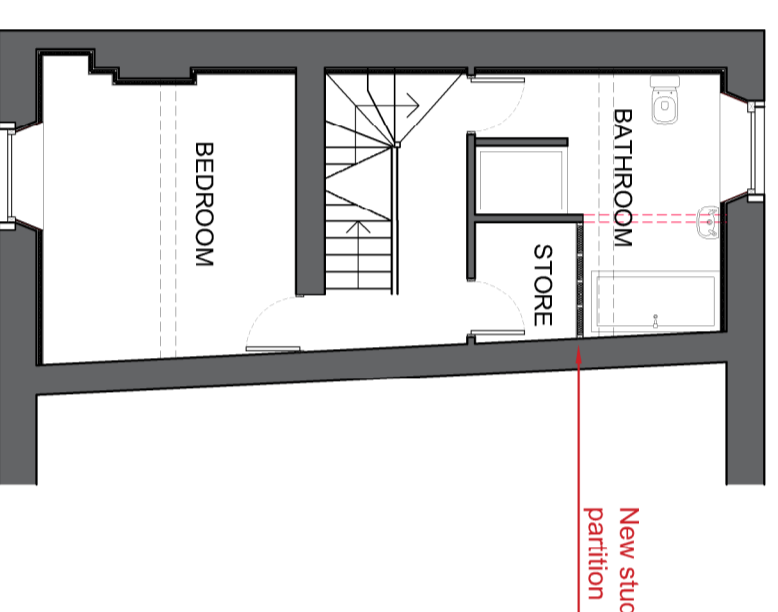
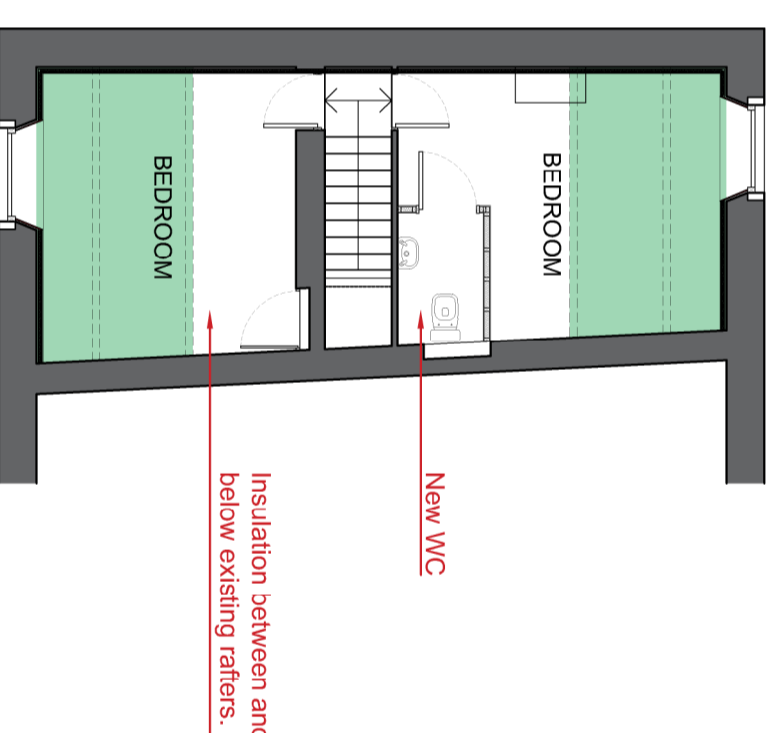


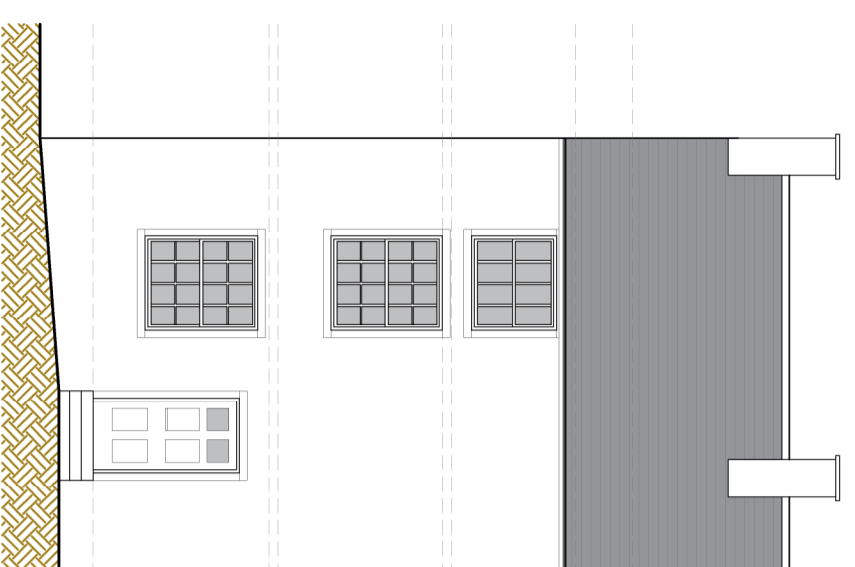
PROPOSED GROUND FLOOR PLAN
SCALE 1:100 A2



