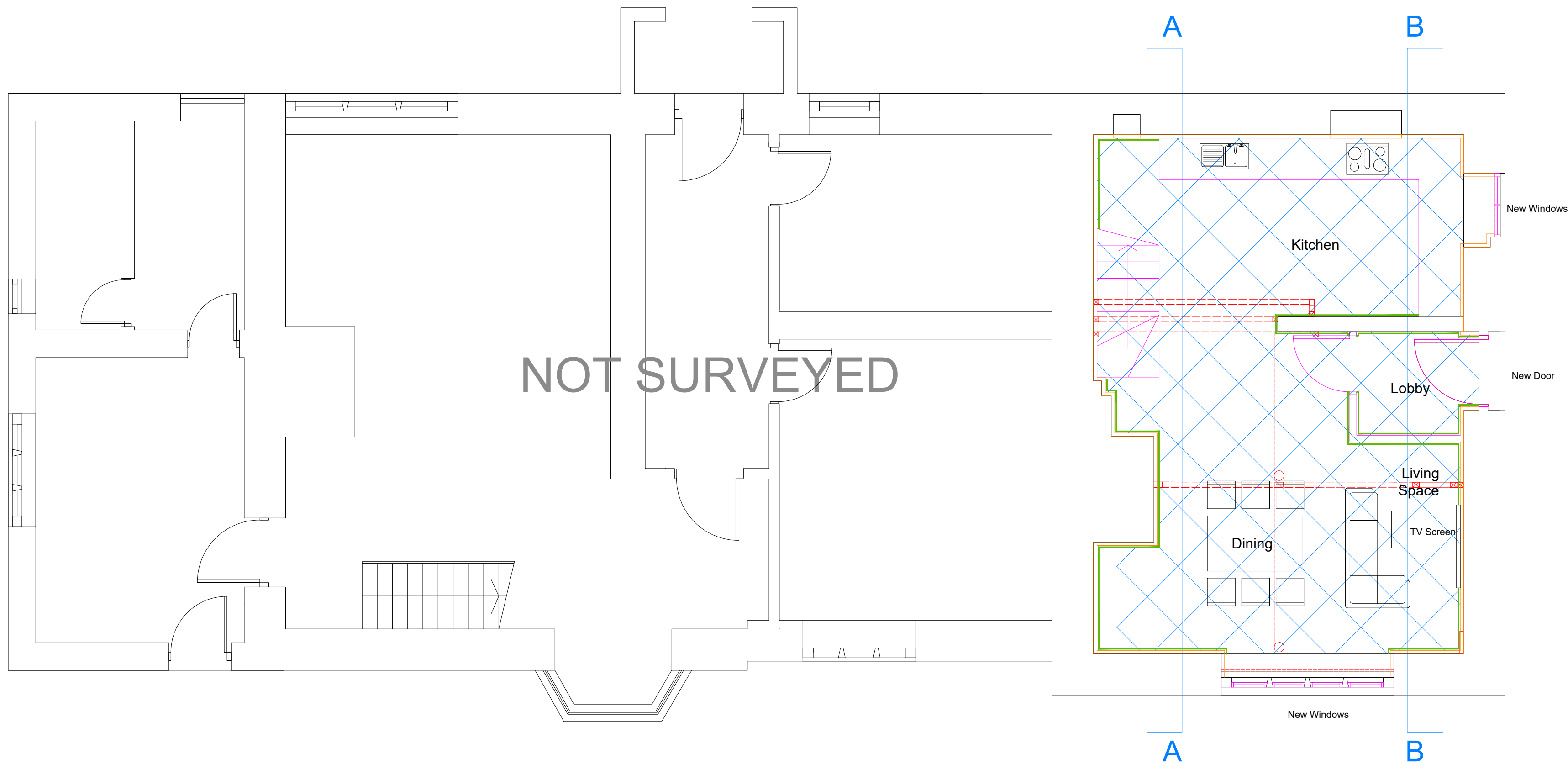
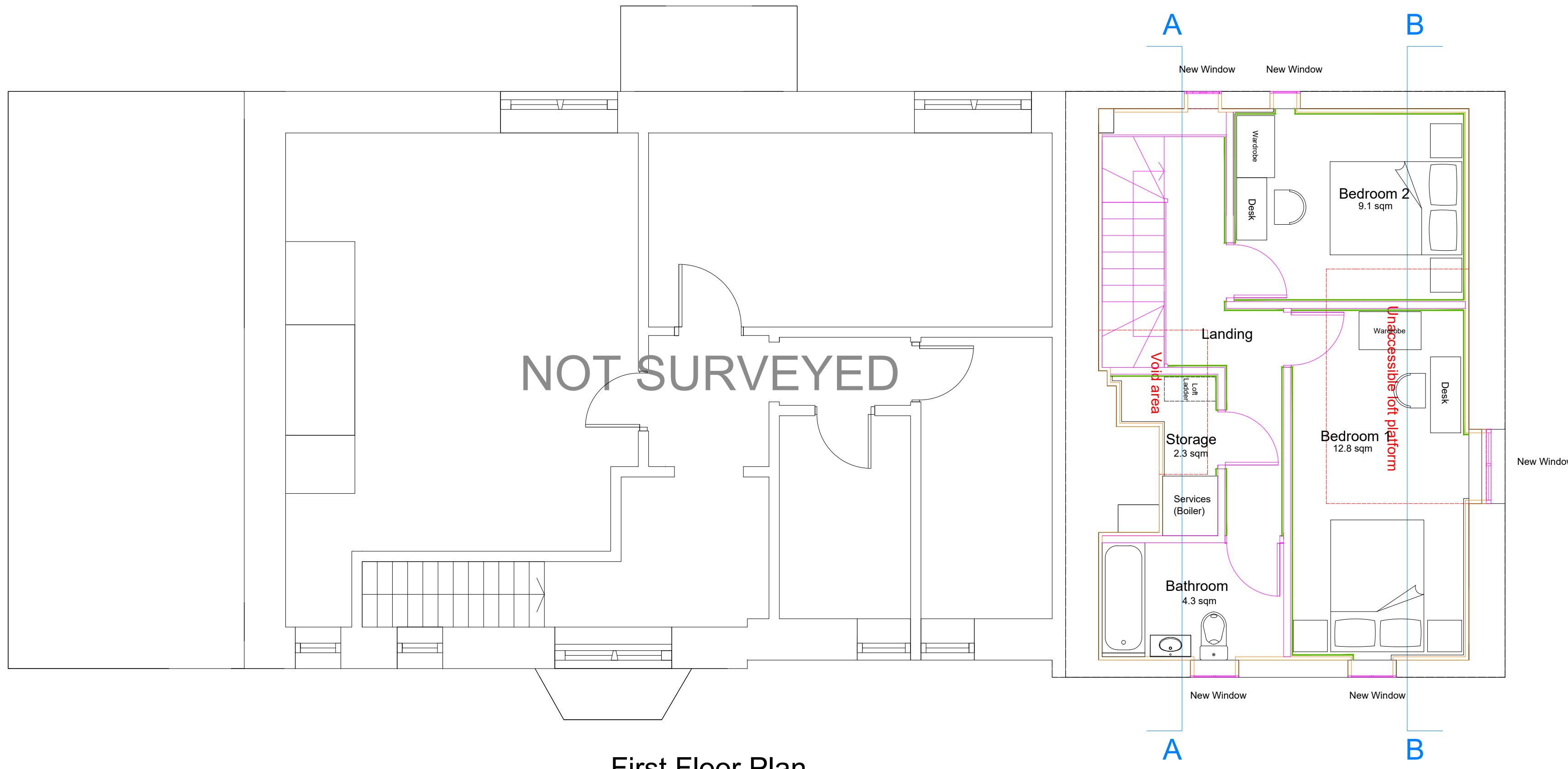
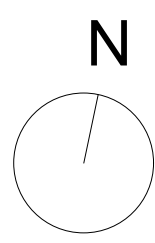




