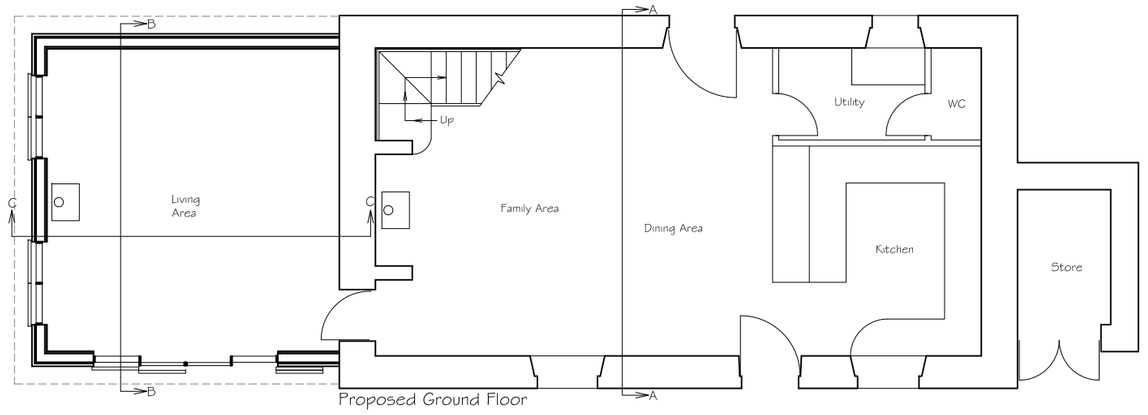
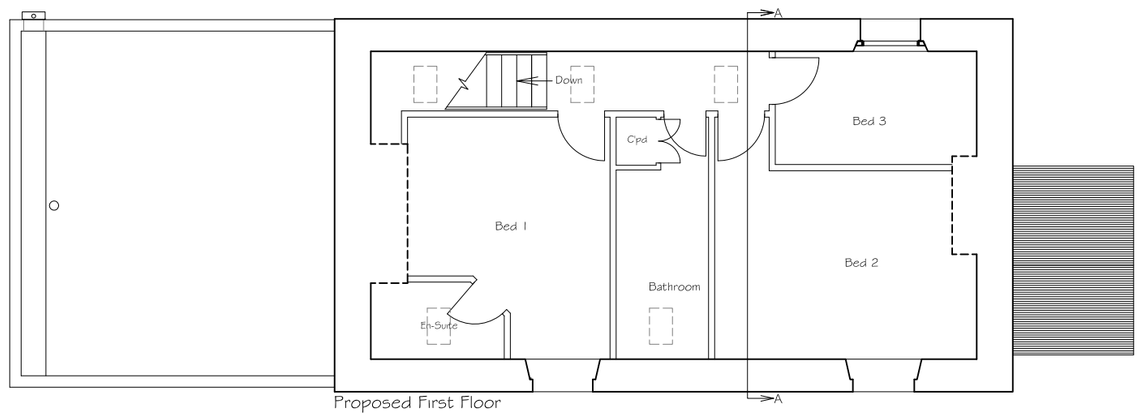
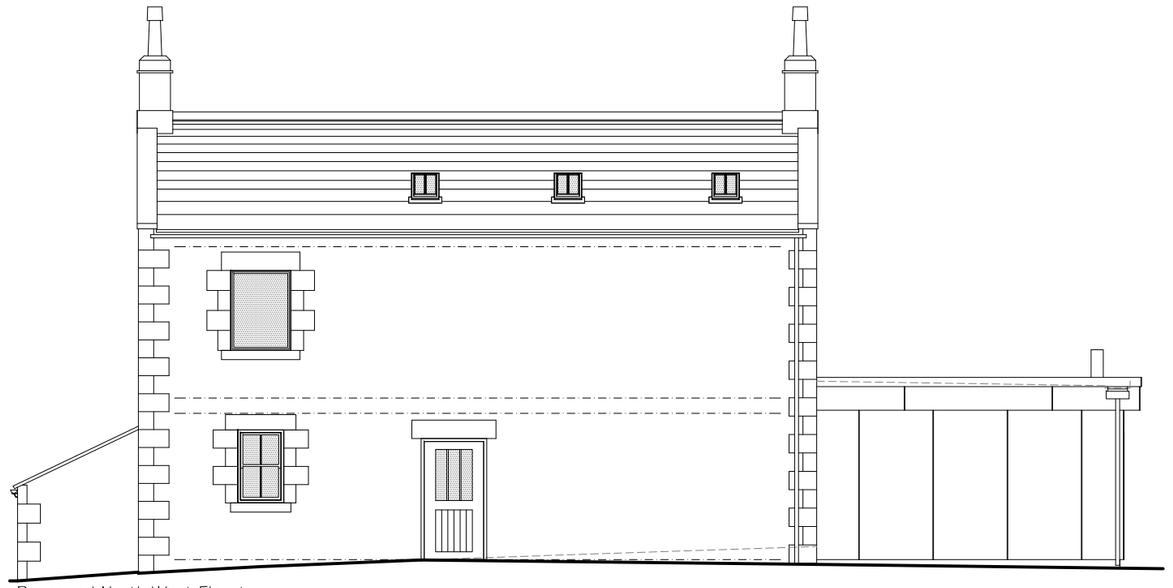
LT/08/PPE/07

