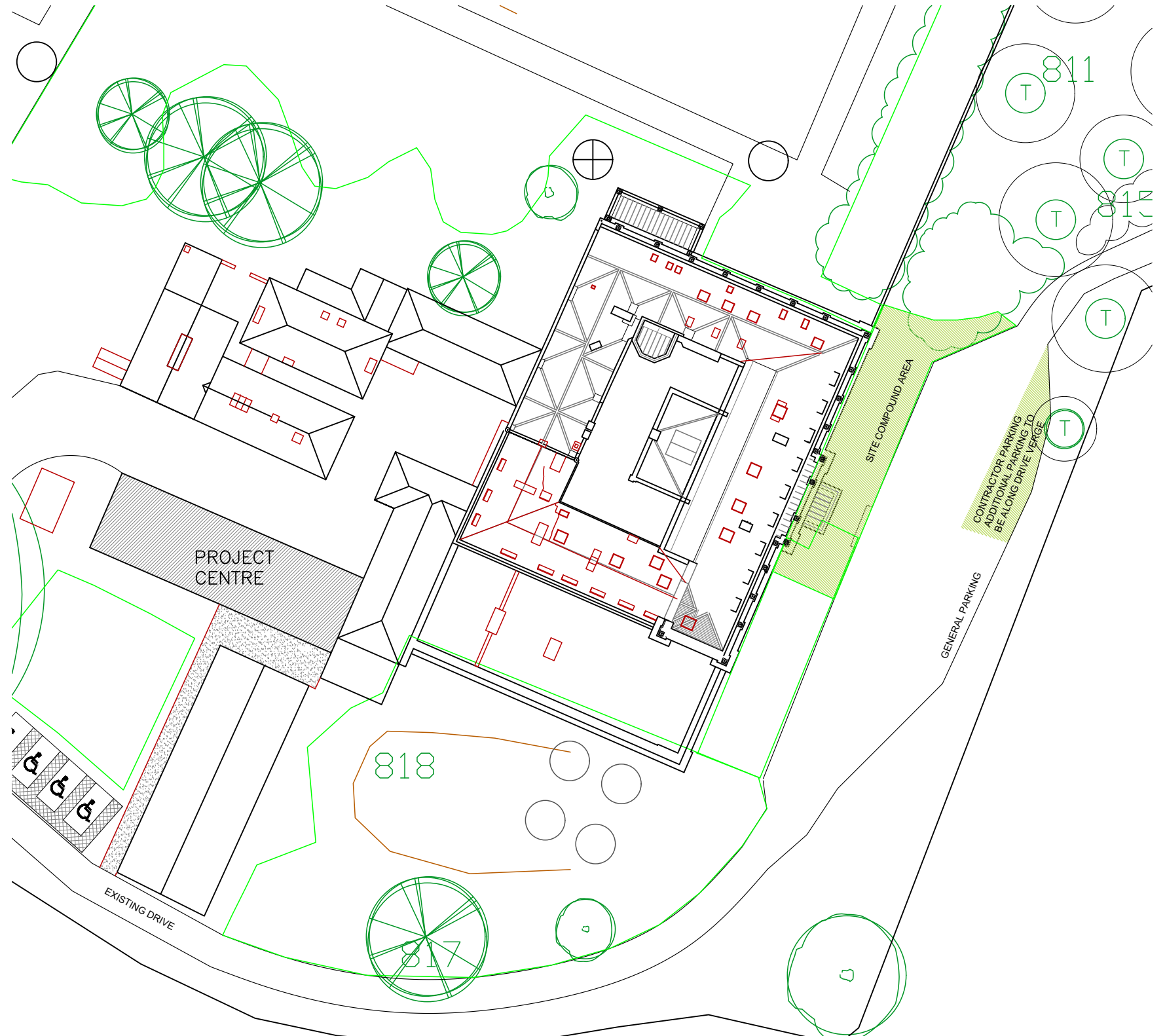
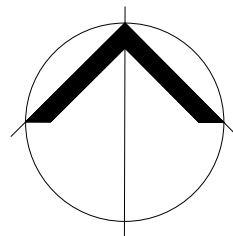


EXTRACT FROM ORDNANCE SURVEY MAP scale NTS
License number 100022432



SITE PLAN scale 1:500



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JOB TITLE **Poltimore House Portico**
CLIENT **Poltimore House Trust**
DWG TITLE **Location and Site Plan**

A3 SCALE DRAWN STATUS

1:500, NTS SW TENDER

JOB NO. DWG NO. REV

1099.05 PPL01

NOTE

Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

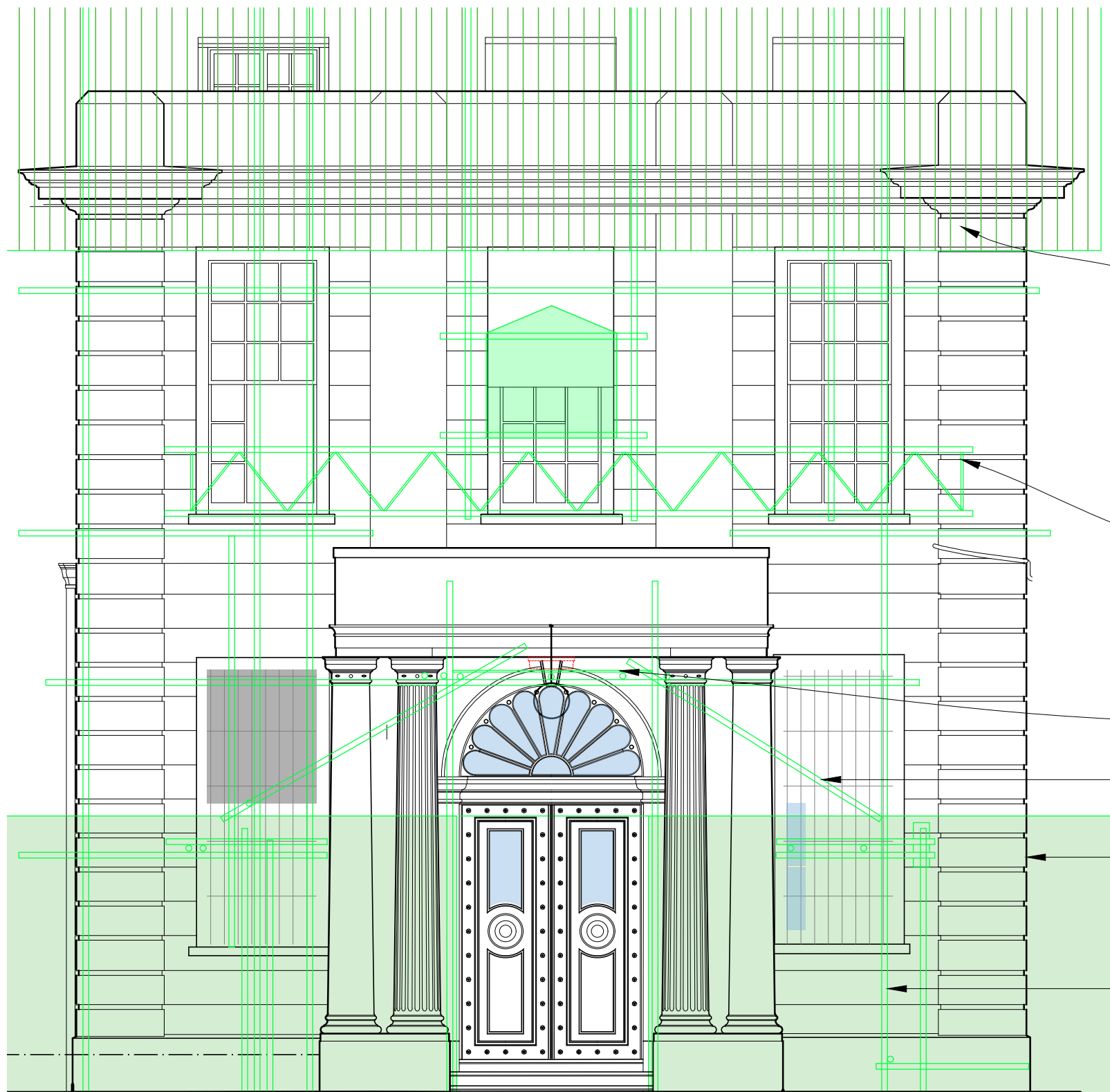
This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

Note all scaffolding alterations to be agreed with and executed by Apex scaffolding (Exeter).

