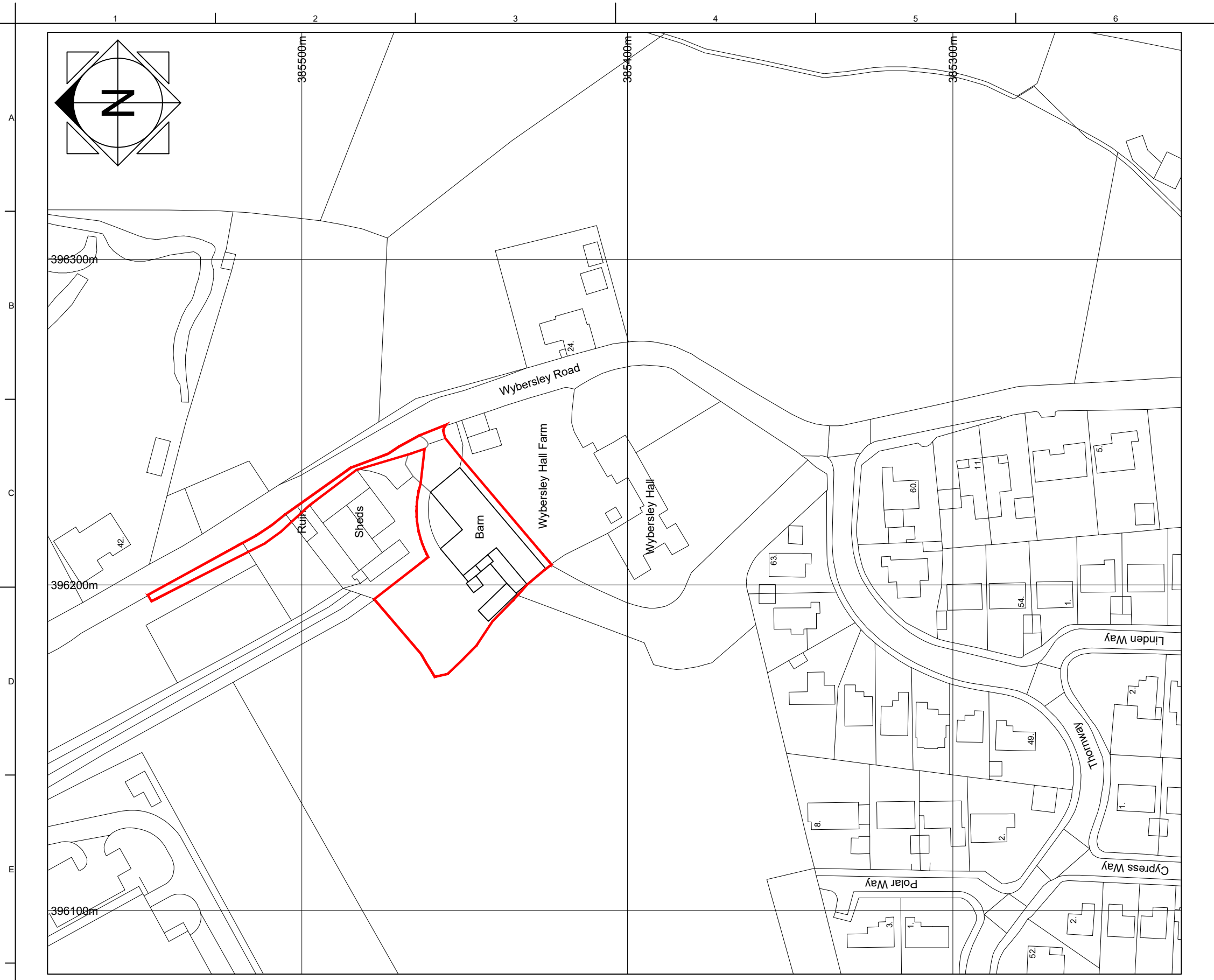




REVISIONS

Rev	Description	Date
A	Red line revised to accommodate access	13-07-2021

Date
13-07-2021



CLIENT
J & C Developments

PROJECT
Wybersley Farm Barn
Wybersley Road
High Lane
Stockport. SK6 8HB

DRAWING TITLE
Site Location Plan
Development Boundary

0m 25m 50m 75m 100m 125m

PLANNING APPLICATION DRAWING

PROJECT REF: 2586	DRAWING REF: PL0-1 A	SCALE: 1:1250	DATE: Jan 2021	SIZE: A3
----------------------	-------------------------	------------------	-------------------	-------------

