

**EXISTING WALLS - Thermal upgrade**  
 U-Value Target  
 Existing plaster to be hacked off internally, joints raked out and re-pointed in lime mortar. - Drawing Detail PL.00.02

**Existing internal walls**  
 Loose mortar to be hacked out and joints cleaned out with clean water and stiff brush to remove debris and dust. To be re-pointed in lime mortar, and finished in lime plaster or dry line on external walls only (See detail drawing PL.00.02)

**Existing external walls**  
 Existing mortar to be hacked out not more than twice the joint width. Cleaned out with water and stiff brush, to remove debris and dust.

Repoint with hydraulic lime mortar and brush off with stiff bristle brush.

**Loft insulation**  
 U-Value = 0.16 W/m<sup>2</sup>K  
 Existing roof covering - slates or timber battens on breathable membrane to be retained.

Existing timber ceiling joists assumed 100 x 38mm at 400mm centres, ISOVER spacesaver cross laid over joists - 170mm and 100mm between joists. 12.5mm Gyproc Wallboard below with 3mm plaster skim coat.

**Lintels**  
 Existing timber lintels to be propped and carefully removed.

New timber lintels with a minimum end bearing of 150mm, set up in lime mortar and wedged tight to stonework above. Stone work above lintel to then be repaired and re-pointed in hydraulic lime mortar and brushed off with a stiff bristle brush.

**Replacement Windows**

U-Value 1.4 - 1.6 W/m<sup>2</sup>K  
 Timber windows with concealed trickle vents and 3r-folding, to meet BS 4873. Colour to be determined by the Client.

Double glazed (24mm): 4mm - 15mm - 4mm, Low E=0.05, Argon filled.

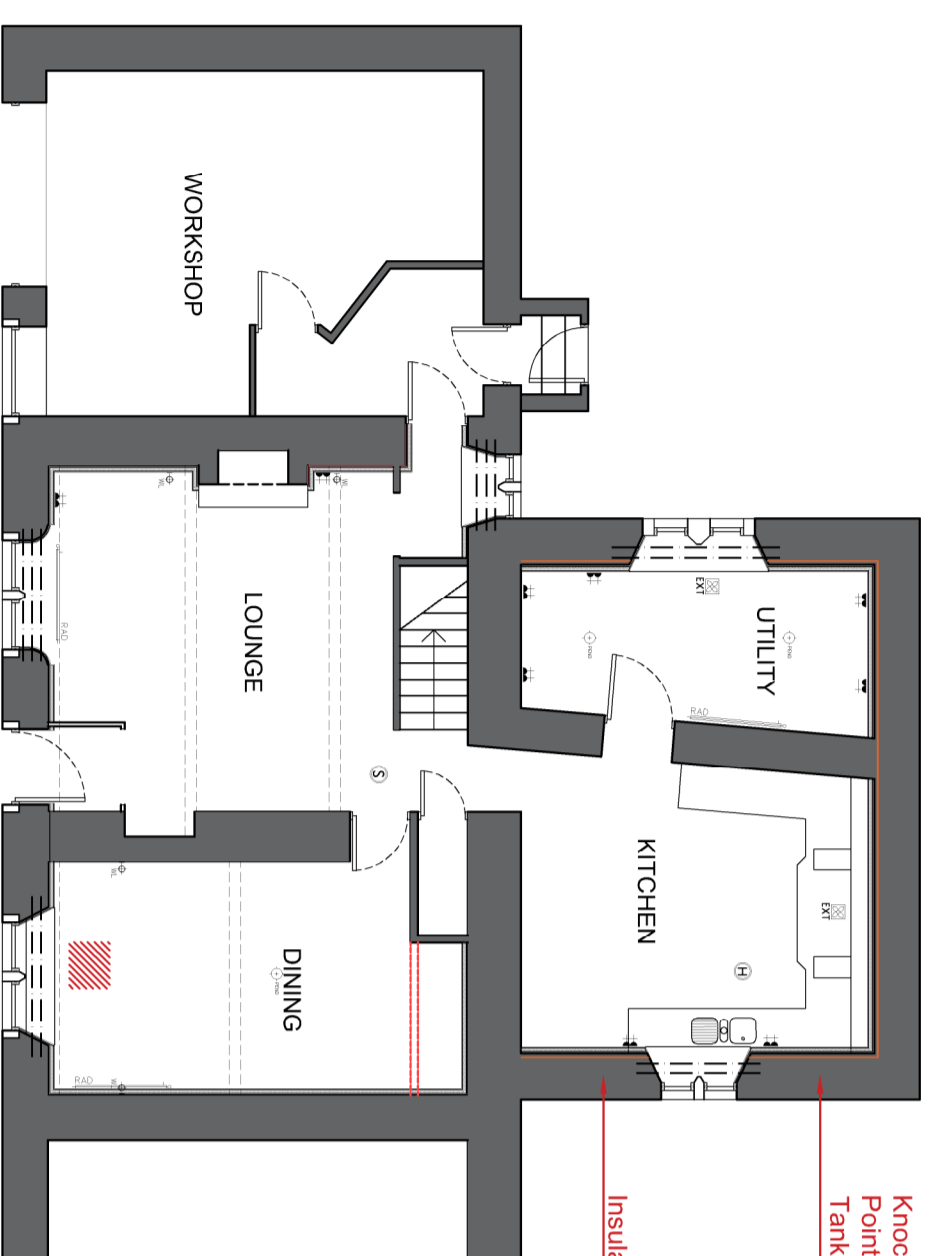
All openings to have vertical DPC damcote or similar. To be installed with a perimeter gap between 5-10mm to allow for thermal expansion (up to 15mm for openings wider than 3.0m).

