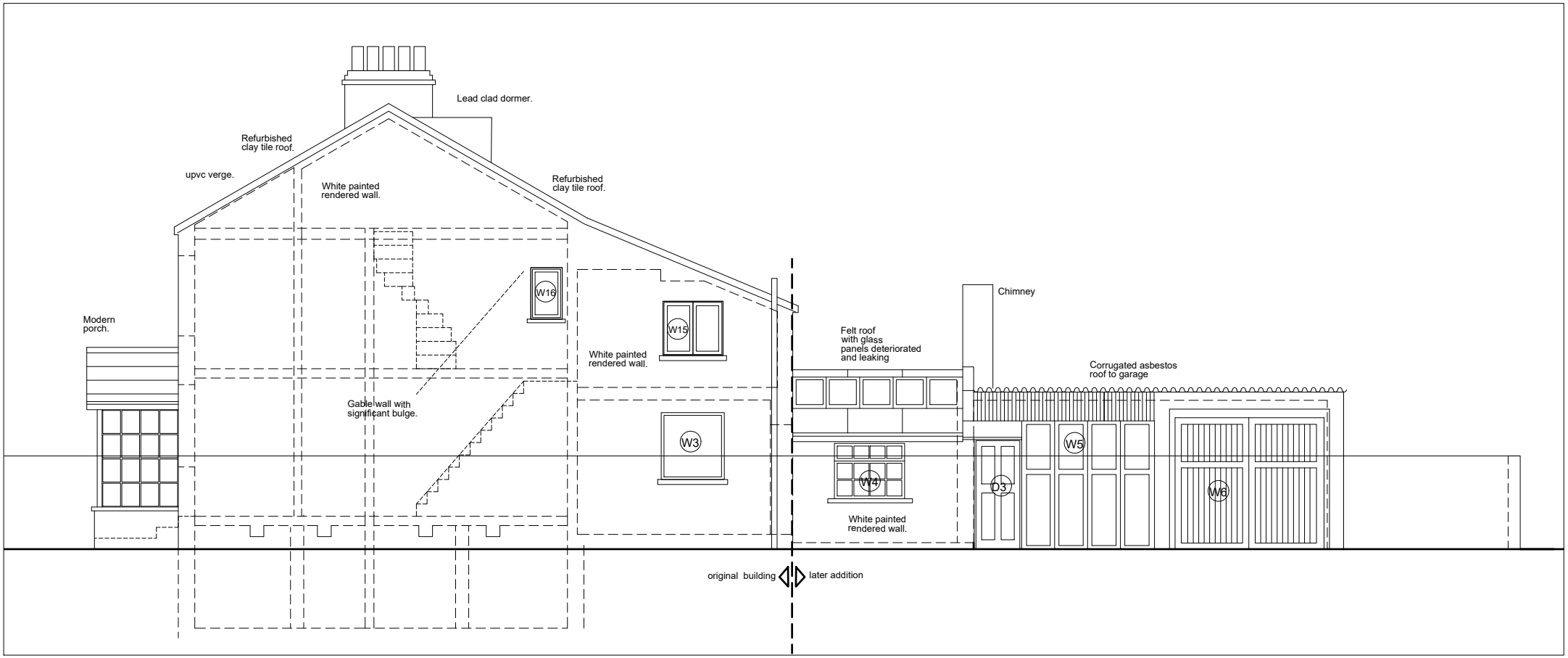


Attic Floor

PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH		PHASE: Planning - PL		DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: GS2	REV: -	SCALE: 1 : 100	SHEET: A4			

DRAWING TITLE: Existing 1st and Attic floor

simon james /architect



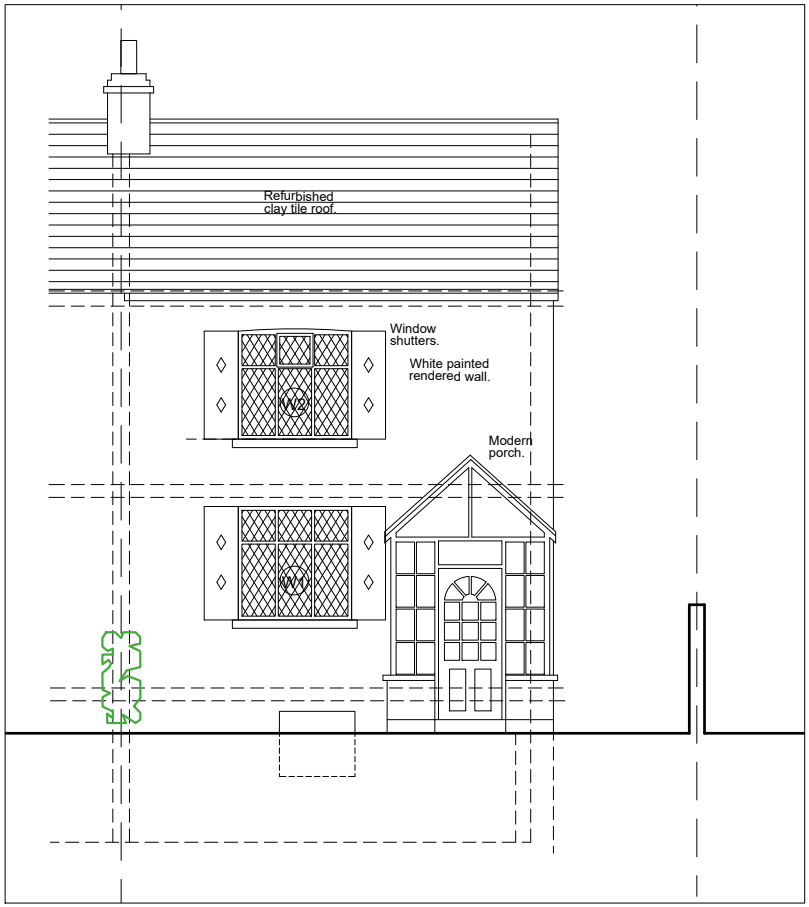
North Elevation

PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH		PHASE: Planning - PL		DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: ELS1	REV: -	SCALE: 1 : 100	SHEET: A4			

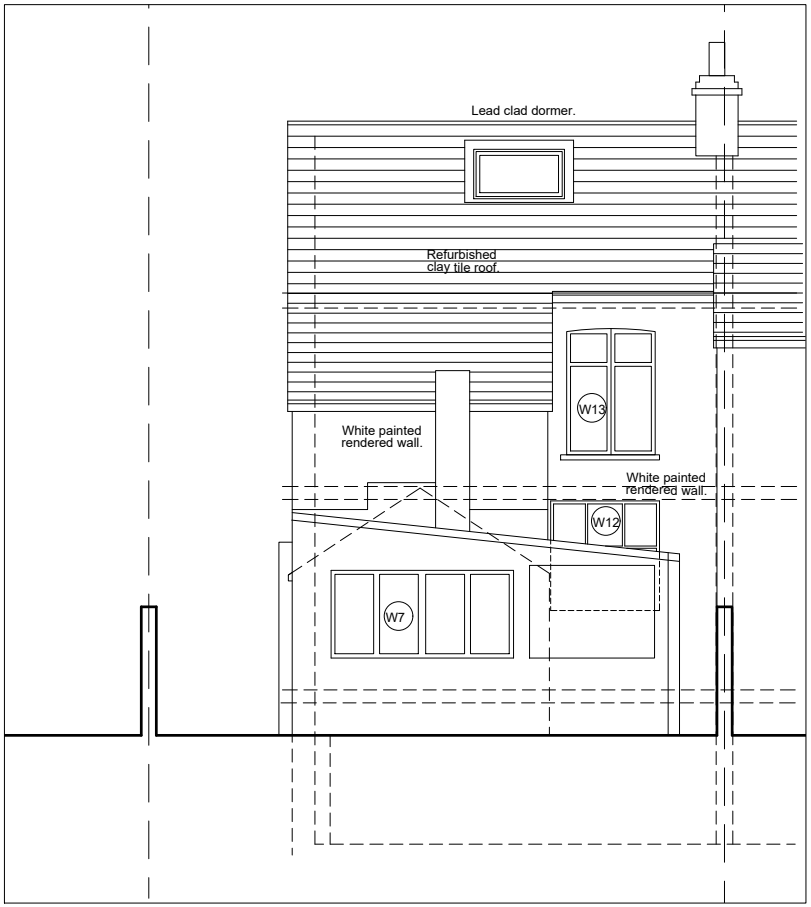
DRAWING TITLE

Existing North Elevation

simon james /architect

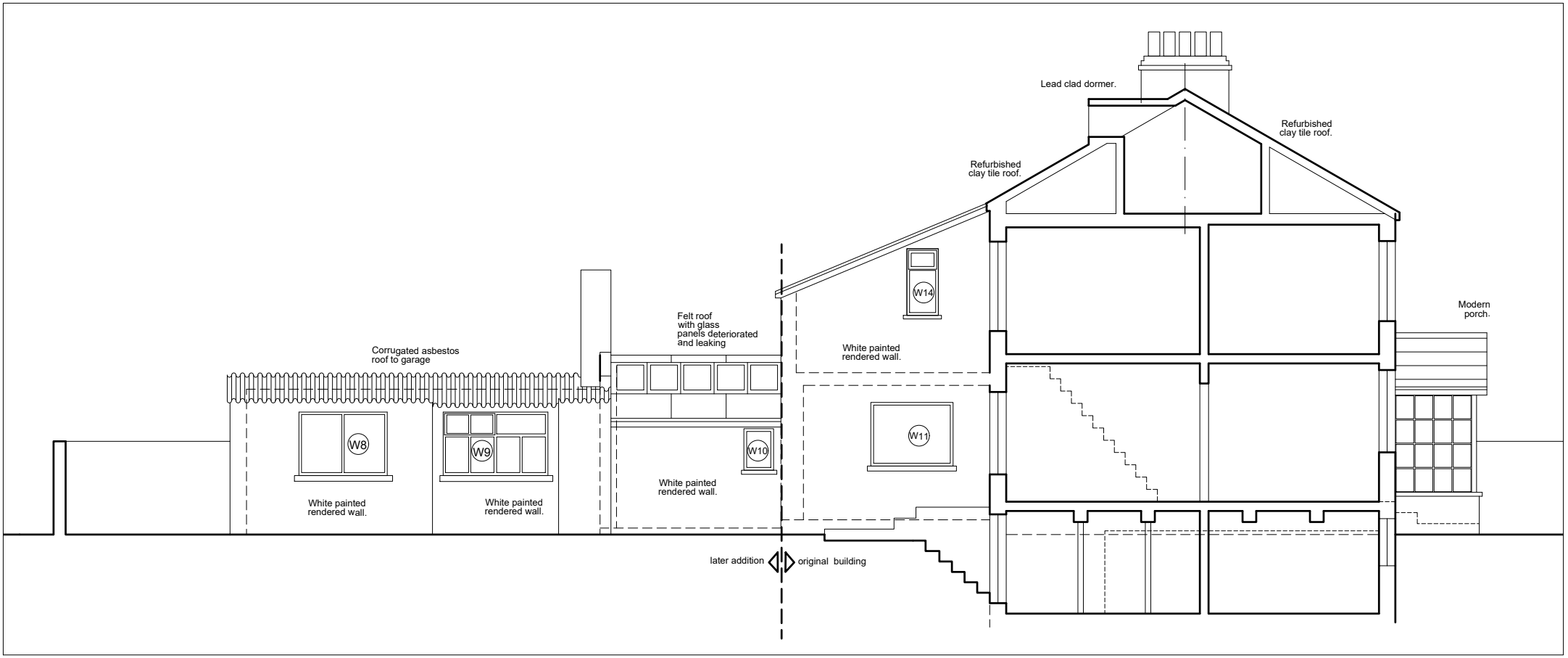


East Elevation



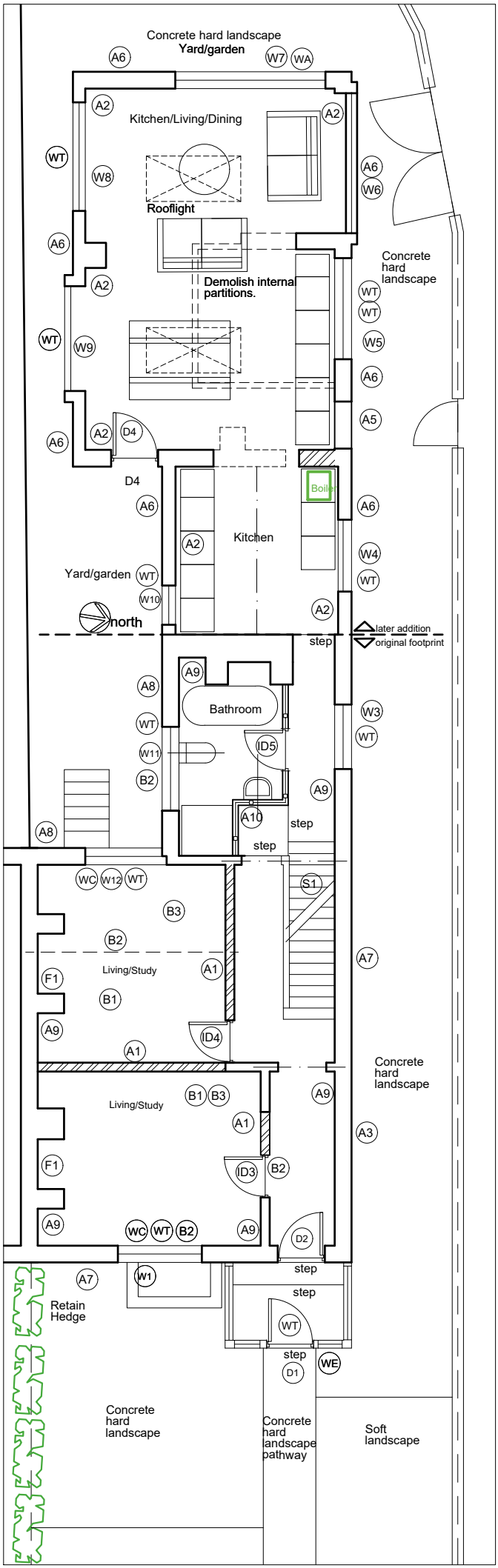
West Elevation

PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH	PHASE: Planning - PL	DATE: 07/04/26	REV: -	DATE	REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: ELS2	REV: -	SCALE: 1 : 100	SHEET: A4		
DRAWING TITLE: Existing East & West Elevations					sj simon james /architect			



South Elevation

PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH	PHASE: Planning - PL		DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: ELS3	REV: -	SCALE: 1 : 100	SHEET: A4		
DRAWING TITLE: Existing East & West Elevations					sj 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 Georgian Heritage painted timber window.

