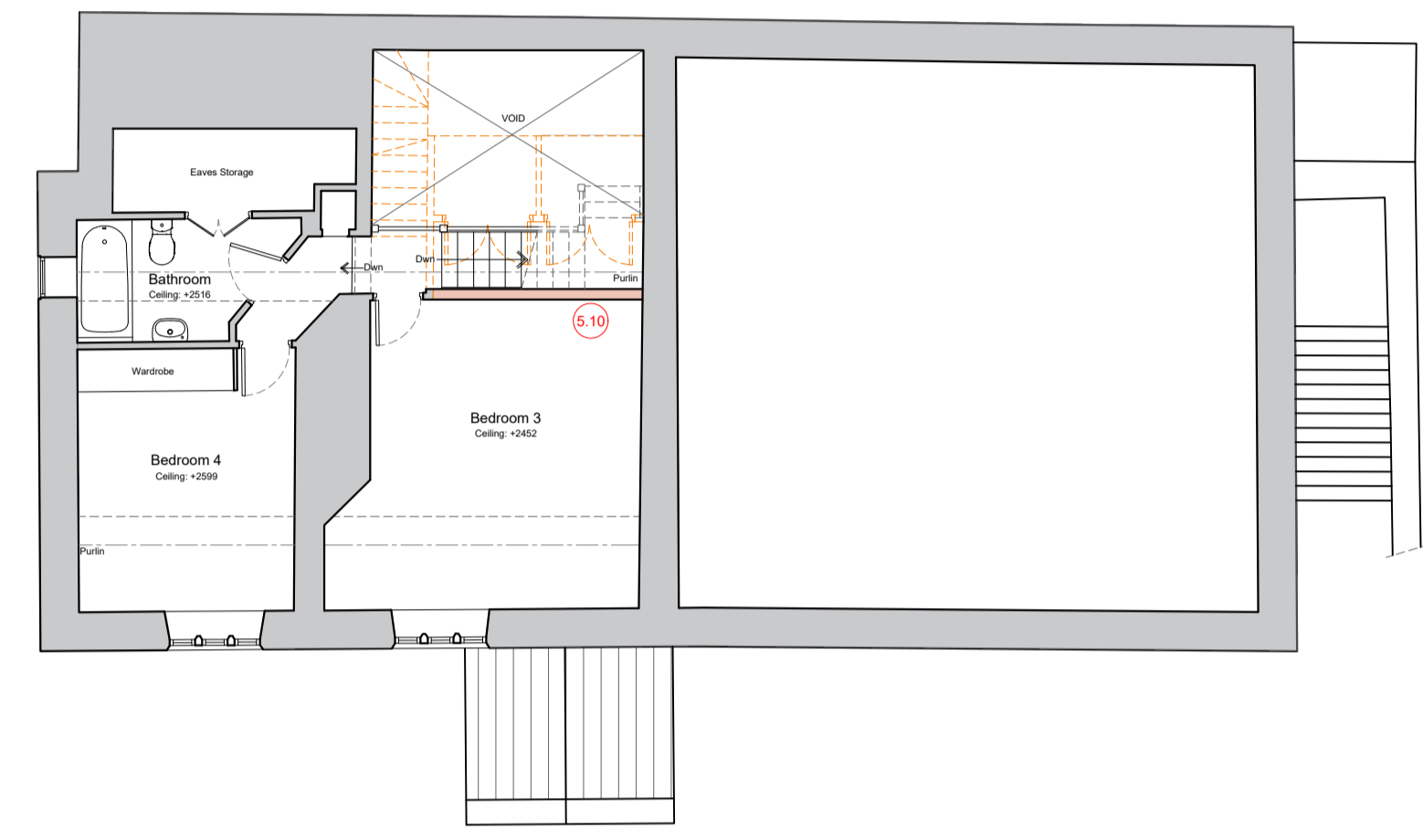