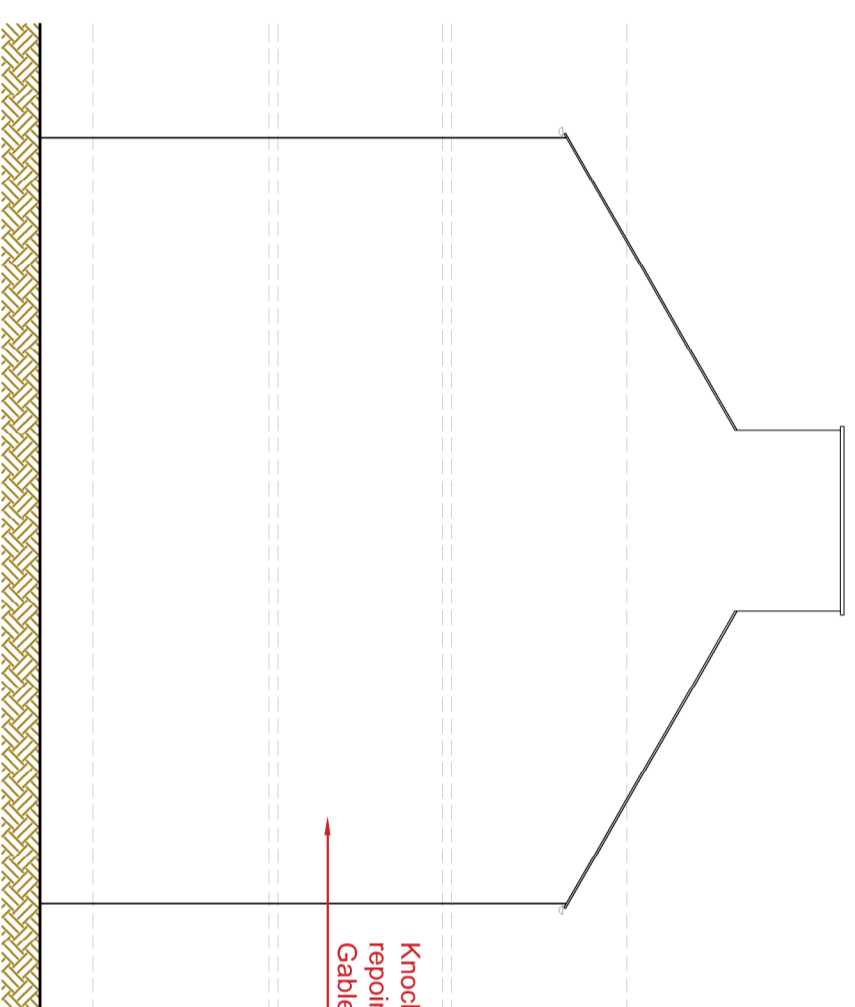
FIRST FLOOR PLAN



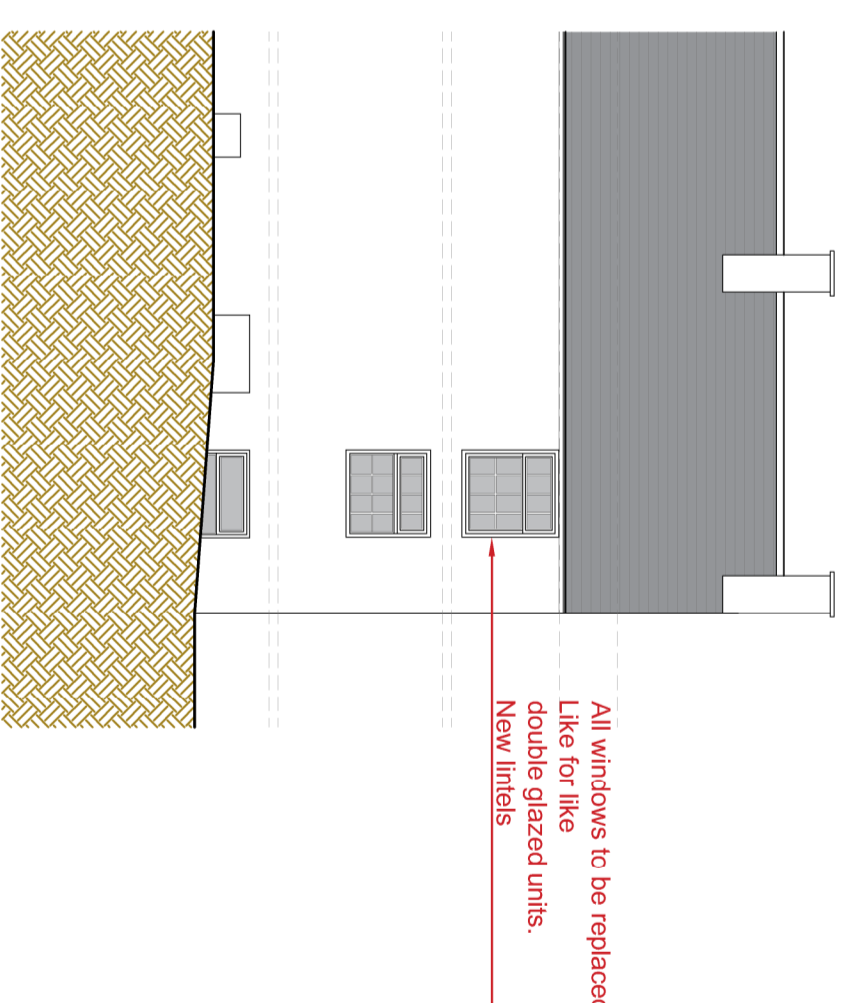
SECOND FLOOR PLAN



FRONT ELEVATION
SCALE 1:100 A2



SIDE ELEVATION



REAR ELEVATION

Existing External Walls

U-Value = 0.30 W/m²K

Existing 450mm thick stone walls
New 25 x 47mm treated timber battens.
62.5mm Unilin XT/TL-MF insulation with integral vapour control layer.
12.5mm Gyproc plasterboard with a 3mm skim finish.

Stud Wall

50 x 75mm Timber studs at 400mm centres. Filled with 75mm Quilt insulation.
12.5mm plasterboard to either side (moisture resistant to bathroom), with 3mm skim finish.

Replacement Windows

U-Value 1.4 - 1.6 W/m²K

Timber windows with concealed trickle vents and bi-folding. To meet BS 4873.
Colour to be determined by the Client.

Double glazed (24mm): 4mm - 16mm - 4mm. Low E=0.05, Argon filled.

All openings to have vertical DPC damcove 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 operable area that is at least 0.33m² and at least 450mm high and 450mm wide. Operable 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 safety glazing as BS EN 12800. (i.e laminated or toughened glass).

All timber window frame painted White as existing.

Existing internal walls

Loose plaster to be hacked off and cleaned down with clean water and stiff brush to remove debris. To be re-plastered in lime plaster skim, or dry lined on external walls only (See detail drawing PL.00.02)

Existing external walls - Gable Only

