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Key to Interventions

1. Remove C21 landscaping and section of low C21 garden wall adjacent to historic boundary wall - refer to Drawing 116.
2. Reinstate principal entrance path at 2m wide (graded-up to entrance)
3. Reinstate side entrance path at 1.5m wide
4. Existing 'Woodland' path
5. Widened section of drive - pull-in parking space. Driveway to be re-laid in gristone setts in brick-bond pattern with permeable bedding
6. Demolish existing flat roof building and rebuild smaller on existing base slab in gritstone with parapet detail - refer to IG01, Detail Drawing 114 and method statement.
7. Minor alterations to steps and ground levels (C21) to reinstate pre-2008 levels. Changes to modern surface materials and back fill only - no new groundworks below 2008 ground levels - refer to Detail Drawing 113
8. Perimeter french drain with gravel finish 1m away from base of walls (south elevation) - refer to Detail Drawing 113.
9. Remove barn west facing metal sheet roof and reinstate natural slates to match existing east roof - refer to barn interventions for further details.
10. Remove lean-to west facing metal sheet roof and replace with integrated solar PV roof - refer to barn interventions for further details.

Interventions

Demolitions

Notes:

1899 historic plan overlay shown aligned and scaled on the Hall/Barn. Most boundaries also align at this scale, however there is some discrepancy at the driveway and road area.

Landscape design by others

Rev F - SM - 03/08/26 - Updated for Re-submission
Rev E - SM - 14/07/26 - Updated following feedback from AVBC & HE
Rev D - SM - 26/01/26 - Updated following client feedback
Rev C - SM - 12/12/25 - Updated for Planning/LBC Application
Rev B - SM - 19/11/25 - Updated following client feedback
Rev A - SM - 31/10/25 - Updated for pre-application enquiry

LBC - Proposed

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Drawing title
Site Plan

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SM		AUG 25	-
Drawing no	Project no	Scale @ A3	Rev
100	25007	1:400	F

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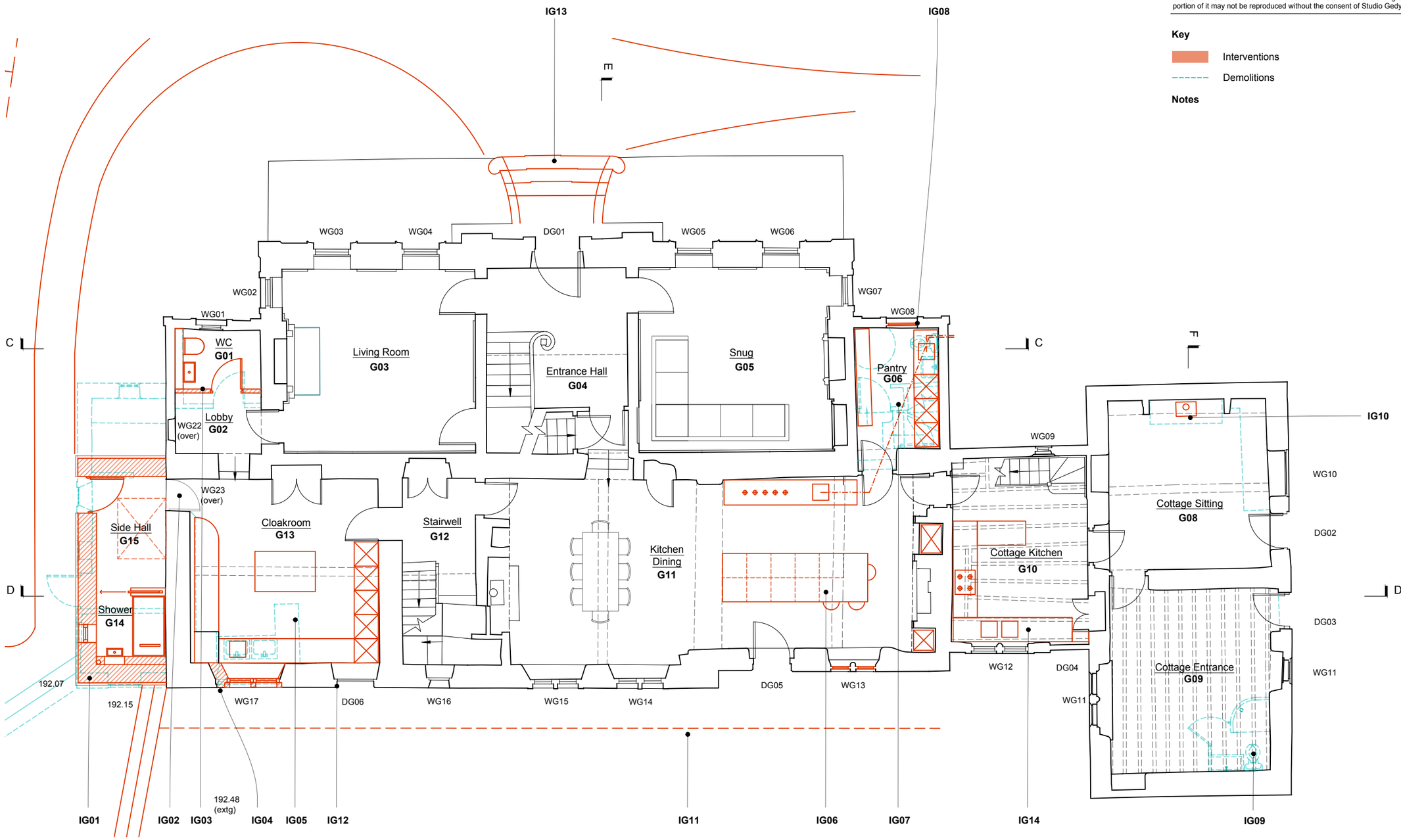
Key

Interventions

Demolitions

Notes



Schedule of Interventions

Windows and External Wall Interventions - refer to elevations

IG01 - Demolition of existing flat roof structure. New single storey side entrance lobby rebuilt on smaller footprint in reclaimed gritstone & lime mortar; 'Thermabronze' glazed doors/windows; with shallow pitch roof behind stone parapet. Refer to Detail Drawing 114 and method statement.

IG02 - Reinstate door under leaded light - 4 panel timber door and frame with single glazing to top panels. Final detail to be provided via condition.

IG03 - Remove existing modern partitioning, boxings, sanitary fittings and finishes. General fabric repairs to walls as required. Remove existing floor tiles, install new floor insulation, electric UFH and floor finish. Install new partition wall & door, sanitary fittings and internal boxing of reversible construction. Reinstate historic door architraves (G02/G03). Refer to method statement.

IG04 - Remove C20 window, concrete lintel and jambs. Reinstate mullioned window to with new gritstone surround to match other openings, using reclaimed or matching local gritstone to reform reveals

IG05 - Removal of catering kitchen, associated boxings and wall finishes. Repair and reinstatement of wall finishes in lime plaster where required. Remove existing floor tiles, install new floor insulation, electric UFH and floor finish. Installation of new freestanding joinery. Existing plumbing connections reused. DG06 fixed shut.

IG06 - New freestanding kitchen – refer to specialist kitchen design. Internal drainage in subfloor void/cellar connecting into existing SVP (shown dashed). Floorboards lifted carefully and reinstated following guidance in SPAB Technical Advice Note: Patching Old Floorboards.

IG07 - Removal of modern partition walls, door and sanitary fittings. Existing stair and floor structure retained. Installation of insulated timber floor with FFL to match G11 - this is to be installed in a reversible manner and over the existing floor. Installation of new freestanding larder/pantry shelving and fittings, connect to extg. drainage. Kitchen wastes to run under suspended floor to SVP as indicated (shown dashed). Refer to Detail Drawing 112 and method statement.

IG08 - Replace damaged window WG08 with replica which copies the detail of the remaining arched windows precisely. Details to be conditioned (provided by specialist fabricator)

IG09 - Removal of modern partitioning forming ensuite, sanitary fittings, associated wall finishes and drainage/ services. Fabric repairs as necessary - specified elsewhere. Refer to method statement.

IG10 - Remove modern kitchen fittings. Repair and reinstatement of wall finishes in lime plaster where required. Install new woodburning stove in existing fireplace and connect to existing operational chimney.

IG11 - Install new french drain to rear of property ~1m from rear wall to reduce excess surface water at base of walls (with gravel surface to allow for evaporation). Refer to Detail Drawing 113.

IG12 - Existing door retained, fixed shut and boarded-out internally (reversible manner). Spliced timber repairs to door and general maintenance works.

IG13 - Remove C21 railings to top of wall, lift wall by two courses with reclaimed gritstone to match existing and install new coping stones to top of wall. Lift entrance steps, clean out, and re-level, bed and repoint in lime mortar - making good the bottom curtail step. Install new painted railings to guard against fall on steps. Limit the number of fixings and avoid the bottom curtail step. Final details, drawings and method statement to be provided via condition.

IG14 - Installation of new freestanding kitchen and appliances re-using existing drainage connections

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Project

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Rev H - SM - 03/08/26 - Updated for Re-submission
Rev G - SM - 14/07/26 - Updated following feedback from AVBC & HE
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Rev E - SM - 26/01/25 - Updated following client feedback
Rev D - SM - 12/12/25 - Updated for Planning/LBC Application

LBC - Proposed

Drawing title

Hall - Ground Floor G.A. Plan

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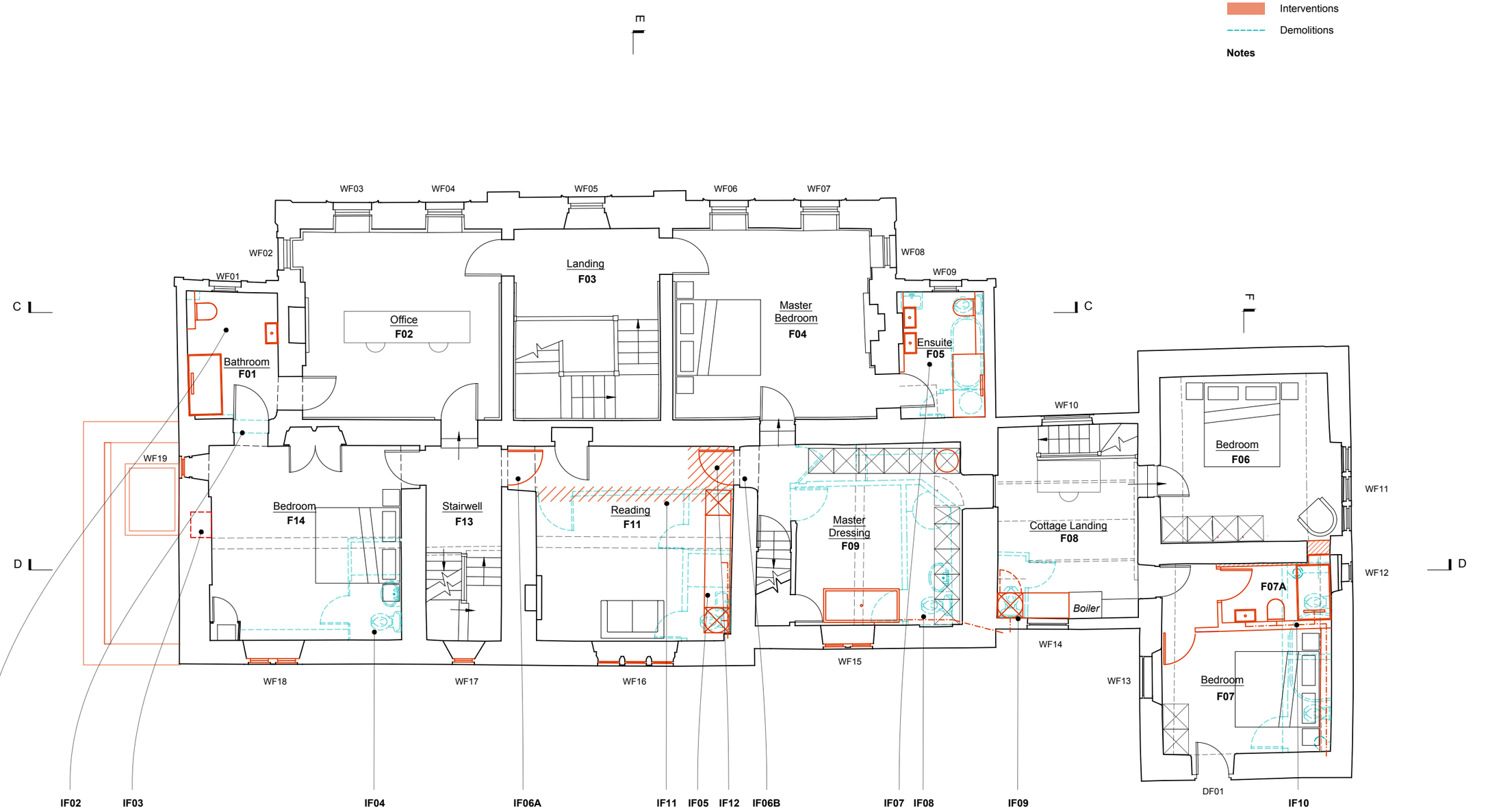
Key

Interventions

Demolitions

Notes



Schedule of Interventions

Windows and External Wall Interventions - refer to elevations

IF01 - Remove existing modern boxings, sanitary fittings and tiled wall finishes. General fabric repairs to walls and floor as required. Installation of sanitary fittings, finishes and internal boxing of reversible construction. Refer to method statement.

IF02 - Remove C21 studwork blocking historic doorway and restore functionality.

IF03 - Reveal historic fireplace (indicative - assumed to be present - subject to investigation) Refer to method statement.

IF04 - Remove existing modern partitioning, sanitary fittings and tiled wall finishes. General fabric repairs to walls and floor as required. Refer to method statement.

IF05 - Remove existing modern partitioning, sanitary fittings and tiled wall finishes. General fabric repairs to walls and floor as required. Installation of new freestanding utility 'cupboard' with appliances re-using existing services and drainage connections. Refer to method statement.

IF06A - Relocate original door from F11 C21 partitioning and reinstate in original door frame between F11 and F13.

IF06B - Replace modern C21 door with new joiner-made door fabricated to match original IF06 door. Details to be provided via condition - photographic record of IF06 and joiner shop drawings.

Note IF06A/B: potential change to fire escape route - to be agreed with building control/approved inspector (may require a fire-engineered solution).

IF07 - As IF01 - Refer to method statement.

IF08 - Remove existing modern partitioning, sanitary fittings and tiled wall finishes. General fabric repairs to walls and floor as required. Refer to method statement. Installation of new freestanding storage and bath, relocate water cylinder from F05 into freestanding cupboard - re-use existing services and drainage connections

IF09 - Remove existing modern partitioning, sanitary fittings and tiled wall finishes. General fabric repairs to walls and floor as required. Refer to method statement. Install new laundry/storage fittings (retain existing drainage connections).