WC Fenestration change to allow for aesthetic changes and or additional openers. See Window detail and schedule.

WE Existing window frame and glazing refurbished and repainted.

WA New dark grey coloured aluminium sliding door.

D1 Replace modern poor quality painted timber door with a better quality appropriate heritage, half glazed, painted timber door. See schedule and door frame detail.
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 strategically located buttressing walls to tie gable wall. Refer to structural engineers details. For plaster finish see Internal plaster finish specification.

A2 SWIP breathable internal insulation lining to walls. See detail.

A3 Remove render and repoint with lime mortar. Refer to Mortar Specification details.

A5 Remove door and replace with externally insulated white painted rendered wall to match main house elevation

A6 Internally insulated and externally timber clad walls. Timber cladding to be a charred cedar board. Extension to the original listed building to be clearly visually demarcated by a change of material. See detail.

A7 Remove render and repoint exposed brickwork with lime mortar as specified in the specification details. Strap the exterior walls to the strengthened sheer floors as specified by the structural engineer.

A8 Repair and repaint existing rendered walls.

A9 Internally re-plaster all walls. See internal wall plaster specification.

A10 New lightweight non-loadbearing plasterboard and stud wall.
See detail

STRUCTURE

B1 To avoid rebuilding gable wall. Add structural sheathing to floors to increase shear strength. Add 15mm ply board to existing floor boards 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. Ties to be stitched through to the repointed exterior brick skin. Stitching bars (stainless steel helical bars) to repair masonry by reinforcing the exterior walls, providing tensile strength across bed joints. SS Helical inserted into cut-out mortar joints, bonded with high-strength grout, and hidden by repointing, preventing further movement. Refer to Structural engineers recommendations.

B2 Undersized, badly damaged or rotting beam or lintel to be repaired in most instances with spliced timber inserts and or support pieces adjacents to the perished areas. In situations where it is not possible to repair the timber joist or lintel to be replaced with a similar size and specification timber equivalent. Refer to Structural engineers recommendations.

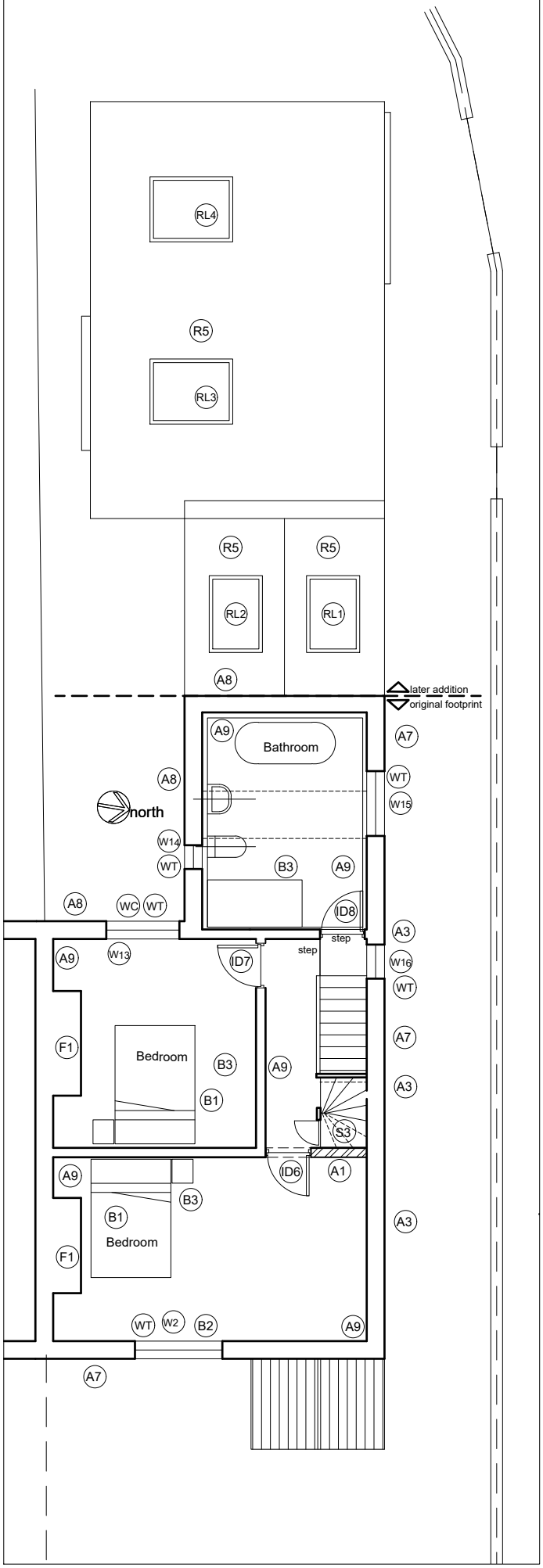
B3 Floor to be repaired by inserting replacement pieces of reclaimed matching timber floorboards. Repaired floor to be covered and protected with a structural sheathing ply.
Refer to Structural engineers recommendations.

STAIR AND OTHER INTERNAL FEATURES

S1 Reinstate basement stair. Removed by a previous owner.

F1 Original fireplace removed by a previous owner. Openings made good with lime plaster. For plaster finish see Internal plaster finish specification.

PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH		PHASE: Planning - PL	DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: GA1	REV: -	SCALE: 1 : 100	SHEET: A4		
DRAWING TITLE: Proposed Grd floor					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 Georgian Heritage painted timber window.

WC Fenestration change to allow for aesthetic changes and or additional openers. See Window detail and schedule.

WALLS

A3 Remove render and repoint with lime mortar. Refer to Mortar Specification details.

A7 Remove render and repoint exposed brickwork with lime mortar as specified in the specification details. Strap the exterior walls to the strengthened sheer floors as specified by the structural engineer.

A8 Repair and repaint existing rendered walls.

A9 Internally re-plaster all walls. See internal wall plaster specification.

STAIR AND OTHER INTERNAL FEATURES

S3 Refurbish existing winder stair.

F1 Original fireplace removed by a previous owner. Openings made good with lime plaster. For plaster finish see Internal plaster finish specification.

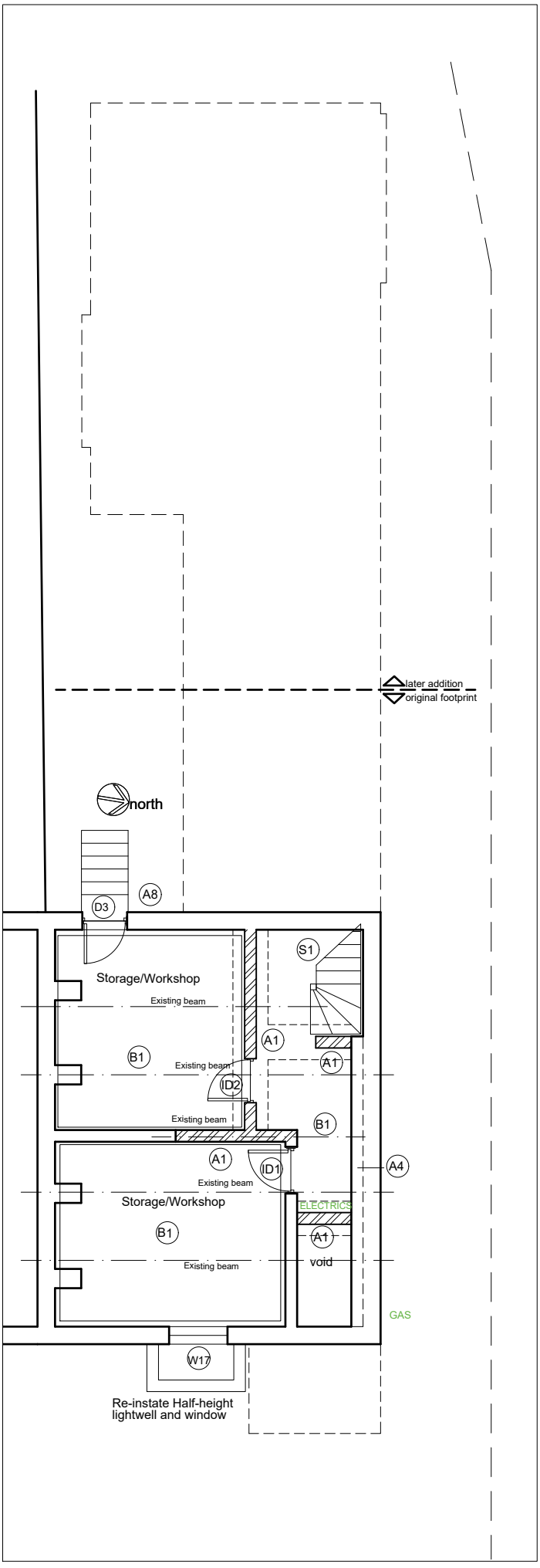
STRUCTURE

B1 To avoid rebuilding gable wall. Add structural sheathing to floors to increase shear strength. Add 15mm ply board to existing floor boards 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. Ties to be stitched through to the repointed exterior brick skin. Stitching bars (stainless steel helical bars) to repair masonry by reinforcing the exterior walls, providing tensile strength across bed joints. SS Helical inserted into cut-out mortar joints, bonded with high-strength grout, and hidden by repointing, preventing further movement.
Refer to Structural engineers recommendations.

B2 Undersized, badly damaged or rotting beam or lintel to be repaired in most instances with spliced timber inserts and or support pieces adjacents to the perished areas. In situations where it is not possible to repair the timber joist or lintel to be replaced with a similar size and specification timber equivalent.
Refer to Structural engineers recommendations.

B3 Floor to be repaired by inserting replacement pieces of reclaimed matching timber floorboards. Repaired floor to be covered and protected with a structural sheathing ply.
Refer to Structural engineers recommendations.

PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH	PHASE: Planning - PL	DATE: 07/04/26	REV: -	DATE / REV:
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: GA2 REV: -	SCALE: 1 : 100	SHEET: A4		
DRAWING TITLE: Prop First floor.				simon james /architect			



Basement

WINDOWS/DOORS

W17 New timber painted window in basement window opening. Original basement opening to be re-opened. See Window frame detail.
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. See schedule and door frame detail.
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 strategically located buttressing walls to tie gable wall. Refer to structural engineers details. For plaster finish see Internal plaster finish specification.

A4 Internal wall skin without foundation built to support retaining wall by previous owner to be retained.

A8 Repair and repaint existing rendered walls.

STAIR AND OTHER INTERNAL FEATURES

S1 Reinstate basement stair. Removed by a previous owner.

STRUCTURE

B1 To avoid rebuilding gable wall. Add structural sheathing to floors to increase shear strength. Add 15mm ply board to existing floor boards 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. Ties to be stitched through to the repointed exterior brick skin. Stitching bars (stainless steel helical bars) to repair masonry by reinforcing the exterior walls, providing tensile strength across bed joints. SS Helical inserted into cut-out mortar joints, bonded with high-strength grout, and hidden by repointing, preventing further movement. Refer to Structural engineers recommendations.

B2 Undersized, badly damaged or rotting beam or lintel to be repaired in most instances with spliced timber inserts and or support pieces adjacents to the perished areas. In situations where it is not possible to repair the timber joist or lintel to be replaced with a similar size and specification timber equivalent. Refer to Structural engineers recommendations.