DICKINSON WAUGH

ARCHITECTURE

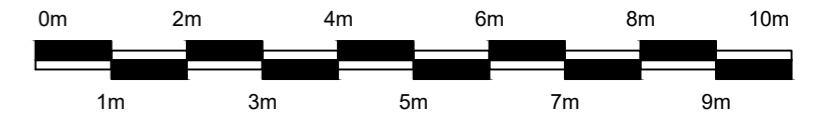
The Cart House . Hollins Farm . Twemlow Lane . Cranage . Cheshire . CW4 8GE

NOTE. LAYOUTS ARE INDICATIVE AND SUBJECT TO CHANGE. DIMENSIONS ARE APPROXIMATE

© Dickinson Waugh Architecture Ltd

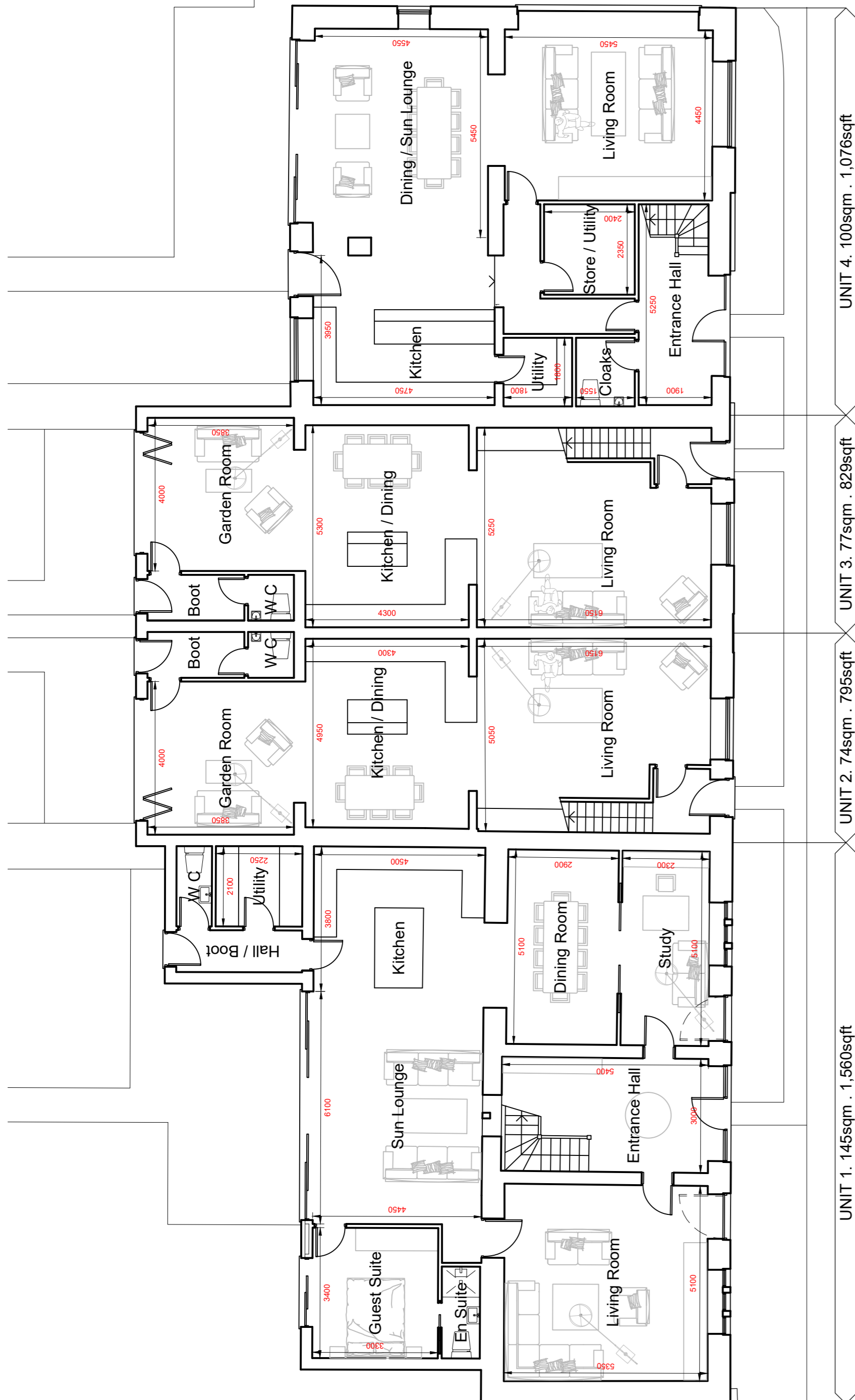