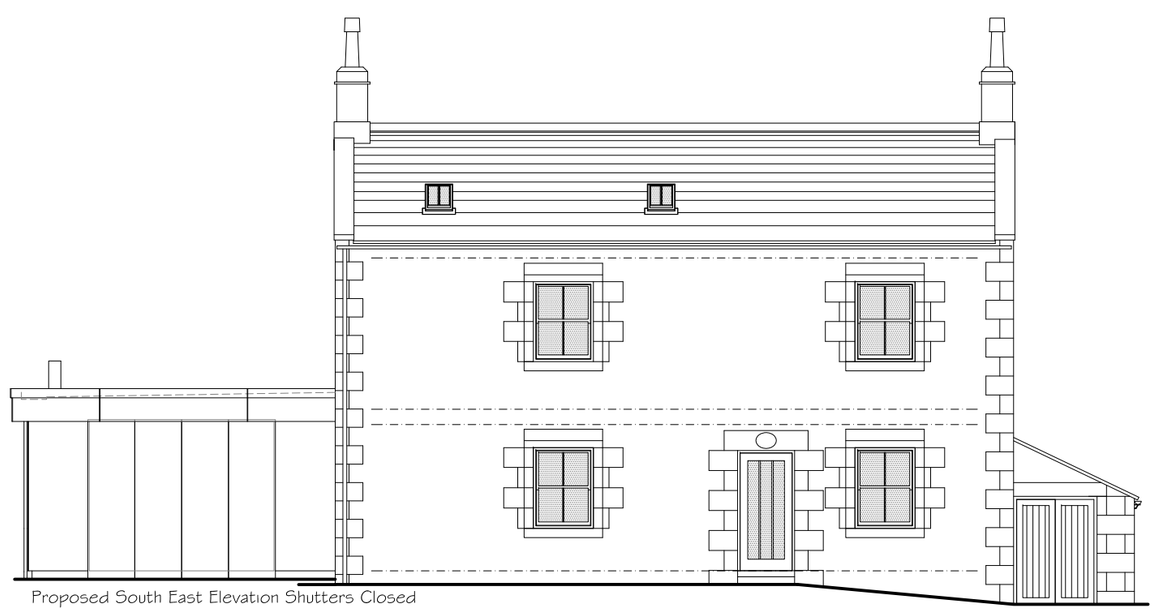


Proposed Ground Floor



Proposed First Floor


Proposed North West Elevation


Proposed South East Elevation Shutters Closed

Notes

New glazed screens to West extension to be powder coated aluminium frames with double / triple glazing. Colour to be dark grey (RAL 7015 or similar).

New West extension will be structural insulated panel (SIP) frame clad in Corten steel with low level stone plinth wall below SIP. Parapet to be in Corten steel along with sliding shutters in Corten steel.

New sills to base of glazed screens to be sawn stone in colour to match existing.

All stone used in the exterior of the building to be laid with its natural quarry bed horizontal, with mortar of a colour to match the natural colour of the stone. Salvaged stone to be used where possible.

New pointing / mortar to be 1:2:9 cement/lime /sharp sand, flush pointed and brushed when firm. The whole building is to be re-pointed. Existing stonework to West gable where it becomes internal stonework to remain exposed.

New roof to West extension to be single ply membrane such as Sarnafil hidden behind parapet wall.

New gutter and down pipes to be cast iron and fixed without fascia using drive in brackets. To the West extension down pipe / hopper to be in cast iron.