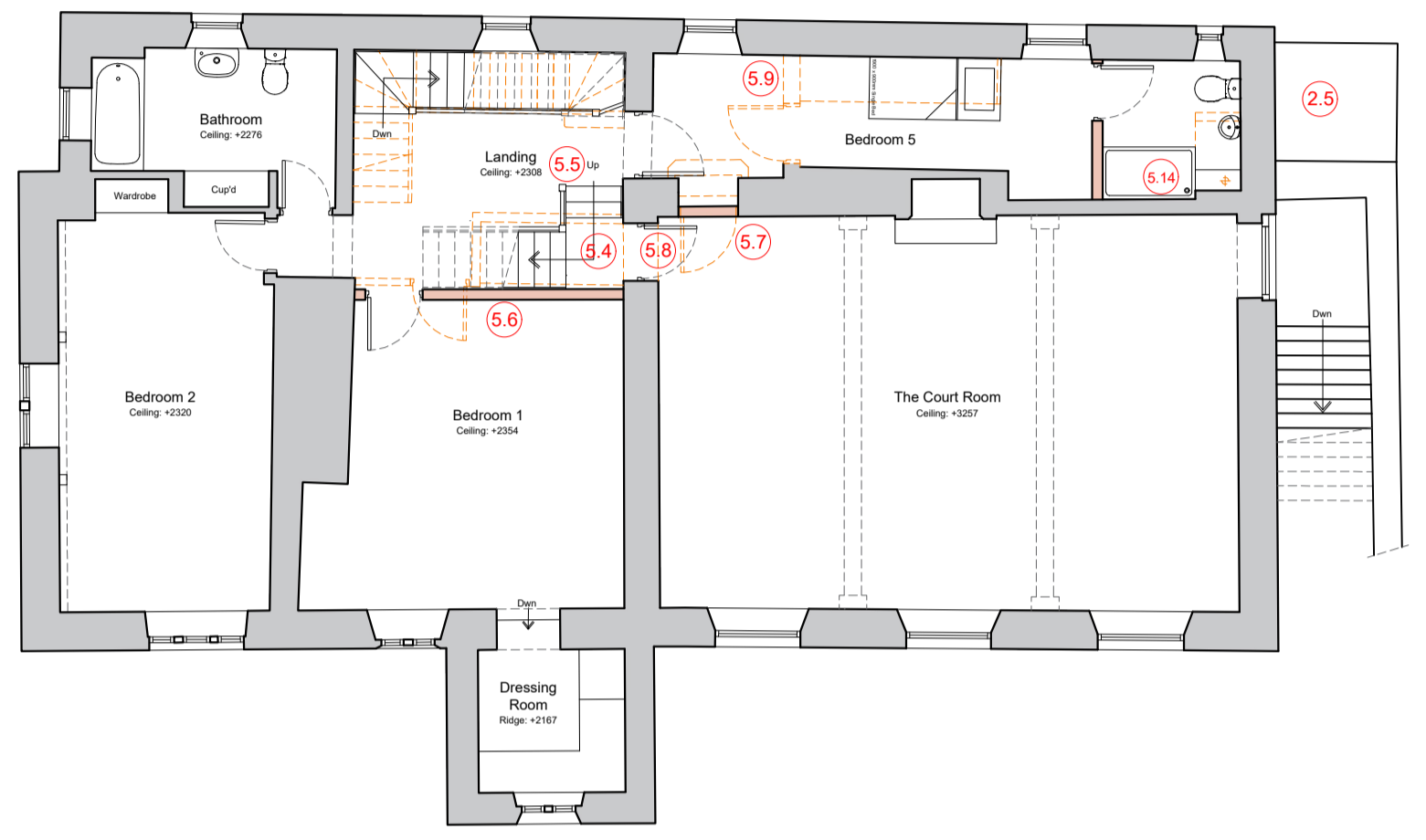
