



Carefully remove existing non-breathable paint coatings and apply a breathable limewash finish to exposed masonry.

Carry out localised repairs to lead flashings as required to achieve a durable, weather-tight finish.

Carefully lift the existing floor finish, to facilitate localised remedial works. Retain, re-level and reinstate the existing brick pavers wherever practicable.

IC

Store

IC

Repair all existing timber window frames, casements and glazing beads using a timber repair system (e.g. Repair Care or approved equivalent). Retain, repair and decorate all existing profiles.

Kitchen

Living Room

Porch

Consumer Unit

Carefully rake out all mortar joints by hand. Existing lime mortar to be analysed by a specialist (e.g. The Lime Centre or similar approved) to determine its composition. Repoint using a matching lime mortar with recessed joints to match the existing finish.

Repair all existing timber window frames, casements and glazing beads using a timber repair system (e.g. Repair Care or approved equivalent). Retain, repair and decorate all existing profiles.

Carefully lift and remove the existing modern patio to expose the original brick paving below. Repair, re-level and reinstate the original brick patio, replacing only damaged bricks with matching reclaimed bricks where necessary.

Carry out repairs to the affected stone quoins, ensuring all repair work matches the existing stonework in appearance and finish.

Repair all existing timber window frames, casements and glazing beads using a timber repair system (e.g. Repair Care or approved equivalent). Retain, repair and decorate all existing profiles.

Bathroom

Landing

Bedroom 1

Repair all existing timber window frames, casements and glazing beads using a timber repair system (e.g. Repair Care or approved equivalent). Retain, repair and decorate all existing profiles.

Carefully rake out all mortar joints by hand. Existing lime mortar to be analysed by a specialist (e.g. The Lime Centre or similar approved) to determine its composition. Repoint using a matching lime mortar with recessed joints to match the existing finish.

Carefully strip back the existing dormer, including slate-hung cheeks and lead flashings, to facilitate inspection and repair. Reinstall all elements to match the existing following localised repairs, including re-dressing or replacement of lead flashings where necessary. Redecorate timber joinery using a breathable linseed oil paint system in white.

Form new eaves cupboards within roof void as indicated.

Form new loft hatch (size: 925mm x 600mm). Trim existing ceiling joists/collars as required to accommodate the opening. Make good adjacent finishes.

Form new eaves cupboards within roof void as indicated.

Carefully strip back the existing dormer, including slate-hung cheeks and lead flashings, to facilitate inspection and repair. Reinstall all elements to match the existing following localised repairs, including re-dressing or replacement of lead flashings where necessary. Redecorate timber joinery using a breathable linseed oil paint system in white.

Ground Floor Plan
1:50

First Floor Plan
1:50

Second Floor Plan
1:50

Roof Plan
1:50

Scale 1:50
0 1 2 3 4 5

Notes:

Revisions:
A: Minor amendments 14/08/26

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Drawing Name
Floor Plans and Roof Plan -
Proposed

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Planning

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Drawing Scale
1:50 at A1

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