Extent of scaffolding shown on this drawing is indicative only and precise locations should be ascertained by visiting the site.

No works to be carried out until the appropriate bat licenses and statutory consents are in place.

Floor and original elements of the building to be carefully protected during the works.



Vertical cladding to temporary roof eaves

Existing ladder beam to be raised / extended as part of works. Position and dimensions are drawn approximately and will require full survey.

Position of existing crash deck over entrance. To be removed as part of works

Raking ties to be removed

Existing corrugated metal hording (green hatched area) and doors to main entrance to be altered and reduced to area beyond projecting bay of main building.

Vertical supports and associated ties through window to be moved / removed as part of works.

SOUTH ELEVATION - PROJECTION CENTRAL BAY AND ENTRANCE

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JOB TITLE **Poltimore House Portico**

CLIENT **Poltimore House Trust**

DWG TITLE **Front Elevation - As Existing
Including alterations to scaffolding**

A3 SCALE	DRAWN	STATUS	JOB NO.	DWG NO.	REV
1:50	SW	TENDER	1099.02	PPS01	

NOTE

Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

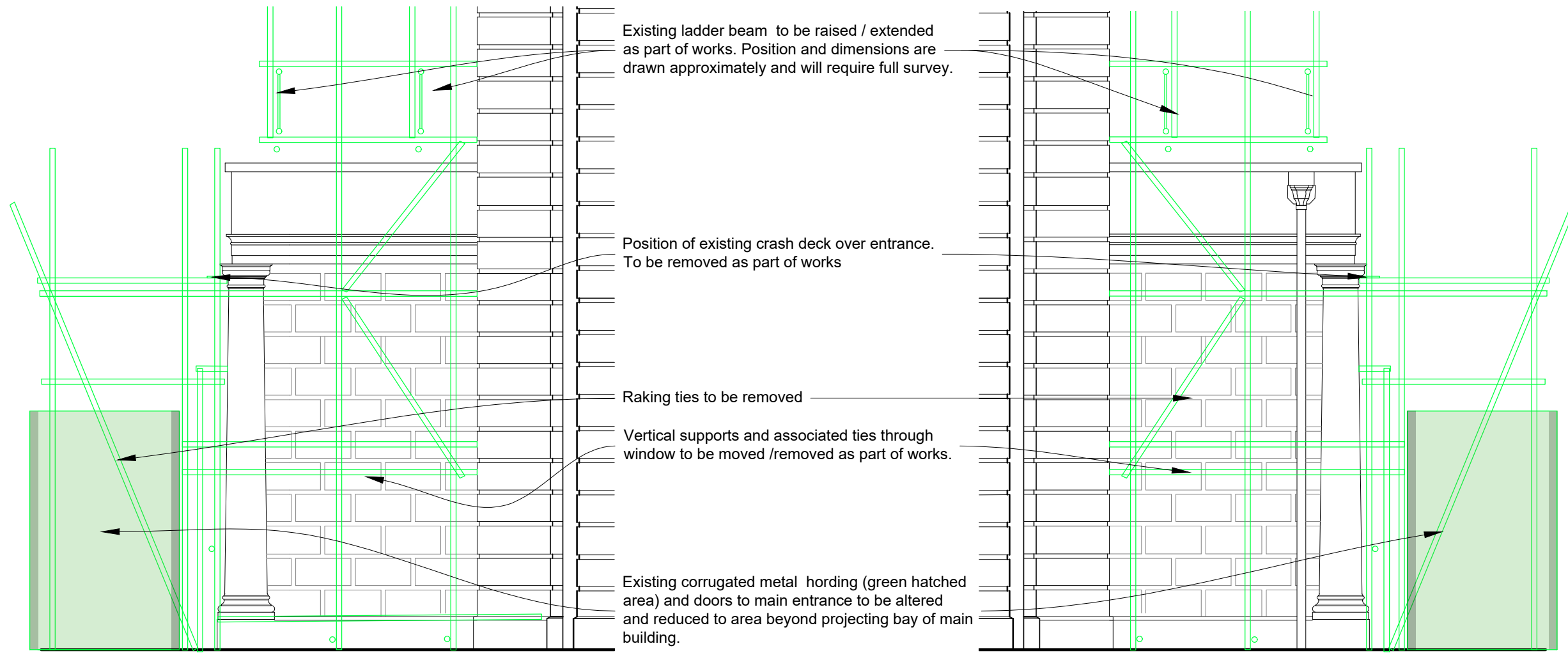
This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

Note all scaffolding alterations to be agreed with and executed by Apex scaffolding (Exeter).

Extent of scaffolding shown on this drawing is indicative only and precise locations should be ascertained by visiting the site.

No works to be carried out until the appropriate bat licenses and statutory consents are in place.

Floor and original elements of the building to be carefully protected during the works.



EAST ELEVATION OF PORTICO (PORCH)

WEST ELEVATION OF PORTICO (PORCH)

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JOB TITLE **Poltimore House Portico**

