



GROUND FLOOR PLAN as proposed

Annex (see separate drawing)

NEW NON-LOADBEARING STUD PARTITIONS

12.5mm British Gypsum Wallboard TEN either side.
75mm x 38mm treated sw or metal studs at 600mm c/s.
50mm Isowool partition roll within the cavity. Deflection head detail employed where required. All joints to be well sealed.

EXTERNAL WINDOWS & DOORS

Existing windows & doors to be stripped back and repaired as required ensuring all openings are functioning. Where rebates allow re-glaze with Histoglass D12 or similar approved sealed double glazed heritage units (12mm thick).

Ironmongery to be cleaned, repaired and re-used where possible or replaced to match existing if required.

All windows and doors to be redecorated.

LOCALISED ROOFING REPAIRS

Pitched Roofs
Clean/Clear valleys/gutters of all debris/vegetation
Replace damaged/broken/shaling tiles with reclaimed roof tiles to match existing.
Localised repair to torching to underside of tiling where necessary.
Re-point mortar where it has become detached in sloping valleys using lime mortar.
Replace cement mortar with lime mortar where inappropriate repairs have been carried out.
All repairs to mortar to be carried out using lime mortar.

Rainwater goods
Gutters and downpipes to be inspected and cleared of all debris/vegetation
Repairs to match existing.

Flat Roofs
Clean/Clear all debris/vegetation from roof surface and gutters.
Replace self-adhesive flashings with new lead flashings for longevity.
Repair bitumen type flat roof finishes/upstands where necessary.

Chimneys
Clean/Clear all debris/vegetation from chimney stacks and cowl.
Where mortar haunching is cracked/deteriorating replace with lime mortar haunching.
Any open joints to the chimney stacks to be re-pointed using lime mortar
Lead flashings appear to be in reasonable condition but should be inspected and repaired/replaced if necessary.
Any uncovered metal cowls to be replaced with covered metal cowls to prevent moisture ingress whilst maintaining ventilation.
All repairs to mortar to be carried out using lime mortar.

STONE REPAIRS

Minor cracking to stonework is to be monitored.
Re-pointing to be carried out where necessary/where mortar joints have opened, using lime mortar.

Notes

© This drawing is copyright and must not be reproduced or copied to any third party without written permission.
All dimensions must be checked on site.
Only figured dimensions should be worked from.
Discrepancies must be reported before proceeding.

REV.	DATE	AMENDMENT	BY
------	------	-----------	----

CLIENT

Daniel and Yasmin Dawkins

PROJECT
Moor Court Hall
Farley Road
Oakamoor ST10 3BD

DRAWING TITLE

MAIN HOUSE
Detailed Ground Floor Plan



t: 07960 495728
e: info@aforchitect.co.uk
w: www.aforchitect.co.uk

SCALE	SHEET SIZE	
1:75	A1	
DATE	DRAWN	CHECKED
Jan 2026	LT	
JOB No.	DRAWING No.	REV.
3091	10	