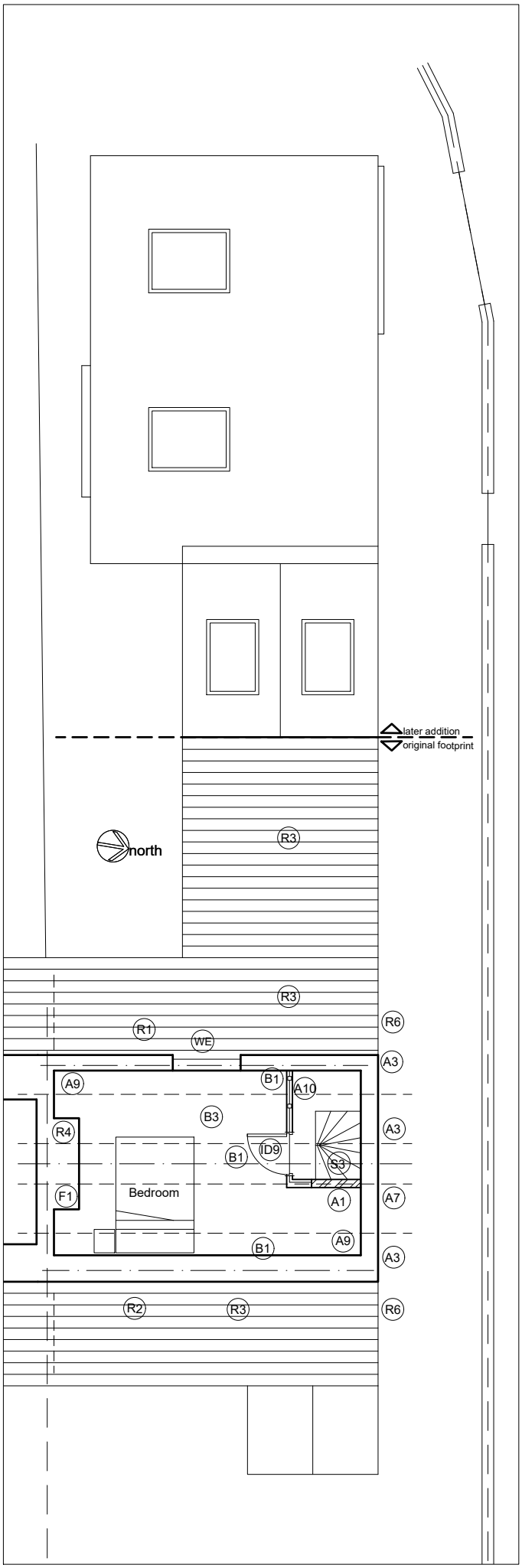
B3 Floor to be repaired by inserting replacement pieces of reclaimed matching timber floorboards. Repaired floor to be covered and protected with a structural sheathing ply.
Refer to Structural engineers recommendations.

PROJECT		CLIENT		PHASE	DATE	REV	DATE	REV
96 Ladybarn Lane Fallowfield.		JH		Planning - PL	07/04/26	-		
PROJECT NO	SITE	PHASE	DWG NO / REV	SCALE	SHEET			
188 -	96L -	PL -	GA3 -	1 : 100	A4			

DRAWING TITLE

Proposed Basement Floor.

simon james /architect



Attic Floor

WINDOWS/DOORS

WE Existing window frame and glazing refurbished.

WALLS

A3 Remove render and repoint with lime mortar. Refer to Mortar Specification details.

A7 Remove render and repoint exposed brickwork with lime mortar as specified in the specification details. Strap the exterior walls to the strengthened sheer floors as specified by the structural engineer.

A9 Internally re-plaster all walls. See internal wall plaster specification.

STAIR AND OTHER INTERNAL FEATURES

S3 Refurbish existing winder stair.

STRUCTURE

B1 To avoid rebuilding gable wall. Add structural sheathing to floors to increase shear strength. Add 15mm ply board to existing floor boards 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. Ties to be stitched through to the repointed exterior brick skin. Stitching bars (stainless steel helical bars) to repair masonry by reinforcing the exterior walls, providing tensile strength across bed joints. SS Helical inserted into cut-out mortar joints, bonded with high-strength grout, and hidden by repointing, preventing further movement. Refer to Structural engineers recommendations.

B2 Undersized, badly damaged or rotting beam or lintel to be repaired in most instances with spliced timber inserts and or support pieces adjacents to the perished areas. In situations where it is not possible to repair the timber joist or lintel to be replaced with a similar size and specification timber equivalent. Refer to Structural engineers recommendations.

B3 Floor to be repaired by inserting replacement pieces of reclaimed matching timber floorboards. Repaired floor to be covered and protected with a structural sheathing ply.
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 with vented space above insulation

R4 Stitching bars (stainless steel helical bars) to repair masonry by reinforcing chimney walls, providing tensile strength across bed joints. SS Helical inserted into cut-out mortar joints, bonded with high-strength grout, and hidden by repointing, preventing further movement. Refer to Structural Engineers recommendations.

R5 Replace and upgrade garage and extension roof to be warm roof insulated and water proofed with a slate grey Sika single ply roof membrane. Replace glazed roof element to kitchen extension roof with modern draft proof high U value velux rooflight and 2no 1.4m x 1.4m velux rooflights to the garage roof.

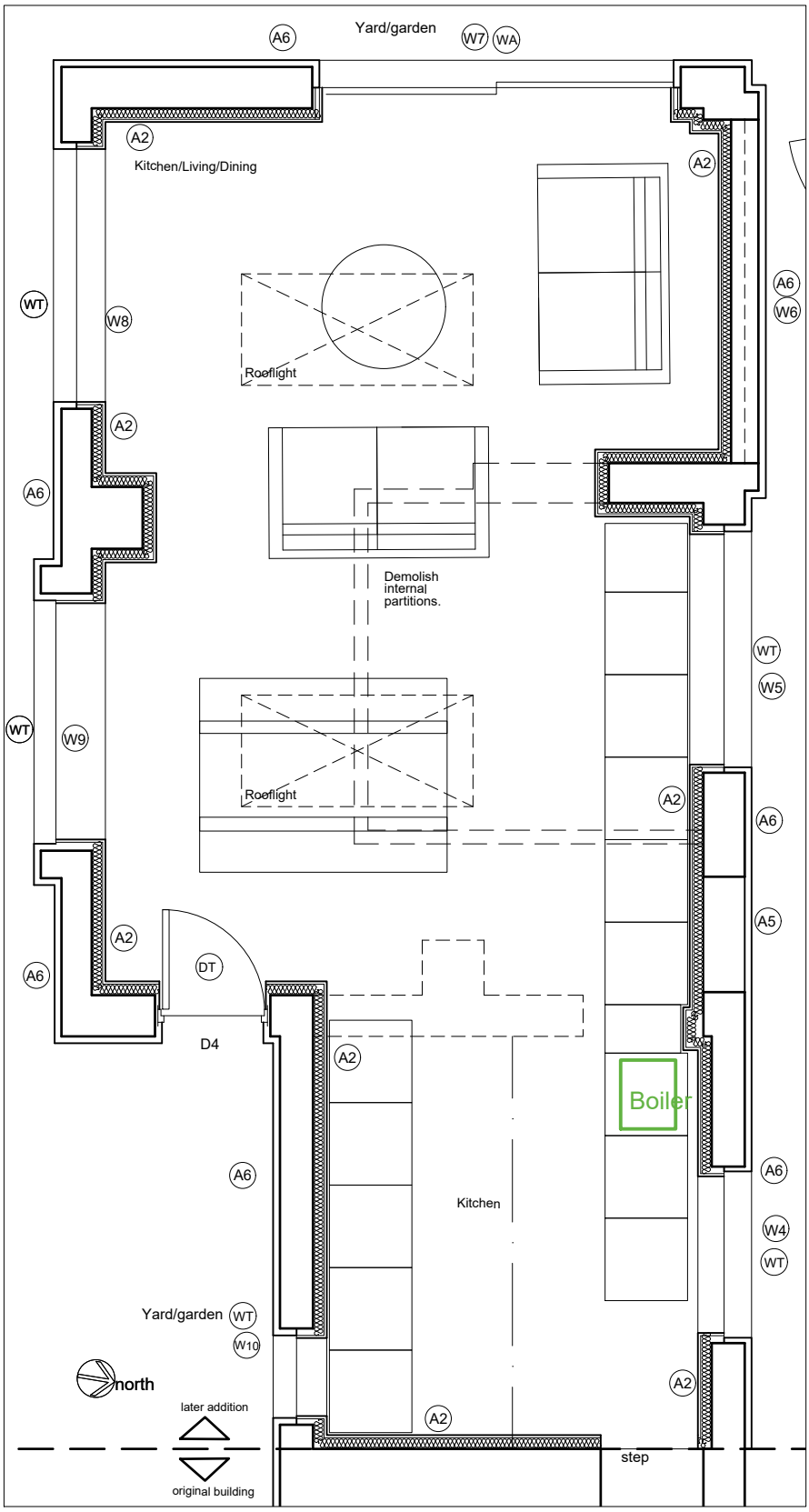
R6 Remove uPVC verge and reinstate traditional mortar verge to the side gable

PROJECT		CLIENT		PHASE	DATE	REV	DATE	REV
96 Ladybarn Lane Fallowfield.		JH		Planning - PL	07/04/26	-		
PROJECT NO	SITE	PHASE	DWG NO / REV	SCALE	SHEET			
188 -	96L -	PL -	GA4 -	1 : 100	A4			

DRAWING TITLE

Proposed Attic Floor.

simon james /**architect**



WINDOWS/DOORS

WT Door/window changed by a previous owner. Replace modern poor quality painted timber window/door with a Georgian Heritage painted timber window.

WC Fenestration change to allow for aesthetic changes and or additional openers. See Window detail and schedule.

WE Existing window frame and glazing refurbished and repainted.

WA New dark grey coloured aluminium sliding door.

D1 Replace modern poor quality painted timber door with a better quality appropriate heritage, half glazed, painted timber door. See schedule and door frame detail.

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 strategically located buttressing walls to tie gable wall. Refer to structural engineers details. For plaster finish see Internal plaster finish specification.

A2 SWIP breathable internal insulation lining to walls. See detail.

A3 Remove render and repoint with lime mortar. Refer to Mortar Specification details.

A5 Remove door and replace with externally insulated white painted rendered wall to match main house elevation

A6 Internally insulated and externally timber clad walls. Timber cladding to be a charred cedar board. Extension to the original listed building to be clearly visually demarcated by a change of material. See detail.

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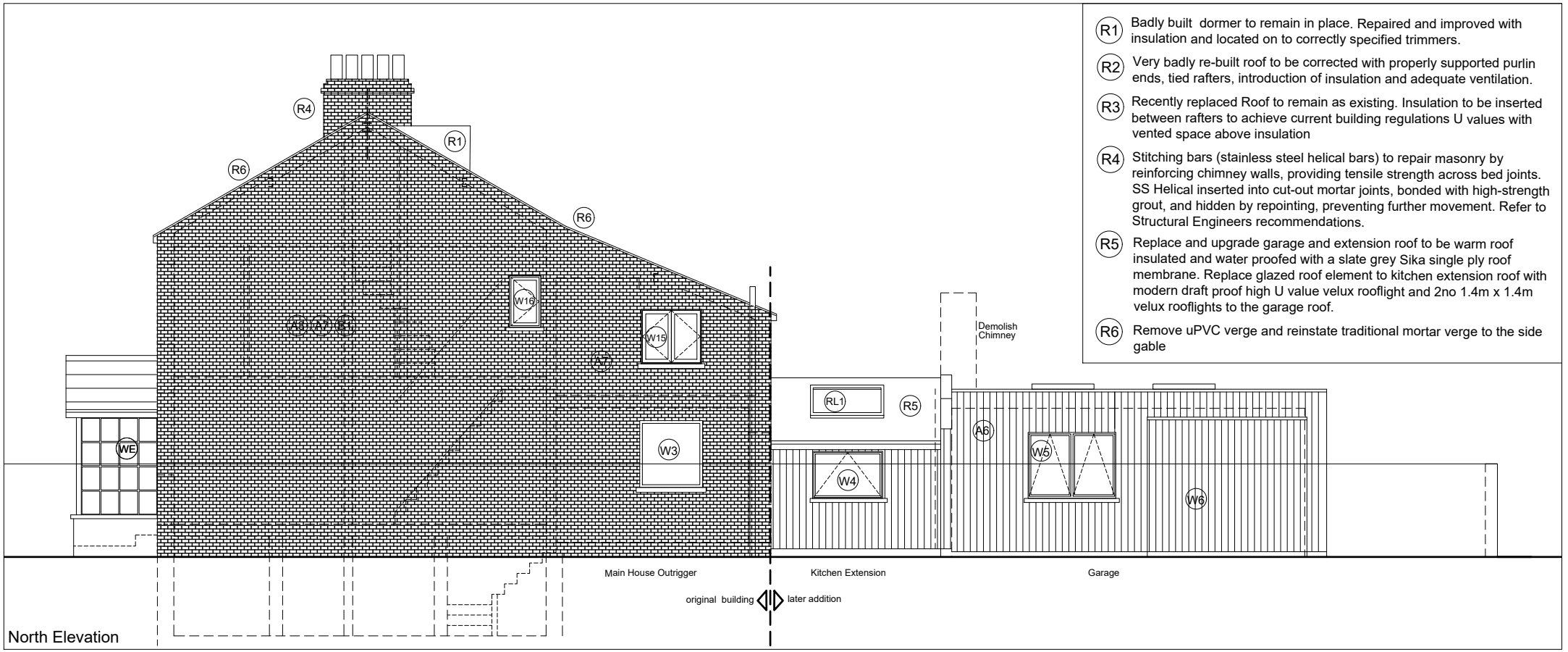
A9 Internally re-plaster all walls. See internal wall plaster specification.