Conservation roof lights from the roof light company to be inserted in location as shown on drawings. Existing trusses, purlins and rafters retained without alteration (except rafters where roof lights inserted) Trusses / purlins may be left exposed following removal of fibre cement ceilings (agreed on site with Conservation Officer). Insulation inserted between rafters leaving air gap (below existing bitumen felt) and in layer over rafters to prevent cold bridging through rafters. Finish to generally be plasterboard and skim.

Existing fibre cement (ACM) corrugated roof to East extension be stripped and new roof to be Corten corrugated steel.

Existing ground floors to be renewed at existing level. Floor initial finish to be sand / cement screed (overall floor makeup to be hardcore, sand blinding, DPM, concrete, insulation and sand cement screed with embedded heating pipes). Where possible and practical, stone flags found during excavation to be reused in areas agreed with Conservation Officer (following investigations during stripping out works as current floor finish materials are not known to some areas)

Existing modern dry lining and plaster to be carefully removed to allow investigation of underlying walls and consideration of reinstating dry lining in an appropriate modern method (gypliner system with insulated plasterboard and skim finish) or leaving certain areas of wall exposed (in agreement with Building Control). As mentioned above a "recording / watching brief" will be necessary to agree specific areas requiring careful attention such as around windows / doors, fireplaces and where previous features of interest have been identified.

Existing and proposed drawings show areas of wall to be removed and where new door / window openings to be formed.

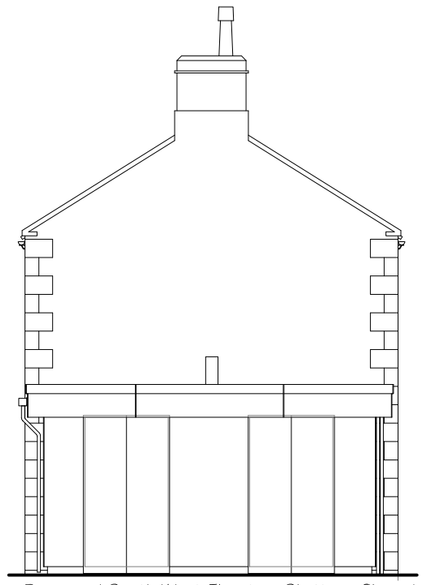
New windows (with exception of new window to Bed 3) to be double glazed timber sliding sash as per accompanying detail. Fitting of timber windows to match existing as closely as possible in check reveals. New window to Bed 3 to be thin frame powder coated aluminium window (colour dark grey). This window to be fitted well back in reveal to form deep recess and shadow lines. New stonework around new window and door opening to West gable to be natural stone to match existing for lintels, quoins and cills.

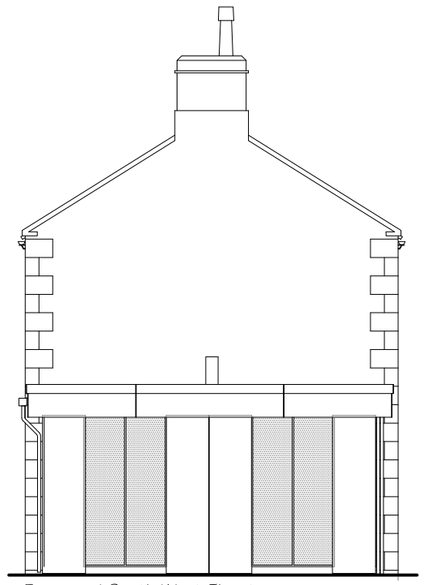
Existing fireplaces to first floor to be refurbished in-situ but are unlikely to be returned to working order. Existing range to ground floor to be removed (beyond repair) and existing inglenook reformed.

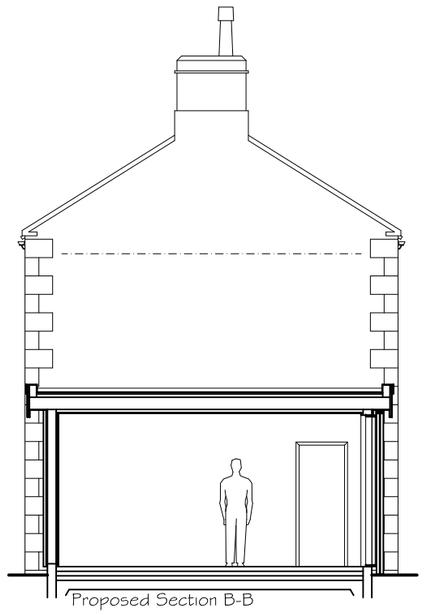
New internal partitions to be timber studs with plaster board and skim (ground and first floors) or at ground floor blockwork with dot and dab plasterboard and skim (built off slab).