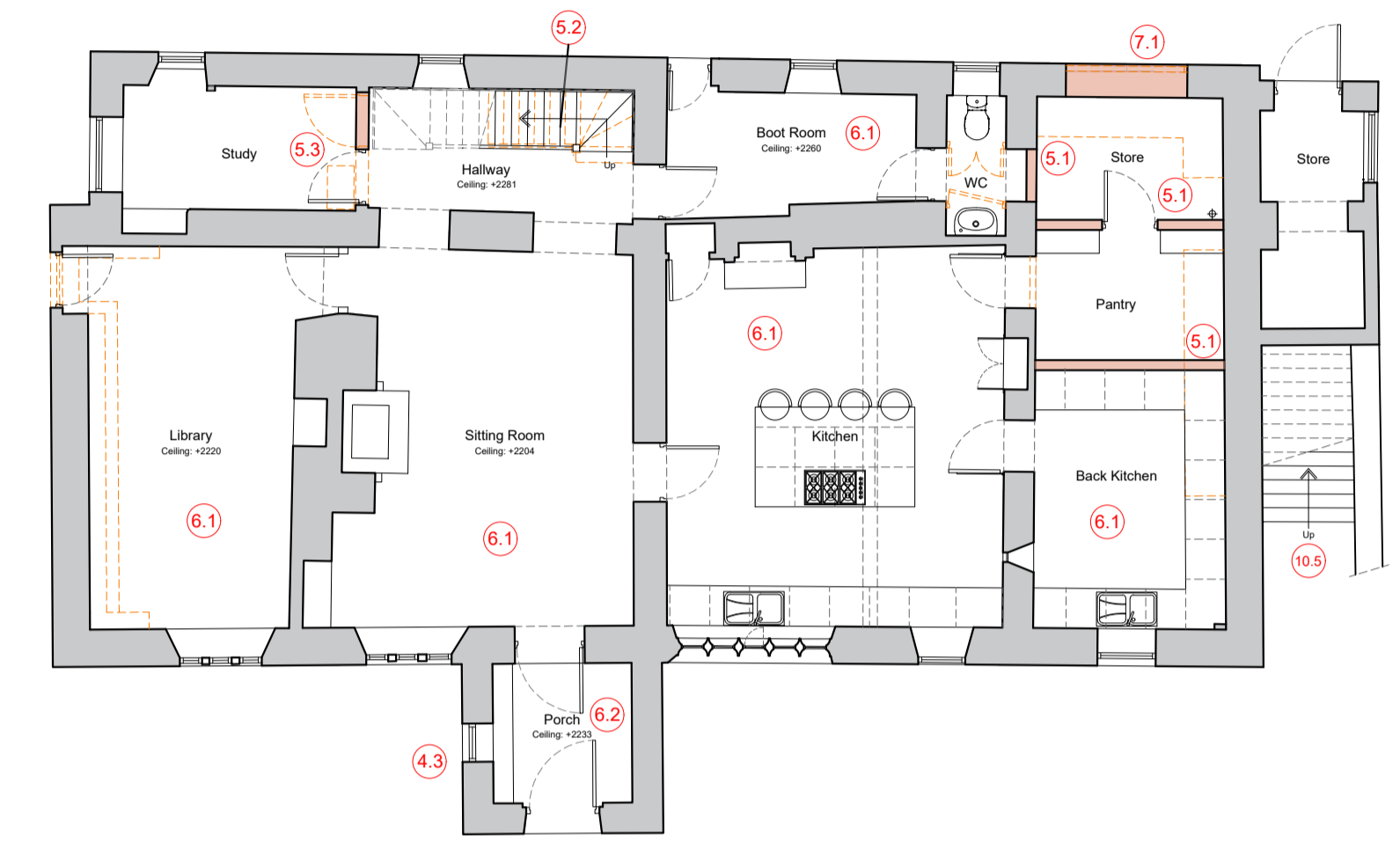


