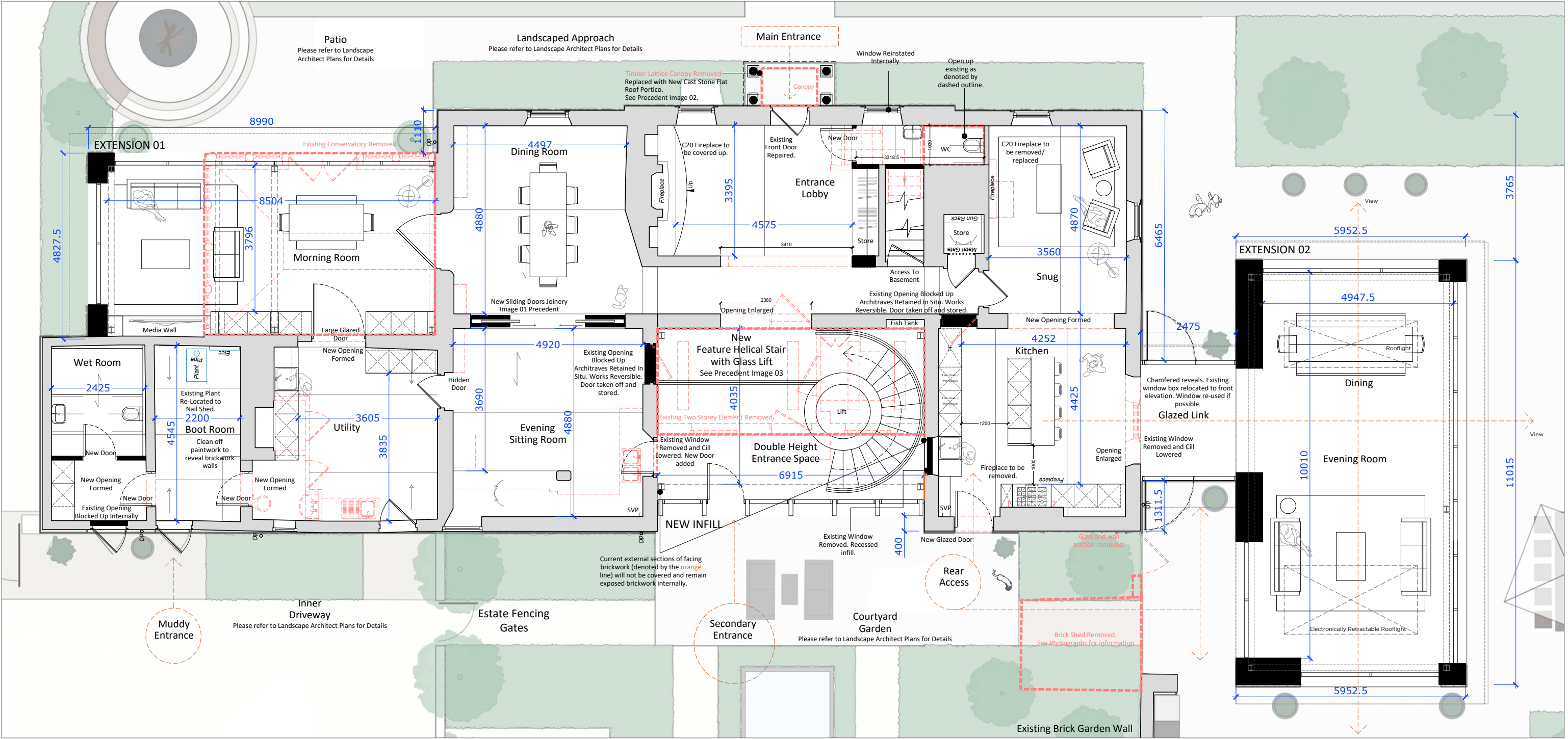




Proposed Works:

- Repairs where required to facing walls and the roof using lime based materials and traditional methods sympathetic to the fabric of the building, installation of wood-fibre breathable insulation to the faces of internal walls.

Cracked and spalled brickwork to be repaired or replaced as appropriate.

Replacement of rainwater goods across the property as required with cast metal.
- Repairs where required to poorly detailed flashing and slipped, cracked, or lifting tiles. Signs of water ingress in central roof void. Repair to ensure a watertight roof and prevent further deterioration.

Repairs to lath and plaster as required.

There is evidence of displacement of the insulation, therefore replacement of wood-fibre breathable insulation to a consistent depth throughout all roof spaces.
- Restoration of existing dormer windows including replacement white painted hardwood framed windows of a profile and dimensions to match existing, incorporating 12-14mm slim glazing units, replacement cheeks with lead sheet finish incorporating insulation.

Lime Ash floors within the attic retained and covered by a suspended floor or similar. All other floors assumed to be timber.

Penetrations required in floor for new drainage, subject to Structural Engineer review. Penetrations kept to a minimum.
- The existing electrical installation is proposed to be fully replaced by a qualified electrician. This will include all wiring, sockets, switches, distribution boards, and associated components.

The existing hot water and heating system is proposed to be fully replaced throughout as part of the refurbishment works programme.

Electrical and heating works to follow existing channels. Where new services are required impact is to be kept to a minimum.

FOR PLANNING



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Sketch proposals are for illustrative purposes only and subject to further detailed site investigation. All dimensions, materials, and design elements are preliminary and subject to change. Drawings may be based on enlargement of OS sheets and visual estimation, subject to verification by survey.

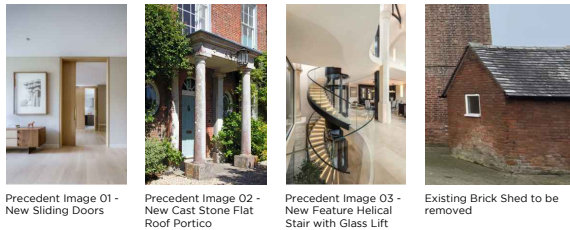
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Construction drawings are intended for use in the execution of the works as described only. These drawings are to be read in conjunction with all relevant contract documents, specifications, schedules, and consultant documentation. All information contained is subject to verification on site. The contractor shall verify all dimensions, levels, and conditions prior to commencing any work or fabrication and notify the architect of any discrepancies.

Revision	Date	Initial	Notes
A	03.08.26	CK	Update

Legend:

- Existing Walls
 - Proposed Walls
 - Existing Elements/Structure to be Removed/Demolished
- Internal Dimensions Shown Approx. and do not currently take into account any upgrade in wall insulation.



STANIFORTH ARCHITECTS

Proposed Ground Floor Plan

Gopsall House Farmhouse
Twycross

Project No. Drawing No.

1768 P206

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Drawn: CK
Checked: --
Date: 30-04-26
Scale: 1:100@A3

Revision

A