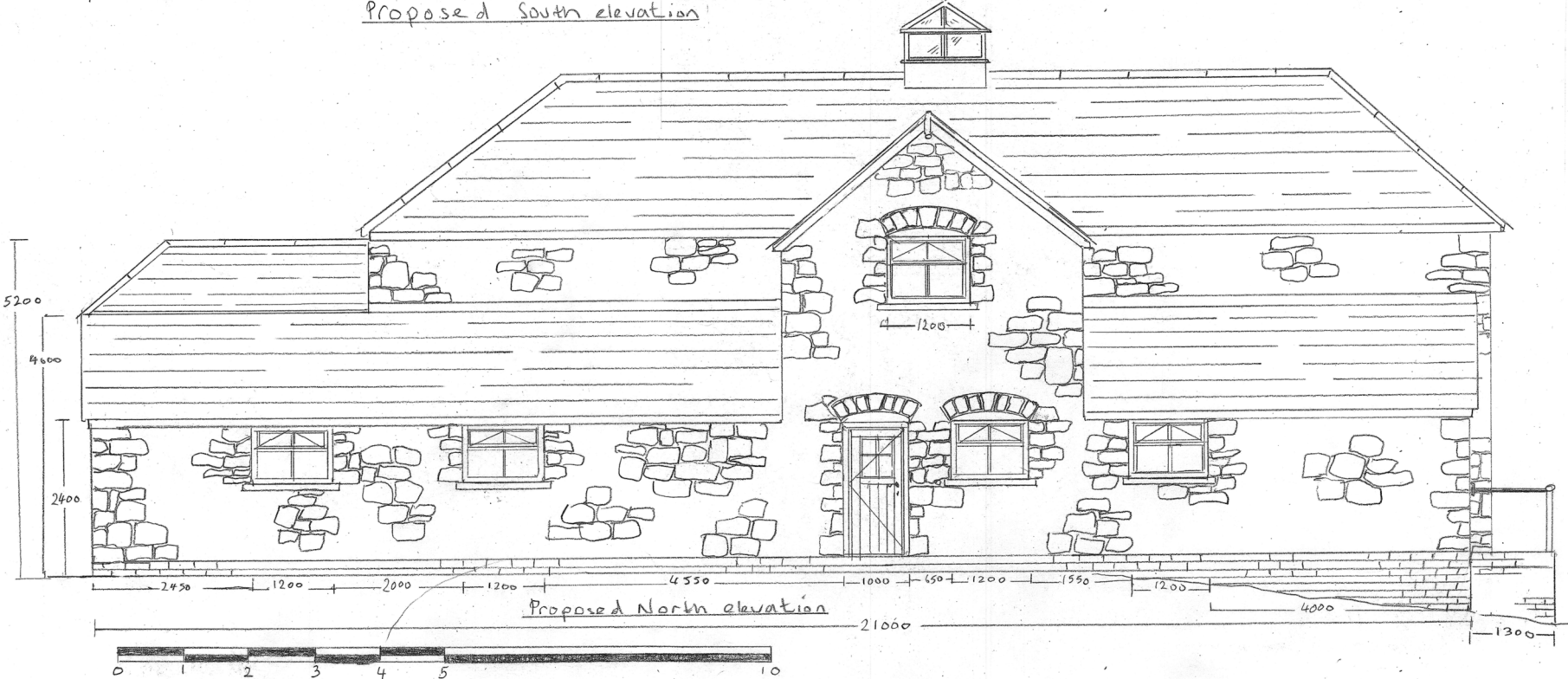


Proposed South elevation



Proposed North elevation

The coach house is set to the North of Lugwardine Court which is the rear elevation. This has been much added to and modified over the last 100 years. Drastically altering the original profile and appearance of the original Georgian manor house. To the north and west of the coach house there is an estate of modern Bungalows with garages. To the west is St. Mary's High school. Photo evidence is provided on sheet C4. The original Georgian setting of the building is almost lost to the many modern additions and extensions. I do not feel that the restoration and extensions to the coach house will damage any heritage aspects of Lug Court.

Historical Drawings AA1 and AA2 show previous extent of stables and barn to the north side. Extending over 11m from the original coach house. Foundations and floors are still present.

1200X1200 Roof Lantern with weather Vane. Provides light to first floor Landing. Where I understand that this is not a copy of the original ventilation Cupola it is a reasonable alternative which provides the only way of getting natural light into the middle of the building in the absence of roof windows or dormers.

Existing garage/workshop to South elevation retained. With timber bi-folding doors. Med. oak stain Fireproofed to building regulation standards. Details on sheet C3.

Main archway door and glazed panels in oak set back flush with internal finish, 400mm from front face. Windows on South elevation are to original pattern. Double-glazed and painted cream to match Lug court. All windows to be double-glazed and painted cream.

Roof covering. Original grey slates to be reused and additional to match. The original ridge and hips are to be rolled and lead capped. 450mm ridge tiles to new roof.

All elevations to be raked out and repointed in Traditional lime mortar, original colour, matched by Ty-Mawr Lime Ltd. Brecon.

Internal original walls. Traditional lime plaster incorporating Pumice from Ty-Myar Lime Ltd. Brecon to allow walls to breath,

Extension new walls. 100mm cavity using Sure Cav25 & 75mm insulation to keep 25mm clear cavity. will provide U value 0.18. Exterior will be stone clad using original stone.

Do not Scale drawing. All measurements and dimensions to be confirmed on site.

Proposed NORTH & SOUTH ELEVATIONS.

The Coach house. Lugwardine Court. Lugwardine HR14AE

Drawing Number: C 1

Scale: 1:50 @A2

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