IF10 - Remove 2 existing ensuites - modern partitioning, sanitary fittings and tiled wall finishes. General fabric repairs to walls and floor as required. Refer to method statement. Repair plasterboard ceiling like-for-like. Install 1 new family bathroom and partitioning, and door into F07 in as shown. Install headboard/shelf to conceal waste pipes above floor and reuse existing drainage connections). Install frameless glass screen internally to WF12 to prevent any water from entering the window niche.

IF11 - Remove modern partition walls. General fabric repairs to walls and floor as required. Refer to method statement. Also see IF06.

IF12 - Repair failing lath and plaster ceiling like-for-like (area hatched – extent approximate based on visual inspection and scope of works) - replacement in lath and plaster with riven chestnut laths and non-hydraulic/lime putty-based lime plaster base coat and fine finish coat to closely match existing historic finish. Refer to method statement.

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LBC - Proposed

Drawing title

Hall - First Floor G.A. Plan

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102	25007	1:100	H

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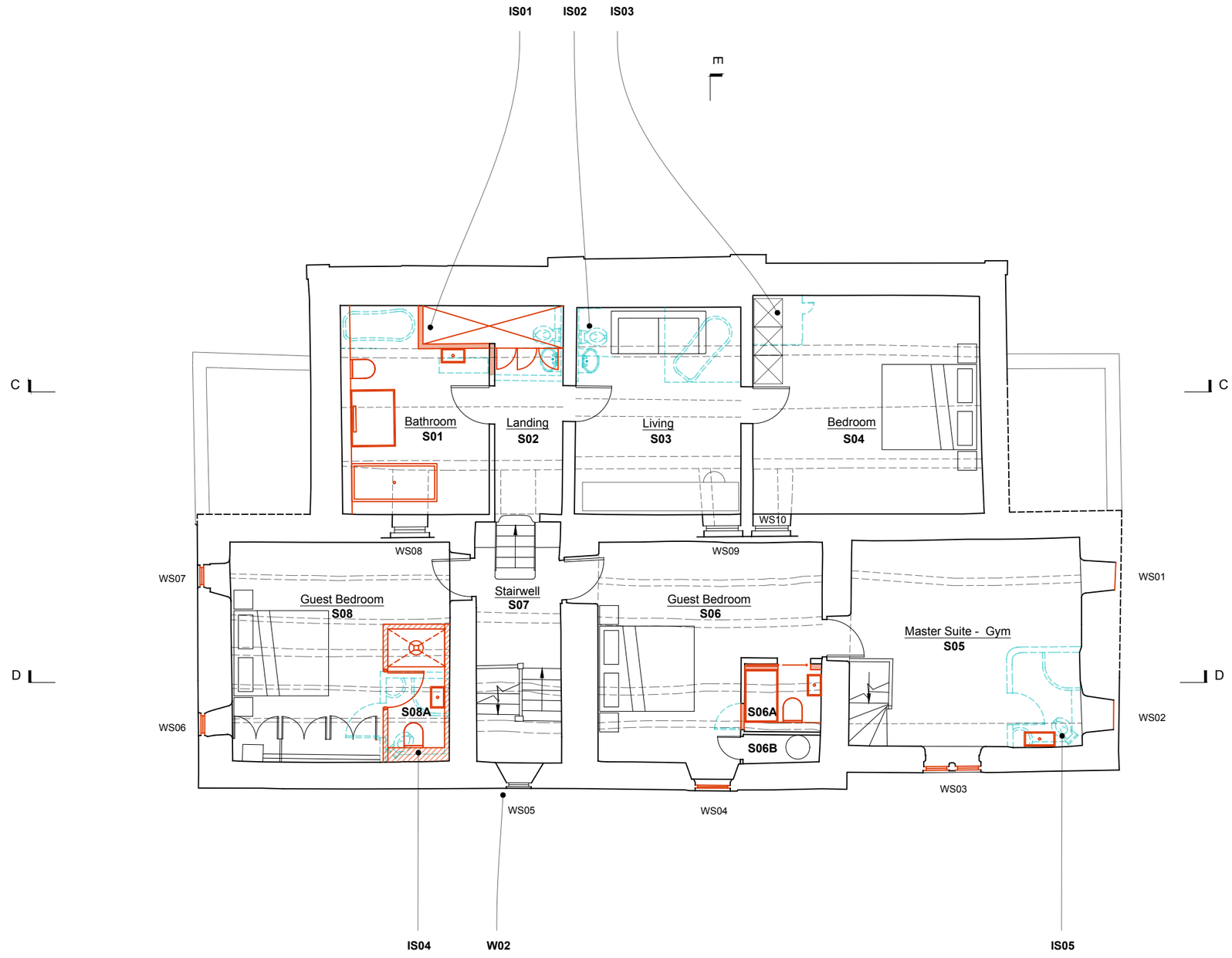
Key

Interventions

Demolitions

Notes

Measured roof survey contained limited information - extent of walls has been projected (dashed)



Schedule of Interventions

Windows and External Wall Interventions - refer to elevations

IS01 - Remove existing modern partitioning, boxings, sanitary fittings and tiled wall finishes. General fabric repairs to walls and floor as required. Refer to method statement. Installation of new sanitary fittings, finishes and internal boxing of reversible construction.

IS02 - Remove existing boxings, sanitary fittings and tiled wall finishes. General fabric repairs to walls and floor as required. Refer to method statement.

IS03 - Remove existing modern partitioning. General fabric repairs to walls and floor as required. Refer to method statement.

IS04 - Remove existing modern partitioning, boxings, sanitary fittings and tiled wall finishes. General fabric repairs to walls and floor as required. Refer to method statement. Installation of new sanitary fittings, finishes and internal boxing of reversible construction.

IS05 - Remove existing modern partitioning, boxings, sanitary fittings and tiled wall finishes. General fabric repairs to walls and floor as required. Refer to method statement.

General Plaster Repairs (Internal)

Refer also to method statement.

Once external works to resolve moisture ingress are completed the building fabric should be allowed to dry out. Areas of plaster internally are to be assessed for damage, repaired like-for-like in non-hydraulic/lime putty-based lime plaster base coat and fine finish coat to closely match existing historic finish using traditional methods.

To receive vapour-permeable decoration - clay paint, distemper or limewash or E.A.

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Rev F - SM - 14/07/26 - Updated following feedback from AVBC & HE
Rev E - SM - 26/01/25 - Updated following client feedback
Rev D - SM - 12/12/25 - Updated for Planning/LBC Application
Rev C - SM - 19/11/25 - Updated following client feedback

LBC - Proposed

Drawing title
Hall - Second Floor G.A. Plan

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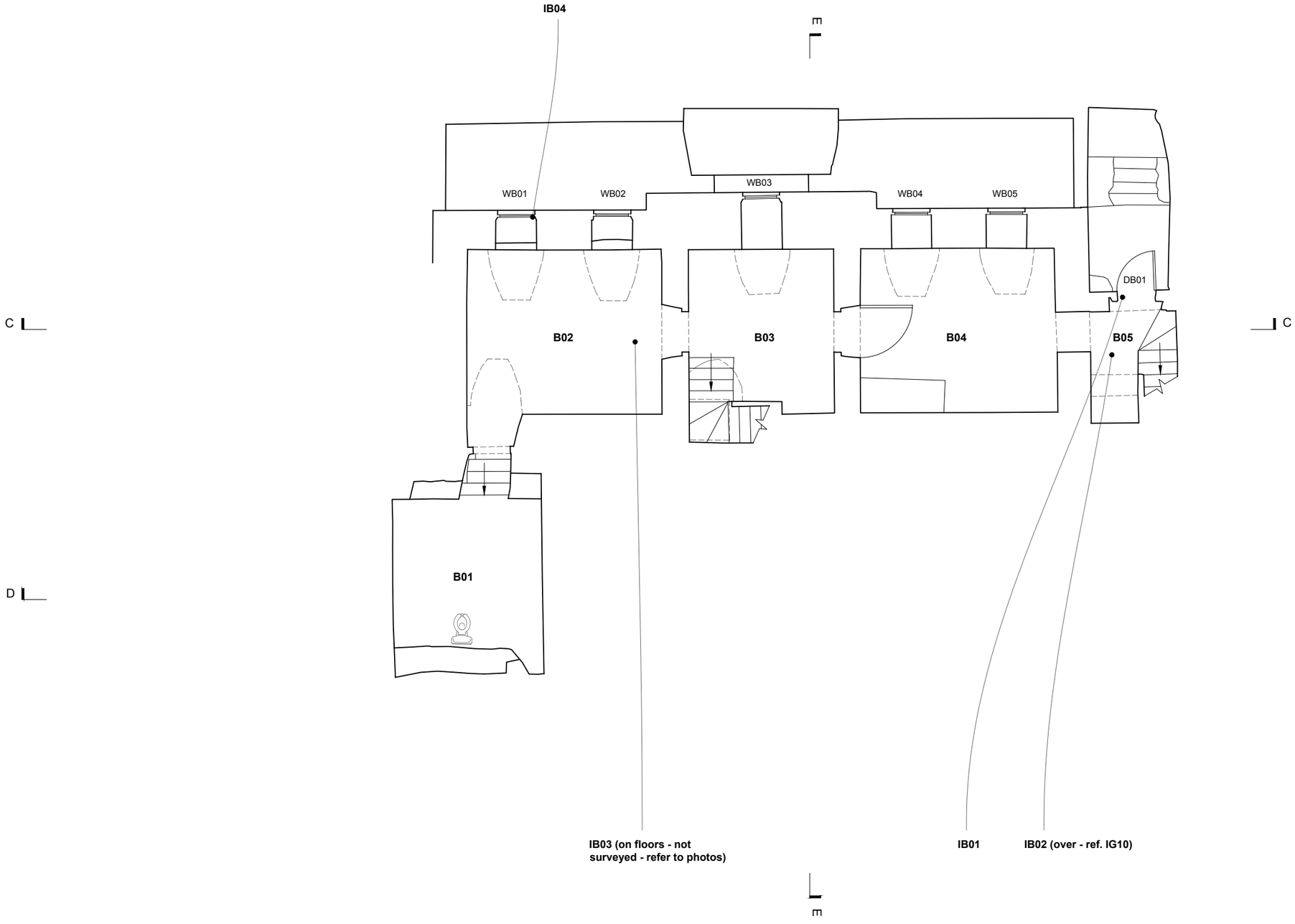
Key

Interventions

Demolitions

Notes



Schedule of Interventions

Windows and External Wall Interventions - refer to elevations

IB01 - Replacement external oak plank door (and frame) in existing opening with steel strap hinges. Refer to photographs on Drawing 115.

IB02 (ref. IG09 over) - Existing stair and floor structure retained. Installation of insulated timber floor set with FFL to match G11 - this is to be installed in a reversible manner and will 'hover' over the existing. Refer to Detail Drawing 112.

IB03 - Remove later infill from historic floor drains to restore their function.

IB04 - applies to all basement windows WB01 - WB05: Remove existing double glazed units (C21) and reinstate lime mortar pointing around
leaded windows, mortar omitted at the head of the window to maintain 2" gap for background ventilation of cellar

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Rev G - SM - 03/08/26 - Updated for Re-submission
Rev F - SM - 14/07/26 - Updated following feedback from AVBC & HE
Rev E - SM - 26/02/25 - Updated for Planning/LBC Application
Rev D - SM - 26/01/25 - Updated following client feedback
Rev C - SM - 12/12/25 - Updated for Planning/LBC Application

LBC - Proposed

Drawing title
Hall - Basement Floor G.A. Plan

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SM		AUG 25	-
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104	25007	1:100	G

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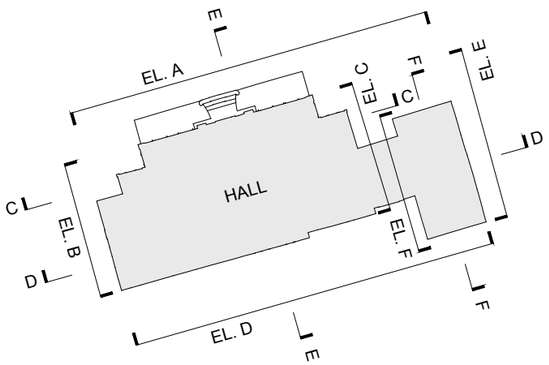

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Key

Interventions

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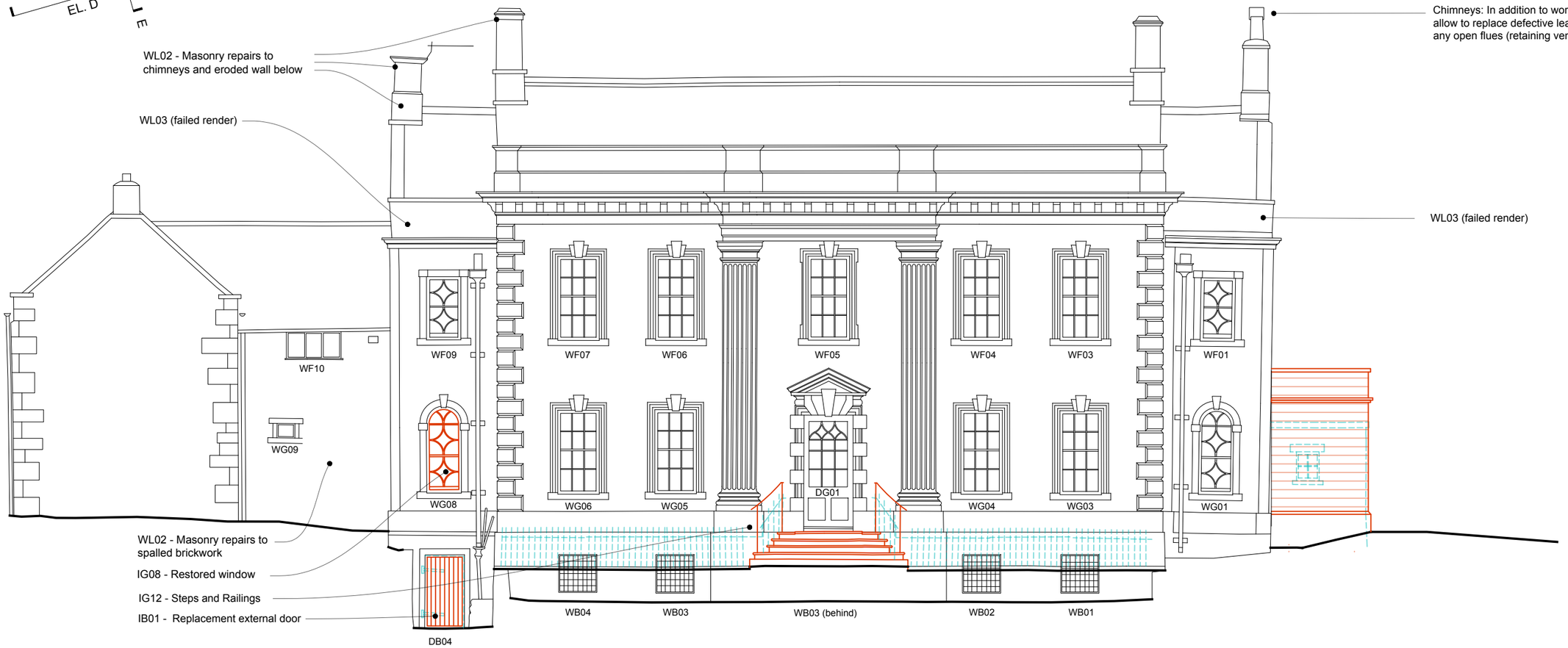
Notes



Window Interventions

W01 - Original box sash windows to the front elevation and brick wings repaired using traditional techniques following SPAB Technical Advice Note: Repair of Wood Windows. New sections of closely-matched timber spliced in where required, any broken panes replaced with reamy glass and linseed putty; repainting with linseed oil paint; and junctions to stonework pointed in burnt sand mastic. Existing internal secondary glazing replaced with new secondary glazing (fully reversible) designed to allow the operation of the sash windows. WG01-WG07; WF01 - WF09. WG08 - new window, restoration of original - refer to IG08.