A10 New lightweight non-loadbearing plasterboard and stud wall.
See detail

PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH	PHASE: Planning - PL	DATE: 07/04/26	REV: -	DATE / REV:
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: GA5	REV: -	SCALE: 1 : 50	SHEET: A4	

DRAWING TITLE: Kitchen and Garage Detail plan.

simon james /architect



North Elevation

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 with vented space above insulation

R4 Stitching bars (stainless steel helical bars) to repair masonry by reinforcing chimney walls, providing tensile strength across bed joints. SS Helical inserted into cut-out mortar joints, bonded with high-strength grout, and hidden by repointing, preventing further movement. Refer to Structural Engineers recommendations.

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R6 Remove uPVC verge and reinstate traditional mortar verge to the side gable

A3 Remove render and repoint with lime mortar. Refer to Mortar Specification details.

A5 Remove door and replace with externally insulated white painted rendered wall to match main house elevation

A6 Internally insulated and externally timber clad walls. Timber cladding to be a charred cedar board. Extension to the original listed building to be clearly visually demarcated by a change of material. See detail.

A7 Remove render and repoint exposed brickwork with lime mortar as specified in the specification details. Strap the exterior walls to the strengthened sheer floors as specified by the structural engineer.

STRUCTURE

B1 To avoid rebuilding gable wall. Add structural sheathing to floors to increase shear strength. Add 15mm ply board to existing floor boards 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. Ties to be stitched through to the repointed exterior brick skin. Stitching bars (stainless steel helical bars) to repair masonry by reinforcing the exterior walls, providing tensile strength across bed joints. SS Helical inserted into cut-out mortar joints, bonded with high-strength grout, and hidden by repointing, preventing further movement. Refer to Structural engineers recommendations.

POINTING MORTAR

Roundtower NHL

3.5 Coarse is a factory-blended, dry ready-mixed lime mortar made with Natural Hydraulic Lime (NHL 3.5) and a 5mm down coarse kiln-dried sand. Designed for bedding, pointing, and general-purpose masonry, this mortar is also suitable for use as a base render coat, particularly in traditional or breathable construction.

Roundtower NHL 3.5 Coarse combines the strength and breathability of NHL 3.5 with selected additives that enhance workability, extend open time, and reduce shrinkage risk, all while maintaining the essential properties of a cement-free, vapour-open lime mortar.

Key Benefits

- Pre-Mixed for Consistency – 2:5 NHL to coarse sand ratio ensures reliability and performance across bags.
- NHL 3.5 Strength – Suitable for medium-strength applications, including external pointing and bedding.
- Improved Workability – Extended open and finishing times make it ideal for site work.
- No Cement or Synthetic Additives – Breathable and conservation-appropriate.
- Versatile Use – Suitable for new builds, historic masonry, and breathable render systems.

Twistfix Helical Bars.

Twistfix helical bars and remedial wall ties are designed to reinforce existing brick block and stone walls. The high tensile brick reinforcing bars are concealed discretely beneath the surface of the wall in the mortar bed where they strengthen the structure and redistribute applied loads. Helical wall ties are used to tie separating layers of wall, pin brick arches and to secure the facade to internal cross walls. They are installed into the tiniest of pilot holes; making structural repairs to listed buildings easy to disguise.

PROJECT			CLIENT		PHASE	DATE	REV	DATE	REV
96 Ladybarn Lane Fallowfield.			JH		Planning - PL	07/04/26	-		
PROJECT NO	SITE	PHASE	DWG NO	REV	SCALE	SHEET			
188 -	96L -	PL -	EL1	-	1 : 100	A4			

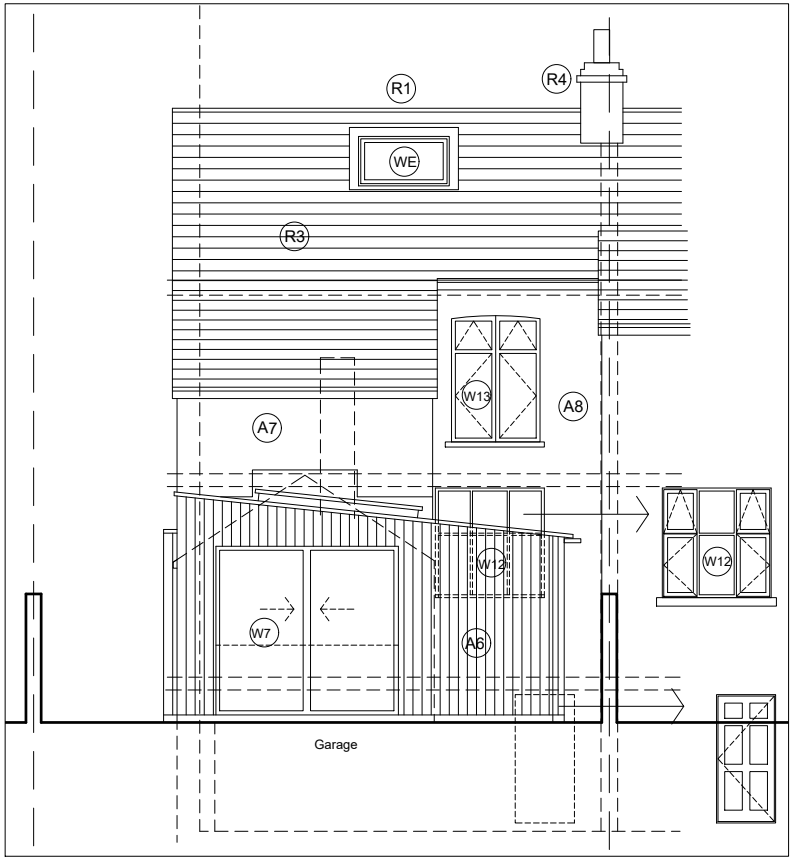
DRAWING TITLE

Proposed North Elevation

simon james /architect



East Elevation



West Elevation

- 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.
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PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH	PHASE: Planning - PL		DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: EL2	REV: -	SCALE: 1 : 100	SHEET: A4		
DRAWING TITLE: Proposed East & West Elevations					simon james /architect			

R1 Badly built dormer to remain in place. Repaired and improved with insulation and located on to correctly specified trimmers.

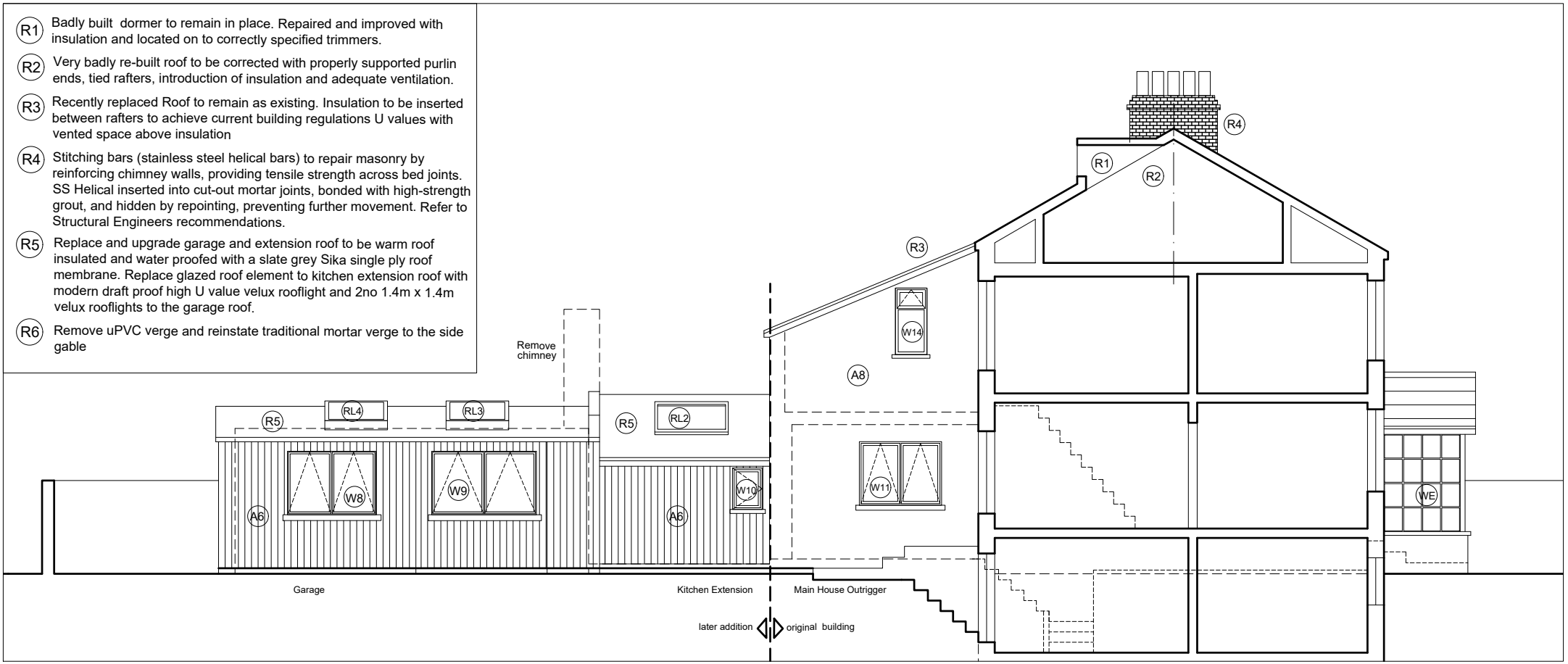
R2 Very badly re-built roof to be corrected with properly supported purlin ends, tied rafters, introduction of insulation and adequate ventilation.

R3 Recently replaced Roof to remain as existing. Insulation to be inserted between rafters to achieve current building regulations U values with vented space above insulation

R4 Stitching bars (stainless steel helical bars) to repair masonry by reinforcing chimney walls, providing tensile strength across bed joints. SS Helical inserted into cut-out mortar joints, bonded with high-strength grout, and hidden by repointing, preventing further movement. Refer to Structural Engineers recommendations.

R5 Replace and upgrade garage and extension roof to be warm roof insulated and water proofed with a slate grey Sika single ply roof membrane. Replace glazed roof element to kitchen extension roof with modern draft proof high U value velux rooflight and 2no 1.4m x 1.4m velux rooflights to the garage roof.

R6 Remove uPVC verge and reinstate traditional mortar verge to the side gable



South Elevation

A3 Remove render and repoint with lime mortar. Refer to Mortar Specification details.

A5 Remove door and replace with externally insulated white painted rendered wall to match main house elevation

A6 Internally insulated and externally timber clad walls. Timber cladding to be a charred cedar board. Extension to the original listed building to be clearly visually demarcated by a change of material. See detail.

A7 Remove render and repoint exposed brickwork with lime mortar as specified in the specification details. Strap the exterior walls to the strengthened sheer floors as specified by the structural engineer.

STRUCTURE

B1 To avoid rebuilding gable wall. Add structural sheathing to floors to increase shear strength. Add 15mm ply board to existing floor boards 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. Ties to be stitched through to the repointed exterior brick skin. Stitching bars (stainless steel helical bars) to repair masonry by reinforcing the exterior walls, providing tensile strength across bed joints. SS Helical inserted into cut-out mortar joints, bonded with high-strength grout, and hidden by repointing, preventing further movement. Refer to Structural engineers recommendations.

POINTING MORTAR

Roundtower NHL

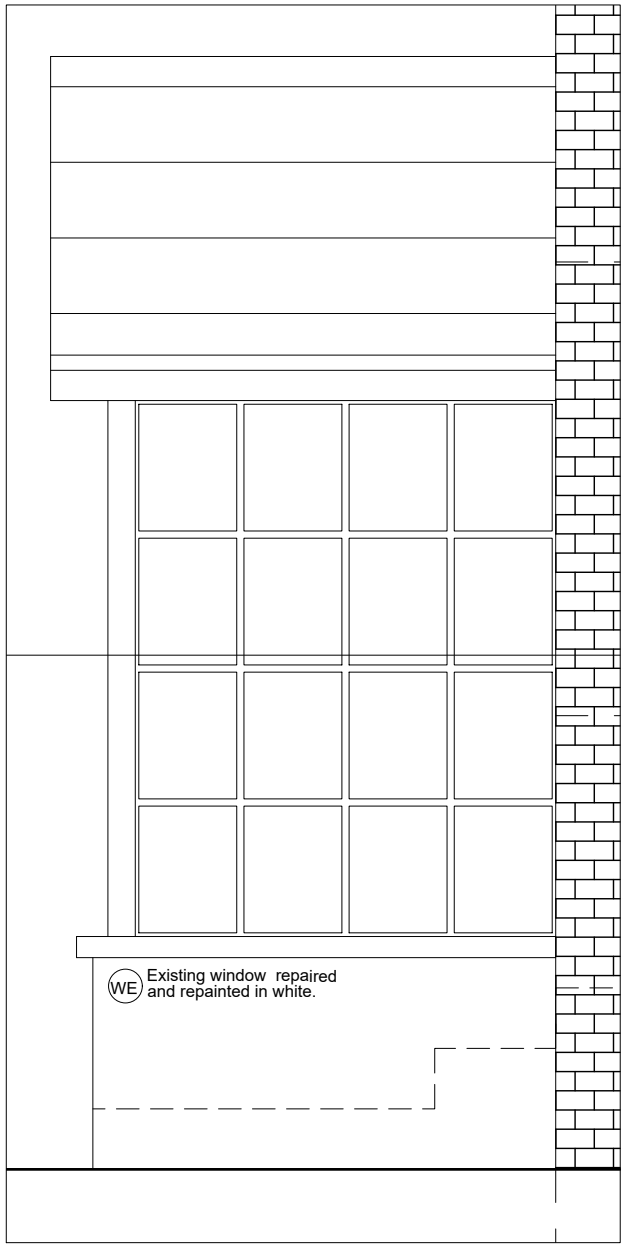
3.5 Coarse is a factory-blended, dry ready-mixed lime mortar made with Natural Hydraulic Lime (NHL 3.5) and a 5mm down coarse kiln-dried sand. Designed for bedding, pointing, and general-purpose masonry, this mortar is also suitable for use as a base render coat, particularly in traditional or breathable construction.