All new windows and external doors to have trickle vents - see background ventilation note.

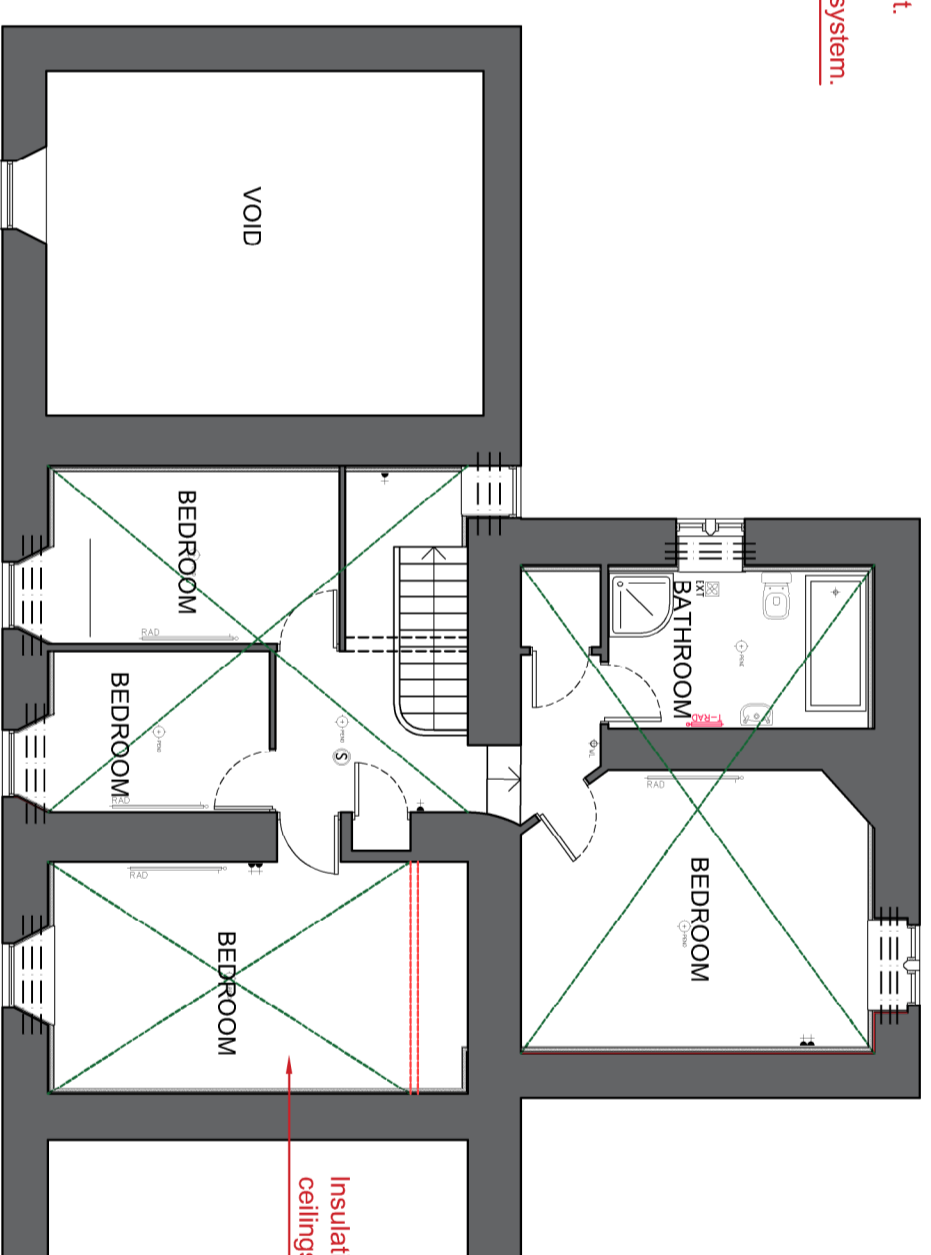
Fire escape windows to habitable rooms to have an unobstructable openable area that is at least 0.33m<sup>2</sup> and at least 450mm high and 450mm wide. Openable window sill to be between 800mm (minimum) and 1100mm (maximum) from finished floor level.