Do not scale from this drawing

Dimensions are to be checked on site



REVISIONS

Rev	Description	Date

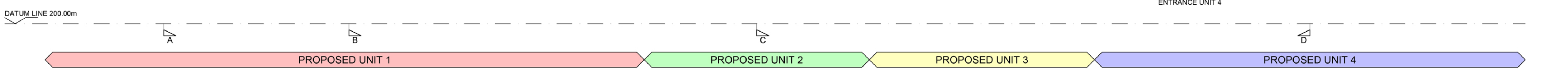


DICKINSON WAUGH ARCHITECTURE

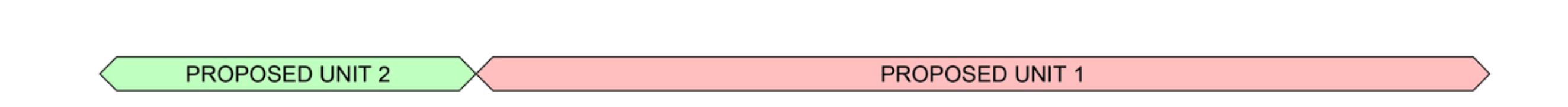
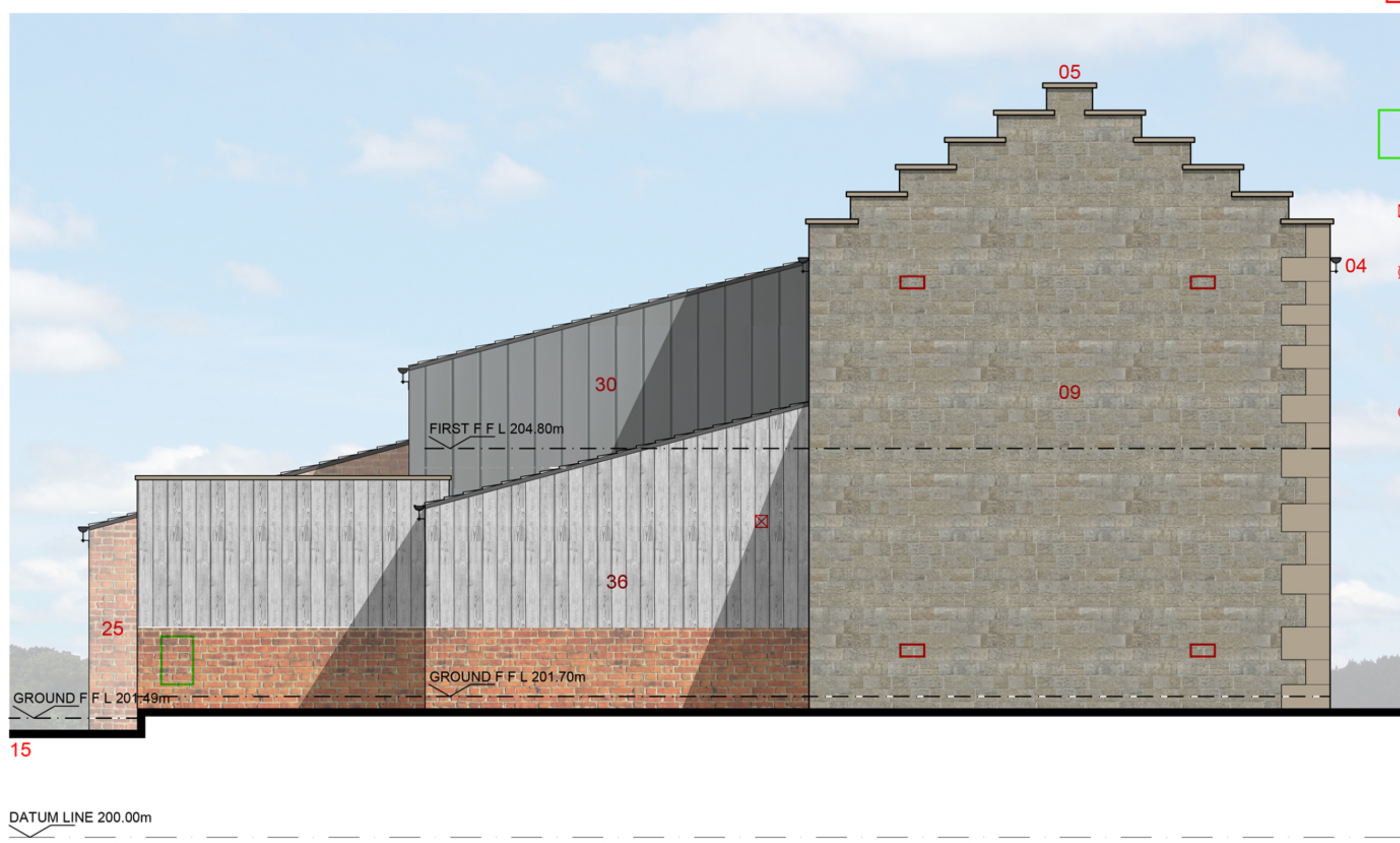
The Cart House . Hollins Farm . Twemlow Lane . Cranage . Cheshire . CW4 8GE