Roundtower NHL 3.5 Coarse combines the strength and breathability of NHL 3.5 with selected additives that enhance workability, extend open time, and reduce shrinkage risk, all while maintaining the essential properties of a cement-free, vapour-open lime mortar.

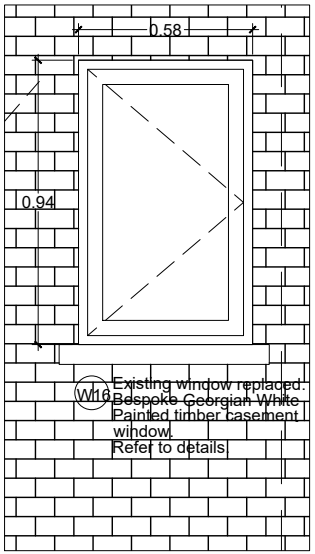
Key Benefits

- Pre-Mixed for Consistency – 2:5 NHL to coarse sand ratio ensures reliability and performance across bags.
- NHL 3.5 Strength – Suitable for medium-strength applications, including external pointing and bedding.
- Improved Workability – Extended open and finishing times make it ideal for site work.
- No Cement or Synthetic Additives – Breathable and conservation-appropriate.
- Versatile Use – Suitable for new builds, historic masonry, and breathable render systems.

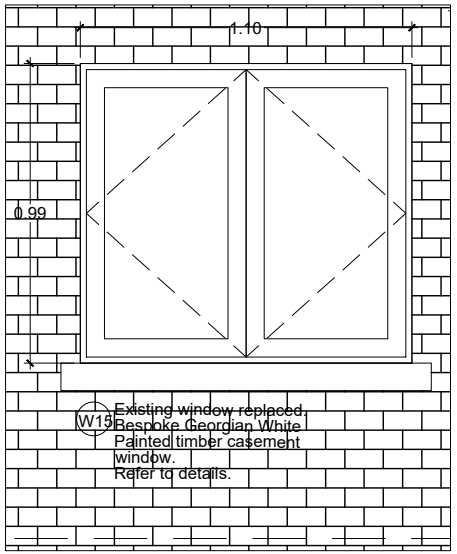
PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH		PHASE: Planning - PL		DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: EL3	REV: -	SCALE: 1 : 100	SHEET: A4			
DRAWING TITLE: Proposed South Elevation					simon james /architect				



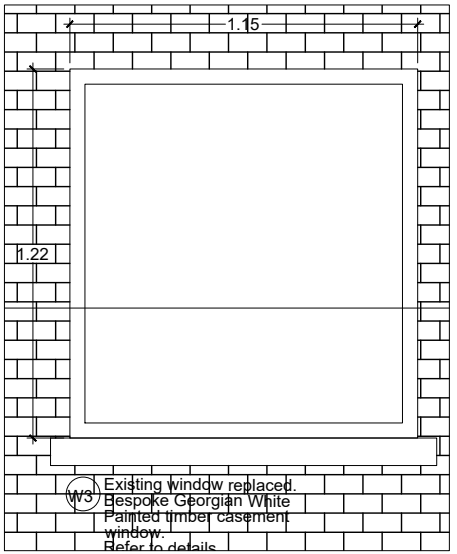
Front porch



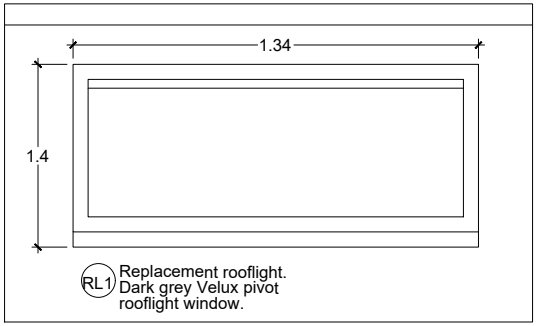
1st Floor stair landing window



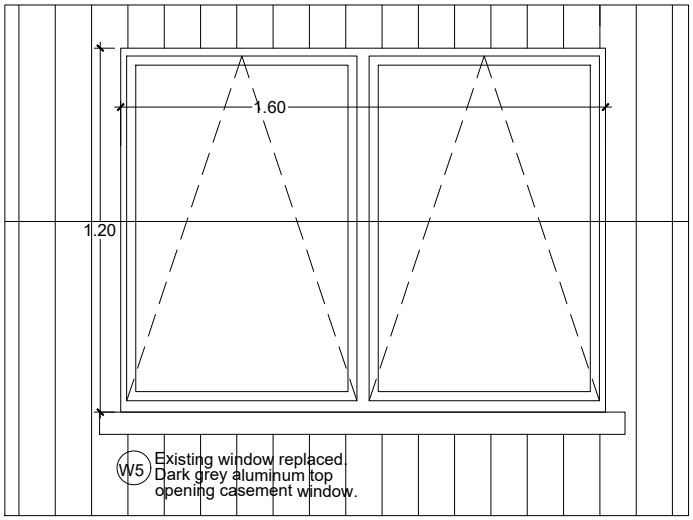
1st Floor bathroom window



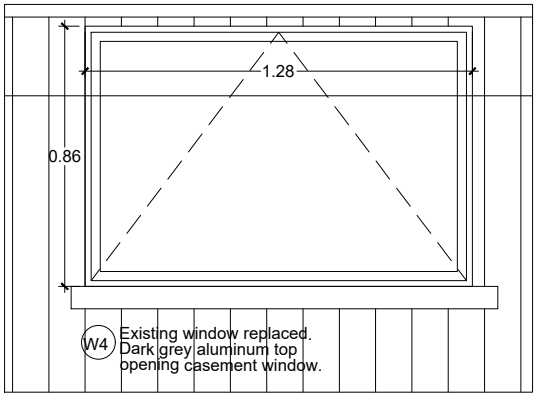
Grd fl hall window.



Extension rooflight. North facing roof slope

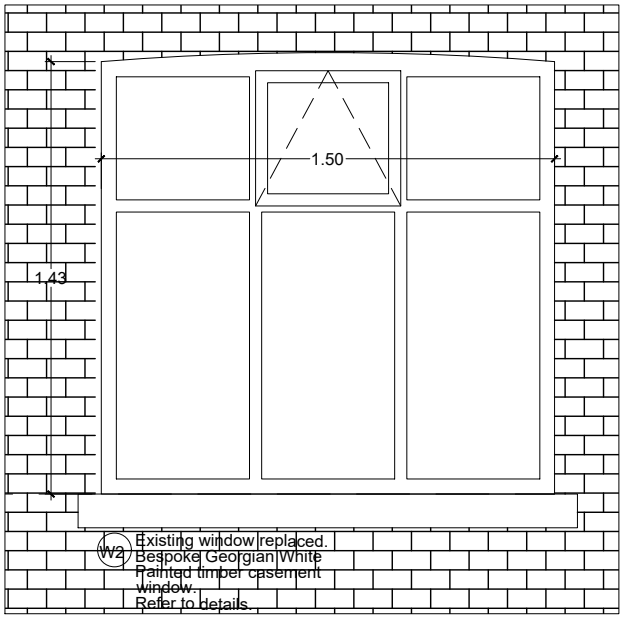


Garage North facing Window.

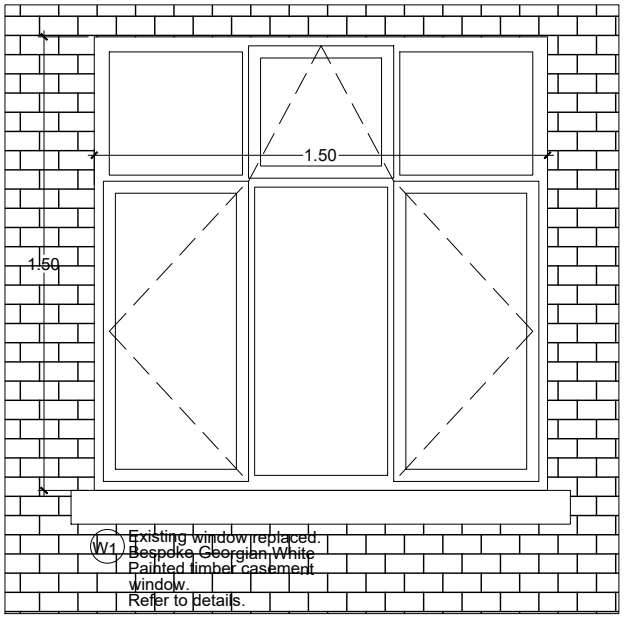


Extension Grd floor North facing kitchen window.

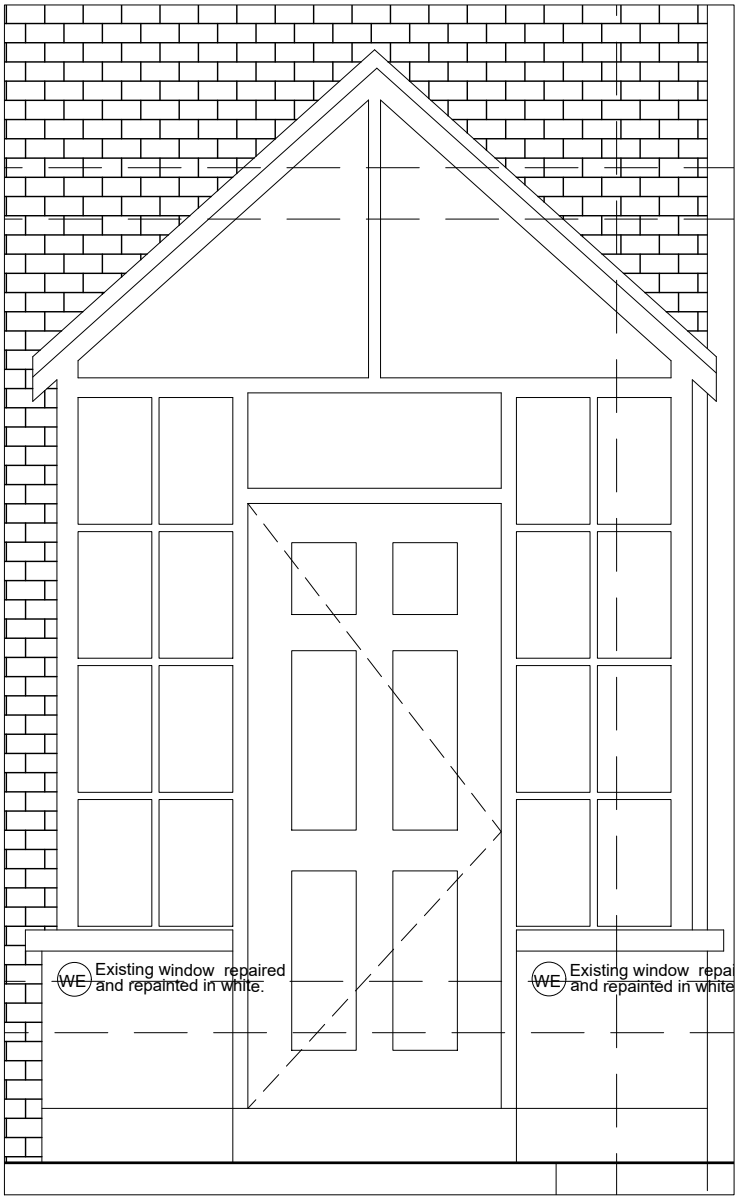
PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH	PHASE: Planning - PL	DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: WS1	REV: -	SCALE: 1 : 25	SHEET: A4	
DRAWING TITLE: North Elevation Window Schedule					sj simon james /architect		