W02 - The remaining original lead light windows WS05 and WG16 will be repaired and restored by specialists, replacing cracked panes with historically matched reamy glass. Fixed slimline secondary glazing to be introduced internally to improve thermal performance whilst being removable for maintenance and cleaning. WF17 to be restored by specialists with new leaded light to match WS05/WG16.

W03 - Non-original windows to the south and west elevations of the hall to be replaced with Architectural Bronze 'Thermabronze' fixed and opening casements with 18mm double glazed units within the existing stone surrounds. Refer to Drawing 117 and Window Options Appraisal. WG13, 17; WF15 -16, 18-19, WS03-04, 06-07.

W04 - Windows and doors to the south, east and west elevations of the hall and cottage to be retained, repaired and redecorated where necessary - like-for-like using traditional techniques as described in W01 - following SPAB Technical Advice Note: Repair of Wood Windows. Windows: WG09 - 12 ; DG02 - 05; WF10 - WF14; DF01; WS01,02, 08-10; WB01-04 (note - refer also to IB04 for basement window works)

External Walls

WL01 - General repointing to all external walls, chimneys, ridge and parapets.

Repointing is proposed to external masonry walls and chimney stacks where the existing mortar is found to be deteriorated or inappropriate (e.g. cement-based). A sample a matching mortar to closely resemble the finish of the of the original mortar will be prepared for approval. Cement mortar will be removed and defective pointing will be carefully raked out by hand to a minimum depth of 25mm (less for ashlar) taking care not to damage the stonework.
Before pointing remove all dust and loose material from joints. Dampen the area to be repointed first to help curing. Repoint using a non-hydraulic or hot mixed lime mortar lime mortar following Historic England Guidelines for Best Practice Document 'Re-pointing Brick and Stone Walls' 2017. Aggregates and any pozzolans are TBC subject to mortar analysis.

Mix Ratio – 1:3 slaked Buxton Calbux 90 Quicklime and a blend of 0-4mm sharp sand to match existing colour. For chimneys consider Natural Hydraulic Lime alternative - NHL 3.5 with matching aggregate and sand if recommended due to exposure.

Note the different tools and techniques required for raking out and re-pointing ashlar. To ensure good compaction and adhesion tamp mortar with a bristle brush as it starts to firm up and expose the aggregate. Application temperature 5-30 C. Protect the mortar against drying winds, strong sunlight, rain and frost. In warm weather gently mist with water and cover with damp hessian. In cold weather cover fresh mortar with protective layers of hessian to help avoid frost damage.

WL02 - Masonry Repairs
- Replace damaged stone sections to chimney stacks
- Replace eroded stone to east elevations of Hall and Cottage
- Replace and repair eroded brickwork to north elevation of link building and beneath parapet at north-east corner of main house
- Replace through-cracked stone to ashlars stone cornice north elevation
- Natural stone indent repairs to ashlar pilasters

WL03 - Render Repairs
- Replace failed render in lime render to the face and the rear of high level brick parapets north-east and north-west of Hall

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Rev I - SM - 11/08/26 - Updated following client feedback
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Rev C - SM - 19/11/25 - Updated following client feedback
Rev B - SM - 31/10/25 - Updated for pre-application enquiry
Rev A - SM - 02/10/25 - Updated following initial client feedback

LBC - Proposed

Drawing title
Hall - Elevation A

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108	25007	1:100	I

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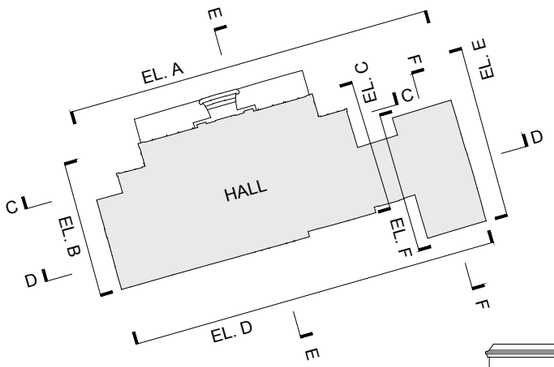

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Key

Interventions

Demolitions

Notes

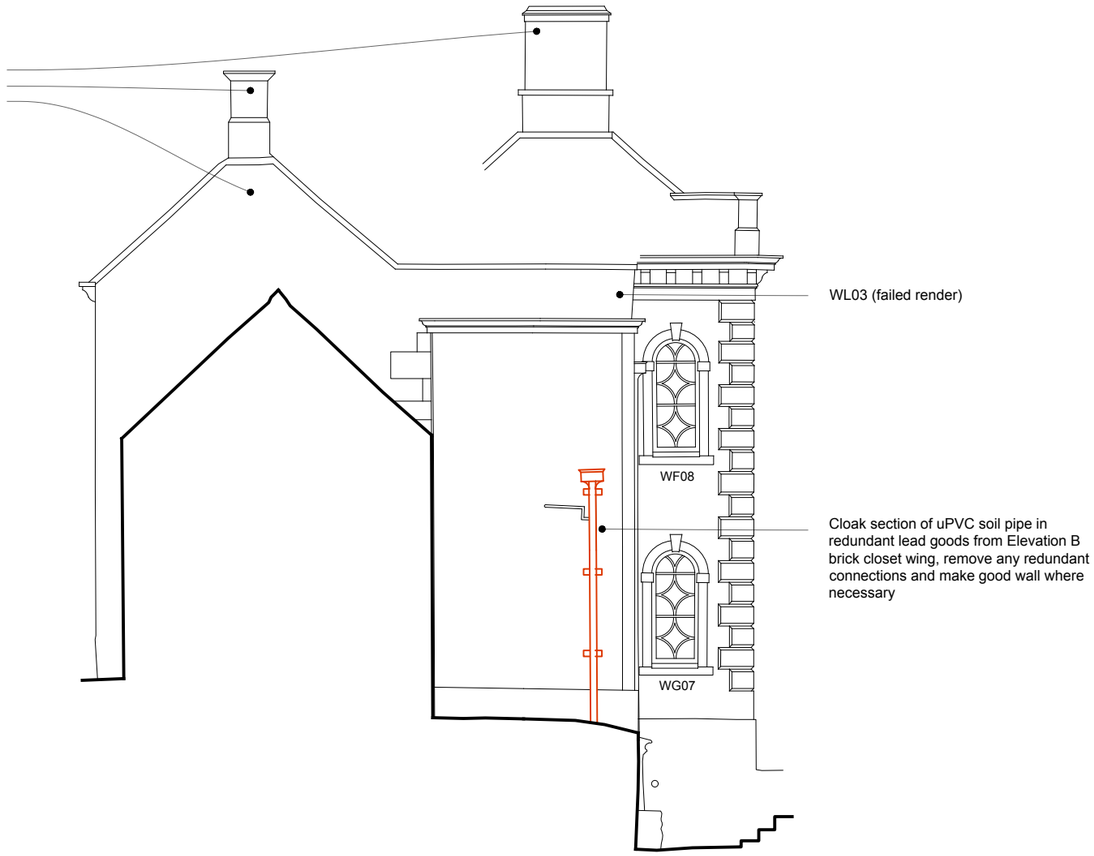
Note: Measured roof survey contained limited information



Elevation B

WL02 - Masonry repairs to chimneys and eroded wall below

Chimneys: In addition to works described below, allow to replace defective lead flashings and cap any open flues (retaining ventilation)



Elevation C

Window Interventions

W01 - Original box sash windows to the front elevation and brick wings repaired using traditional techniques following SPAB Technical Advice Note: Repair of Wood Windows. New sections of closely-matched timber spliced in where required, any broken panes replaced with reamy glass and linseed putty; repainting with linseed oil paint; and junctions to stonework pointed in burnt sand mastic. Existing internal secondary glazing replaced with new secondary glazing (fully reversible) designed to allow the operation of the sash windows. WG01-WG07; WF01 - WF09. WG08 - new window, restoration of original - refer to IG08.

W02 - The remaining original lead light windows WS05 and WG16 will be repaired and restored by specialists, replacing cracked panes with historically matched reamy glass. Fixed slimline secondary glazing to be introduced internally to improve thermal performance whilst being removable for maintenance and cleaning. WF17 to be restored by specialists with new leaded light to match WS05/WG16.

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W04 - Windows and doors to the south, east and west elevations of the hall and cottage to be retained, repaired and redecorated where necessary - like-for-like using traditional techniques as described in W01 - following SPAB Technical Advice Note: Repair of Wood Windows. Windows: WG09 - 12 ; DG02 - 05; WF10 - WF14; DF01; WS01,02, 08-10; WB01-04 (note - refer also to IB04 for basement window works)

External Walls

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Repointing is proposed to external masonry walls and chimney stacks where the existing mortar is found to be deteriorated or inappropriate (e.g. cement-based). A sample a matching mortar to closely resemble the finish of the of the original mortar will be prepared for approval. Cement mortar will be removed and defective pointing will be carefully raked out by hand to a minimum depth of 25mm (less for ashlar) taking care not to damage the stonework.
Before pointing remove all dust and loose material from joints. Dampen the area to be repointed first to help curing. Repoint using a non-hydraulic or hot mixed lime mortar lime mortar following Historic England Guidelines for Best Practice Document 'Re-pointing Brick and Stone Walls' 2017. Aggregates and any pozzolans are TBC subject to mortar analysis.

Mix Ratio – 1:3 slaked Buxton Calbux 90 Quicklime and a blend of 0-4mm sharp sand to match existing colour. For chimneys consider Natural Hydraulic Lime alternative - NHL 3.5 with matching aggregate and sand if recommended due to exposure.

Note the different tools and techniques required for raking out and re-pointing ashlar. To ensure good compaction and adhesion tamp mortar with a bristle brush as it starts to firm up and expose the aggregate. Application temperature 5-30 C. Protect the mortar against drying winds, strong sunlight, rain and frost. In warm weather gently mist with water and cover with damp hessian. In cold weather cover fresh mortar with protective layers of hessian to help avoid frost damage.

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WL03 - Render Repairs
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Rev A - SM - 02/10/25 - Updated following initial client feedback

LBC - Proposed

Drawing title
Hall - Elevations B & C

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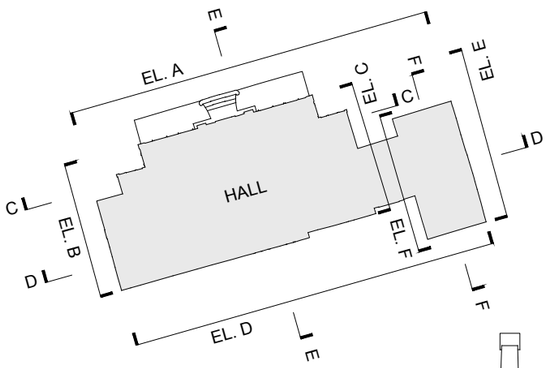

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Key

Interventions

Demolitions

Notes



Window Interventions

W01 - Original box sash windows to the front elevation and brick wings repaired using traditional techniques following SPAB Technical Advice Note: Repair of Wood Windows. New sections of closely-matched timber spliced in where required, any broken panes replaced with reamy glass and linseed putty; repainting with linseed oil paint; and junctions to stonework pointed in burnt sand mastic. Existing internal secondary glazing replaced with new secondary glazing (fully reversible) designed to allow the operation of the sash windows. WG01-WG07; WF01 - WF09. WG08 - new window, restoration of original - refer to IG08.

W02 - The remaining original lead light windows WS05 and WG16 will be repaired and restored by specialists, replacing cracked panes with historically matched reamy glass. Fixed slimline secondary glazing to be introduced internally to improve thermal performance whilst being removable for maintenance and cleaning. WF17 to be restored by specialists with new leaded light to match WS05/WG16.

W03 - Non-original windows to the south and west elevations of the hall to be replaced with Architectural Bronze 'Thermabronze' fixed and opening casements with 18mm double glazed units within the existing stone surrounds. Refer to Drawing 117 and Window Options Appraisal. WG13, 17; WF15 -16, 18-19, WS03-04, 06-07.

W04 - Windows and doors to the south, east and west elevations of the hall and cottage to be retained, repaired and redecorated where necessary - like-for-like using traditional techniques as described in W01 - following SPAB Technical Advice Note: Repair of Wood Windows. Windows: WG09 - 12 ; DG02 - 05; WF10 - WF14; DF01; WS01,02, 08-10; WB01-04 (note - refer also to IB04 for basement window works)

External Walls

WL01 - General repointing to all external walls, chimneys, ridge and parapets.

Repointing is proposed to external masonry walls and chimney stacks where the existing mortar is found to be deteriorated or inappropriate (e.g. cement-based). A sample a matching mortar to closely resemble the finish of the of the original mortar will be prepared for approval. Cement mortar will be removed and defective pointing will be carefully raked out by hand to a minimum depth of 25mm (less for ashlar) taking care not to damage the stonework.
Before pointing remove all dust and loose material from joints. Dampen the area to be repointed first to help curing. Repoint using a non-hydraulic or hot mixed lime mortar lime mortar following Historic England Guidelines for Best Practice Document 'Re-pointing Brick and Stone Walls' 2017. Aggregates and any pozzolans are TBC subject to mortar analysis.