Existing sand / cement render to be hacked off, joints raked out not more than twice the joint width. Cleaned out with water and stiff brush, to remove debris and dust.

Report with hydraulic lime mortar and brush off with stiff bristle brush. Re-render in lime render 1:3 mix, three coat work and apply brushed finish.

Floor Finishes

Existing floor decks to be repaired where required. Floor finishes to be supplied and fitted by Client.

Roof Insulation U-Value = 0.16 W/m²K

Existing roof covering - slates on timber treated battens on nilvent breathable membrane.

Existing timber rafters - assumed 100mm deep, 50mm Unilin XT/PR UF between rafters and 90mm Unilin XT/PR UF under rafters. Vapour control layer, 12.5mm plasterboard and 3mm skim finish.

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

Lintels

Check existing timber lintels and ensure that they are sound. If necessary prop for and removed and provide / install new.

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 repointed in hydraulic lime mortar and bushed off with a stiff bristle brush.

Kitchen ceiling

To be sound and 1hr fire resistant

Gyplafame RB1 Resilient Bar at 600mm c/c's with
ZnO layers 15mm SoundBloc to underside of joists.
100mm Isover spacersaver insulation between joists

BRAMLEY - PATE + PARTNERS

Chartered Architects - Telephone (01772) 335357

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| 24 Chapel Street, Saldurn, Clitheroe BB7 3ES | 13 05 2026 |
| For Saldurn Estate C/O John Forrester | Job No 2094 |
| Renovation of existing dwelling | PL 00 01 |
| PROPOSED PLANS + ELEVATIONS | |