CLIENT **Poltimore House Trust**

DWG TITLE **Side elevations - As Existing
Including alteration to scaffolding**

A3 SCALE	DRAWN	STATUS	JOB NO.	DWG NO.	REV
1:50	SW	TENDER	1099.02	PPS02	

NOTE

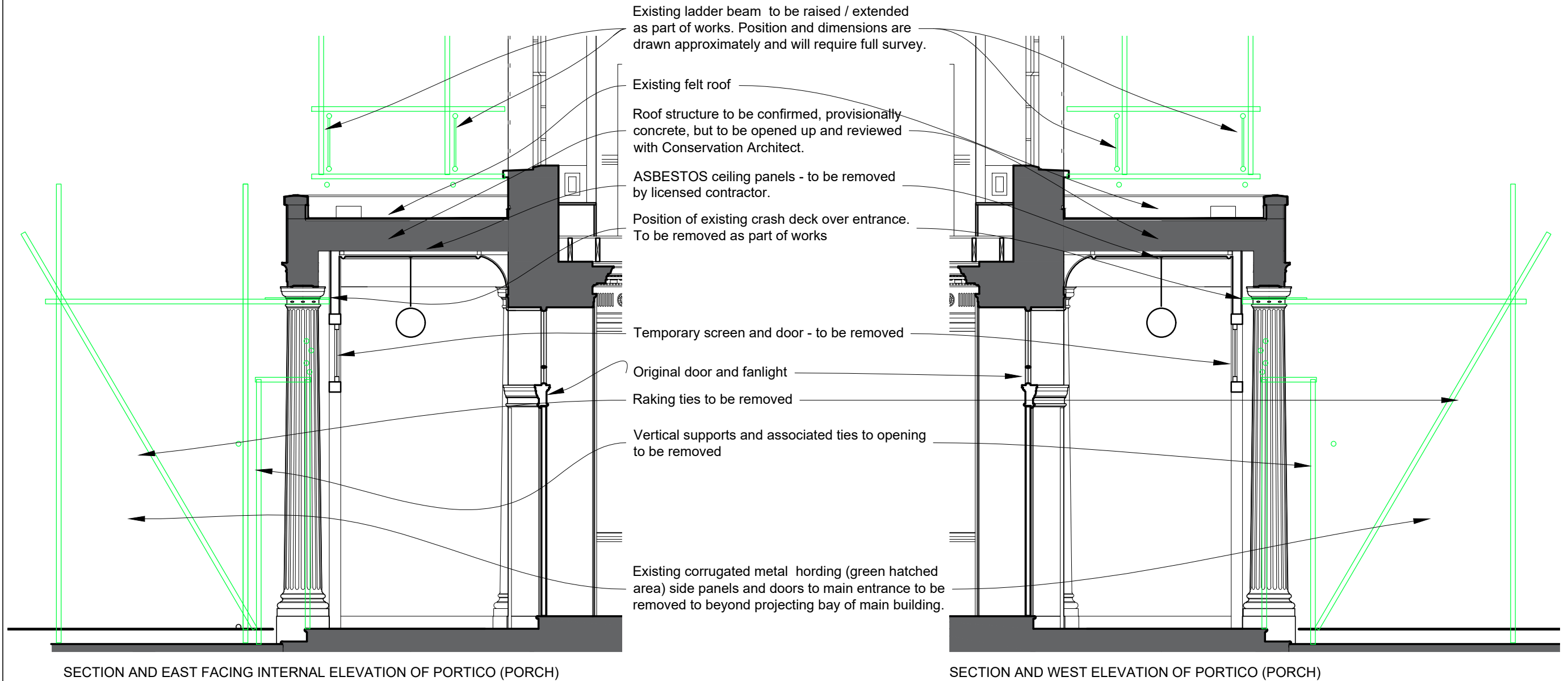
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

Extent of scaffolding shown on this drawing is indicative only and precise locations should be ascertained by visiting the site.

No works to be carried out until the appropriate bat licenses and statutory consents are in place.

Floor and original elements of the building to be carefully protected during the works.



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JOB TITLE	Poltimore House Portico		
CLIENT	Poltimore House Trust		
DWG TITLE	Sections & internal elevations 1 of 2 As Existing, including scaffolding notes		
A3 SCALE	DRAWN	STATUS	JOB NO. DWG NO. REV
1:50	SW	TENDER	1099.02 PPS03

NOTE

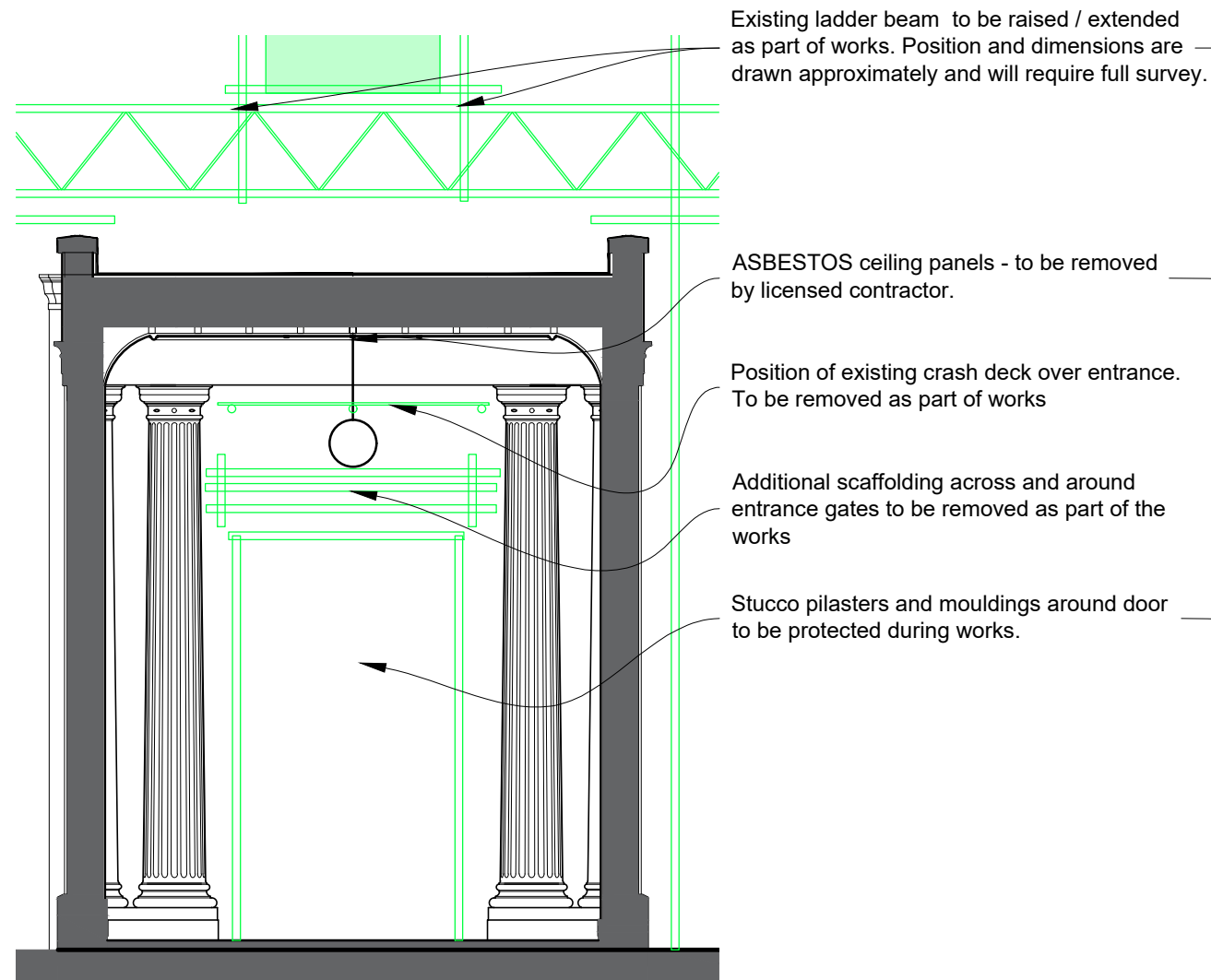
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