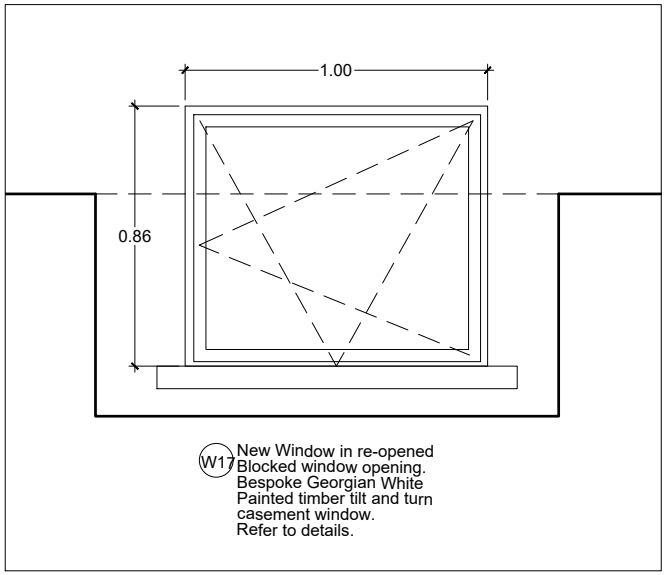
Front Elevation First Floor



Front Elevation Ground Floor



Front Elevation Porch

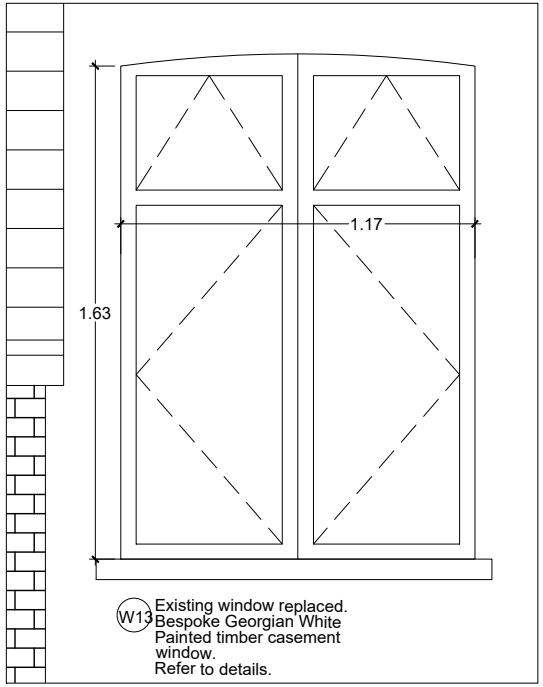


Front Elevation Basement Window

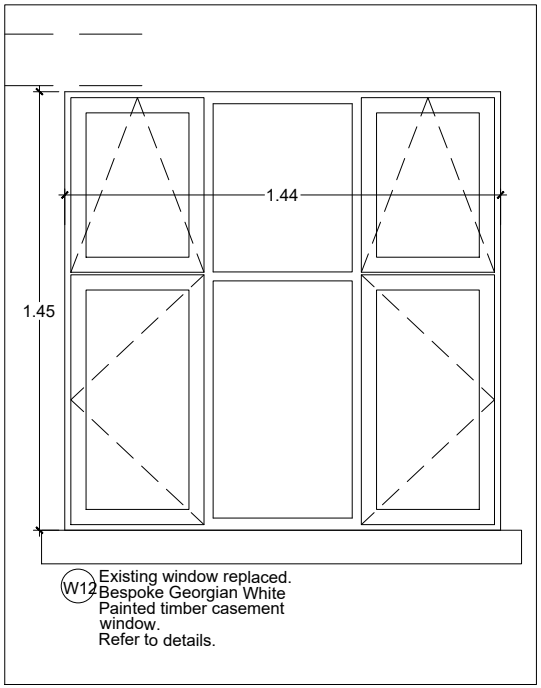
PROJECT: 96 Ladybarn Lane Fallowfield.			CLIENT: JH		PHASE: Planning - PL	DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: WS2	REV: -	SCALE: 1 : 25	SHEET: A4		

DRAWING TITLE: Front Elevation Window Schedule

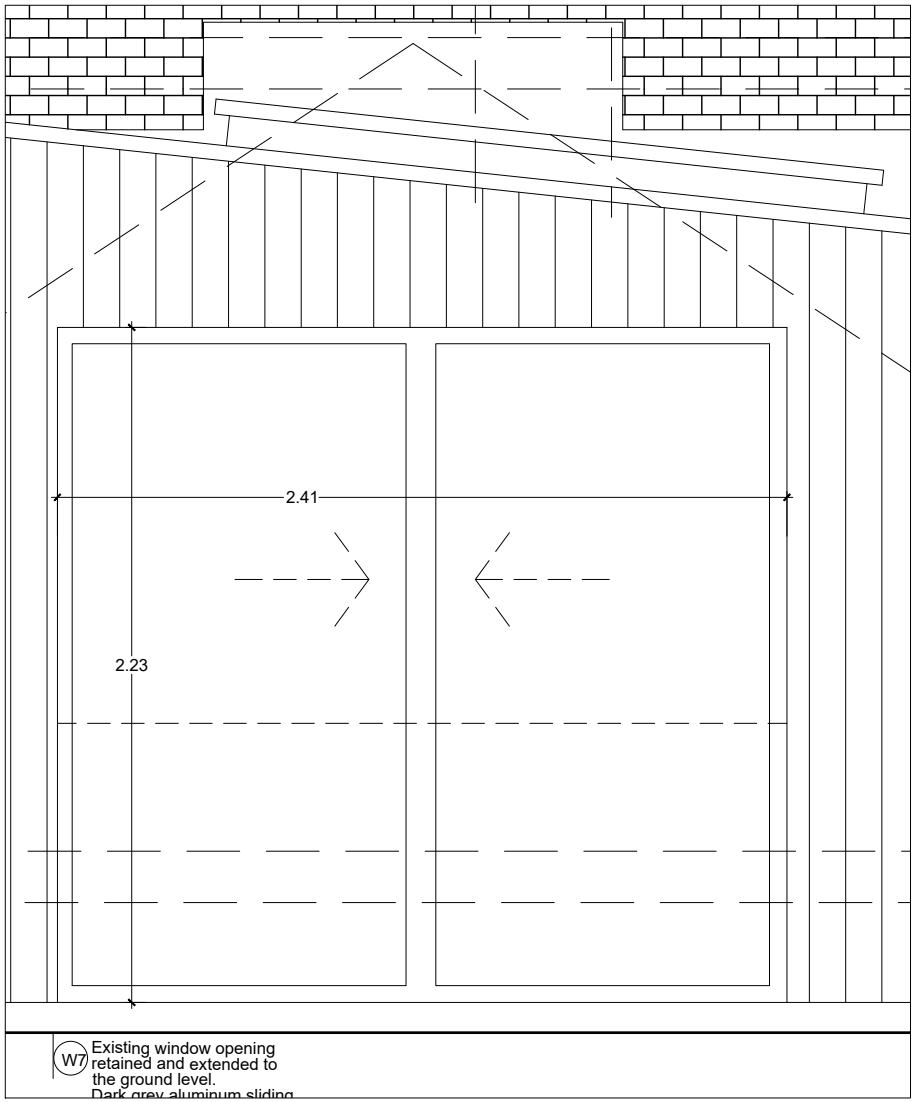
sj simon james /architect



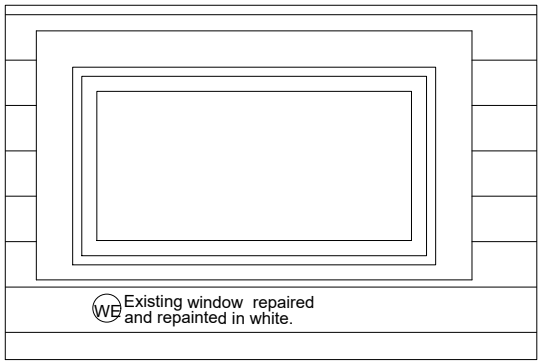
Rear Elevation First Floor window.



Rear Elevation Grd Floor window.



Rear Elevation Garage Garden sliding window.

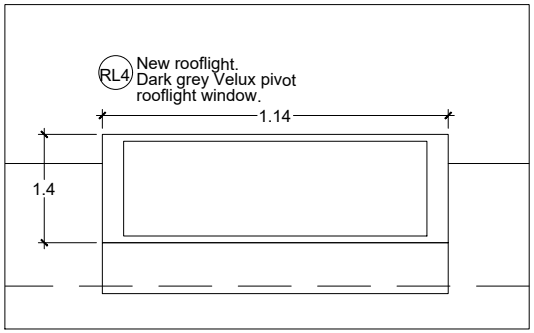


Rear Elevation Dormer window.

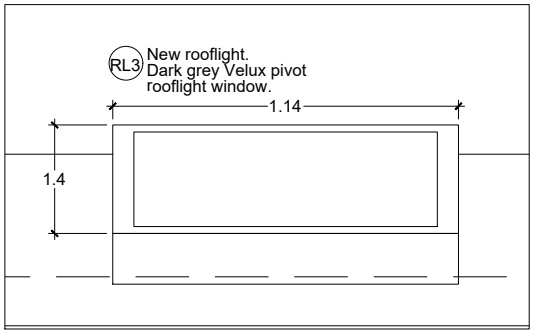
PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH	PHASE: Planning - PL	DATE: 07/04/26	REV: -	DATE / REV:
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: WS3	REV: -	SCALE: 1 : 25	SHEET: A4	

DRAWING TITLE: Rear/West Elevation Window Schedule

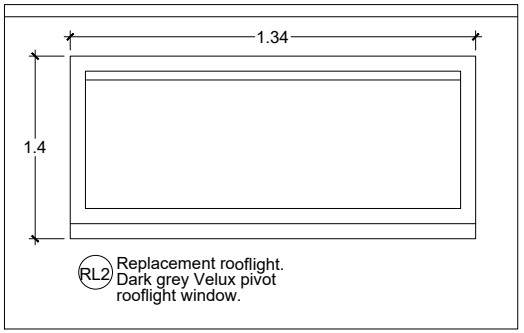
simon james /architect



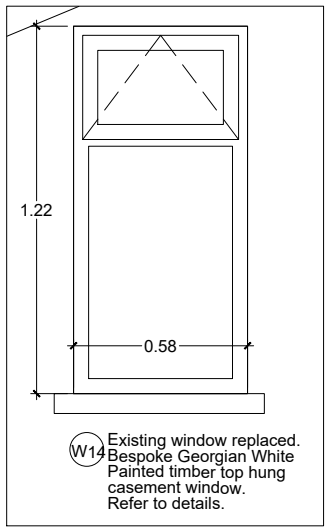
South Elevation Garage Roof Light



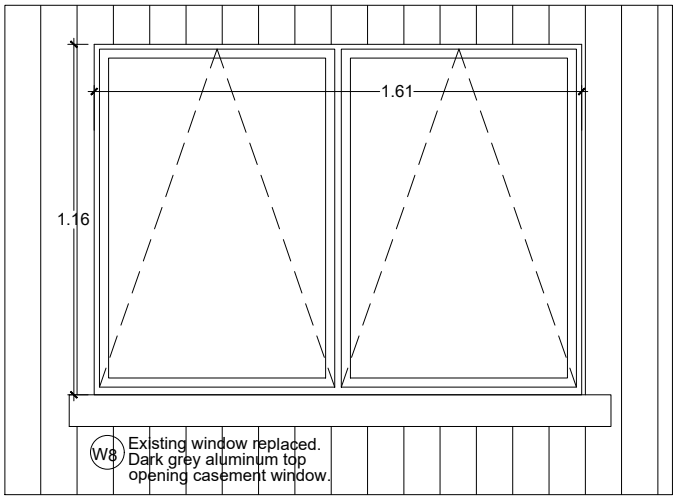
South Elevation Garage Roof Light



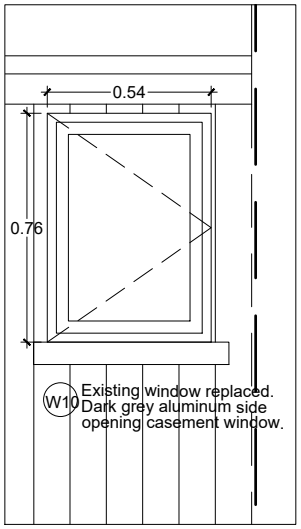
South Elevation Kitchen Extension
replacement rooflight



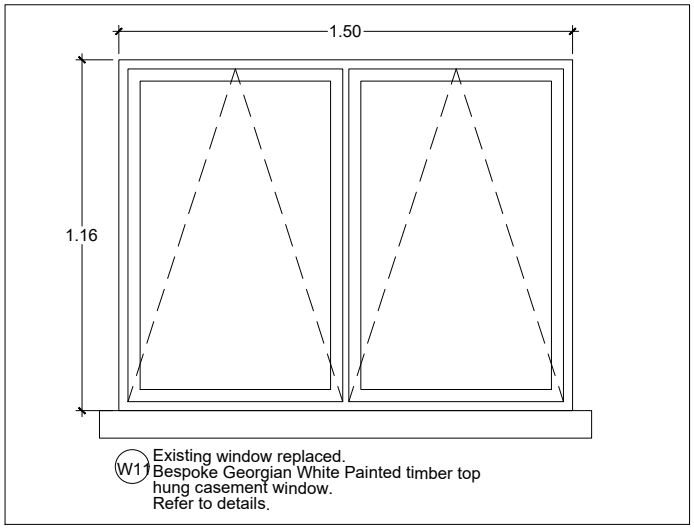
South Elevation Main House Outrigger
First floor Replacement window



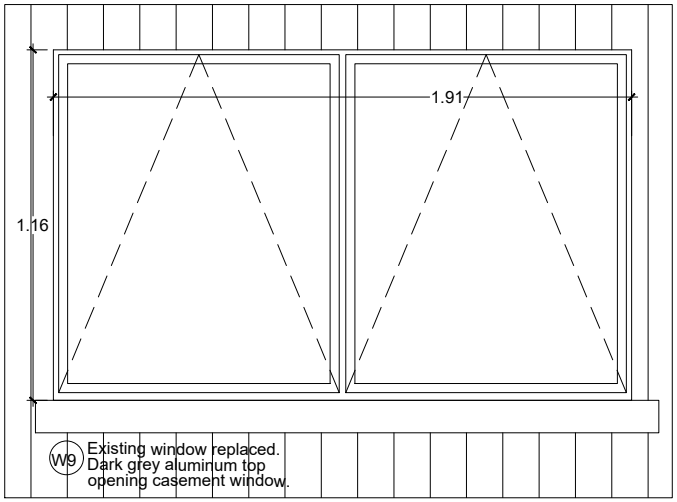
South Elevation Garage Replacement window