Glazing 800mm from floor level, or 1500mm from floor level in doors or 300mm either side to be safely glazing as BS EN 12600, (i.e laminated or toughened glass).

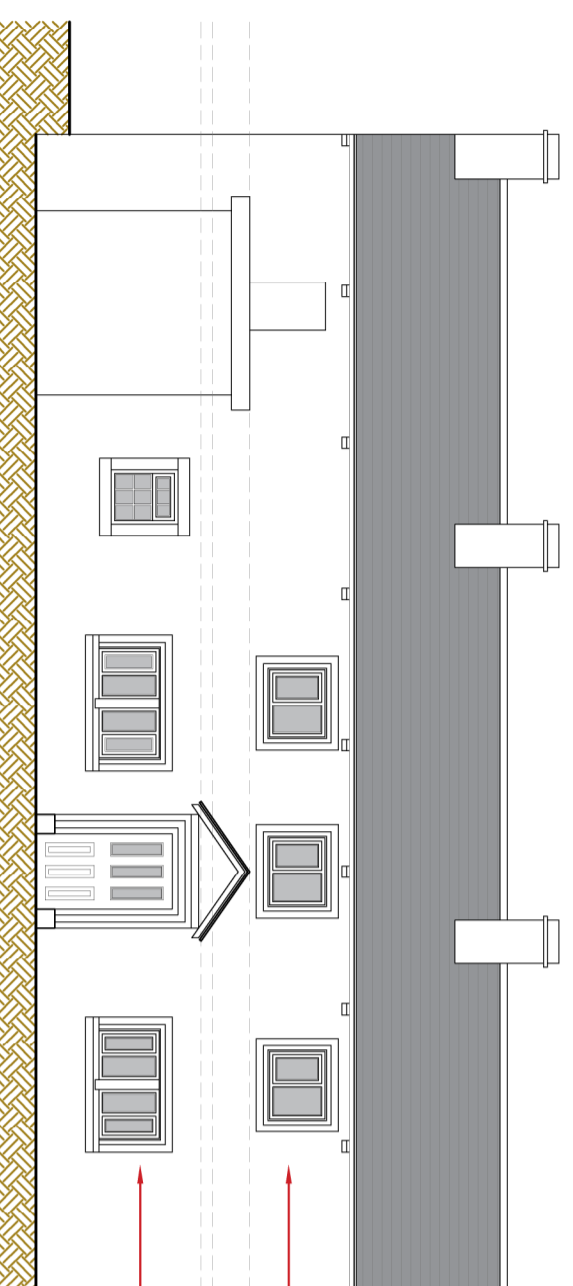
All timber window frame painted White as existing.