dwarchitecture.co.uk post@dwarchitecture.co.uk 01565 655830

CLIENT	J & C Developments			
PROJECT	Wybersley Farm Barn			
	Wybersley Road			
	High Lane Stockport. SK6 8HB			
DRAWING TITLE	Proposed Floor Plans			
	General Arrangement			
CONSTRUCTION ISSUE				
PROJECT REF:	DRAWING REF:	SCALE:	DATE:	SIZE:
2586	C1-7	1:100	March 2023	A2



Proposed Principal South-East Facing Elevation



Proposed Side South-West Facing Elevation

Key to External Plant and Equipment

- Flush air bricks for wall ventilation. J & JW LONGBOTTOM cast iron 'Square Hole Pattern' 9" x 3" air bricks.
 - | Vertical air transfer weepholes at 300 - 500mm centers.
 - Incoming electrical main, wall mounted fuse box to be spray painted in RAL colour to blend with wall. Colour to be agreed. NOTE: Gas meter to be recessed floor mounted.
 - ⊗ Wall mounted extract fan grill. Approximately 100mm sq.
 - ⊗ Roof mounted extract fan grill. Black flush units to slate roof (refer to image), grey to zinc roof.
 - | Roof mounted boiler flue. Black to slate roof, grey to zinc roof. Approximately 100mm.
 - Roof mounted extract fan grill. Black flush units to slate roof (refer to image), grey to zinc roof.
- NOTE:
 - Gas meters are to be recessed floor mounted.
 - All soil and vent pipes are to terminate internally.