South Elevation Kitchen Extension
Replacement window



South Elevation Main House Outrigger Ground Floor Replacement window



South Elevation Garage Replacement window

PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH	PHASE: Planning - PL	DATE: 07/04/26	REV: -	DATE / REV:
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: WS4	REV: -	SCALE: 1 : 25	SHEET: A4	

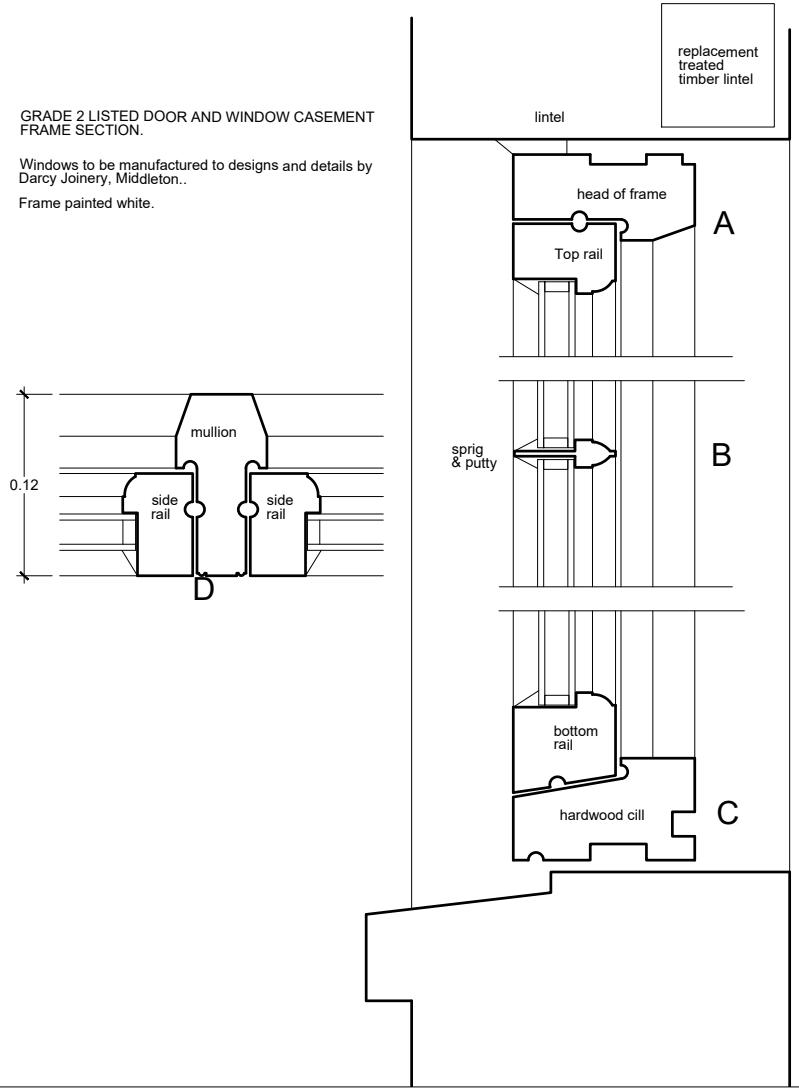
DRAWING TITLE: South Elevation Window Schedule

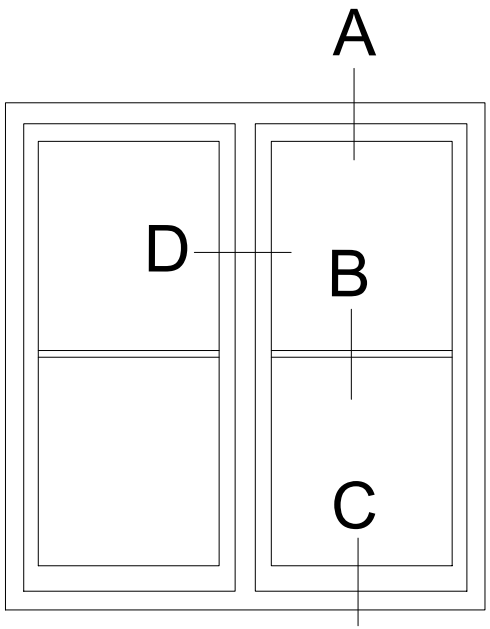
sj simon james /architect

GRADE 2 LISTED DOOR AND WINDOW CASEMENT FRAME SECTION.

Windows to be manufactured to designs and details by Darcy Joinery, Middleton..

Frame painted white.





Detail of Georgian white painted Timber replacement window.

EXTERIOR WINDOW AND DOOR DESIGN.

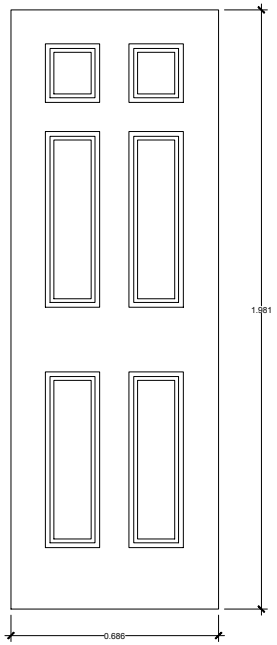
Georgian Properties (1714-1830): Georgian homes showcase elegant proportions with typically 6-over-6 or 9-over-9 pane arrangements. These windows often have more delicate glazing bars and refined detailing.

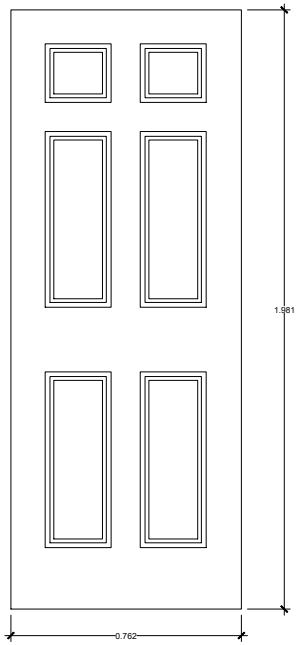
Casement Windows:
A Versatile Period Option
Timber casement windows, are the correct choice for properties in Cheshire and Greater Manchester that predate the Victorian era, casement windows are the more historically accurate choice than sashes. Casements were particularly common in Georgian period properties.

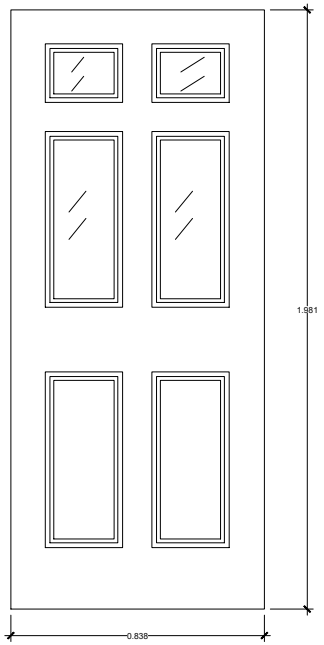
Key Casement Features:
Outward-opening design: Hinged frames that open outward
Varied glazing: Can feature anything from a single large pane to multiple smaller panes
Hardware detail: Period-appropriate hinges and catches significantly impact authenticity
Frame construction: Typically, slightly lighter in proportion than sash windows

PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH	PHASE: Planning - PL	DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: WS5	REV: -	SCALE: 1 : 5	SHEET: A4	
DRAWING TITLE: Window Details					simon james /architect		

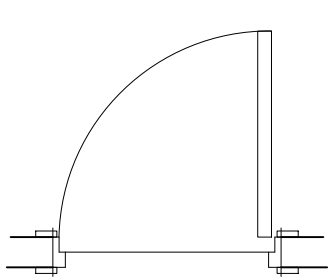




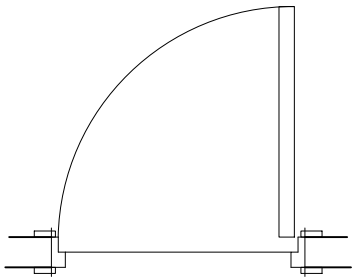




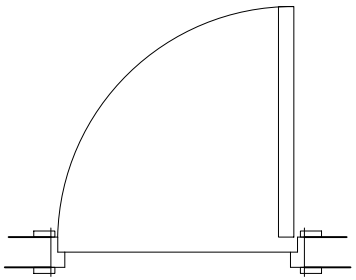




ID5 ID8 686mm x 1981mm
FD30
6 paneled white
painted timber
Georgian door



ID1 ID2 ID3 762mm x 1981mm
ID4 ID6 ID7 FD30
ID9 6 paneled white
painted timber
Georgian door

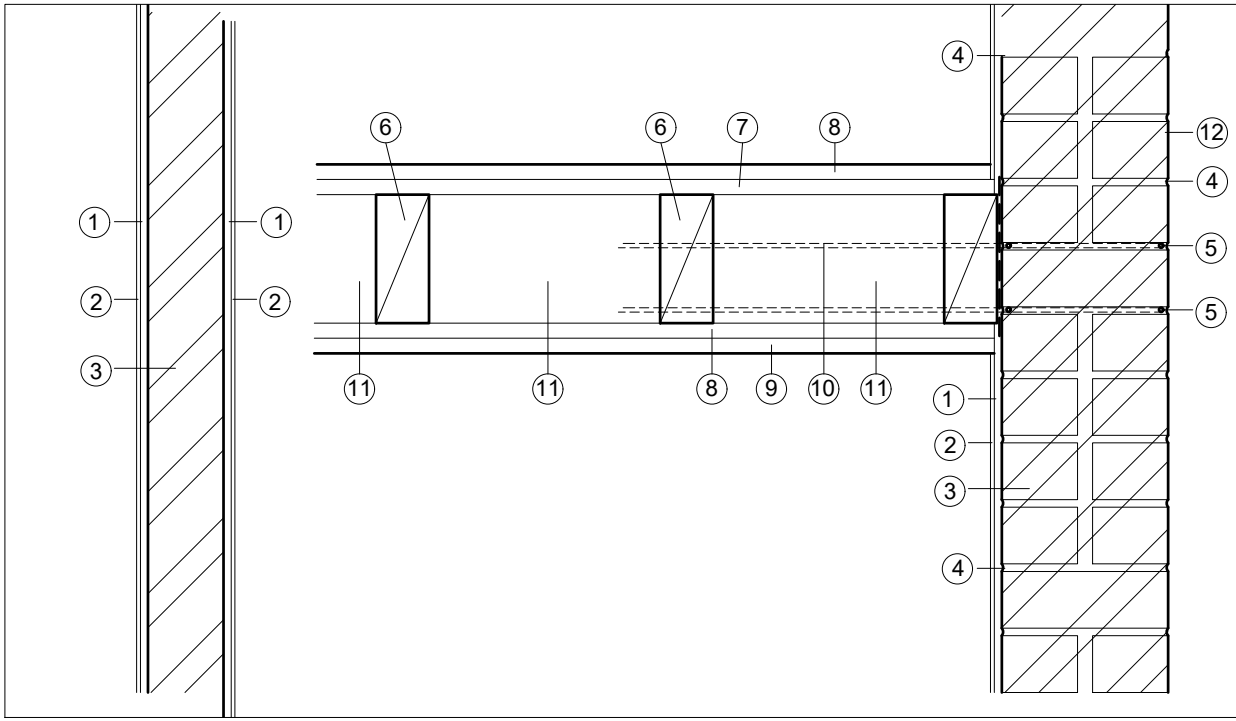


D1 D2
D3 D4 762&838mm x 1981mm
6 glazed paneled white
painted timber Georgian
door

Door Schedule.

PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH		PHASE: Planning - PL		DATE	REV	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: WS6	REV: -	SCALE: 1 : 25	SHEET: A4	07/04/26	-	
DRAWING TITLE: Door Schedule									

sj simon james /architect



1. Roundtower Insulating plaster NHL2. Lime based plaster
2. Roundtower Supertherm finishing Plaster. Lime based.
3. Existing brick (re-built walls to be reclaimed matching brick).
4. Roundtower NHL Lime mortar. Clean out and repoint all of the bowing wall brickwork to inside and outside faces.
5. Twistfix helical bars and remedial wall ties to invisibly reinforce existing brick.
6. Existing Joist
7. Existing floor boards retained and repaired.
8. New layer 15mm structural sheathing ply screwed to joists at every 150mm centres..
9. Plasterboard and skim
10. Twistfix lateral restraint ties to go through at least two joists when parallel to the wall and at least 400mm into the joist end when perpendicular.
11. Solid timber joist bracing noggin between all the joist and at 1m centres.
12. Carefully remove render to the gable and front elevation and repoint.

Existing Wall refurbishment details.

INTERNAL PLASTER FINISH TO ALL WALLS.
Replacement internal plaster to all internal walls.
Roundtower Insulating Plaster is a lightweight, highly breathable lime plaster designed to significantly improve the thermal performance of solid-walled buildings while managing moisture naturally. Acting as a plaster, insulation, and dehumidifier in one, it offers a practical, low-impact solution for both heritage and sustainable construction projects.

