

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 WALL - INTERNAL WALL INSULATION

External walls to be lined with 78mm Gypsum Thermaline PIR insulated plasterboard on 25mm thick Gypliner metal stud system fixed to existing walls in accordance with manufacturers recommendations.

EXTERNAL WINDOWS & DOORS

Refer to notes adjacent to window references.

Where existing windows & doors are to be retained they are 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.

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.

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.

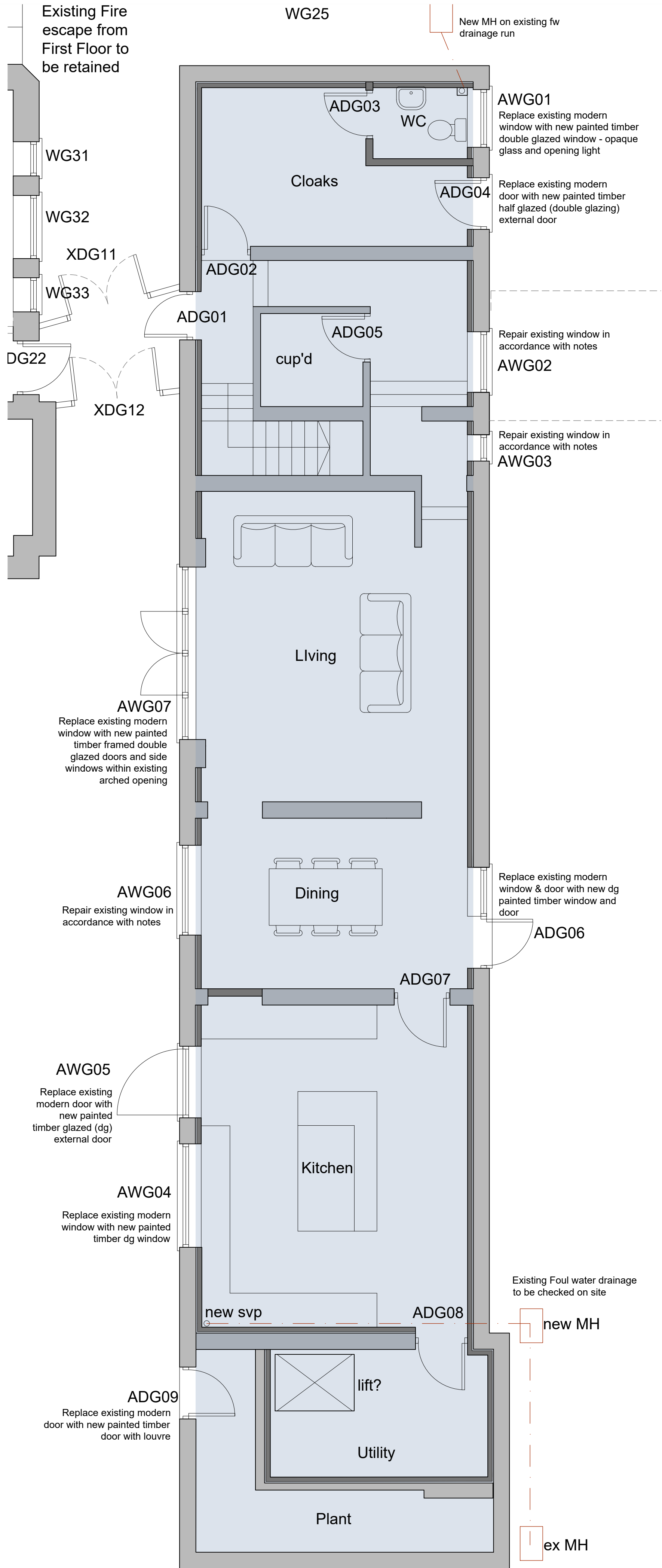
Rainwater goods
Gutters and downpipes to be inspected and cleared of all debris/vegetation
Repairs to match existing.

Chimneys
Clean/Clear all debris/vegetation from chimney stacks and cowls.
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.