Mix Ratio – 1:3 slaked Buxton Calbux 90 Quicklime and a blend of 0-4mm sharp sand to match existing colour. For chimneys consider Natural Hydraulic Lime alternative - NHL 3.5 with matching aggregate and sand if recommended due to exposure.

Note the different tools and techniques required for raking out and re-pointing ashlar. To ensure good compaction and adhesion tamp mortar with a bristle brush as it starts to firm up and expose the aggregate. Application temperature 5-30 C. Protect the mortar against drying winds, strong sunlight, rain and frost. In warm weather gently mist with water and cover with damp hessian. In cold weather cover fresh mortar with protective layers of hessian to help avoid frost damage.

WL02 - Masonry Repairs
- Replace damaged stone sections to chimney stacks
- Replace eroded stone to east elevations of Hall and Cottage
- Replace and repair eroded brickwork to north elevation of link building and beneath parapet at north-east corner of main house
- Replace through-cracked stone to ashlars stone cornice north elevation
- Natural stone indent repairs to ashlar pilasters

WL03 - Render Repairs
- Replace failed render in lime render to the face and the rear of high level brick parapets north-east and north-west of Hall

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Rev H - SM - 11/08/26 - Updated following client feedback
Rev G - SM - 03/08/26 - Updated for Re-submission
Rev F - SM - 14/07/26 - Updated following feedback from AVBC & HE
Rev E - SM - 26/01/25 - Updated following client feedback
Rev D - SM - 12/12/25 - Updated for Planning/LBC Application
Rev C - SM - 19/11/25 - Updated following client feedback
Rev B - SM - 31/10/25 - Updated for pre-application enquiry
Rev A - SM - 02/10/25 - Updated following initial client feedback

LBC - Proposed

Drawing title
Hall - Elevation D

Drawn by		Date	App'd
SM		AUG 25	-
Drawing no	Project no	Scale @ A3	Rev
110	25007	1:100	H

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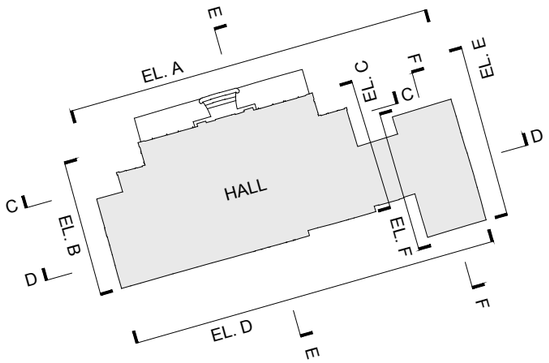

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Key

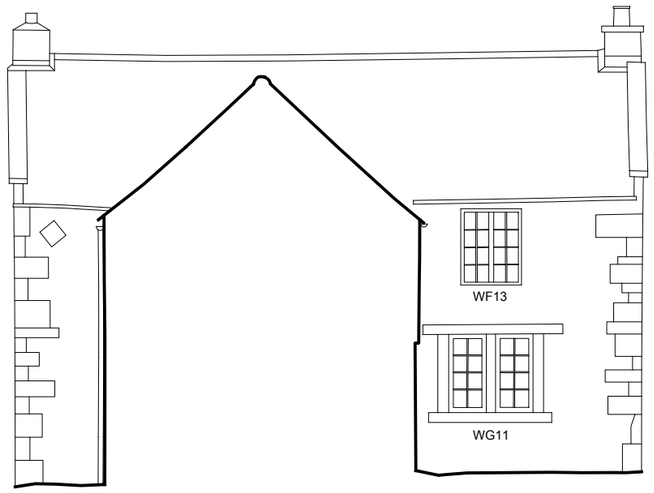
Interventions

Demolitions

Notes



Elevation E



Elevation F

Window Interventions

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WL03 - Render Repairs
- Replace failed render in lime render to the face and the rear of high level brick parapets north-east and north-west of Hall

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Rev G - SM - 11/08/26 - Updated following client feedback
Rev F - SM - 03/08/26 - Updated for Re-submission
Rev E - SM - 14/07/26 - Updated following feedback from AVBC & HE
Rev D - SM - 26/01/25 - Updated following client feedback
Rev C - SM - 12/12/25 - Updated for Planning/LBC Application
Rev B - SM - 19/11/25 - Updated following client feedback
Rev A - SM - 31/10/25 - Updated for pre-application enquiry

LBC - Proposed

Drawing title
Hall - Elevations E & F

Drawn by		Date	App'd
SM		AUG 25	-
Drawing no	Project no	Scale @ A3	Rev
111	25007	1:100	G

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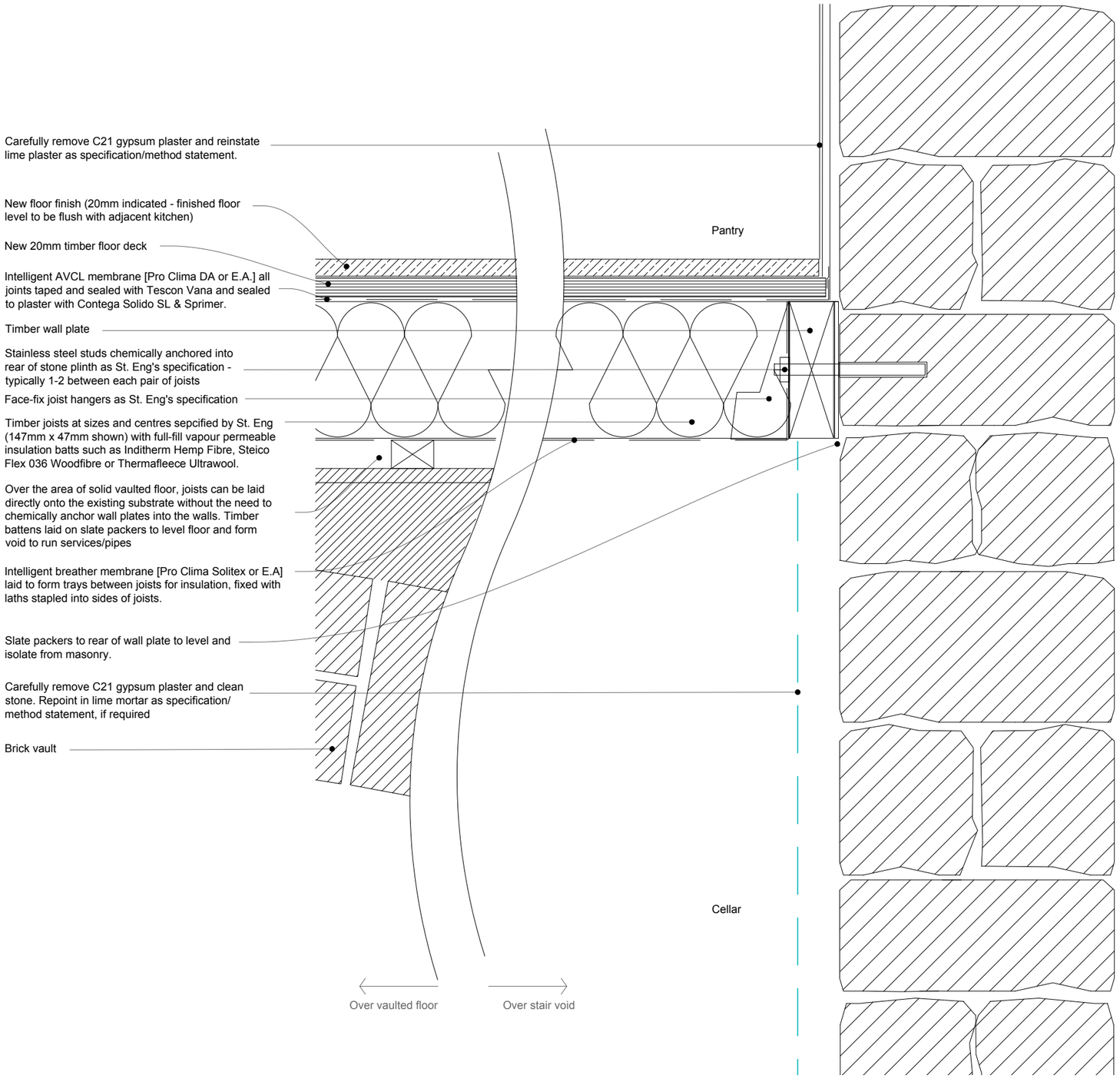

Proposed floating floor - connection with existing wall section
1:5

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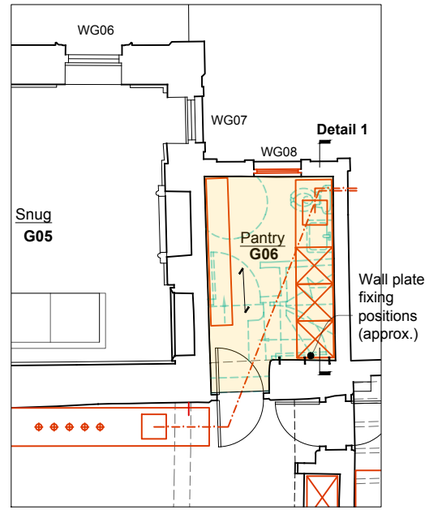
Location Key

Area of proposed floating floor

Joist span direction



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Rev A - SM - 03/08/26 - Updated for Re-submission

LBC - Proposed

Drawing title
Hall - Proposed Pantry Floor Detail

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112	25007	A.S	A

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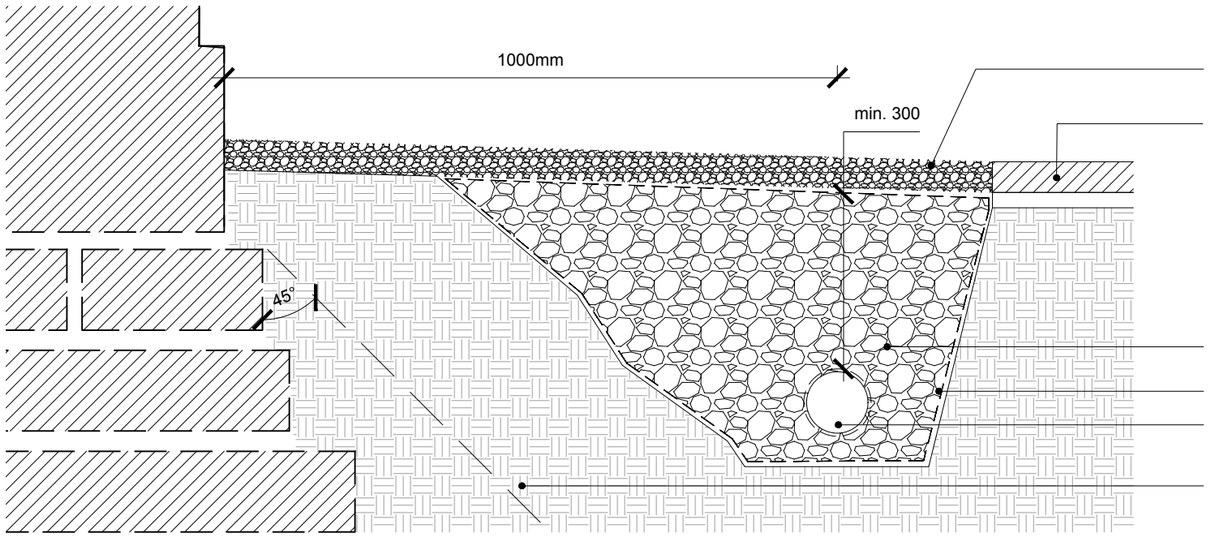
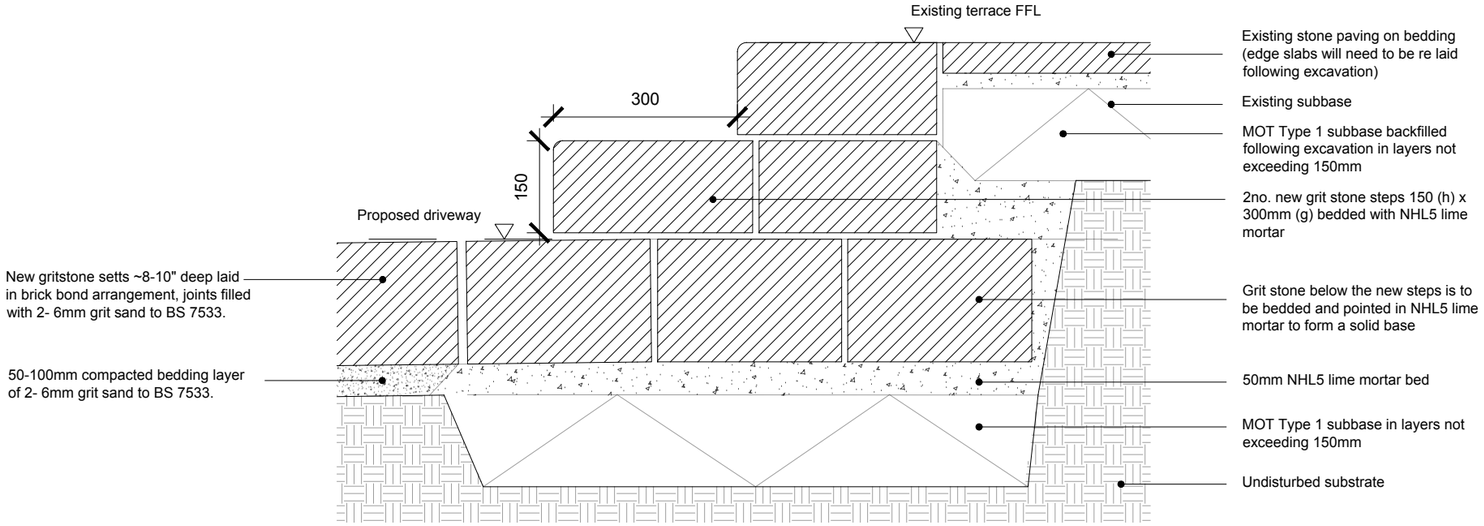
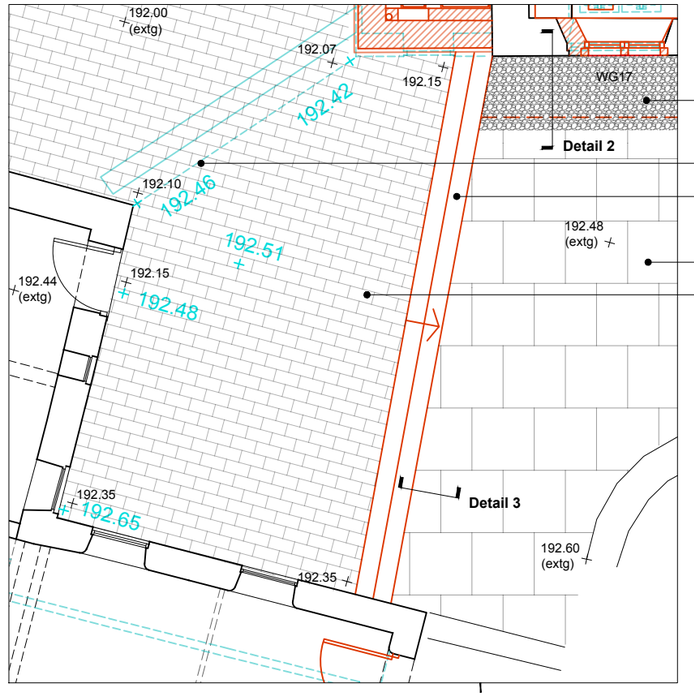