- 01 - Existing slate stone roof to be salvaged and re-fitted. Refer to repair schedule for details of removal, grading, storage, coursing and lapping details. NOTE: Salvaged existing slates are to be re-used primarily on the principal elevation with new supplemented slates used elsewhere as specified.
- 02 - Existing capped angle stone ridge tiles to be salvaged and re-fitted with concealed back bedded mortar.
- 03 - Existing half round stone ridges to be salvaged and re-fitted with concealed back bedded mortar.
- 04 - Cast iron half round guttering on rise and fall brackets epoxy bonded in to the masonry joints and concealed with lime pointing. Refer to repair schedule for details.
- 05 - Stone copings to crow steps to be re-set.
- 06 - Damaged stone parapets to crow steps to be re-built using matching or salvage stone and copings to be re-set.
- 07 - Cast iron round rain water pipes with simple cast iron ear brackets. Positions of down-pipes are indicative and subject to detailed drainage design.
- 08 - New center pivot painted hardwood casement windows within existing circular openings. Frame is to be recessed behind stone surround to give a slimmer frame appearance from the outside. 'HISTOGLASS' or similar slim sealed double glazing.
- 09 - Existing coursed stone walling to be repaired, cleaned and re-pointed. Refer to Structural Engineer's details and repair schedule for details.
- 10 - Existing ashlar stone window surrounds to be carefully removed and re-set 2no. courses lower in order to achieve practical cill height internally.
- 11 - Existing timber windows to be replaced with slim frame painted hardwood sliding sash windows c/w 'HISTOGLASS' or similar slim double glazed units.
- 12 - New painted hardwood doors and frame set behind stone reveal. Joinery detailing to match existing dilapidated doors.
- 13 - New painted hardwood fanlight c/w 'HISTOGLASS' or similar slim double glazed units.
- 14 - Modern brickwork infill is to be removed in order to reveal historic cart entrance. New slim frame glazing and entrance door.
- 15 - Subject to foundation levels and underpinning requirements, reduce levels to external ground to ensure minimum of 150mm below internal finished floor level to entire perimeter. Refer to sections.
- 16 - Modern brickwork infills are to be removed in order to reveal historic door entrances under existing brick heads.
- 17 - Existing doorway in-filled using brickwork salvaged from new openings c/w 25mm recess.
- 18 - Stone plinth extension across closed off door opening using stone salvaged from new openings.
- 19 - Existing brickwork to be repaired, cleaned and re-pointed. Refer to Structural Engineer's details and repair schedule for details. Existing brickwork is to be adapted to allow the ventilation slots to be lowered approximately 5no. courses.
- 20 - Existing modern windows to be removed. New window openings reinstated under existing brick heads c/w slim frame painted hardwood frames with 'HISTOGLASS' or similar slim double glazed units.
- 21 - New window - scale and proportion to match existing c/w flush fitted 'HISTOGLASS' or similar to the inside. Surround to be contrasting engineering brick in order to differentiate.
- 22 - Modern sliding barn door to be replaced with fixed hardwood panel to house inset entrance door.
- 23 - Existing brickwork to be repaired, cleaned and re-pointed. Refer to Structural Engineer's details and repair schedule for details. NOTE: Possible lime-wash (off white) finish.
- 24 - Existing opening reduced in height to allow for upper floor level. New oak beam to replace steel c/w Code 5 lead weathering, refer to repair schedule. New slim hardwood frame full height window with bonded glass panels.
- 25 - New single storey projecting extension to the rear constructed with either salvages Cheshire bricks or new hand made bricks to approved sample. Bond to be English Garden Wall.
- 26 - Sliding / folding door sets to the rear to be fully glazed and of powder coated aluminium c/w slim frames.
- 27 - Windows to rear generally to be slim frame powder coated aluminium units.
- 28 - Existing rubble stone walling to be repaired, cleaned and re-pointed. Refer to Structural Engineer's details and repair schedule for details.
- 29 - CONSERVATION ROOFLIGHT 'CR15-3' low profile skylight installed in accordance with manufacturers instructions. Structural dimensions: W - 1,021mm L - 1,635mm
- 30 - Zinc standing seam roof and wall cladding to flanks of first floor extension.
- 31 - Aluminium framed glazing extended part way up new lean to roof.
- 32 - Aluminium framed glazing extended part way up new lean to roof.
- 33 - Existing historic roof members (trusses, rafters, purlins) are to be re-used where possible. Refer to repair schedule for details.
- 34 - Existing modern brick piers supporting historic roof trusses are to be removed and replaced with steel wall mounted brackets. Refer to Structural Engineer's details.
- 35 - Inner partitions to be capped at approx 2.2m AFFL to ensure full open roof within Master Bedrooms.
- 36 - Walls to rear extension to be salvaged Cheshire brick or new handmade bricks to approved sample with aged silver vertical cedar boarding above. NOTE: brickwork to the two rear extensions is to have a slight contrast i.e. not look exactly the same.
- 37 - Window to Unit 1 Kitchen is to replicate the oak door externally.
- 38 - New modern window insertion c/w aluminium frame double glazed unit. Contrasting engineering brick header course.