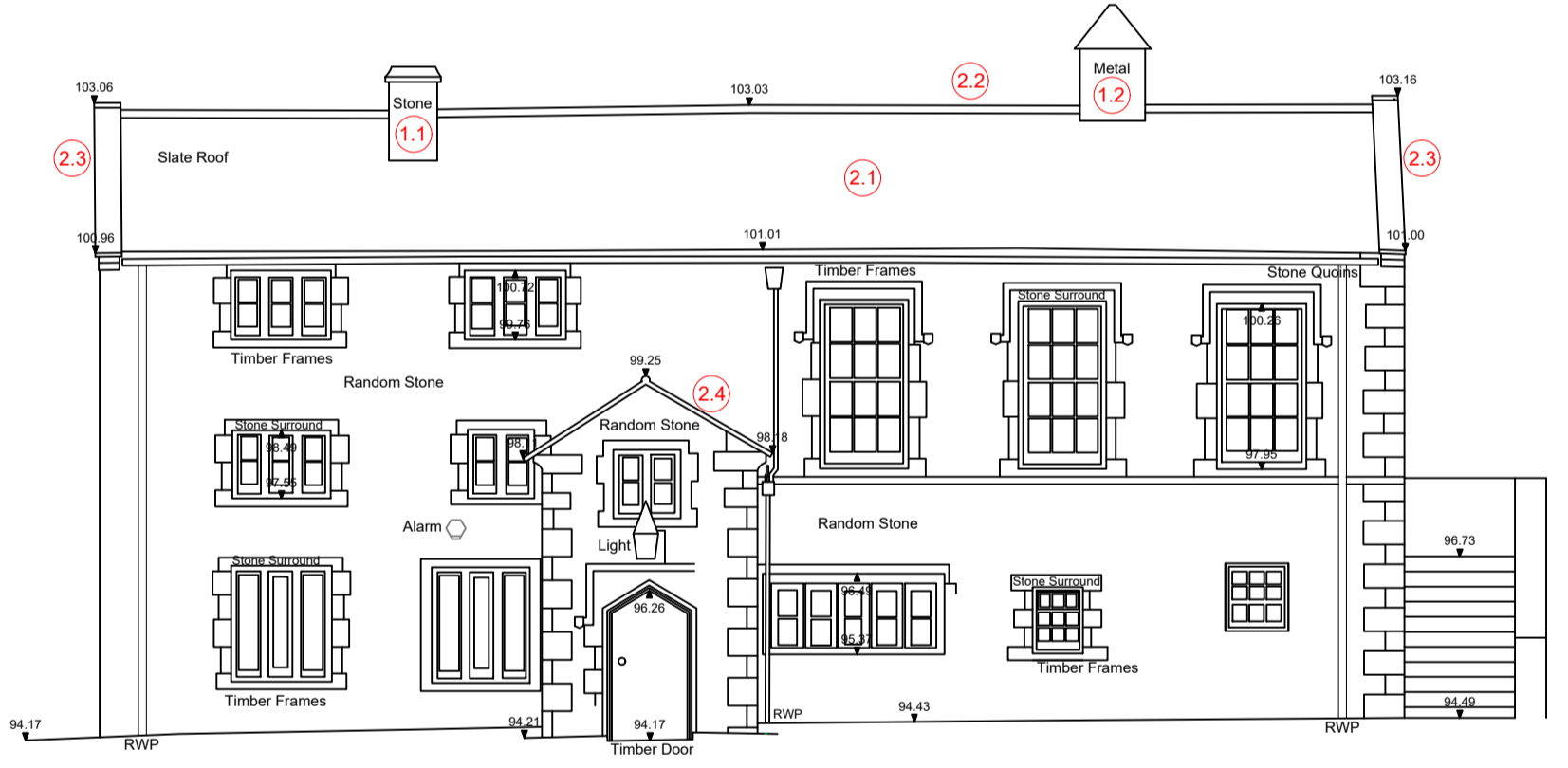
- Schedule of Repairs and Works:**
- 1.0 Chimneys**
- 1.1 Repair / rebuild chimney stacks, replace lead work and repair as required.
  - 1.2 Repair / replace existing leadwork to the timber cupola and repoint in black.
- 2.0 Roof Structure and Coverings**
- 2.1 Remove vegetation, full re-roof with replacing any damaged stone slates to match existing.
  - 2.2 Re-bed, re-point ridge tiles. Replace defective ridge tiles as required.
  - 2.3 Re-bed, re-point stone verge copings.
  - 2.4 Lead coverings to verge of porch to be removed and existing stone copings (assumed underneath) to be re-bedded.
  - 2.5 Re-roof existing stone flat roof to the rear of the external stone staircase to be re-roofed.
  - 2.6 Remove existing flue to the rear north roof slope and re-roof.
- 3.0 Rainwater Goods**
- 3.1 Existing rainwater good to be overhauled and replaced where required with heritage cast iron, black to match existing, existing hoses to be retained, painted and reinstated. Installation of new RWP as per drawings.
- 4.0 External Walls**
- 4.1 Review of existing gable walls, remove vegetation and re-point in lime throughout.
  - 4.2 Remove render to the west elevation and re-point existing stonework in lime pointing.
  - 4.3 Existing west wall to South Elevation Porch to be underpinned due to subsidence in accordance with structural engineers designs, details, and specification.
- 5.0 Internal Walls and Partitions**
- 5.1 Installation of new internal stud walls to form new ground floor plant room, pantry and back kitchen. Removal of partition forming cupboard to former cell door in existing dining room.
  - 5.2 Reconfiguration of existing ground to first floor staircase. First floor balustrade to be retained.
  - 5.3 Blocking up of existing ground floor WC doorway and formation of new internal doorway to the repositioned Study.
  - 5.4 Remove existing internal north stud wall to the first-floor bedroom 01.