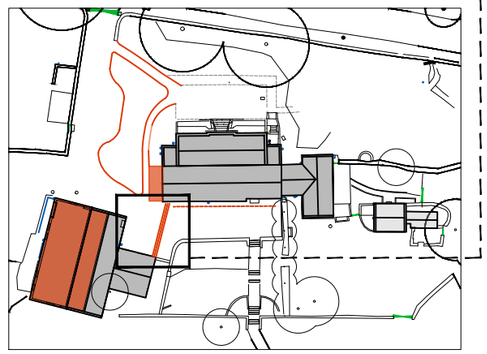
Detail 2: Proposed French drain
1:10



Detail 3: Proposed Steps
1:10



Proposed change in external surface levels
1:100



Location Plan
NTS

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Rev A - SM - 03/08/26 - Updated for Re-submission

LBC - Proposed

Drawing title
Hall - Details of External Works to South Elevation

Drawn by		Date	App'd
SM		JUL 26	-
Drawing no	Project no	Scale @ A3	Rev
113	25007	A.S	A

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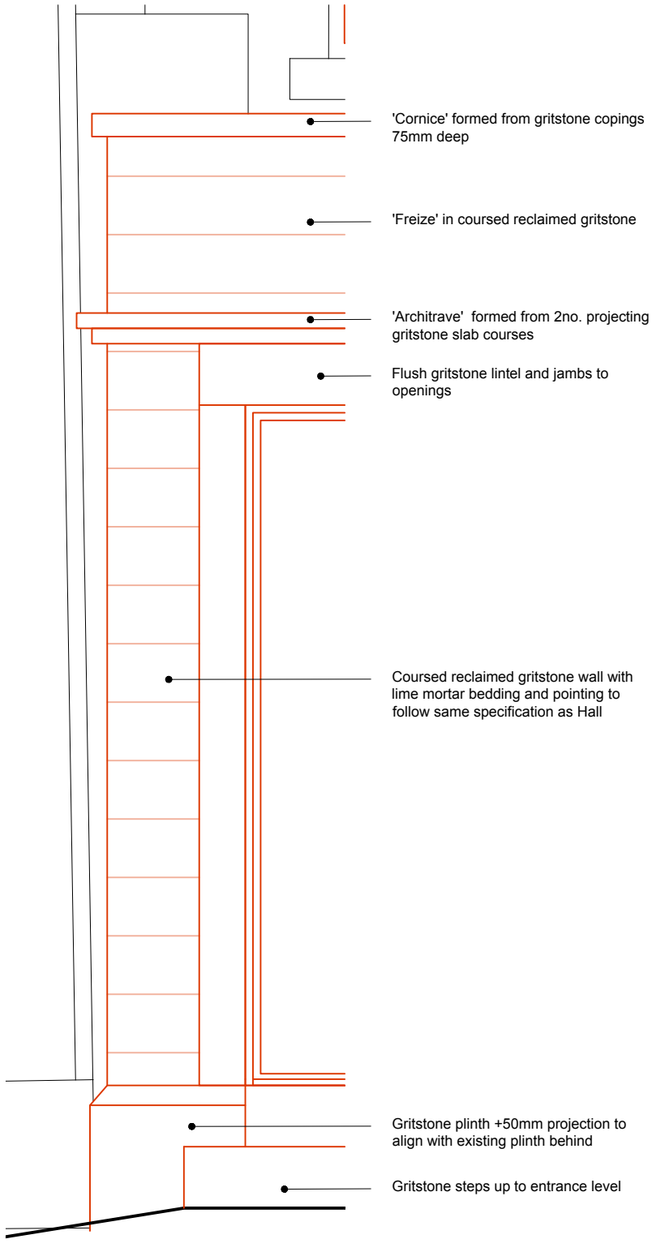
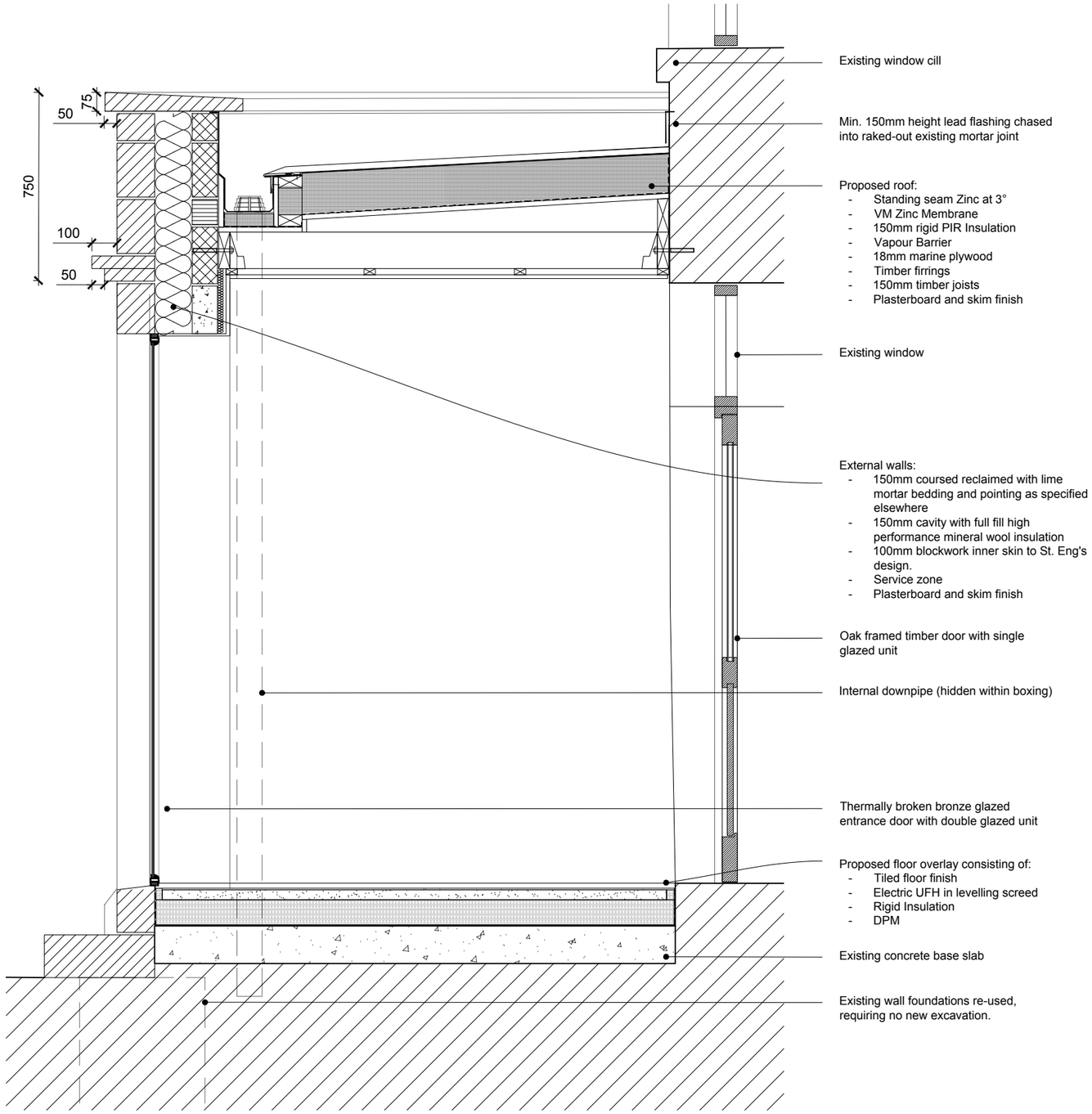


Detail 4: Proposed Side Extension Elevation
1:20



Detail 4: Proposed Side Extension Section
1:20

Commentary:

The extension has been designed in a pared-back 'classical order' to sit alongside the road-facing elevations of Lea Hall. It incorporates a plinth to align with the abutting plinth, and a simplifed architrave, frieze and cornice, and will use reclaimed gritstone mostly sourced from site. New windows and doors in line with the Window Options Appraisal will be thermally broken bronze with vacuum glazed units.

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Notes

This drawing is for the purposes of Listed Building Consent only and does not constitute a full technical design for building regulations/construction.

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Project
Lea Hall, Upper Lea, Matlock, DE4 5GR

Rev B - SM - 11/08/26 - Updated following client feedback
Rev A - SM - 03/08/26 - Updated for Re-submission

LBC - Proposed

Drawing title
Hall - Details of Side Extension

Drawn by		Date	App'd
SM		JUL 26	-
Drawing no	Project no	Scale @ A3	Rev
114	25007	1:10	B

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Notes



Photograph 01
External face of like-for-like replacement oak door



Photograph 02
Internal face of like-for-like replacement oak door



Photograph 03
Plank and ironmongery connection detail



Key - Elevation A

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Rev A - SM - 03/08/26 - Updated for Re-submission

LBC - Proposed

Drawing title
Hall - Details of Proposed Basement Door (IB01)

Drawn by		Date	App'd
SM		JUL 26	-
Drawing no	Project no	Scale @ A3	Rev
115	25007	N.T.S	A

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Key

Interventions

Demolitions

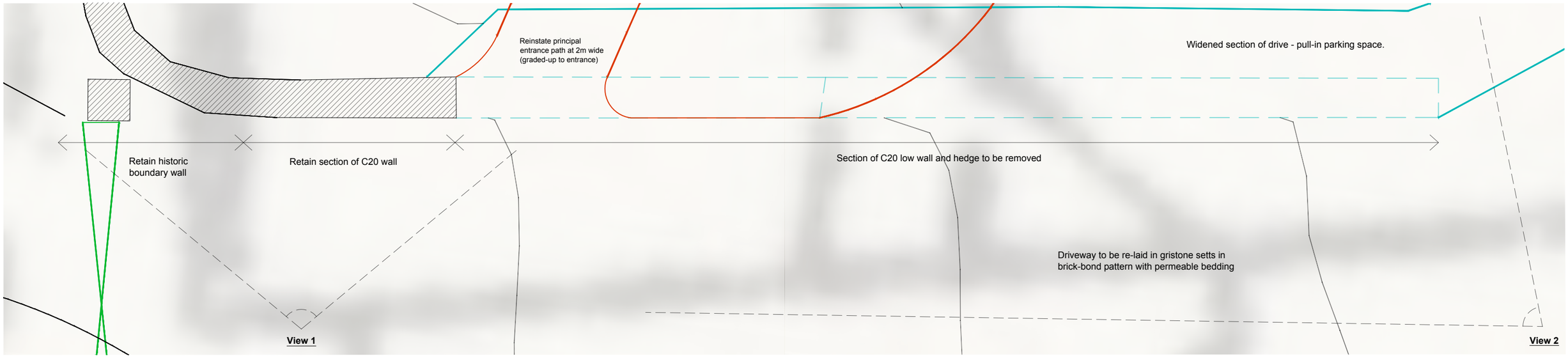
Notes



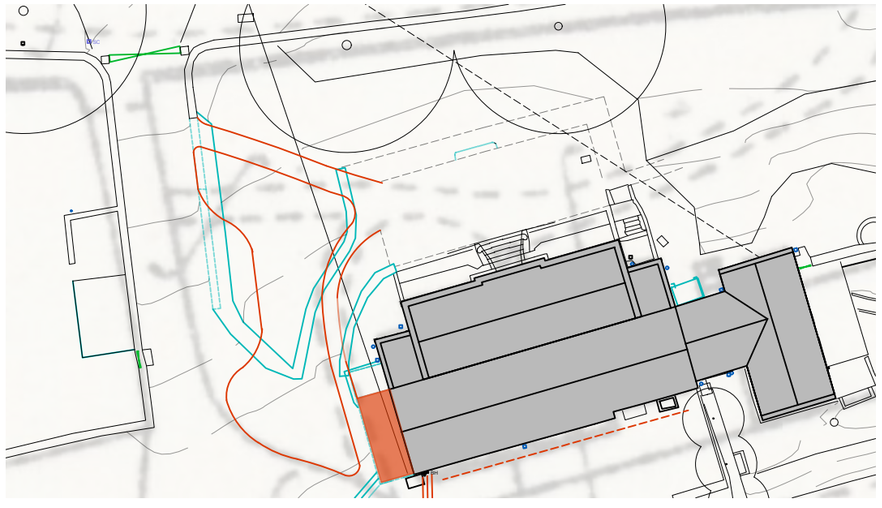
View 1



View 2



Boundary Wall Plan Detail
1:50



Site Plan Location
1:500

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LBC - Proposed

Drawing title
Boundary Wall

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SM		JUL 26	-
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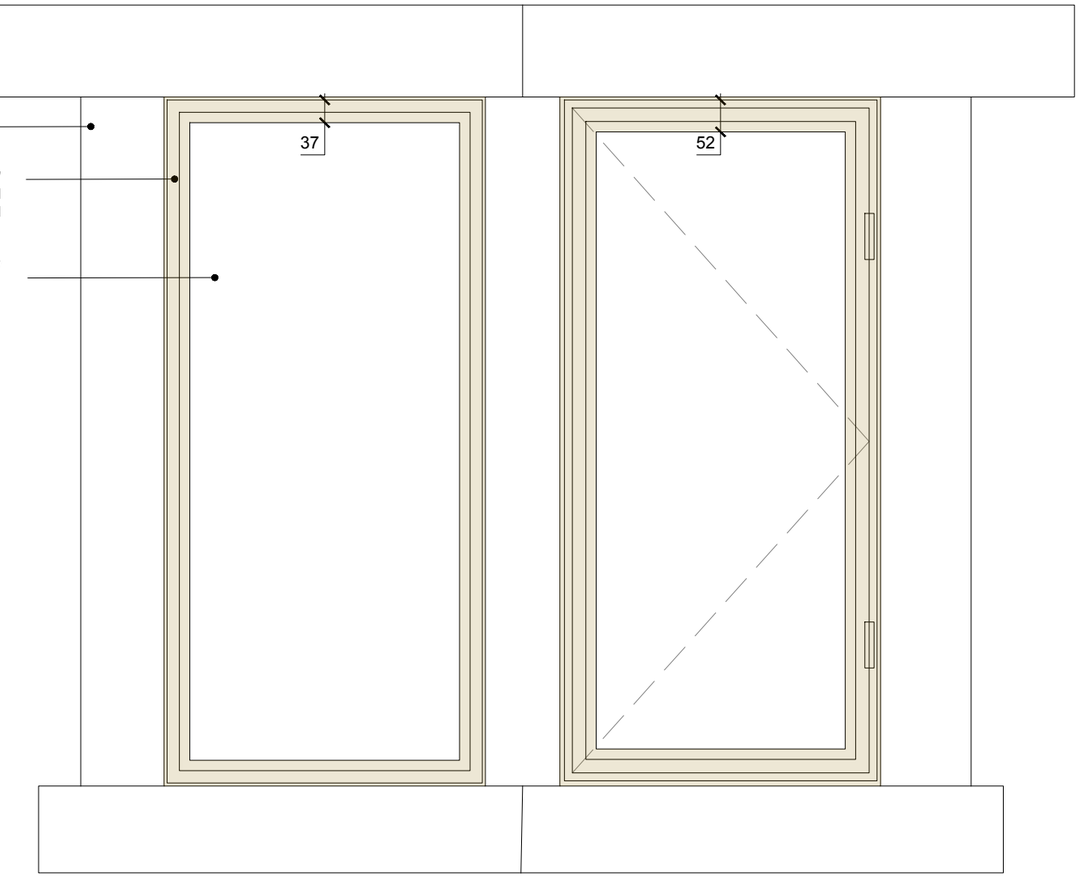
Existing flush grit stone window surrounds

Architectural Bronze 'Thermabronze' casements in medium bronze. Equal leg frames - 37mm frame width fixed light, 52mm opening light.