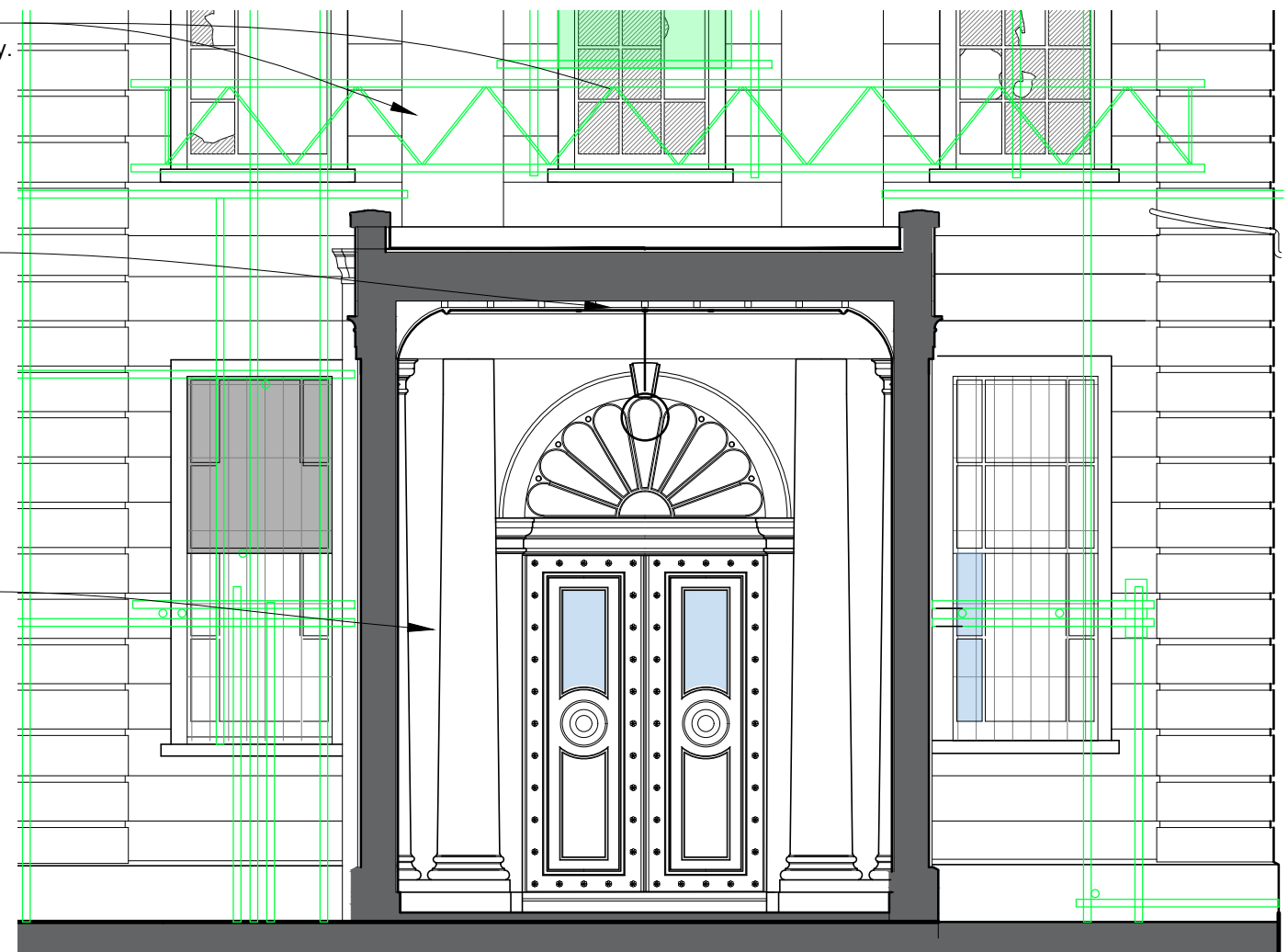
Extent of scaffolding shown on this drawing is indicative only and precise locations should be ascertained by visiting the site.

No works to be carried out until the appropriate bat licenses and statutory consents are in place.

Floor and original elements of the building to be carefully protected during the works.



SECTION AND NORTH FACING INTERNAL ELEVATION OF PORTICO (PORCH)



SECTION AND SOUTH FACING INTERNAL ELEVATION OF PORTICO (PORCH)

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JOB TITLE **Poltimore House Portico**
CLIENT **Poltimore House Trust**
DWG TITLE **Sections & internal elevations 2 of 2**
As Existing - including scaffolding notes
A3 SCALE **1:50** DRAWN **SW** STATUS **TENDER** JOB NO. **1099.02** DWG NO. **PPS04** REV

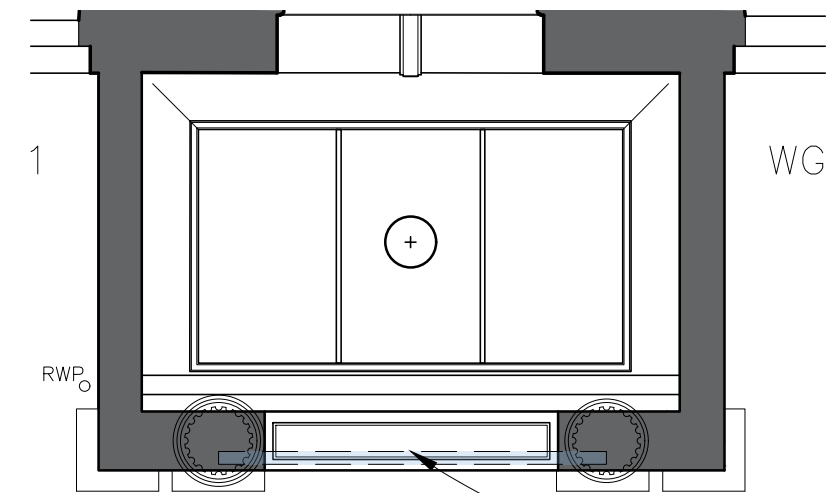
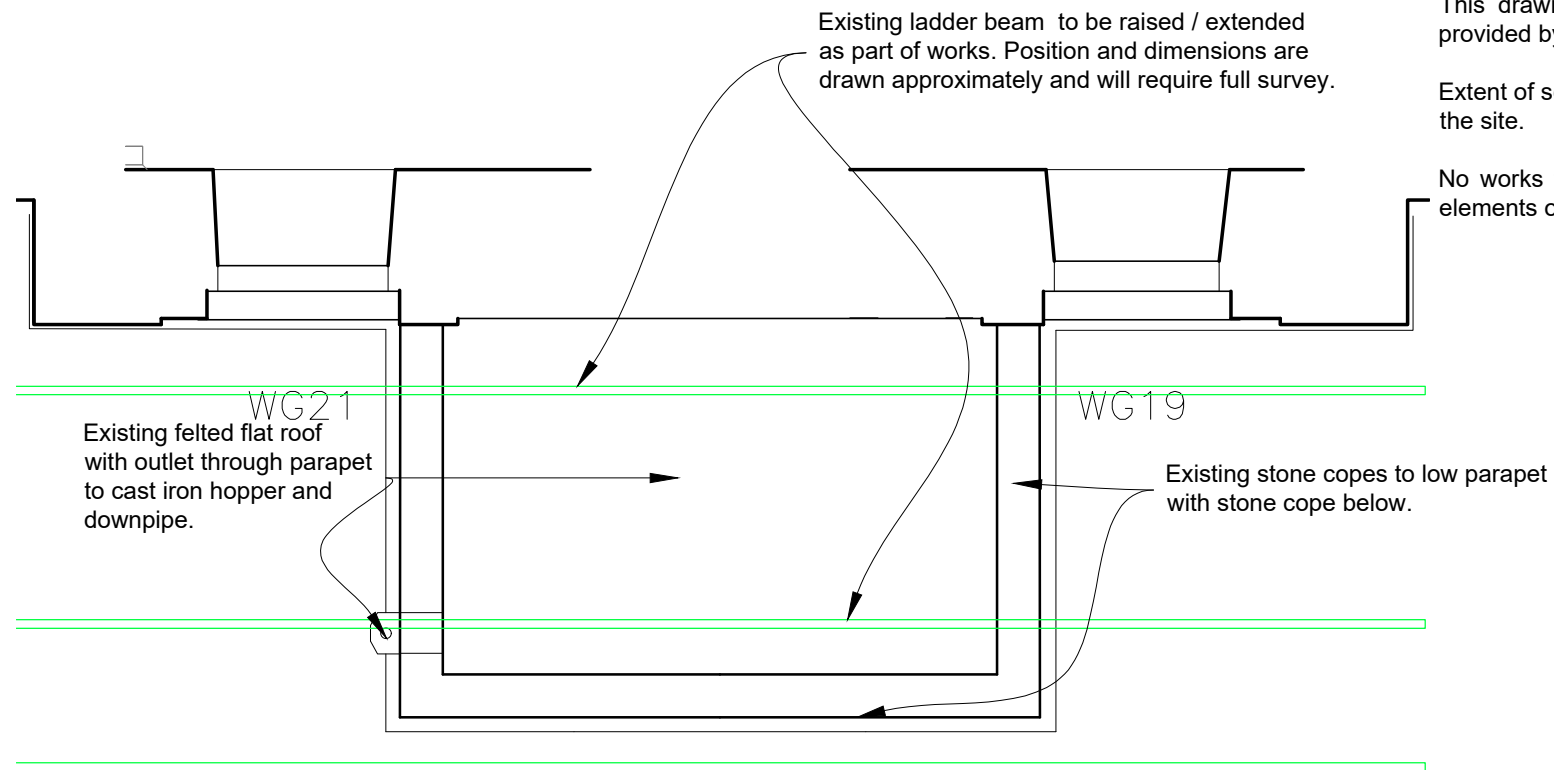
NOTE

Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

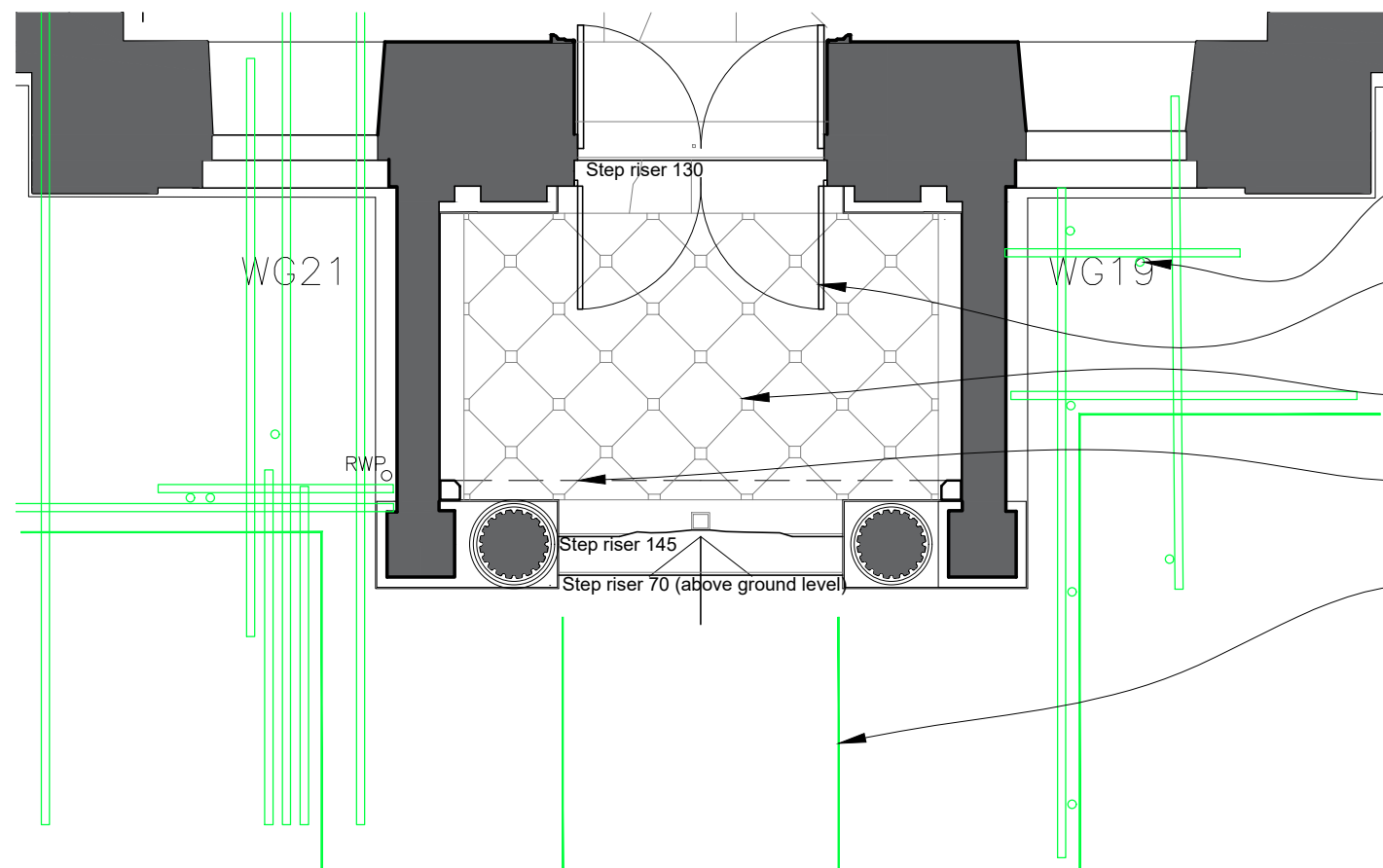
Extent of scaffolding shown on this drawing is indicative only and precise locations should be ascertained by visiting the site.

No works to be carried out until the appropriate bat licenses and statutory consents are in place. Floor and original elements of the building to be carefully protected during the works.



REFLECTED CEILING PLAN OF PORTICO (PORCH)

ROOF PLAN OF PORTICO (PORCH)



FLOOR PLAN OF PORTICO (PORCH)

Vertical supports and associated ties through window to be moved /removed as part of works.

Temporary timber door - removed as part of works

Existing stone flagged floor with black stone inset squares

Temporary timber screen - removed as part of works

Existing corrugated metal hording (green hatched area) and doors to main entrance to be altered and reduced to area beyond projecting bay of main building.

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JOB TITLE Poltimore House Portico