  - 5.5 Form new staircase to second floor.
  - 5.6 Form new internal stud wall to the north side of the first floor bedroom 01.
  - 5.7 Remove existing steps and install existing door opening to the first floor living room.
  - 5.8 Form new doorway into first floor living room.
  - 5.9 Remove internal stud wall to existing first floor landing and shower room.
  - 5.10 Form new internal stud wall to the north side of the second floor bedroom 03 as part of the new first floor staircase.
  - 5.11 Form new internal stud walling with timber stud and insulation on new insulated slab to existing rear outbuilding.
  - 5.12 Alterations to existing doorway to the south elevation of the rear outbuilding.
  - 5.13 Installation of new conservation roof light and new window to the rear outbuilding.
  - 5.14 Formation of new en-suite to bedroom 5 to replace cylinder cupboard.
- 6.0 Floors**
- 6.1 Remove existing ground floor cracked concrete floor, due to subsidence and replace with new insulated floor build up and underfloor heating.
  - 6.2 Remove existing cracked concrete floor and replace with new floor build up.
- 7.0 Windows and Doors**
- 7.1 Remove existing modern window and shutter to the north side or the existing ground floor kitchen and install opening with matching stonework.
  - 7.2 Review and repair existing windows as required.
- 8.0 Drainage**
- 8.1 Full review of existing system to be cleared and repaired as required.
- 9.0 Services**
- 9.1 Re-wire of existing building throughout.
  - 9.2 Replacement of oil fire central heating system with 2no air source heat pumps and underfloor heating to ground floor.
- 10.0 External Works**
- 10.1 Removal of existing tennis court fencing and return to lawn and parking area.
  - 10.2 Proposed new timber entrance gates.
  - 10.3 Proposed new garage building.
  - 10.4 Associated external landscaping works.
  - 10.5 Boundary wall to external steps - remove vegetation and to be repaired.



