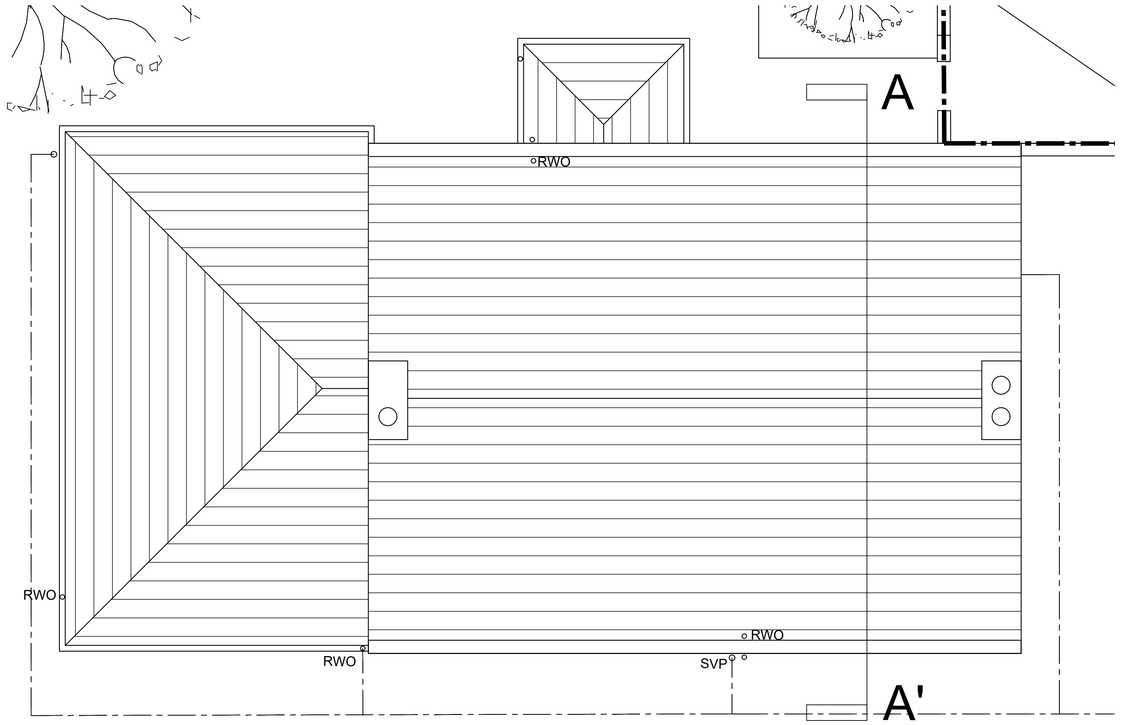
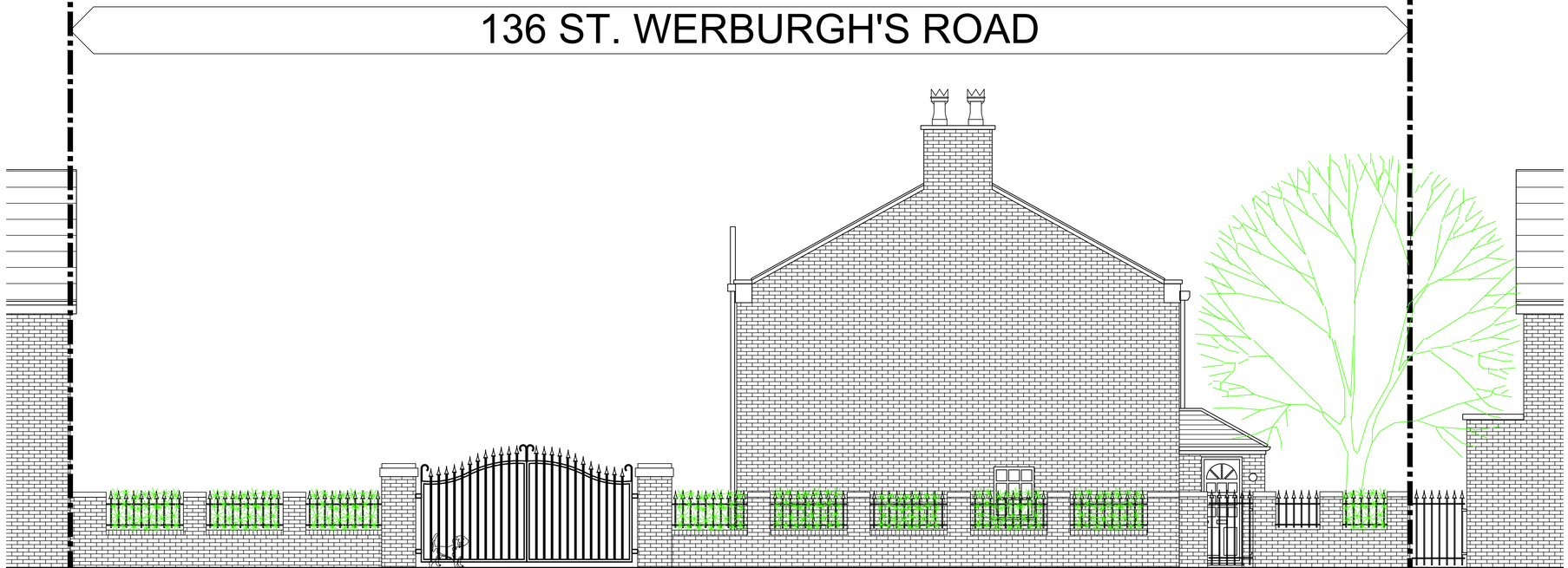