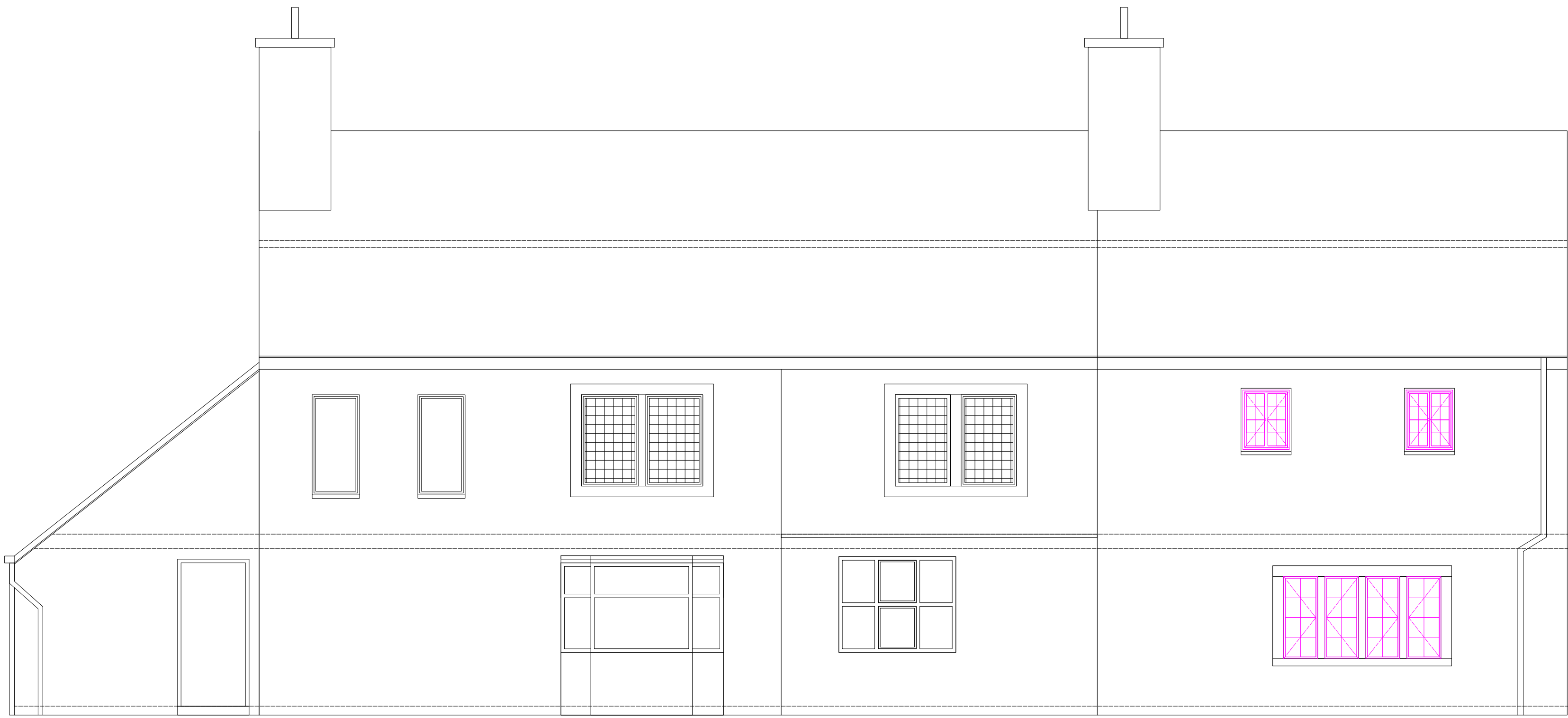
Ground Floor Plan



First Floor Plan



North Elevation



South Elevation



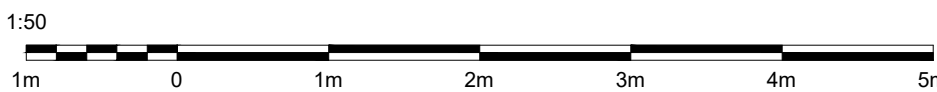
West Elevation



East Elevation

Notes

- Proposed Internal Insulation - Wood Fibre Insulation (50mm) - breathable, works well with lime plastering
- 100mm Proposed Timber Frame (Softwood or Oak Studs) - best for internal walls and external wall linings. Traditional, breathable, good for thermal, acoustic and flexible for insulation (wood fibre, hempcrete, steico)
- Aerogel Insulation Boards (25mm) - any floor insulation must not damage original materials and should be reversible where possible. Limecrete and breathable insulation materials are often recommended to prevent trapping moisture.
- Proposed Skirting Board with a Chamfered with Bead design - Pine (Softwood) material.
- Staircase: Proposed timber stair treads and risers. Going - 240mm. 2400mm finished floor to floor (approx). 12No. equal risers @ 200mm. Stair pitch - 40 degrees (COMPLIANT). Clear stair width = 900mm.
- Windows: Heritage Slim Double Glazing. Timber with ultra-thin double glazing (e.g., Histoglass, Pilkington Spacia). Improves insulation while maintaining historic look.
- External Door: Solid Oak or Hardwood. Traditionally paneled or ledged-and-braced, often with hand-forged ironmongery. Long-lasting, breathable, naturally insulating.
- Internal Doors: Four Panel Timber Doors. Georgian/Victorian-era farmhouse authenticity.
- Floor Joist: Oak (Green or Air-Dried) Strong, durable, ages beautifully, traditional. Ideal for exposed joists, high load capacity. Wide-Plank Oak or Pine Floorboard. Traditional look, durable, can be reclaimed - FLOOR JOIST SIZE TO BE DETERMINED BY STRUCTURAL ENGINEER
- Ceiling: Plain Lime Plaster on Timber Joists. Lime plaster with natural aggregates. Prevents moisture issues, flexible, breathable. Wood fibre insulation



Site Address: Fletcher House Farm, Lumb Lane, Huddersfield, HD4 6SZ	Title: Proposed Drawings
Project: Internal Alterations	
Drawing No: 31/2503/007	Scale: 1:50 @ A0
Date: March 2025	
Status: Planning - Listed Building Consent	
Client: Rob Airey	
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