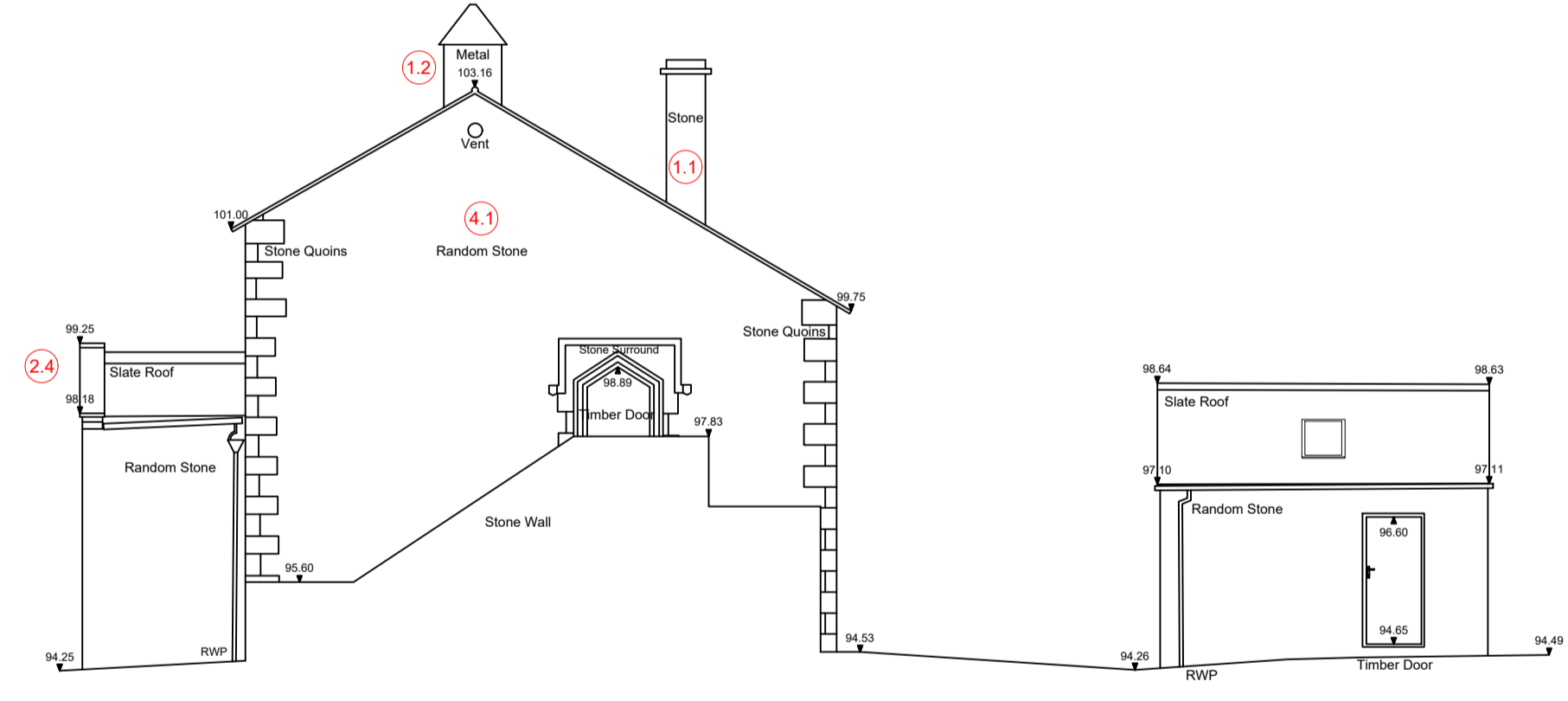
Proposed Ground Floor Plan Scale 1:100

Proposed First Floor Plan Scale 1:100

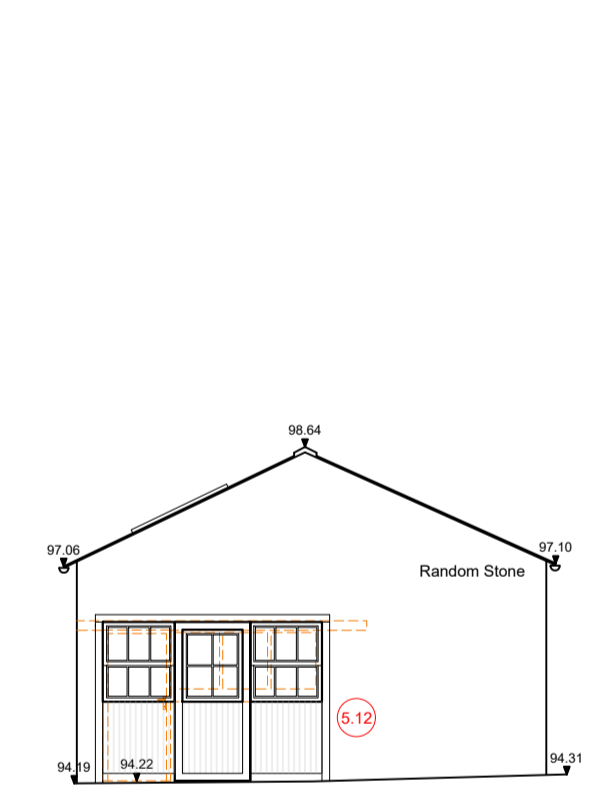
Proposed Second Floor Plan Scale 1:100



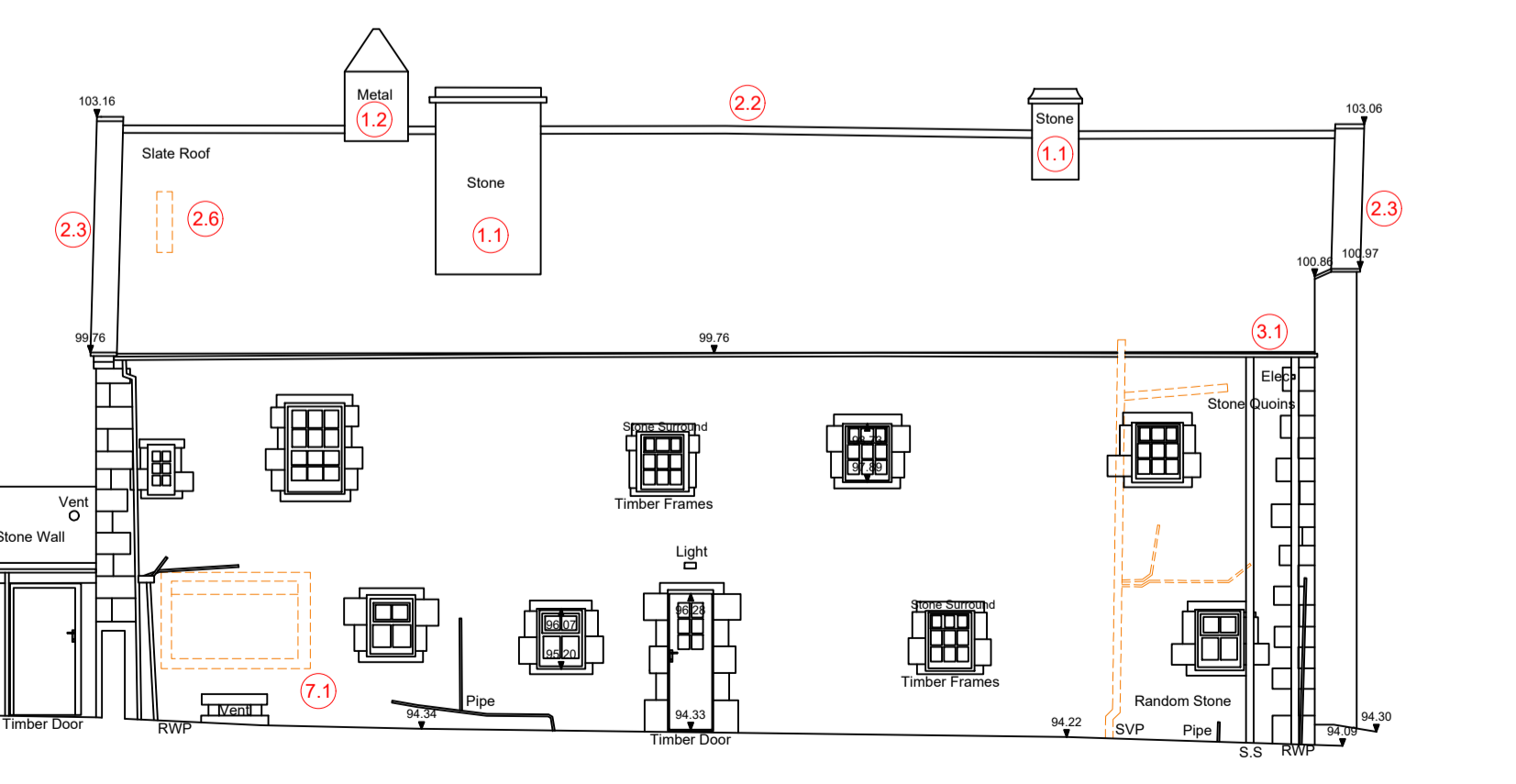
South Elevation



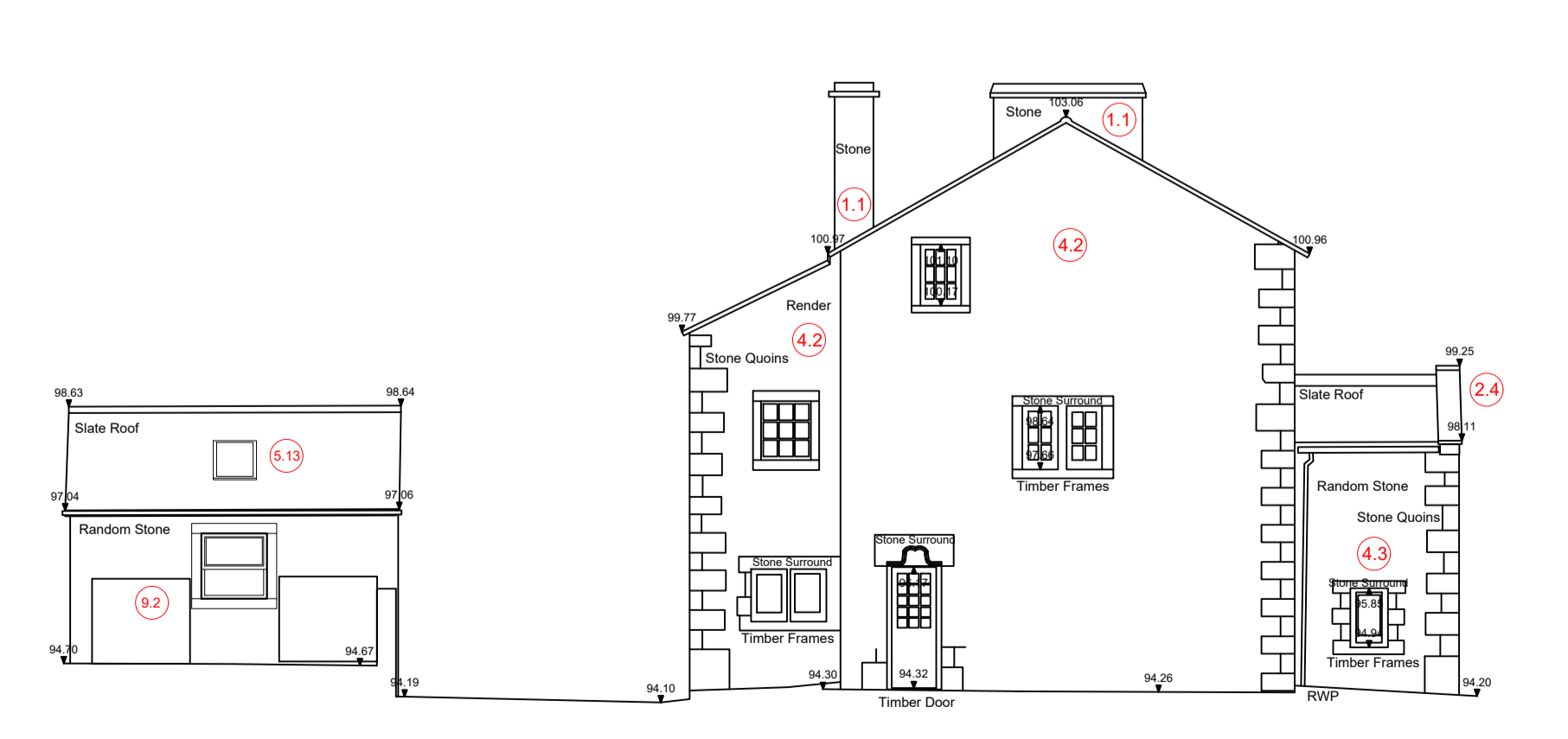
