

Status:

FOR PLANNING

Project Information:

Client: Warren Kozers & Laura Yardley  
 Project Title: Proposed Extension & Refurbishment to:  
 Project Address: Fisher House, Rivington Lane, Bolton, BL6 7SL  
 Project Stage: 4 - Technical Design  
 Date of Drawing: 15/12/2022

Drawing Information:

Original Author: SH  
 Checked by: Drawing Sheet Size: A1 (594 x 841m)  
 Drawing Scale: 1:50  
 Site Area Hectare: -  
 Extension Area CIL (m2): -  
 Drawing Title:

Ground Floor Plan as 'Proposed'

Project Number: 0370  
 Drawing Number: 3-21-BR  
 Revision: -

Drawing Registry

Rev	Date	Description	Author	Checked

### Wall Types

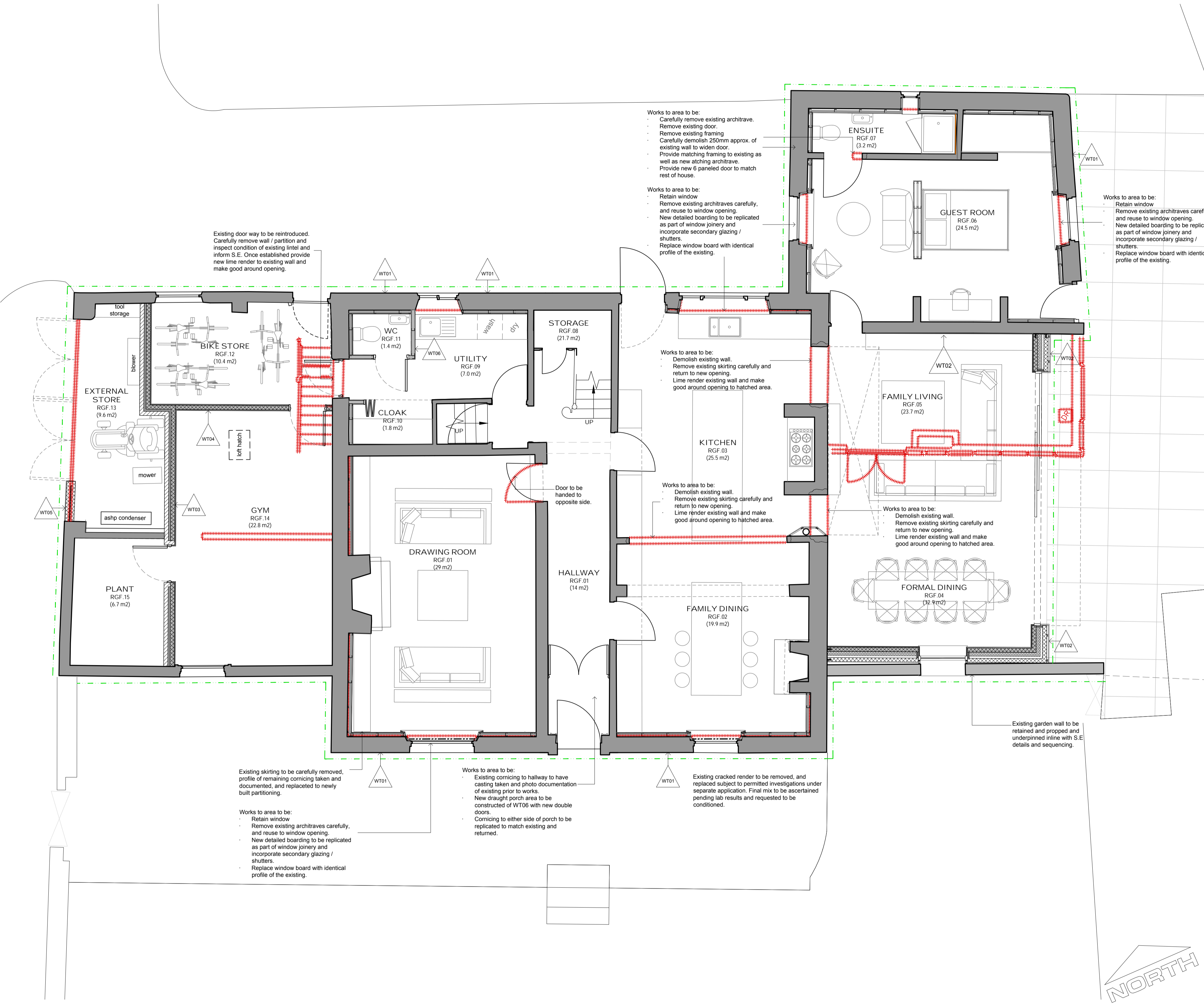
Scale 1:50 @ A1

All materials/finishing systems to be used in accordance with manufacturers details and specification

<b>WT01</b> O/A: 495mm U-value: 0.33W/m2K		<b>External</b> Nominal 377mm Existing Masonry Removal of Existing Dry Lining (Thickness TBC) Nominal 10mm Gap Gyframe 70mm 'C' Stud Framing at 600mm c/s 50mm Thermaflex Sheep Wool Between Studs. 12.5mm Gyproc Plasterboard Flush Jointed. 3-4mm Nominal Solo Lime Plaster <b>Internal</b>
<b>WT02</b> O/A: 435mm U-value: 0.16W/m2K		<b>External</b> 21mm Shou Sugi Ban Charred Timber Cladding 38x47mm Softwood timber batten 100mm Dense Concrete Block 50mm Ventilated Cavity 100mm Celotex CW4000 Insulation 100mm Blockwork Aerated 7N (lambda = 0.19) 10mm Plaster Dabs 12.5mm Gyproc Plasterboard, Flush Jointed 3-4mm Nominal Solo Lime Plaster <b>Internal</b>
<b>WT03</b> O/A: 435mm U-value: N/A		<b>External</b> 100mm Paint grade blockwork 50mm Thermaflex Sheep Wool Insulation 100mm Blockwork Aerated 7N (lambda = 0.19) 10mm Plaster Dabs 12.5mm Gyproc Plasterboard, Flush Jointed 3-4mm Nominal Solo Lime Plaster <b>Internal</b>
<b>WT04</b> O/A: 150mm U-value: N/A		<b>Internal</b> 3-4mm Nominal Solo Lime Plaster 12.5mm Gyproc Wallboard on plaster dabs 100mm Blockwork Aerated 7N (lambda = 0.19) 12.5mm Gyproc Wallboard on plaster dabs 3-4mm Nominal Solo Lime Plaster <b>Internal</b>