CLIENT Poltimore House Trust

DWG TITLE Floor, Ceiling and Roof Plans

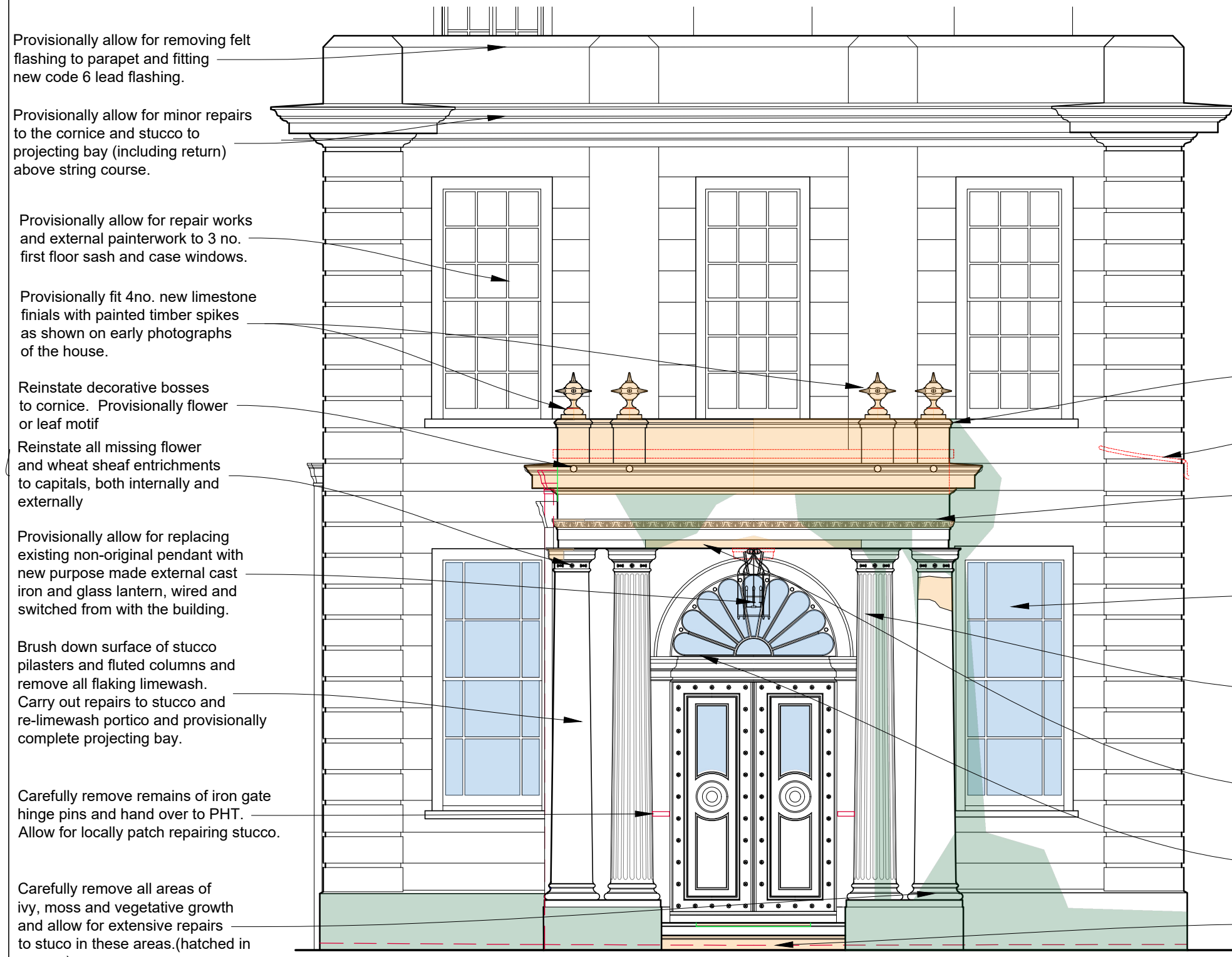
As Existing

A3 SCALE DRAWN STATUS

1:50 SW TENDER

JOB NO. DWG NO. REV

1099.02 PPS05



Provisionally allow for removing felt flashing to parapet and fitting new code 6 lead flashing.

Provisionally allow for minor repairs to the cornice and stucco to projecting bay (including return) above string course.

Provisionally allow for repair works and external painterwork to 3 no. first floor sash and case windows.

Provisionally fit 4no. new limestone finials with painted timber spikes as shown on early photographs of the house.

Reinstate decorative bosses to cornice. Provisionally flower or leaf motif

Reinstate all missing flower and wheat sheaf enrichments to capitals, both internally and externally

Provisionally allow for replacing existing non-original pendant with new purpose made external cast iron and glass lantern, wired and switched from with the building.

Brush down surface of stucco pilasters and fluted columns and remove all flaking limewash. Carry out repairs to stucco and re-limewash portico and provisionally complete projecting bay.

Carefully remove remains of iron gate hinge pins and hand over to PHT. Allow for locally patch repairing stucco.

Carefully remove all areas of ivy, moss and vegetative growth and allow for extensive repairs to stucco in these areas.(hatched in green.)

NOTE
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

No works to be carried out until the appropriate bat licenses and statutory consents are in place.

Floor and original elements of the building to be carefully protected during the works.

Existing / proposed scaffolding not shown on these proposal drawing for clarity. Refer to existing drawings for indicative position of existing scaffolding, to be altered prior to conservation works commencing.

Take down existing non-original brick parapet and stone cope. Fit new limestone cornice and raised brick parapet complete with profiled limestone cope. For details refer to drawing PPP10

Remove redundant drainage pipework and make good masonry and stucco.

Carry out repairs to existing mouldings to architrave and where missing reinstate egg and dart enrichment in stucco based on careful analysis of existing enrichment partially over plastered.

Carefully repair 2no. existing timber sash and case windows to full working order using glazing bars and moulded sections to exactly match original. Keep and protect all existing unbroken panes of glass and reglaze to match existing thickness of plate glass. Allow for repairs and easing of the existing internal shutters to full working order. For details refer to drawing PPP20

Allow for analysis of existing stucco and carrying out careful repairs to stabilise existing plaster and restore missing sections.

Allow for carefully taking down existing plaster panel to underside of lintol and allowing for inspection of rusting iron plate/angle. Provisionally allow for replacing lintol in galvanised steel with stainless steel expanded metal lathing to underside. Reinstate plaster panel using salvaged plaster and new.

For works within portico please refer to drawings PPP03 and PPP04.

Allow for reinstating original level circa 75 mm below the existing ground level to complete bay, graded to existing level beyond. Provisionally allow for field drain.

For repairs to floor and steps please refer to drawing PPP05

SOUTH ELEVATION OF PORTICO (PORCH) AND CENTRAL PROJECTING BAY- AS PROPOSED

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Architecture Heritage Consultancy Archaeology

JOB TITLE	Poltimore House Portico		
CLIENT	Poltimore House Trust		
DWG TITLE	Front Elevation As Proposed		
A3 SCALE	DRAWN	STATUS	JOB NO. DWG NO. REV
1:50	SW	TENDER	1099.02 PPP01

Provisionally allow for removing felt flashing to parapet and fitting new code 6 lead flashing.

Provisionally allow for minor repairs to the cornice and stucco to projecting bay (including return) above string course.

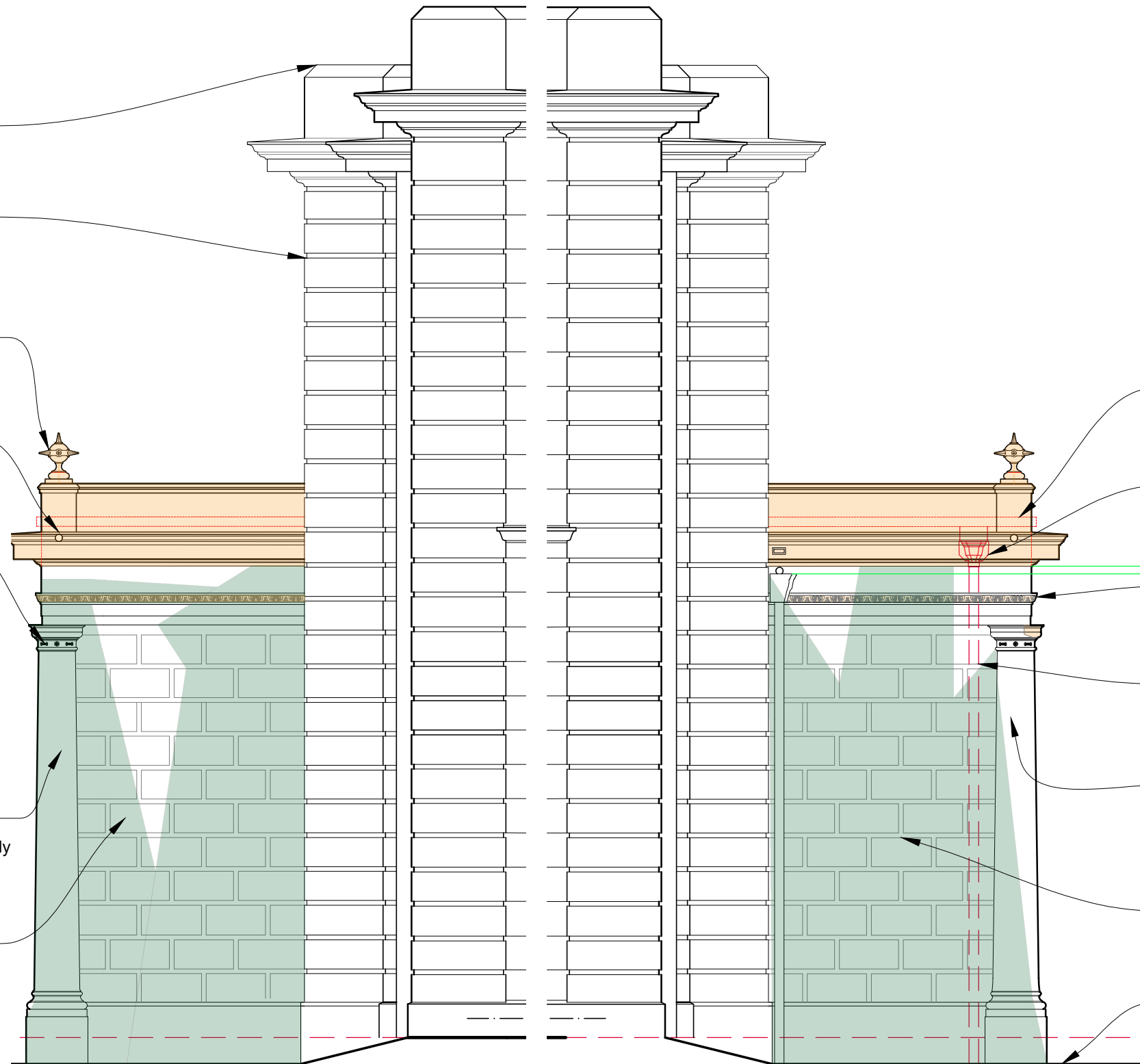
Provisionally fit 4no. new limestone finials with painted timber spikes as shown on early photographs of the house.