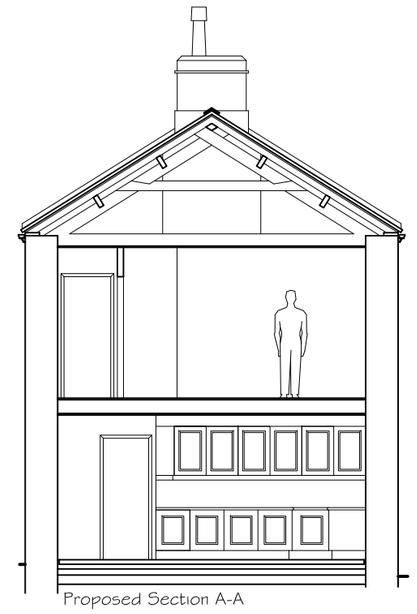
New stove to family area to use existing flue with new lining as appropriate (Class 1 stainless steel or built in clay / concrete liners)

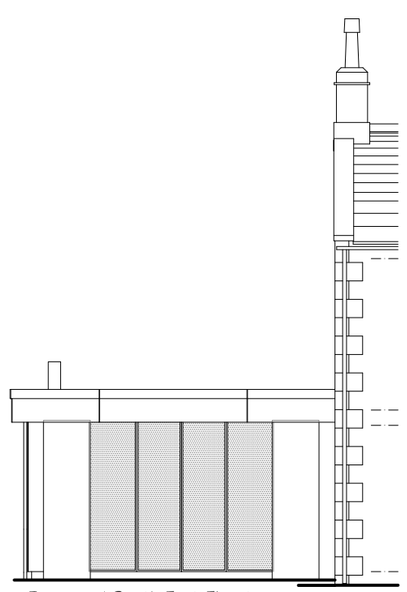
Some of the works required to the existing dwelling can only be identified following a program of investigation and stripping out of modern interventions. A recording exercise will be carried out when the stripping out works are in progress.

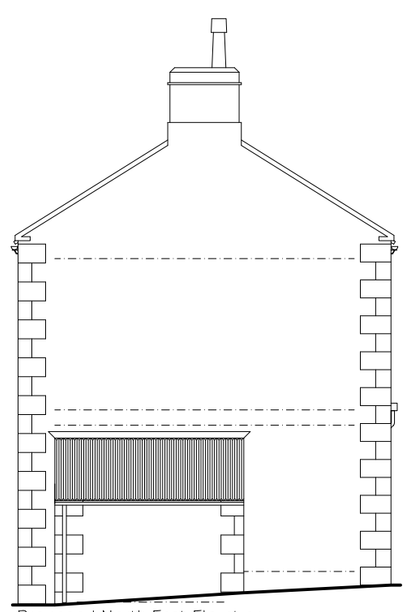

Proposed South West Elevation Shutters Closed

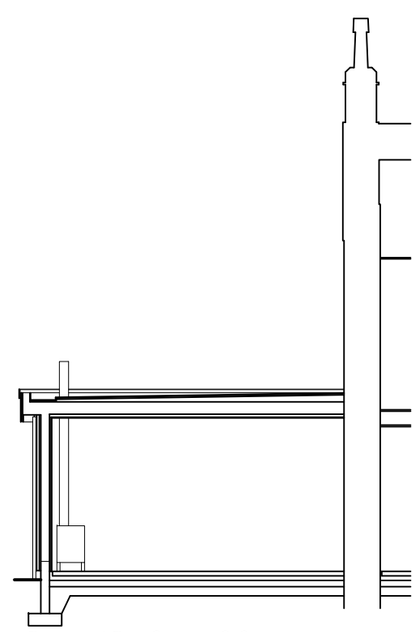

Proposed South West Elevation
Shutters Open

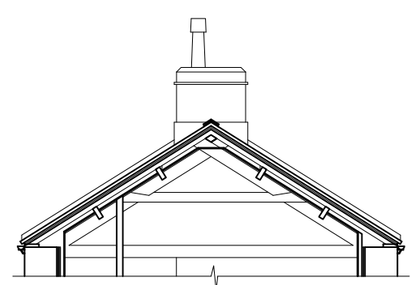

Proposed Section B-B


Proposed Section A-A


Proposed South East Elevation
Shutters Open


Proposed North East Elevation


Proposed Part Section C-C


Proposed Section A-A
(Alternative arrangement with ceiling following rafters)

Low Town - Scale 1:100 @ A2

Butler Haig Associates