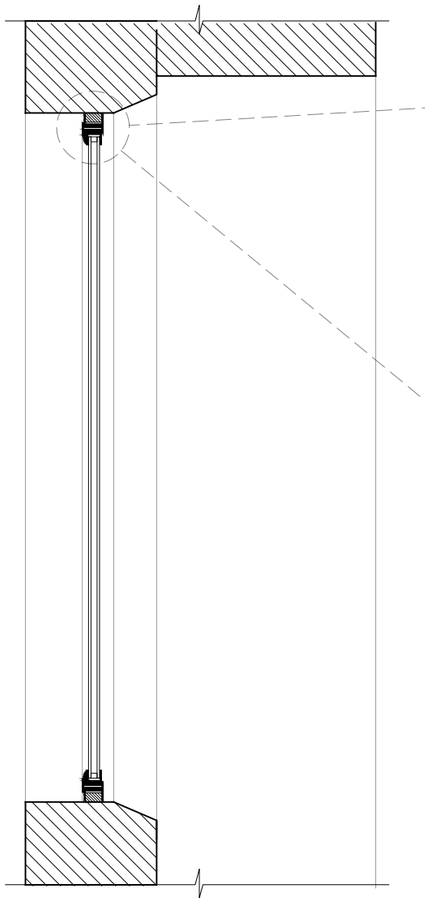
18mm double glazed units with low iron glass and low-e coatings



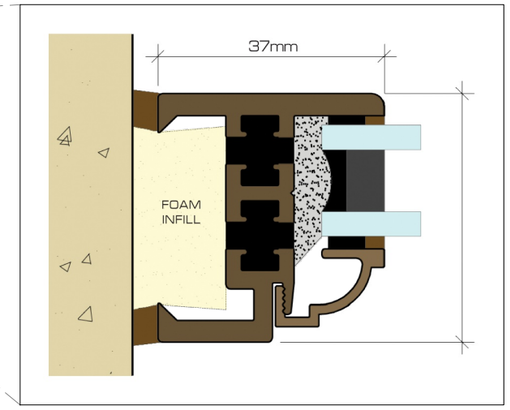
Fixed Light

Opening Casement

TYPCIAL WINDOW ELEVATION DETAIL

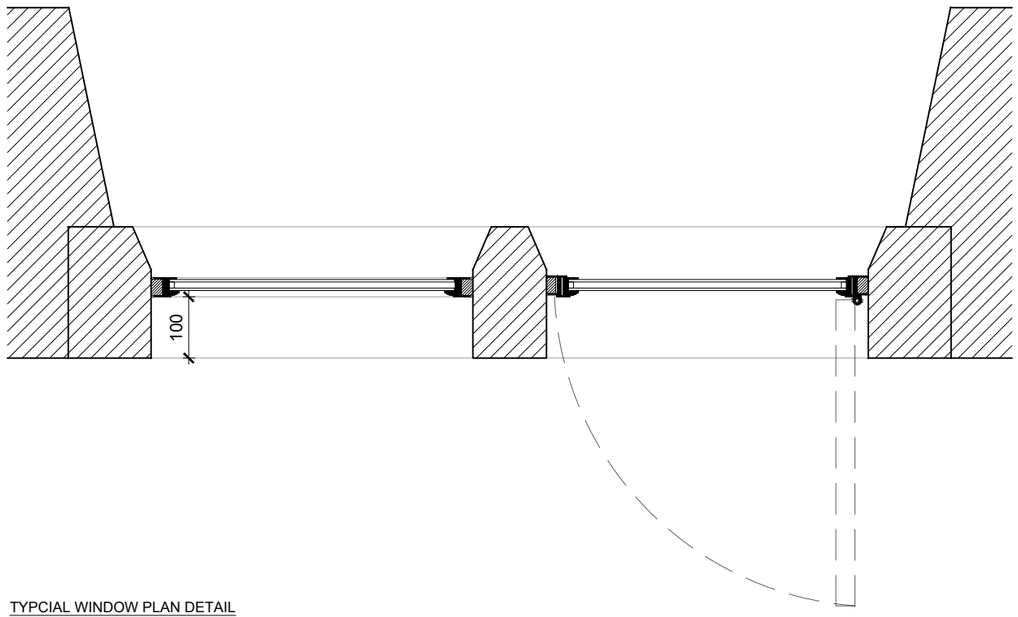


TYPCIAL WINDOW SECTION DETAIL



System Drawing [Fixed light] - N.T.S

Architectural Bronze 'Thermabronze' casements with equal leg fixed frame



TYPCIAL WINDOW PLAN DETAIL

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Project
Lea Hall, Upper Lea, Matlock, DE4 5GR

Rev A - SM - 11/08/26 - Updated following client feedback

LBC - Proposed

Drawing title
Hall - Typical Details of New Windows to South and West elevations

Drawn by		Date	App'd
SM		JUL 26	-
Drawing no	Project no	Scale @ A3	Rev
117	25007	1:10	A

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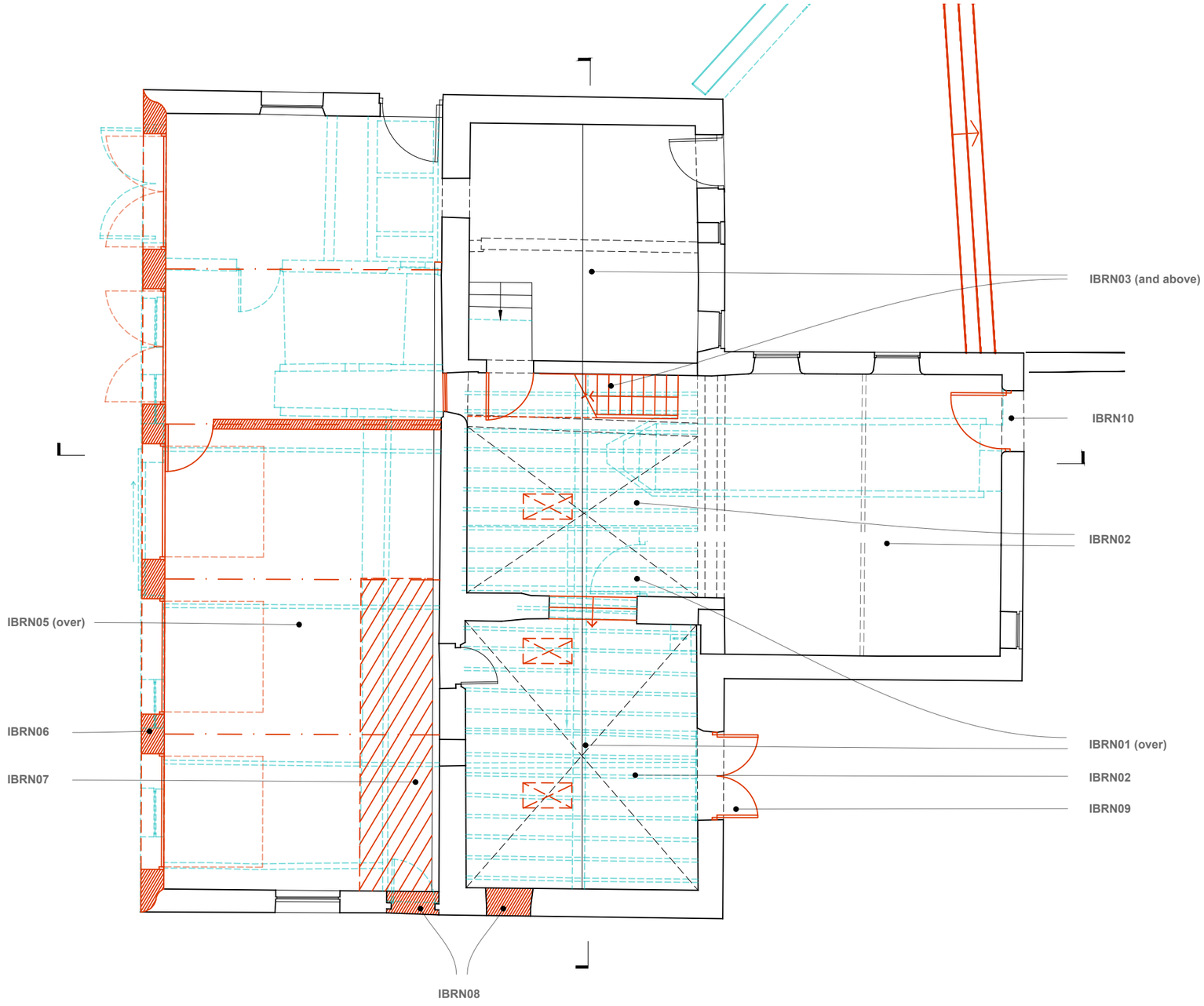
Key

- Interventions
- Demolitions

Notes



Schedule of Interventions

IBRN01 - Demolition of existing C20 timber first floor structure incl. central steel beams. Leave open to roof (void above). Where necessary, conduct repairs to stonework/brickwork and pointing - as specified elsewhere. Refer to GCA consulting structural engineer's (CARE) design drawings.

IBRN02 - Part demolition of existing C20 concrete floor, sump, steps and ramps. Reinstatement of original floor levels aligned with historic door thresholds through mechanical removal of top layers of existing concrete (approx. 1m thick) down to the levels shown in section. Self levelling screed to finish as required. No ground works required.

IBRN03 - Install new timber mezzanine, stair and first floor structure above. Re-use existing beams and any remaining original mezzanine structure - refer to GCA consulting structural engineer's (CARE) design drawings.

IBRN04 - Replacement of corrugated steel roof covering on west elevation of barn with natural Welsh slate to match the existing east roof slope. Repair any rafters/wall plates as necessary - refer to GCA consulting structural engineer's (CARE) design drawings for details and extent of repairs. New/reclaimed natural Welsh slates to match type, size, shape, colour and thickness of existing slates on barn east roof slope as closely as possible. Install new Code 4 lead flashings and soakers to all masonry upstands where none exist - secure with lead rolls and lime mortar pointing. If required carefully lift, re-bed and re-point masonry coping stones in lime mortar as specification. Install 5no. new Rooflight Company Conservation Rooflight fitted flush with roof slope with recessed flashing kits as indicated.

IBRN05 - Replacement roof structure and corrugated steel roof covering of barn lean-to at lower pitch - to abut barn 150mm below eaves level and kneeler stones with Code 4 lead flashing. New roof structure formed from 254mm steel UB beams with horizontal timber rafters 250 x 50 at 900mm c/ (or less - to suit suit solar panel system fixings) Refer to GCA design drawings. New integrated edge-to-edge solar PV panel roof covering.

IBRN06 - Demolish west elevation of barn lean-to. New 440 x 800mm piers in reclaimed grit stone (from demolitions) and lime mortar, with new D24 oak lintels min. 75mm high x 150mm wide, with natural timber doors and windows. Refer to Detail Drawing 127 and GCA design drawings.

IBRN07 - Demolition of concrete trough and ramp in barn lean-to. New section of 150mm reinforced concrete slab on 150mm compacted hardcore (hatched area) and underpinning if required following trial holes. Refer to GCA consulting structural engineer's (CARE) design drawings and specification. Level existing floor in concrete screed as necessary.

IBRN08 - Masonry repairs and infill in coursed gritstone (from site/demolitions) and lime mortar to match existing.

IBRN09 - Like-for-like replacement timber boarded door in existing opening

IBRN10 - Reinstate existing timber boarded door with glazed light to top half.

IBRN11 - Replace existing lintel like for like with minimum 200x200 oak - refer to GCA consulting structural engineer's (CARE) design drawings.