	© Dickinson Waugh Architecture Ltd	Revisions	Date
	Do not scale from this drawing	Rev A Utility extension added to Unit 1	13-01-2023
	Dimensions are to be checked on site	Rev B External plant & equipment added.	18-07-2023
		Rev C Minor revisions to plant & equipment.	27-07-2023

CLIENT	J & C Developments	PROJECT	Wyberley Farm Barn Wyberley Road High Lane Stockport. SK6 8HB	DRAWING TITLE	Proposed External Elevations Sheet 1 of 2
--------	--------------------	---------	--	---------------	--

PROJECT REF:	DRAWING REF:	SCALE:	DATE:	SIZE:
2586	C2-1 C	1:50	May 2022	A1
CONSTRUCTION ISSUE				

DICKINSON WAUGH
 ARCHITECTURE
 The Cart House, Hollins Farm, Twemlow Lane, Cranage, Cheshire, CW4 8GE
 dwarchitecture.co.uk | post@dwarchitecture.co.uk | 01565 655830



Proposed Rear North-West Facing Elevation



Proposed Side North-East Facing Elevation

Key to External Plant and Equipment

- Flush air bricks for wall ventilation, J & JW LONGBOTTOM cast iron 'Square Hole Pattern' 9" x 3" air bricks.
 - Vertical air transfer weepholes at 300 - 500mm centers.
 - Incoming electrical main, wall mounted fuse box to be spray painted in RAL colour to blend with wall. Colour to be agreed. NOTE: Gas meter to be recessed floor mounted.
 - Wall mounted extract fan grill. Approximately 100mm sq.
 - Roof mounted extract fan grill. Black flush units to slate roof (refer to image), grey to zinc roof.
 - Roof mounted boiler flue. Black to slate roof, grey to zinc roof. Approximately 100mm.
 - Roof mounted extract fan grill. Black flush units to slate roof (refer to image), grey to zinc roof.
- NOTE:
 - Gas meters are to be recessed floor mounted.
 - All soil and vent pipes are to terminate internally.