<b>WT05</b> O/A: 225mm U-value: N/A		<b>External</b> 15mm Lime render grooved to block coursing 100mm Dense Concrete Block 10mm cavity 100mm Dense Concrete Block <b>Internal</b>
<b>WT06</b> O/A: 100mm U-value: N/A		<b>Internal</b> 15mm Gyproc Wallboard 70x50 mm Gyframe 'C' Studs @ 600mm centres incorporating 50mm ISOVER APR 15mm Gyproc Wallboard <b>Internal</b>
<b>WT06</b> O/A: 200mm U-value: N/A		<b>Internal</b> 15mm Gyproc Wallboard 70x50 mm Gyframe 'C' Studs @ 600mm centres 24mm gap 70x50 mm Gyframe 'C' Studs @ 600mm centres 15mm Gyproc Wallboard <b>Internal</b>
<b>WT07</b> O/A: 495mm U-value: 0.33W/m2K		<b>External</b> Nominal 377mm Existing Masonry Removal of Existing Dry Lining (Thickness TBC) Nominal 10mm Gap Gyframe 70mm 'C' Stud Framing at 600mm c/s 50mm Thermaflex Sheep Wool Between Studs. 19mm Schluter Kerdi board for tile backing, with Schluter KERDI-SHOWER-SK Waterproofing Kits KSS5/KSS10. Tiling / stone finish to be confirmed. <b>Internal</b>
<b>WT08</b> O/A: 89mm U-value: N/A		<b>Internal</b> 70x50 mm Gyframe 'C' Studs @ 600mm centres 19mm Schluter Kerdi board for tile backing, with Schluter KERDI-SHOWER-SK Waterproofing Kits KSS5/KSS10. Tiling / stone finish to be confirmed. <b>Internal</b>
<b>WT09</b> O/A: 200mm U-value: N/A		<b>Internal</b> 15mm Gyproc Wallboard 70x50 mm Gyframe 'C' Studs @ 600mm centres 24mm gap 70x50 mm Gyframe 'C' Studs @ 600mm centres 19mm Schluter Kerdi board for tile backing, with Schluter KERDI-SHOWER-SK Waterproofing Kits KSS5/KSS10. Tiling / stone finish to be confirmed. <b>Internal</b>
<b>WT10</b> O/A: 107mm U-value: N/A		<b>Internal</b> 15mm Gyproc Wallboard 70x50 mm Gyframe 'C' Studs @ 600mm centres incorporating 50mm ISOVER APR 19mm Schluter Kerdi board for tile backing, with Schluter KERDI-SHOWER-SK Waterproofing Kits KSS5/KSS10. Tiling / stone finish to be confirmed <b>Internal</b>

