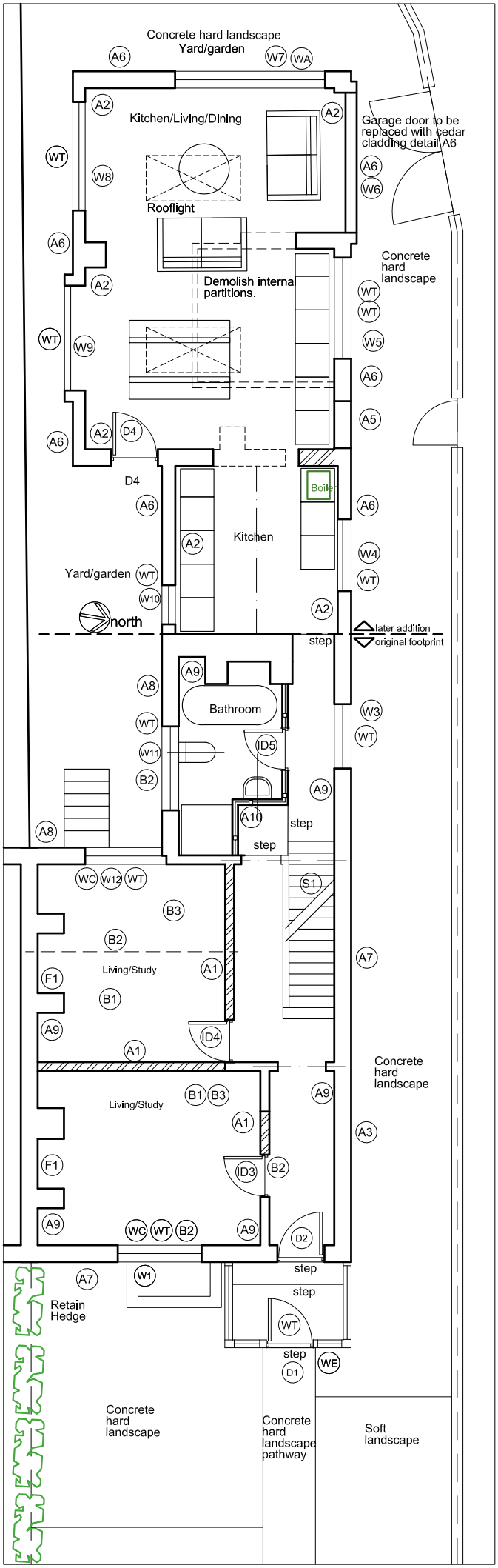


Ground Floor

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: 26/05/26	REV: -	DATE	REV
PROJECT NO: 188 -	SITE: 96L -	PHASE: PL -	DWG NO: GA1	REV: A	SCALE: 1 : 100	SHEET: A4	28/08/26	a		
DRAWING TITLE: Proposed Grd floor										

simon james /architect