East Elevation



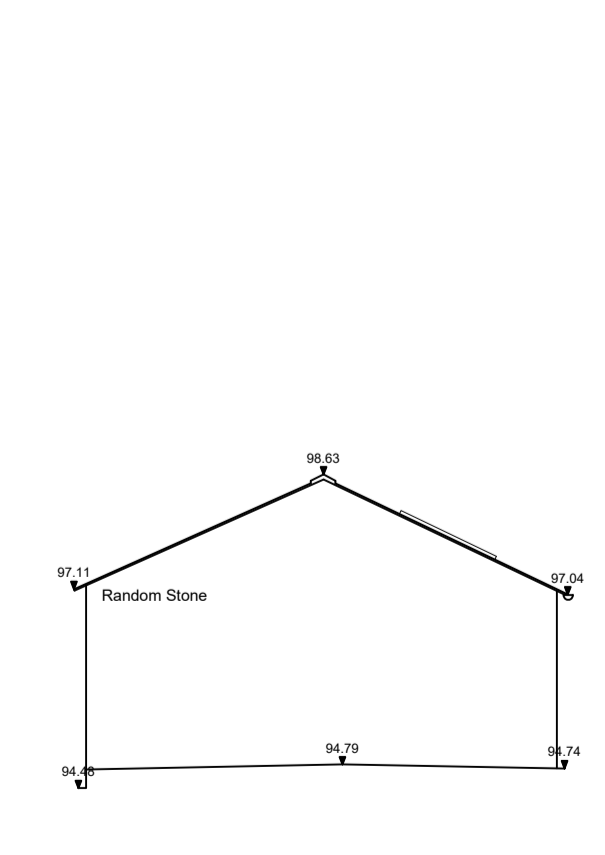
South Elevation



North Elevation



West Elevation



North Elevation

C	CC	Note amended.	19.05.2025
B	CC	Design Amended Following Client Comments.	06.05.2025
A	CC	Design Amended.	01.05.2025

Client  
**Mr and Mrs Shepherd**

Job Title  
**Proposed Extensions and Alterations to The Court House Bolton by Bowland**

Drawing Title  
**The Court House Proposed Floor Plans and Elevations**

Scale 1:100 @A1	Date April 2025	Drawn RBM
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**spa**  
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