### Legend

- Indicates existing structure.
- Indicates extent of demolition works subject to listed building consent.
- Proposed perimeter french drain, to assist with damp and surface drainage identified in fabric condition survey (refer to item. 5.01)
- Indicates structure above.
- Indicates position of secondary glazing / acoustic shutter to existing / retained window.
- Element Identification.



- Works to area to be:
- Carefully remove existing architrave.
  - Remove existing door.
  - Carefully demolish 250mm approx. of existing wall to widen door.
  - Provide matching framing to existing as well as new arching architrave.
  - Provide new 6 paneled door to match rest of house.
- Works to area to be:
- Retain window
  - Remove existing architraves carefully, and reuse to window opening.
  - New detailed boarding to be replicated as part of window joinery and incorporate secondary glazing / shutters.
  - Replace window board with identical profile of the existing.

- Works to area to be:
- Demolish existing wall.
  - Remove existing skirting carefully and return to new opening.
  - Lime render existing wall and make good around opening to hatched area.
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- Demolish existing wall.
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Existing door way to be reintroduced. Carefully remove wall / partition and inspect condition of existing lintel and inform S.E. Once established provide new lime render to existing wall and make good around opening.

- Existing skirting to be carefully removed, profile of remaining cornice taken and documented, and replaced to newly built partitioning.
- Works to area to be:
- Retain window
  - Remove existing architraves carefully, and reuse to window opening.
  - New detailed boarding to be replicated as part of window joinery and incorporate secondary glazing / shutters.
  - Replace window board with identical profile of the existing.

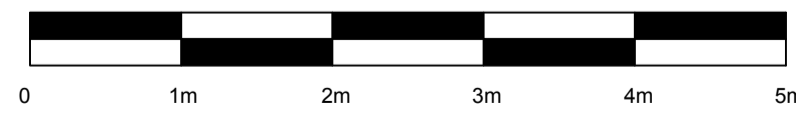
- Works to area to be:
- Existing cornice to hallway to have casting taken and photo documentation of existing prior to works.
  - New draught porch area to be constructed of WTD6 with new double doors.
  - Cornicing to either side of porch to be replicated to match existing and returned.

- Existing cracked render to be removed, and replaced subject to permitted investigations under separate application. Final mix to be ascertained pending lab results and requested to be conditioned.

Existing garden wall to be retained and propped and underpinned inline with S.E details and sequencing.

Ground Floor Plan as 'Proposed'

Scale 1:50



SCALE BAR 1:50

