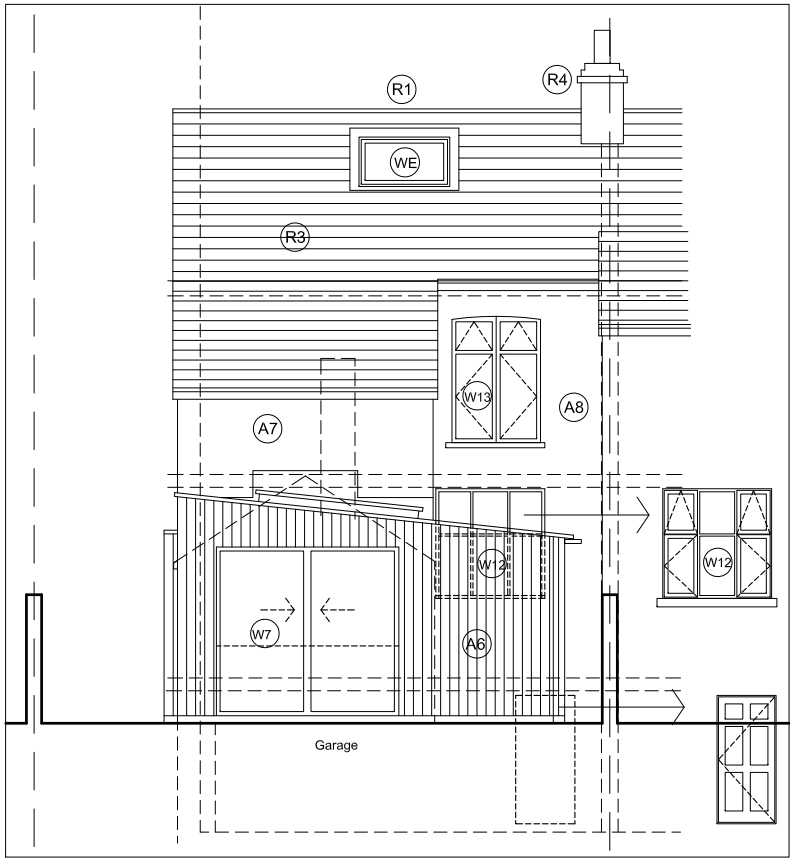


East Elevation



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.

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

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	REV	DATE	REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: EL2	REV: A	SCALE: 1 : 100	SHEET: A4	26/05/26	-		
							28/08/26	a		

DRAWING TITLE: Proposed East & West Elevations

sj simon james /architect