Reinstate decorative bosses to cornice. Provisionally flower or leaf motif

Reinstate all missing flower and wheatsheaf enrichments to capitals, both internally and externally

Brush down surface of stucco pilasters and fluted columns and remove all flaking limewash. Carry out repairs to stucco and re-limewash portico and provisionally complete projecting bay.

Carefully remove all areas of ivy, moss and vegetative growth and allow for extensive repairs to stucco in these areas. (hatched in green.)



EAST ELEVATION OF PORTICO (PORCH) AND RETURN OF PROJECTING BAY- AS PROPOSED

WEST ELEVATION OF PORTICO (PORCH) AND RETURN OF PROJECTING BAY- AS PROPOSED

NOTE All notes apply to both elevations

NOTE

Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

No works to be carried out until the appropriate bat licenses and statutory consents are in place.

Floor and original elements of the building to be carefully protected during the works.

Existing / proposed scaffolding not shown on these proposal drawing for clarity. Refer to existing drawings for indicative position of existing scaffolding, to be altered prior to conservation works commencing.

Take down existing non-original brick parapet and stone cope. Fit new limestone cornice and raised brick parapet complete with profiled limestone cope. For details refer to drawing PPP10

Relocate hopper and downpipe. Provisionally allow for new 75mm diameter cast iron downpipe with hand hole access at base and taken to exiting underground drainage in 100mm clay pipe. Provisionally fit new purpose made cast iron corner hopper to match profiles of original elsewhere on building.

Carry out repairs to existing mouldings to architrave and where missing reinstate egg and dart enrichment in stucco based on careful analysis of existing enrichment partially over plastered.

Allow for analysis of existing stucco and carrying out careful repairs to stabilise existing plaster and restore missing sections.

Brush down surface of stucco pilasters, fluted columns, rusticated panels and base courses, bands and mouldings and remove all flaking limewash. Carry out repairs to stucco and re-limewash portico and provisionally complete projecting bay.

Carefully remove all areas of ivy, moss and vegetative growth and allow for extensive repairs to stucco in these areas. (hatched in green.)

Allow for reinstating original level circa 75 mm below the existing ground level to complete bay, graded to existing level beyond. Provisionally allow for field drain.

For repairs to floor and steps please refer to drawing PPP05

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JOB TITLE **Poltimore House Portico**

