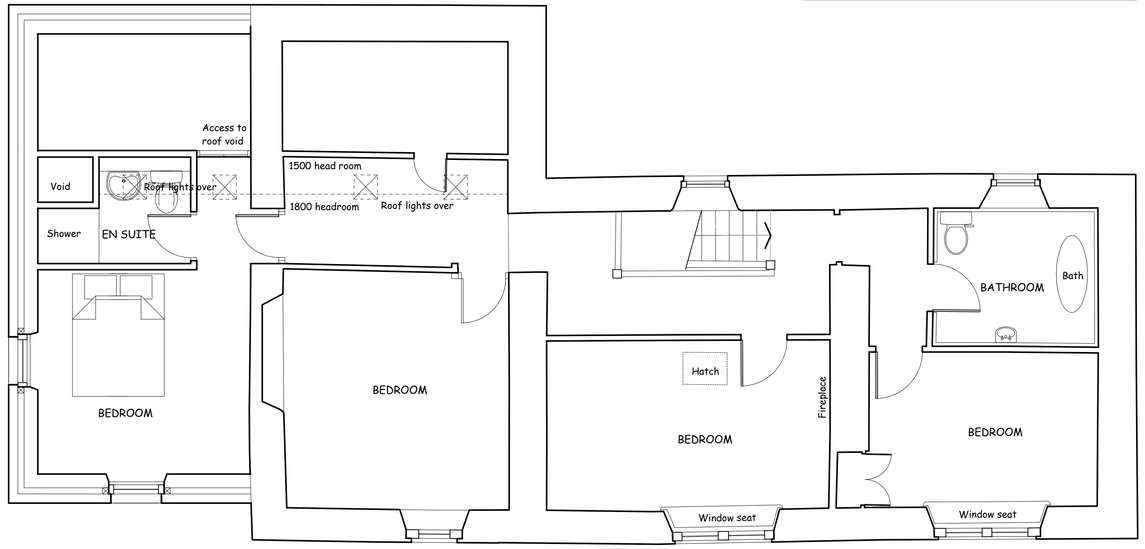
Do not scale dimensions from this drawing. If in doubt ask.



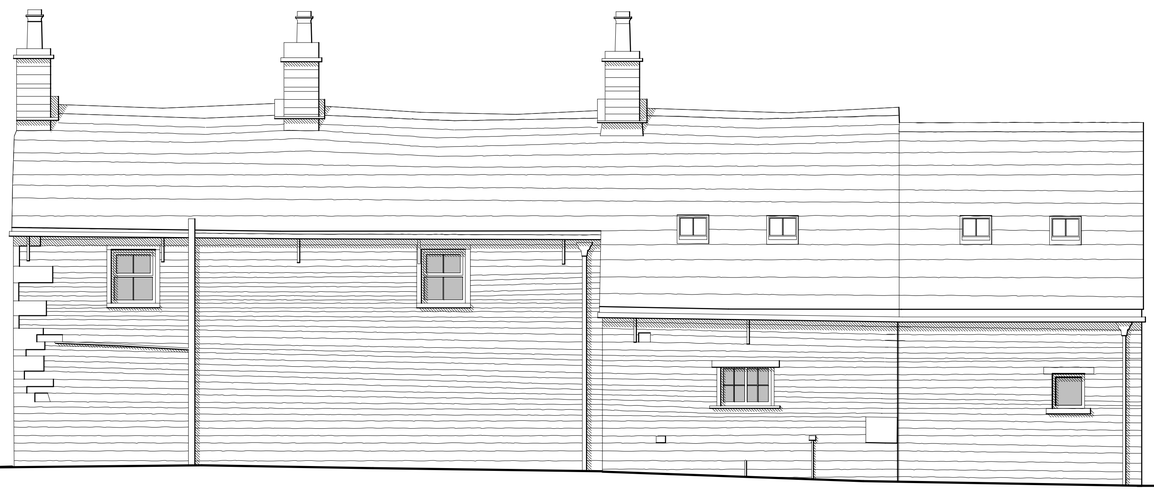
GROUND FLOOR PLAN



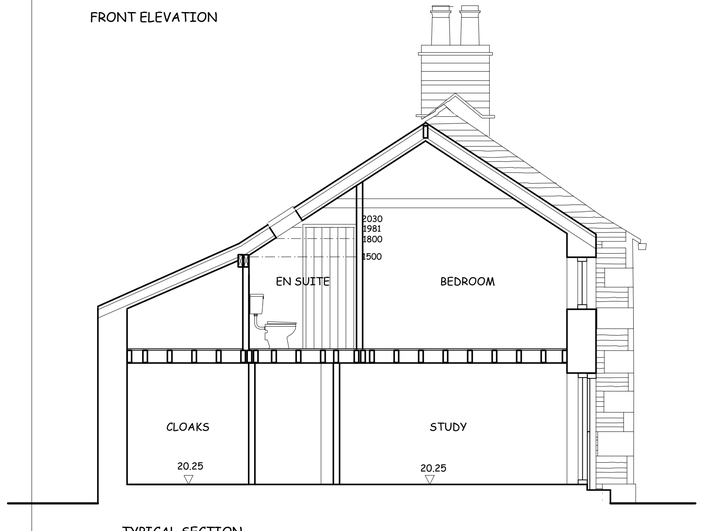
FIRST FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



TYPICAL SECTION



GABLE ELEVATION

EXTERNAL MATERIALS AND FINISHES TO PROPOSED EXTENSION

ROOF

Reclaimed natural stone roof tiles laid in diminishing courses to match main roof. Reclaimed natural stone ridge tiles to match main roof. 2 No new conservation rooflights to be introduced over first floor landing and Shower Room as shown.

VERGES AND EAVES

Verges to be undercloaked and pointed with lime mortar. Rafter feet to be covered by rainwater gutters, all to match existing.

WALLS

New walls and/or areas of wall disturbed by the works to be built from randomly coursed buff coloured local gritstone with lime mortar joints to match elsewhere. Finely dressed gritstone quoins removed as part of the works to be retained. Dressed gritstone lintels, mullions, cills and/or complete linings to window and door openings to be retained wherever possible. Where new lintels, mullions, cills or linings are required these will be in dressed gritstone to match.

NOTE: The existing random coursed stonework of the west gable wall will be retained, refurbished as necessary and exposed internally within the new extension rather than being covered by render or plaster.

WINDOWS AND DOORS

New windows to have timber double glazed fixed or side hung casements set into random or dressed stone surrounds. Frames to have off-white paint finish to match elsewhere. Outer panes of windows to incorporate heat distorted glass to match the existing. Existing doors to be retained. New doors to be framed, panelled or vertically boarded with black paint finish to match existing.

RAINWATER GUTTERS AND DOWNPIPES

Rainwater gutters to be formed from tanalised timber with black paint finish and bitumen lining, carried on wrought iron rise and fall brackets to match existing. Downpipes and vent pipes to be in cast iron, reclaimed from elsewhere, shot blasted and re-painted black to match existing.

Revisions
B May 2012 Added extra note about west gable wall.
A May 2012 Amended plans and added annotation

ASHWORTH JACKSON & WALKER architects

New House Farm, Start Lane, Whaley Bridge

Plans, elevations and sections as proposed

date	scale	drg no	rev
February 2012	1:50 @ A1	1156(04)01	B

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