IBRN12 - Generally - existing timber lintels where decayed beyond repair are to be replaced like-for-like with minimum 200DP Oak. All retained existing steelwork to be wire brushed and repainted to a c1 enviroment class

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Rev F - SM - 03/08/26 - Updated for Re-submission
Rev E - SM - 14/07/26 - Updated following feedback from AVBC & HE
Rev D - SM - 02/02/25 - Updated following client feedback
Rev C - SM - 26/01/25 - Updated following client feedback
Rev B - SM - 12/12/25 - Updated for Planning/LBC Application
Rev A - SM - 19/11/25 - Updated following client feedback

LBC - Proposed

Drawing title
Barn - Ground Floor G.A. Plan

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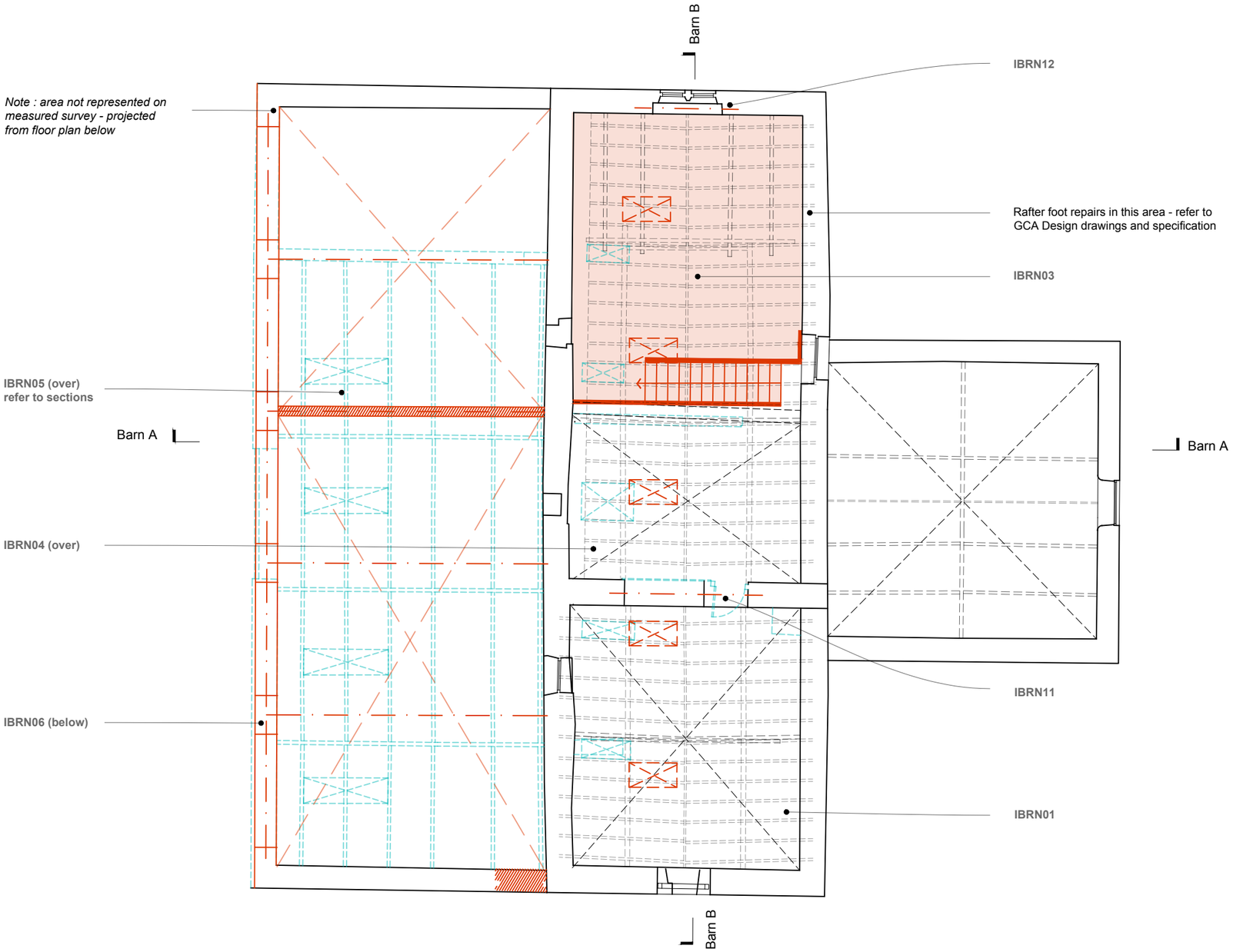
Key

Interventions

Demolitions

Notes



Schedule of Interventions

IBRN01 - Demolition of existing C20 timber first floor structure incl. central steel beams. Leave open to roof (void above). Where necessary, conduct repairs to stonework/brickwork and pointing - as specified elsewhere. Refer to GCA consulting structural engineer's (CARE) design drawings.

IBRN02 - Part demolition of existing C20 concrete floor, sump, steps and ramps. Reinstatement of original floor levels aligned with historic door thresholds through mechanical removal of top layers of existing concrete (approx. 1m thick) down to the levels shown in section. Self levelling screed to finish as required. No ground works required.

IBRN03 - Install new timber mezzanine, stair and first floor structure above. Re-use existing beams and any remaining original mezzanine structure - refer to GCA consulting structural engineer's (CARE) design drawings.

IBRN04 - Replacement of corrugated steel roof covering on west elevation of barn with natural Welsh slate to match the existing east roof slope. Repair any rafters/wall plates as necessary - refer to GCA consulting structural engineer's (CARE) design drawings for details and extent of repairs. New/reclaimed natural Welsh slates to match type, size, shape, colour and thickness of existing slates on barn east roof slope as closely as possible. Install new Code 4 lead flashings and soakers to all masonry upstands where none exist - secure with lead rolls and lime mortar pointing. If required carefully lift, re-bed and re-point masonry coping stones in lime mortar as specification. Install 5no. new Rooflight Company Conservation Rooflight fitted flush with roof slope with recessed flashing kits as indicated.

IBRN05 - Replacement roof structure and corrugated steel roof covering of barn lean-to at lower pitch - to abut barn 150mm below eaves level and kneeler stones with Code 4 lead flashing. New roof structure formed from 254mm steel UB beams with horizontal timber rafters 250 x 50 at 900mm c/ (or less - to suit suit solar panel system fixings) Refer to GCA design drawings. New integrated edge-to-edge solar PV panel roof covering.

IBRN06 - Demolish west elevation of barn lean-to. New 440 x 800mm piers in reclaimed grit stone (from demolitions) and lime mortar, with new D24 oak lintels min. 75mm high x 150mm wide, with natural timber doors and windows. Refer to Detail Drawing 127 and GCA design drawings.

IBRN07 - Demolition of concrete trough and ramp in barn lean-to. New section of 150mm reinforced concrete slab on 150mm compacted hardcore (hatched area) and underpinning if required following trial holes. Refer to GCA consulting structural engineer's (CARE) design drawings and specification. Level existing floor in concrete screed as necessary.

IBRN08 - Masonry repairs and infill in coursed gritstone (from site/demolitions) and lime mortar to match existing.

IBRN09 - Like-for-like replacement timber boarded door in existing opening

IBRN10 - Reinstate existing timber boarded door with glazed light to top half.

IBRN11 - Replace existing lintel like for like with minimum 200x200 oak - refer to GCA consulting structural engineer's (CARE) design drawings.

IBRN12 - Generally - existing timber lintels where decayed beyond repair are to be replaced like-for-like with minimum 200DP Oak. All retained existing steelwork to be wire brushed and repainted to a c1 enviroment class

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Rev C - SM - 26/01/25 - Updated following client feedback
Rev B - SM - 12/12/25 - Updated for Planning/LBC Application
Rev A - SM - 19/11/25 - Updated following client feedback

LBC - Proposed

Drawing title
Barn - First Floor G.A. Plan

Drawn by		Date	App'd
SM		SEP25	-
Drawing no	Project no	Scale @ A3	Rev
121	25007	1:100	F

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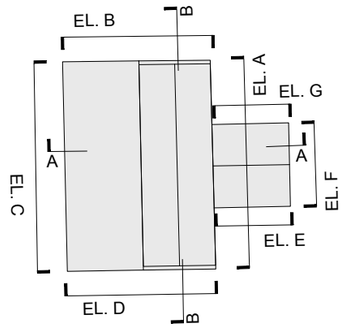

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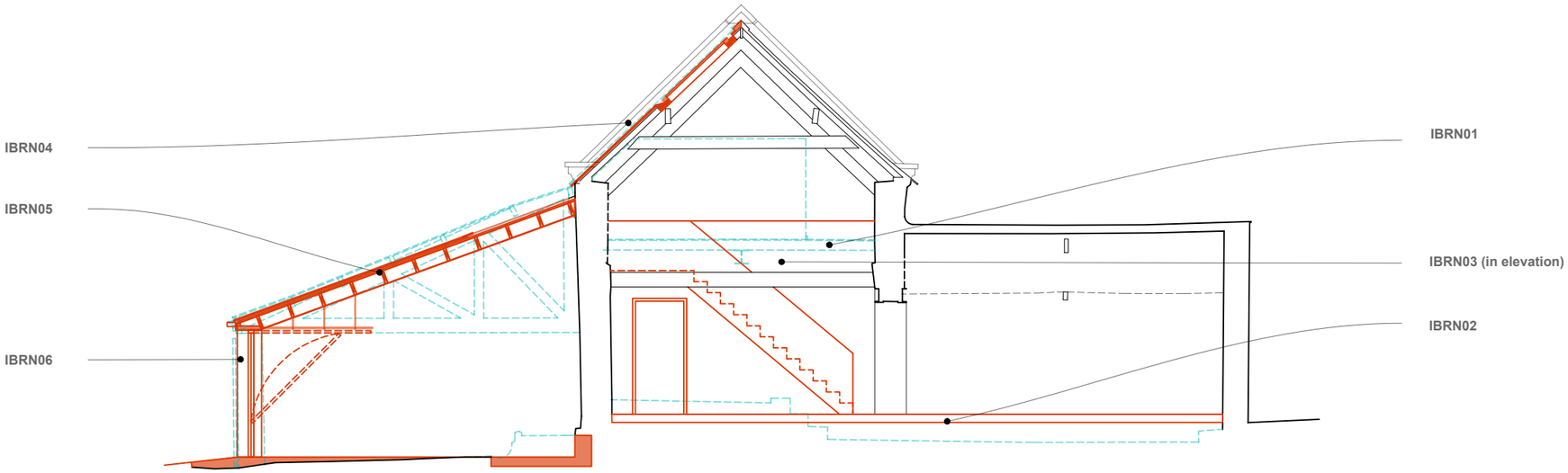
Key

Interventions

Demolitions

Notes



Barn Lean-to Roof Option B

Schedule of Interventions

IBRN01 - Demolition of existing C20 timber first floor structure incl. central steel beams. Leave open to roof (void above). Where necessary, conduct repairs to stonework/brickwork and pointing - as specified elsewhere. Refer to GCA consulting structural engineer's (CARE) design drawings.

IBRN02 - Part demolition of existing C20 concrete floor, sump, steps and ramps. Reinstatement of original floor levels aligned with historic door thresholds through mechanical removal of top layers of existing concrete (approx. 1m thick) down to the levels shown in section. Self levelling screed to finish as required. No ground works required.

IBRN03 - Install new timber mezzanine, stair and first floor structure above. Re-use existing beams and any remaining original mezzanine structure - refer to GCA consulting structural engineer's (CARE) design drawings.

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IBRN08 - Masonry repairs and infill in coursed gritstone (from site/demolitions) and lime mortar to match existing.

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Rev C - SM - 26/01/25 - Updated following client feedback
Rev B - SM - 12/12/25 - Updated for Planning/LBC Application
Rev A - SM - 19/11/25 - Updated following client feedback

LBC - Proposed

Drawing title
Barn - G.A. Section A-A

Drawn by		Date	App'd
SM		SEP 25	-
Drawing no	Project no	Scale @ A3	Rev
122	25007	1:100	F

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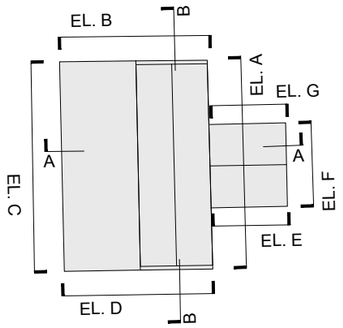

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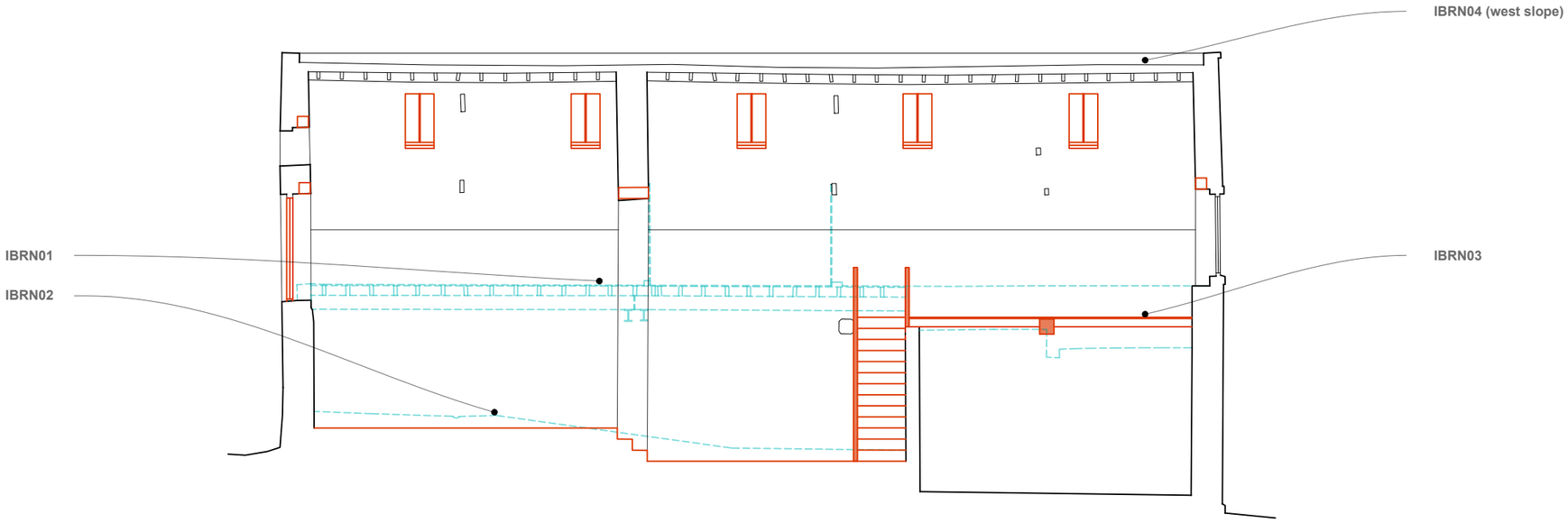
Key

Interventions

Demolitions

Notes



Schedule of Interventions

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Rev B - SM - 12/12/25 - Updated for Planning/LBC Application
Rev A - SM - 19/11/25 - Updated following client feedback

LBC - Proposed

Drawing title
Barn - G.A. Section B-B

Drawn by		Date	App'd
SM		SEP 25	-
Drawing no	Project no	Scale @ A3	Rev
123	25007	1:100	F

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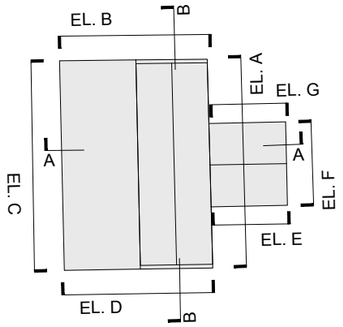