ROOF PLAN

0 6m



ST. WERBURGH'S ROAD ELEVATION

SCHEDULE OF WORKS

EXISTING WINDOWS:

Various sizes and styles of painted timber windows, mostly flat casement type and two large bow windows, with small rectangular panes and slim glazing bars to be refurbished by specialist- either new sealed glazed units or secondary glazing to the inside all to achieve minimum= 1.4W/m2K if required by the building inspector.

NEW WINDOWS:

Timber framed, conservation heritage, to be in a classic Georgian sliding sash style, 14mm double glazed to achieve 1.4 w/m2k U-value, toughened glass outer pane and Pilkington k glass inner, 10mm vacuum. All to be agreed with the Manchester Conservation Officer.

SECONDARY GLAZING:

timber framed with glazing bars and frame section to match the existing, windows set within the reveal as shown to all habitable room windows, timber bead with profile to match the existing window frame

HISTORIC FABRIC:

Floors, walls, ceilings: all historic fabric is to be retained where practicable, and any modern plasterboard or finishes are to be removed carefully by hand prior to installing proposed new finishes.

NEW DRY LININGS:

If required by the building inspector, are to be metal stud partitions offset from the historic walls and fixed at the foot and head into timber joists using 100mm screws typically. Vented 30mm air gap cavity between 300mm deep brick window walls. Tyvek breather membrane, 90mm breathable mineral wool such as knauf Frametherm 32 (= 0.3 u-value) or similar hemp based insulation in the line of the studs,12.5mm breathable layer of BG plasterboard to the inside, joints taped and skimmed, painted.

SKIRTING BOARDS:

Remaining original to be retained and hidden behind new dry linings or removed renovated and re-used where possible. Most appear to be most likely modern in places since applied above plasterboard and of later section profile.

RADIATORS:

The traditional cast iron column radiators are planned to be replaced with new slim-line thermally efficient type.

NEW PARTITIONS:

typically 70mm metal or 100mm S/W timber studwork at foot and head to existing timber floor and ceiling joists, 50mm mineral wool acoustic insulation in the line of the studs, 1 layer of 12.5m plasterboard to both faces, joints taped and skimmed.

NEW DOORS:

Front door: solid painted softwood heritage six panel door with brass handles, hinges, latches and escutcheons

Internal doors: Softwood timber six panel doors to new bathrooms in historic heritage style

REV:	DATE:	DETAILS:

BM ARCHITECTURAL DESIGNS
APARTMENT 8
224 GREAT CLOWES STREET
MANCHESTER M7 2ZS
TEL: 07415 493002

PROJECT: PROPOSED ALTERATIONS
136 ST. WERBURGH'S ROAD
CHORLTON-CUM-HARDY
MANCHESTER M21 8UQ

CLIENT: MR. ALISTAIR FORDOM

TITLE: PROPOSED STREET ELEVATION AND ROOF PLAN

SCALE 1:50@A1 **DATE:** 07/ 2026

STATUS: PLANNING **DRAWN:** BM

DRAWING NO: BM/0726/WERB/ PL7 **REV:**