- 01 - Existing slate stone roof to be salvaged and re-fitted. Refer to repair schedule for details of removal, grading, storage, coursing and lapping details. NOTE: Salvaged existing slates are to be re-used primarily on the principal elevation with new supplemented slates used elsewhere as specified.
- 02 - Existing capped angle stone ridge tiles to be salvaged and re-fitted with concealed back bedded mortar.
- 03 - Existing half round stone ridges to be salvaged and re-fitted with concealed back bedded mortar.
- 04 - Cast iron half round guttering on rise and fall brackets epoxy bonded in to the masonry joints and concealed with lime pointing. Refer to repair schedule for details.
- 05 - Stone copings to crow steps to be re-set.
- 06 - Damaged stone parapets to crow steps to be re-built using matching or salvage stone and copings to be re-set.
- 07 - Cast iron round rain water pipes with simple cast iron ear brackets. Positions of down-pipes are indicative and subject to detailed drainage design.
- 08 - New center pivot painted hardwood casement windows within existing circular openings. Frame is to be recessed behind stone surround to give a slimmer frame appearance from the outside. 'HISTOGLASS' or similar slim sealed double glazing.
- 09 - Existing coursed stone walling to be repaired, cleaned and re-pointed. Refer to Structural Engineer's details and repair schedule for details.
- 10 - Existing ashlar stone window surrounds to be carefully removed and re-set 2no. courses lower in order to achieve practical cill height internally.
- 11 - Existing timber windows to be replaced with slim frame painted hardwood sliding sash windows c/w 'HISTOGLASS' or similar slim double glazed units.
- 12 - New painted hardwood doors and frame set behind stone reveal. Joinery detailing to match existing dilapidated doors.
- 13 - New painted hardwood fanlight c/w 'HISTOGLASS' or similar slim double glazed units.
- 14 - Modern brickwork infill is to be removed in order to reveal historic cart entrance. New slim frame glazing and entrance door.
- 15 - Subject to foundation levels and underpinning requirements, reduce levels to external ground to ensure minimum of 150mm below internal finished floor level to entire perimeter. Refer to sections.
- 16 - Modern brickwork infills are to be removed in order to reveal historic door entrances under existing brick heads.
- 17 - Existing doorway in-filled using brickwork salvaged from new openings c/w 25mm recess.
- 18 - Stone plinth extension across closed off door opening using stone salvaged from new openings.
- 19 - Existing brickwork to be repaired, cleaned and re-pointed. Refer to Structural Engineer's details and repair schedule for details. Existing brickwork is to be adapted to allow the ventilation slots to be lowered approximately 5no. courses.
- 20 - Existing modern windows to be removed. New window openings reinstated under existing brick heads c/w slim frame painted hardwood frames with 'HISTOGLASS' or similar slim double glazed units.
- 21 - New window - scale and proportion to match existing c/w flush fitted 'HISTOGLASS' or similar to the inside. Surround to be contrasting engineering brick in order to differentiate.
- 22 - Modern sliding barn door to be replaced with fixed hardwood panel to house inset entrance door.
- 23 - Existing brickwork to be repaired, cleaned and re-pointed. Refer to Structural Engineer's details and repair schedule for details. NOTE: Possible lime-wash (off white) finish.
- 24 - Existing opening reduced in height to allow for upper floor level. New oak beam to replace steel c/w Code 5 lead weathering, refer to repair schedule. New slim hardwood frame full height window with bonded glass panels.
- 25 - New single storey projecting extension to the rear constructed with either salvages Cheshire bricks or new hand made bricks to approved sample. Bond to be English Garden Wall.
- 26 - Sliding / folding door sets to the rear to be fully glazed and of powder coated aluminium c/w slim frames.
- 27 - Windows to rear generally to be slim frame powder coated aluminium units.
- 28 - Existing rubble stone walling to be repaired, cleaned and re-pointed. Refer to Structural Engineer's details and repair schedule for details.
- 29 - CONSERVATION ROOFLIGHT 'CR15-3' low profile skylight installed in accordance with manufacturers instructions. Structural dimensions: W - 1,021mm L - 1,635mm
- 30 - Zinc standing seam roof and wall cladding to flanks of first floor extension.
- 31 - Aluminium framed glazing extended part way up new lean to roof.
- 32 - Aluminium framed glazing extended part way up new lean to roof.
- 33 - Existing historic roof members (trusses, rafters, purlins) are to be re-used where possible. Refer to repair schedule for details.
- 34 - Existing modern brick piers supporting historic roof trusses are to be removed and replaced with steel wall mounted brackets. Refer to Structural Engineer's details.
- 35 - Inner partitions to be capped at approx 2.2m AFFL to ensure full open roof within Master Bedrooms.
- 36 - Walls to rear extension to be salvaged Cheshire brick or new handmade bricks to approved sample with aged silver vertical cedar boarding above. NOTE: brickwork to the two rear extensions is to have a slight contrast i.e. not look exactly the same.
- 37 - Window to Unit 1 Kitchen is to replicate the oak door externally.
- 38 - New modern window insertion c/w aluminium frame double glazed unit. Contrasting engineering brick header course.

CIAT CHARTERED PRACTICE

© Dickinson Waugh Architecture Ltd
 Do not scale from this drawing
 Dimensions are to be checked on site

Rev	Description	Date
A	Utility extension and rear door added to Unit 1	13-01-2023
B	External plant & equipment added.	18-07-2023
C	Minor revisions to plant & equipment.	27-07-2023

CLIENT	J & C Developments	PROJECT	Wyberley Farm Barn Wyberley Road High Lane Stockport. SK6 8HB
DRAWING TITLE	Proposed External Elevations Sheet 2 of 2		

PROJECT REF:	DRAWING REF:	SCALE:	DATE:	SIZE:
2586	C2-2 C	1:50	May 2022	A1
CONSTRUCTION ISSUE				

DICKINSON WAUGH
 ARCHITECTURE

The Cart House, Hollins Farm, Twemlow Lane, Cranage, Cheshire, CW4 8GE

dwarchitecture.co.uk post@dwarchitecture.co.uk 01565 655830