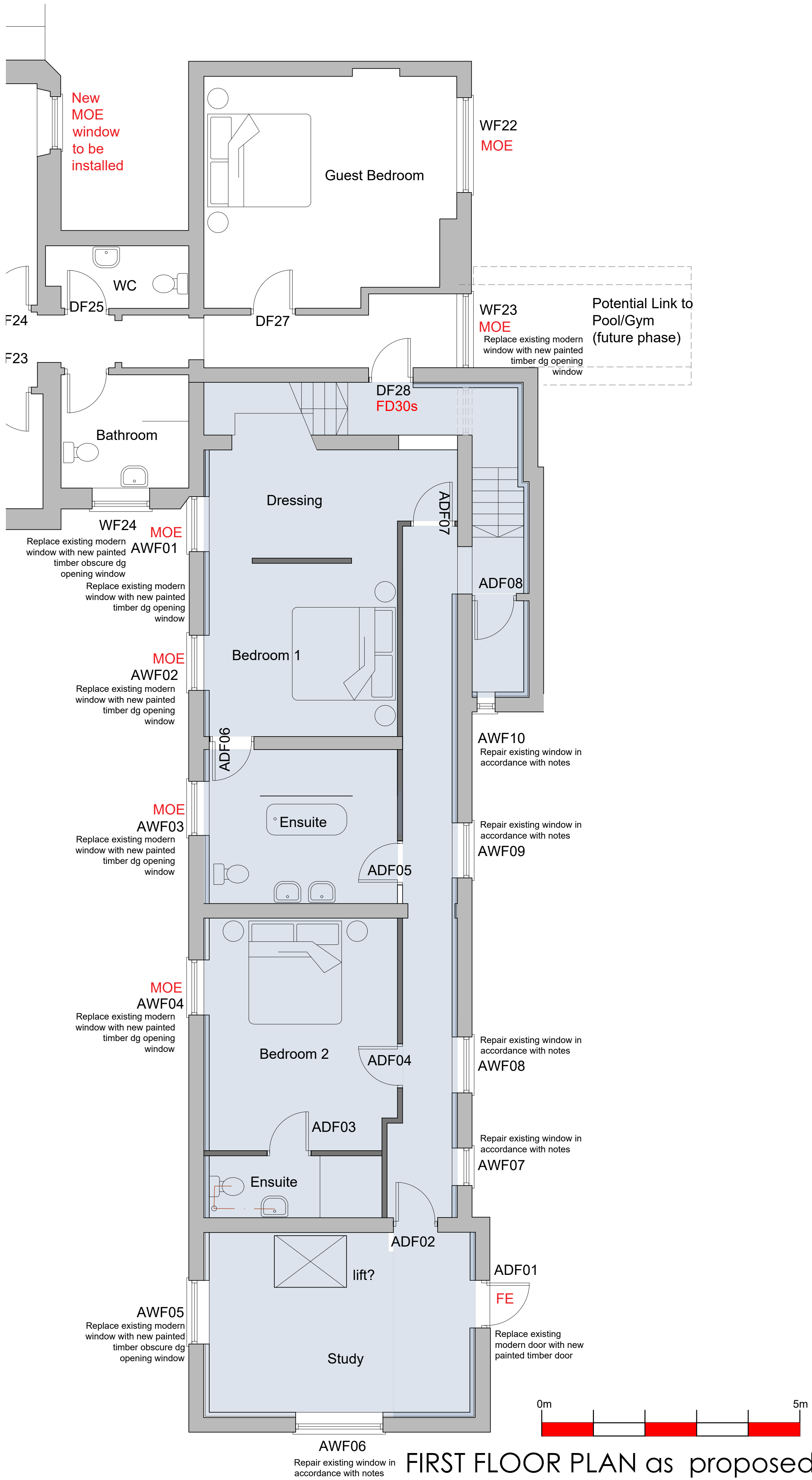
GROUND FLOOR CONSTRUCTION

Existing floors to be removed & floor bed dug out to accommodate new floor build up taking care not to damage existing sub-floor drainage

New ground floor construction as follows:
Floor finish tbc
75mm sand/cement screed with perimeter insulation
Vapour control layer
75mm rigid insulation
150mm concrete slab
1200g DPM to be lapped with DPC - ensure continuity of dpm with new damp proof course
25mm sand blinding on 150mm hardcore



GROUND FLOOR PLAN as proposed



FIRST FLOOR PLAN as proposed

Notes

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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
Oakmoor ST10 3BD

DRAWING TITLE

ANNEXE
Proposed Plans

A for Architect

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SCALE	SHEET SIZE		
1:50	A1		
DATE	DRAWN	CHECKED	
Jan 2026	LT		
JOB No.	DRAWING No.	REV.	
3091	51		