Formulated with Natural Hydraulic Lime (NHL 2) and recycled ultra-lightweight mineral aggregates, this plaster combines low strength, high flexibility, and advanced vapour permeability with excellent insulating performance.

- Thermal Conductivity (K-value): 0.095 W/m·K
- Breathable & Vapour Open: Functions like NHL2 render
- Application Thickness: Up to 30mm in a single coat
- Binder: NHL2 with mineral, non-organic additives
- No framing or boards required – direct to wall application

FINISHING PLASTER
Roundtower SuperTherm
Finishing Plaster is a lime-based, breathable finishing coat specifically designed to be applied over Roundtower SuperTherm. It provides a durable, mesh-reinforced surface that helps stabilise the underlying insulating plaster, improves crack resistance, and creates a consistent base ready for mineral finishes such as silicate paints or breathable decorative coatings.

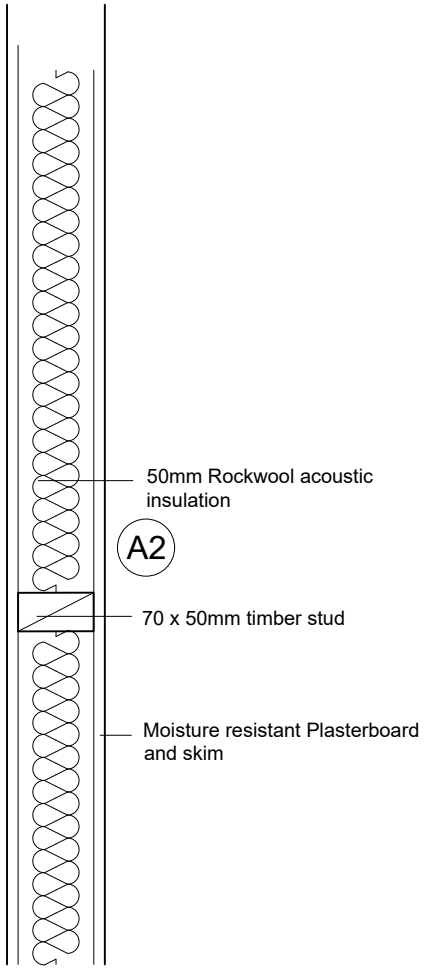
Applied at approximately 5mm, with a fibreglass mesh embedded (R52 Internal Grade), it delivers a robust, vapour-open “armoured” layer that supports long-term performance while remaining compatible with conservation-led, moisture-aware retrofit and new-build detailing.

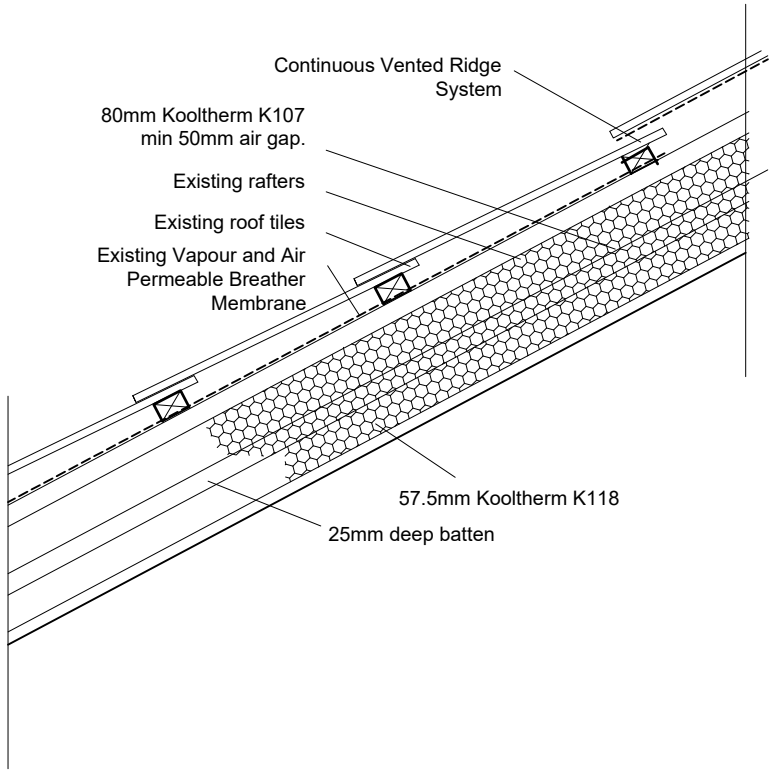
POINTING MORTAR
Roundtower NHL
3.5 Coarse is a factory-blended, dry ready-mixed lime mortar made with Natural Hydraulic Lime (NHL 3.5) and a 5mm down coarse kiln-dried sand. Designed for bedding, pointing, and general-purpose masonry, this mortar is also suitable for use as a base render coat, particularly in traditional or breathable construction.
Roundtower NHL 3.5 Coarse combines the strength and breathability of NHL 3.5 with selected additives that enhance workability, extend open time, and reduce shrinkage risk, all while maintaining the essential properties of a cement-free, vapour-open lime mortar.
Key Benefits
- Pre-Mixed for Consistency – 2:5 NHL to coarse sand ratio ensures reliability and performance across bags.
- NHL 3.5 Strength – Suitable for medium-strength applications, including external pointing and bedding.
- Improved Workability – Extended open and finishing times make it ideal for site work.
- No Cement or Synthetic Additives – Breathable and conservation-appropriate.
- Versatile Use – Suitable for new builds, historic masonry, and breathable render systems.
- Eco-Friendly Packaging – Supplied in recyclable 25 kg bags with polythene lining.

Twistfix Helical Bars.
Twistfix helical bars and remedial wall ties are designed to reinforce existing brick block and stone walls. The high tensile brick reinforcing bars are concealed discretely beneath the surface of the wall in the mortar bed where they strengthen the structure and redistribute applied loads. Helical wall ties are used to tie separating layers of wall, pin brick arches and to secure the facade to internal cross walls. They are installed into the tiniest of pilot holes; making structural repairs to listed buildings easy to disguise.

PROJECT			CLIENT		PHASE	DATE	REV	DATE	REV
96 Ladybarn Lane Fallowfield.			JH		Planning - PL	07/04/26	-		
PROJECT NO	SITE	PHASE	DWG NO	REV	SCALE	SHEET			
188 -	96L -	PL -	AD1	-	1 : 10	A4			
DRAWING TITLE									
Main building Brick wall details									

simon james /**architect**



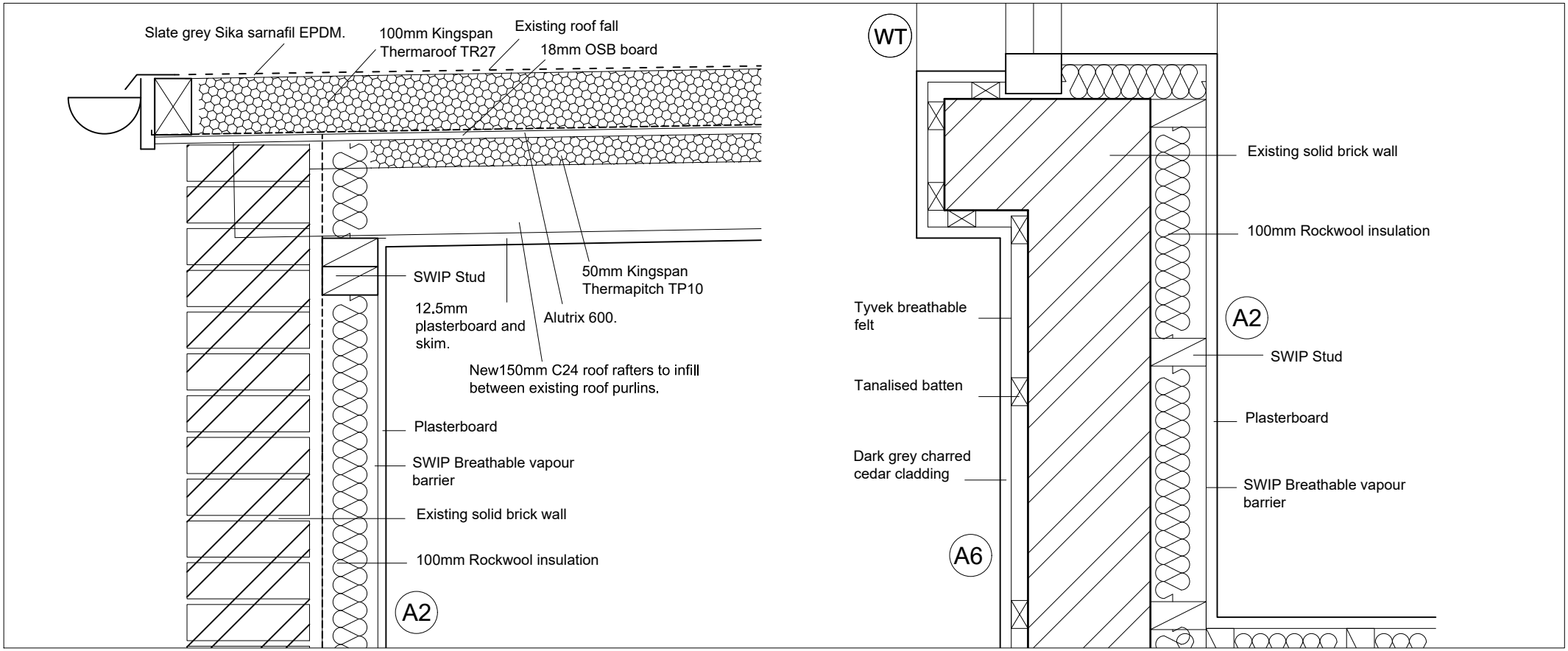


Main House Roof section and internal stud wall details.

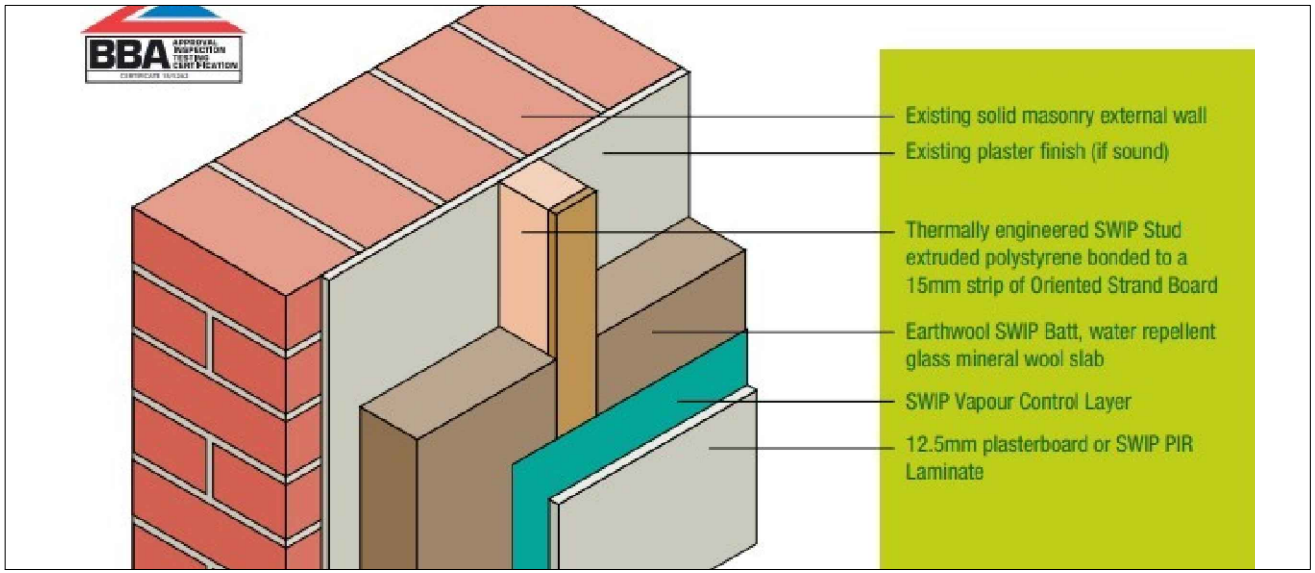
PROJECT: 96 Ladybarn Lane, Fallowfield.			CLIENT: JH		PHASE: Planning - PL	DATE: 07/04/26	REV: -	DATE	REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: AD2	REV: -	SCALE: 1 : 10	SHEET: A4			

DRAWING TITLE: Main building roof and stud wall details

simon james /**architect**



Garage roof and Wall lining.



SWIP Internal Wall Insulation System

SWIP IWI system components SWIP Internal Wall Insulation provides a system based approach to internal wall insulation. The system has been tested and certified to demonstrate that all components work together as designed to deliver the required performance. The SWIP IWI System is designed for upgrading existing solid (or cavity) external Walls. It consists of thermally engineered composite studs and Insulation Slabs. SWIP Studs are a composite of high performance extruded polystyrene insulation and Oriented Strand Board (OSB).

PROJECT: 96 Ladybarn Lane Fallowfield.			CLIENT: JH	PHASE: Planning - PL	DATE: 07/04/26	REV: -	DATE / REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: AD3	REV: -	SCALE: 1 : 10	SHEET: A4	

DRAWING TITLE: Garage roof and internal wall lining

sj simon james /architect