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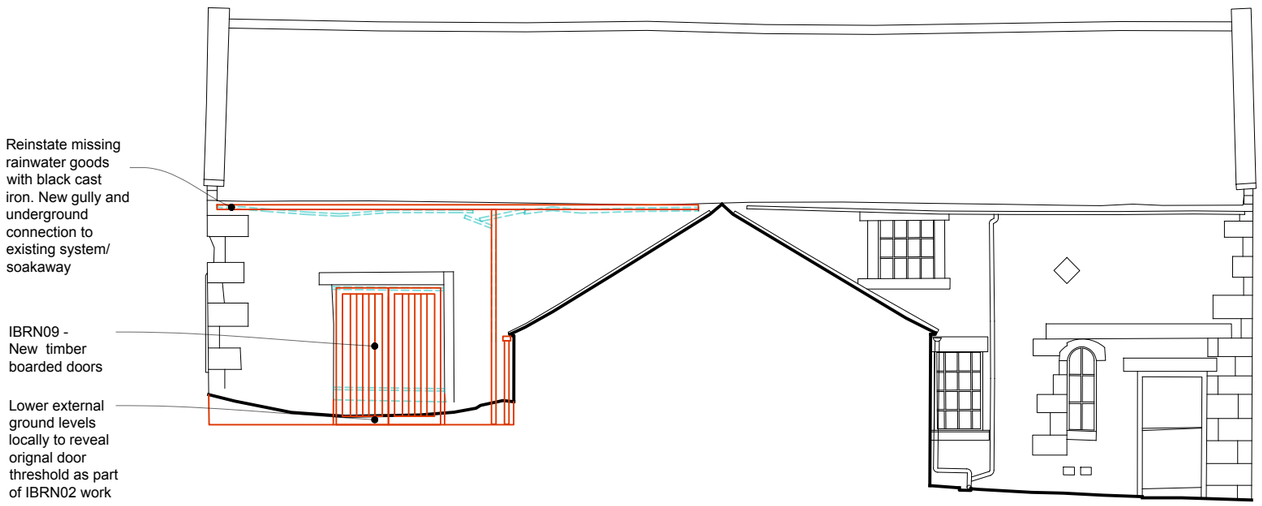
Key

Interventions

Demolitions

Notes



Generally: Repairs to existing windows, doors and masonry

Barn Elevation A



Generally: Repairs to existing windows, doors and masonry

Barn Elevation B

Schedule of Interventions

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Rev C - SM - 26/01/25 - Updated following client feedback
Rev B - SM - 12/12/25 - Updated for Planning/LBC Application
Rev A - SM - 19/11/25 - Updated following client feedback

LBC - Proposed

Drawing title
Barn - Elevations A + B

Drawn by		Date	App'd
SM		SEP 25	-
Drawing no	Project no	Scale @ A3	Rev
124	25007	1:100	F

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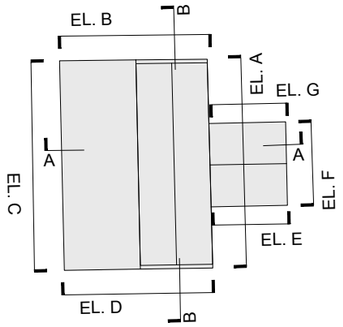

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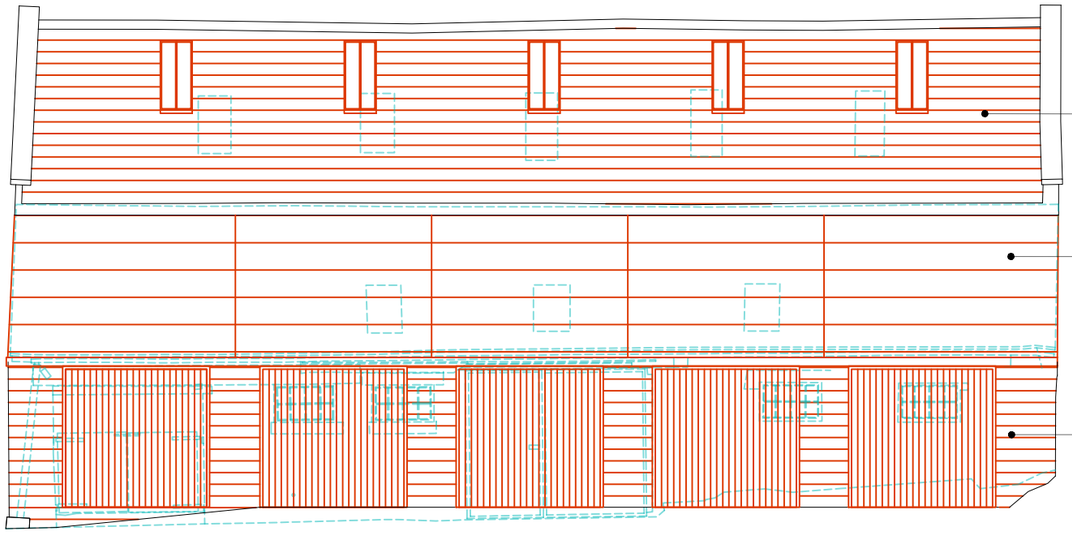
Key

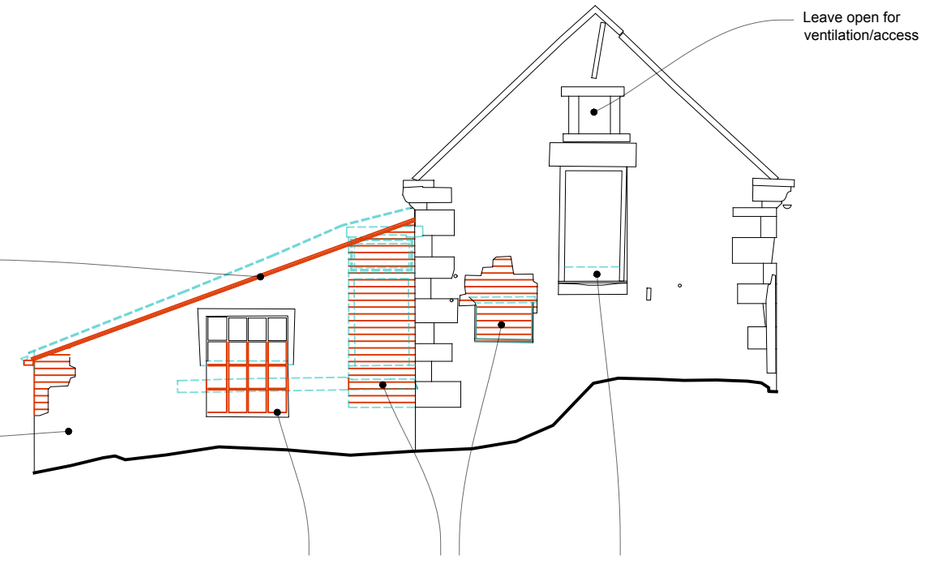
Interventions

Demolitions

Notes



Barn Elevation C



Barn Elevation D

Schedule of Interventions

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Rev B - SM - 12/12/25 - Updated for Planning/LBC Application
Rev A - SM - 19/11/25 - Updated following client feedback

LBC - Proposed

Drawing title
Barn - Elevations C + D

Drawn by		Date	App'd
SM		SEP 25	-
Drawing no	Project no	Scale @ A3	Rev
125	25007	1:100	F

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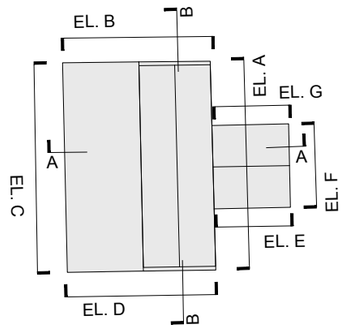

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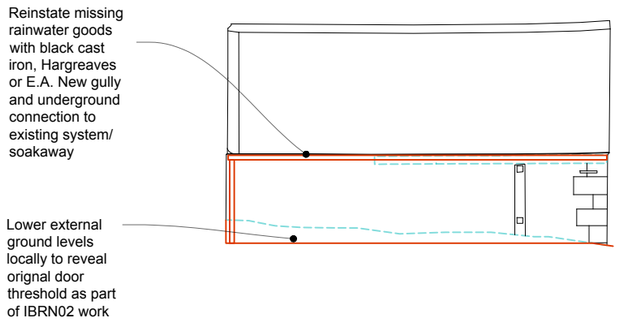
Key

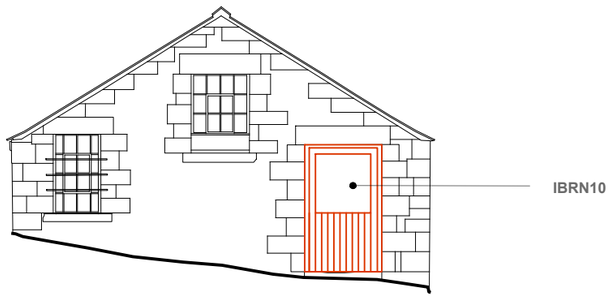
Interventions

Demolitions

Notes

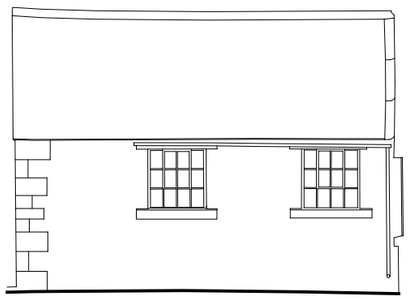


Barn Elevation E



Generally: Repairs to existing windows, doors and masonry

Barn Elevation F



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Barn Elevation G

Schedule of Interventions

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IBRN06 - Demolish west elevation of barn lean-to. New 440 x 800mm piers in reclaimed grit stone (from demolitions) and lime mortar, with new D24 oak lintels min. 75mm high x 150mm wide, with natural timber doors and windows. Refer to Detail Drawing 127 and GCA design drawings.

IBRN07 - Demolition of concrete trough and ramp in barn lean-to. New section of 150mm reinforced concrete slab on 150mm compacted hardcore (hatched area) and underpinning if required following trial holes. Refer to GCA consulting structural engineer's (CARE) design drawings and specification. Level existing floor in concrete screed as necessary.

IBRN08 - Masonry repairs and infill in coursed gritstone (from site/demolitions) and lime mortar to match existing.

IBRN09 - Like-for-like replacement timber boarded door in existing opening

IBRN10 - Reinstate existing timber boarded door with glazed light to top half.

IBRN11 - Replace existing lintel like for like with minimum 200x200 oak - refer to GCA consulting structural engineer's (CARE) design drawings.

IBRN12 - Generally - existing timber lintels where decayed beyond repair are to be replaced like-for-like with minimum 200DP Oak. All retained existing steelwork to be wire brushed and repainted to a c1 enviroment class

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Rev F - SM - 03/08/26 - Updated for Re-submission
Rev E - SM - 14/07/26 - Updated following feedback from AVBC & HE
Rev D - SM - 02/02/25 - Updated following client feedback
Rev C - SM - 26/01/25 - Updated following client feedback
Rev B - SM - 12/12/25 - Updated for Planning/LBC Application
Rev A - SM - 19/11/25 - Updated following client feedback

LBC - Proposed

Drawing title
Barn - Elevations E, F + G

Drawn by		Date	App'd
SM		SEP 25	-
Drawing no	Project no	Scale @ A3	Rev
126	25007	1:100	F

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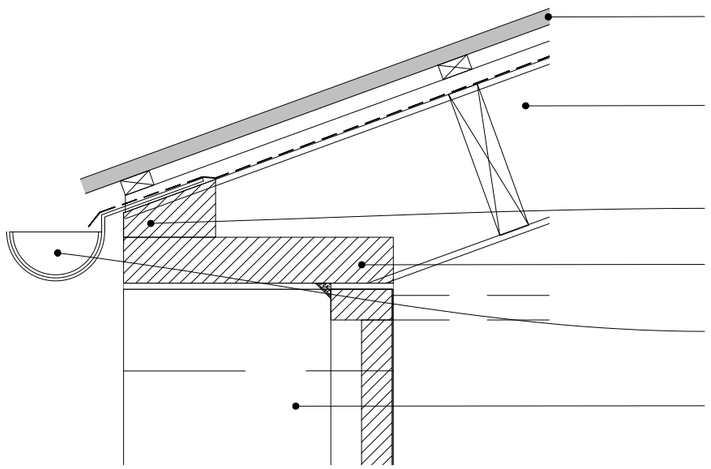
Notes



Underlay, battens and counter battens as required with integrated edge-to-edge solar PV panel roof covering.

254mm steel UB beams with horizontal timber rafters 250 x 50 at 900mm c/ (or less - to suit equal spacing or solar panel system fixing requirements) Refer also to GCA design drawings.

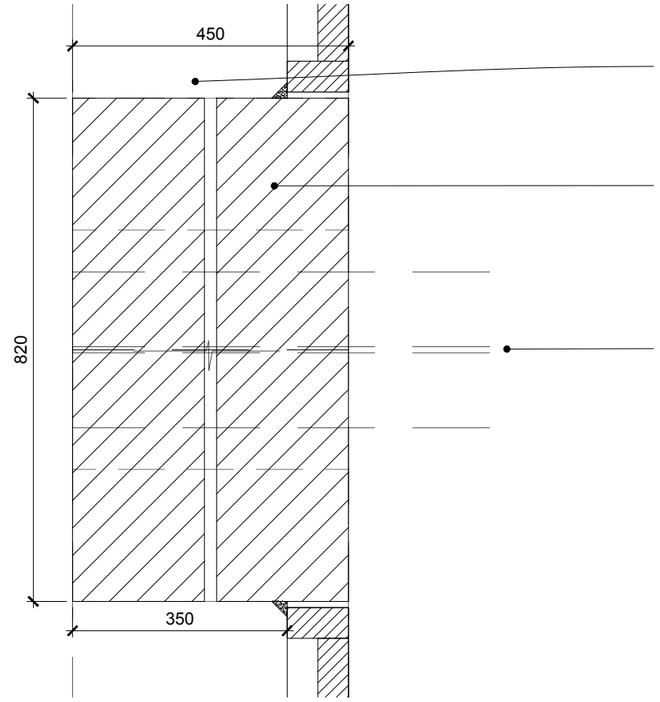
Oak batten wrought to chamfer to form eaves hard-edge and fixing member

75mm x 150mm D24 oak lintels (75mm x 450mm shown) to span between heads of piers and form soffit for doors

New gutters in black cast iron, Hargreaves or E.A with top-fix rafter brackets, sized as required to run-off volume of the roof.

Garage doors/windows in natural timber

Pier Head - Section Detail
1:10



Garage doors sealed in well-haired lime mortar or burnt sand mastic fillet

Solid piers in reclaimed coursed grit stone (from demolitions) and NHL2 lime mortar (with ties as required by St. Eng)

Position of steel beam over

Pier Head - Plan Detail
1:10

Rev A - SM - 03/08/26 - Updated for Re-submission

LBC - Proposed

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Drawing title
Barn - Details of Piers

Drawn by		Date	App'd
SM		JUL 25	-
Drawing no	Project no	Scale @ A3	Rev
127	25007	A.S.	A

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