PROPOSED GROUND FLOOR PLAN  
 SCALE 1:100 A2

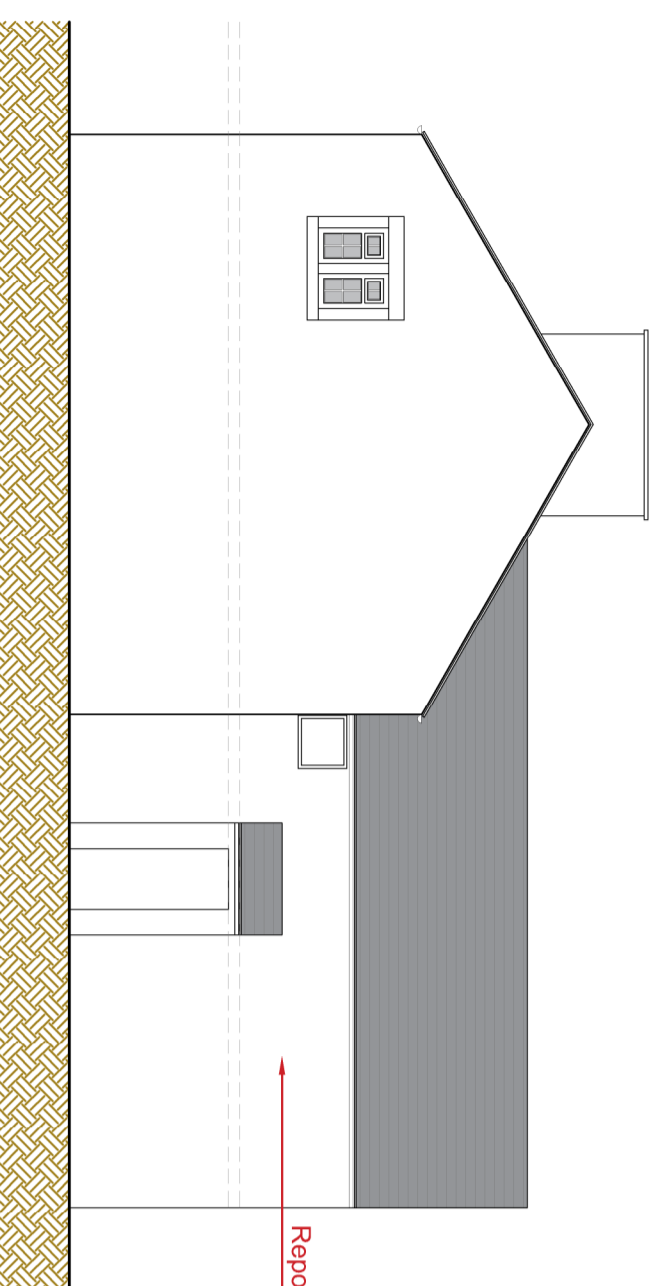


PROPOSED FIRST FLOOR PLAN  
 SCALE 1:100 A2



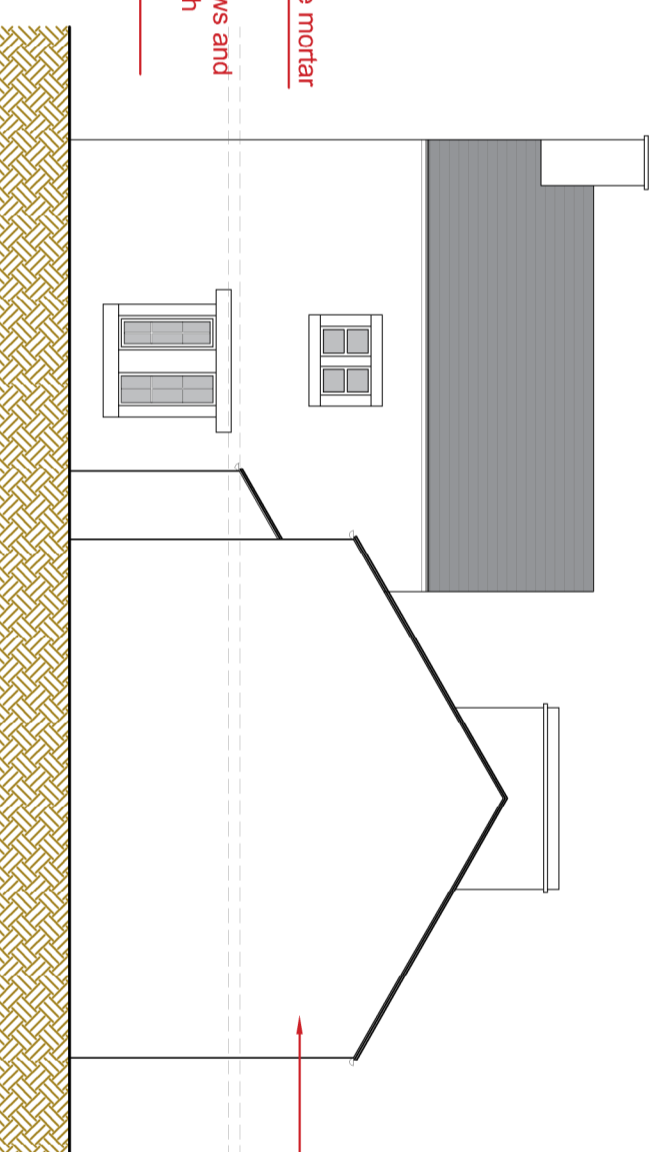
FRONT ELEVATION

Repoint in lime mortar  
 All new windows and doors, to match existing



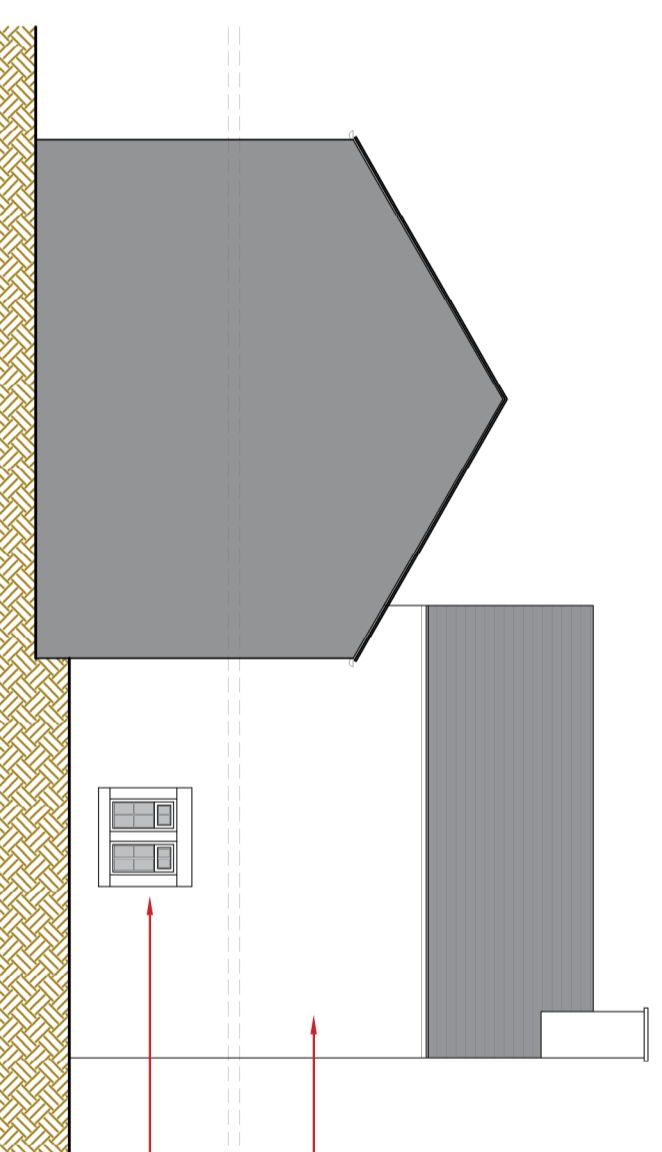
REAR ELEVATION

Repoint in lime mortar



SIDE ELEVATION

Repoint gable in lime mortar and lime render



SIDE ELEVATION

Repoint in lime mortar  
 All new windows and lintels  
 Existing stone surrounds retained

PROPOSED ELEVATIONS  
 SCALE 1:100 A2

**BRAMLEY - PATE + PARTNERS**  
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Ivy Cottage, 15 Town End, Slaidburn, Clitheroe	13 05 2026
BB7 3EP For Slaidburn Estate C/O John Forrester	Job No 2093
Renovation of existing dwelling	PROPOSED PLANS + ELEVATIONS
	PL 00 01A