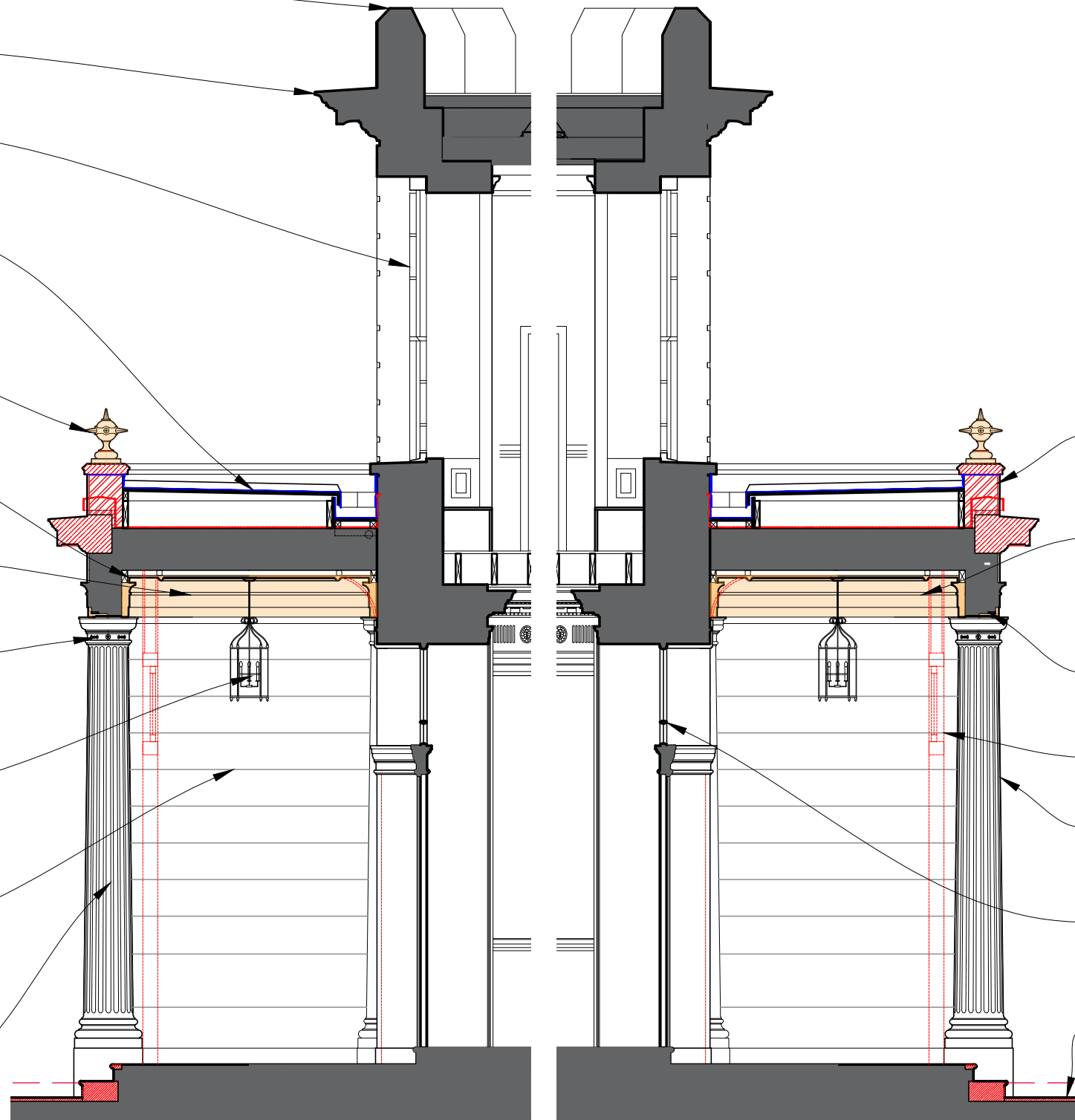
CLIENT **Poltimore House Trust**

DWG TITLE **Side Elevations**

As Proposed

A3 SCALE	DRAWN	STATUS	JOB NO.	DWG NO.	REV
1:50	SW	TENDER	1099.02	PPP02	

- Provisionally allow for removing felt flashing to parapet and fitting new code 6 lead flashing.
- Provisionally allow for minor repairs to the cornice and stucco to projecting bay (including return) above string course.
- Provisionally allow for repair works and external painterwork to 3 no. first floor sash and case windows.
- New code 6 lead flat roof on 18mm Airtrax board on new treated softwood subtrait all to LSA recommendations. Code 8 lead gutter to back with one step, sump and overflow at west end. Refer to PPP10 for details.
- Provisionally fit 4no. new limestone finials with painted timber spikes as shown on early photographs of the house.
- Carefully remove all areas of ivy, moss and vegetative growth and allow for extensive repairs to stucco in these areas.
- Carefully remove all areas of ivy, moss and vegetative growth and allow for extensive repairs to stucco in these areas.
- Reinstate all missing flower and wheat sheaf enrichments to capitals, both internally and externally
- Provisionally allow for replacing existing non-original pendant with new purpose made external cast iron and glass lantern, wired and switched from with the building.
- Brush down surface of stucco pilasters and fluted columns and remove all flaking limewash. Carry out repairs to stucco and re-limewash. Extra over for provisionally replastering and lining out stucco.
- Carefully remove remains of iron gate hinge pins and hand over to PHT. Allow for locally patch repairing stucco.



SECTION AA AND WEST INTERNAL ELEVATION OF PORTICO (PORCH)- AS PROPOSED

SECTION BB AND EAST INTERNAL ELEVATION OF PORTICO (PORCH)- AS PROPOSED

NOTE
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This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

No works to be carried out until the appropriate bat licenses and statutory consents are in place.

Floor and original elements of the building to be carefully protected during the works.

Existing / proposed scaffolding not shown on these proposal drawing for clarity. Refer to existing drawings for indicative position of existing scaffolding, to be altered prior to conservation works commencing.

Notes on this drawing all apply to both sections.

Take down existing non-original brick parapet and stone cope. Fit new limestone cornice and raised brick parapet complete with profiled limestone cope. For details refer to drawing PPP10

Allow for removal of ASBESTOS ceiling by certified contractor and allow for inspection by Conservation Architect. Form new flat lime plaster ceiling on split chestnut laths with feature moulding and run lime plaster cornice to match profile of external architrave. For details refer to drawing PPP10.

Allow for carefully taking down existing plaster panel to underside of lintol and allowing for inspection of rusting iron plate/angle. Provisionally allow for replacing lintol in galvanised steel with stainless steel expanded metal lathing to underside. Reinstate stucco plaster panel using salvaged plaster and new.

Allow for taking down existing timber and glass screen.

For works to exterior of portico please refer to drawings PPP01 and PPP02.

Carry out minor repairs to joinery of existing door and fanlight and reglaze missing panes of fanlight in reproduction crown glass. Door panels to be provisionally reglazed in safety glass.

Allow for reinstating original level circa 75 mm below the existing ground level to complete bay, graded to existing level beyond. Provisionally allow for field drain. For repairs to floor and steps please refer to drawing PPP05

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JOB TITLE **Poltimore House Portico**

CLIENT **Poltimore House Trust**

DWG TITLE **Front Sections AA & BB Proposed**

A3 SCALE	DRAWN	STATUS	JOB NO.	DWG NO.	REV
1:50	SW	TENDER	1099.02	PPP03	

New code 6 lead flat roof on 18mm Airtrax board on new treated softwood substrait all to LSA recommendations. Code 8 lead gutter to back with one step, sump and overflow at west end. Refer to PPP10 for details.

Line of gutter dashed behind

Reinstate 2 no. missing capitals to pilasters including flower and wheat sheaf enrichments

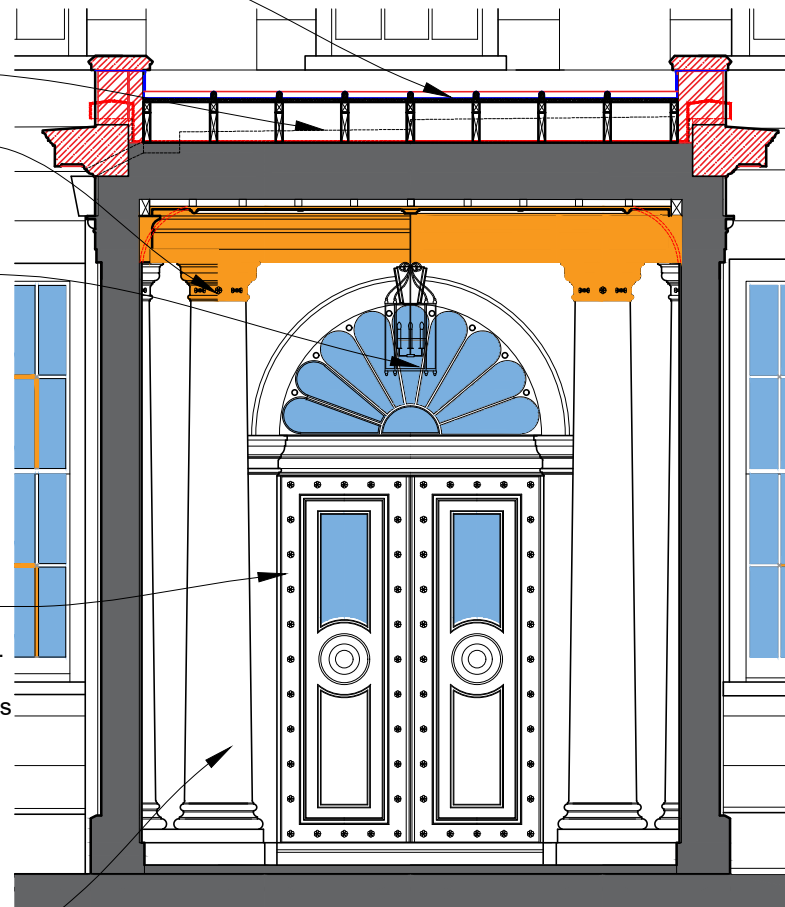
Provisionally allow for replacing existing non-original pendant with new purpose made external cast iron and glass lantern, wired and switched from with the building.

Carry out minor repairs to joinery of existing door and fanlight and reglaze missing panes of fanlight in reproduction crown glass. Door panels to be reglazed in clear safety glass.

Rub down, prepare and paint doors.

Allow for overhauling existing hinges and lock / latch, fit client supplied drop handle midrail.

Brush down surface of stucco pilasters and fluted columns and remove all flaking limewash. Carry out repairs to stucco and re-limewash.



SECTION CC AND NORTH INTERNAL ELEVATION OF PORTICO (PORCH)- AS PROPOSED

NOTE

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This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

No works to be carried out until the appropriate bat licenses and statutory consents are in place.

Floor and original elements of the building to be carefully protected during the works.

Existing / proposed scaffolding not shown on these proposal drawing for clarity. Refer to existing drawings for indicative position of existing scaffolding, to be altered prior to conservation works commencing.

Notes on this drawing all apply to both sections.

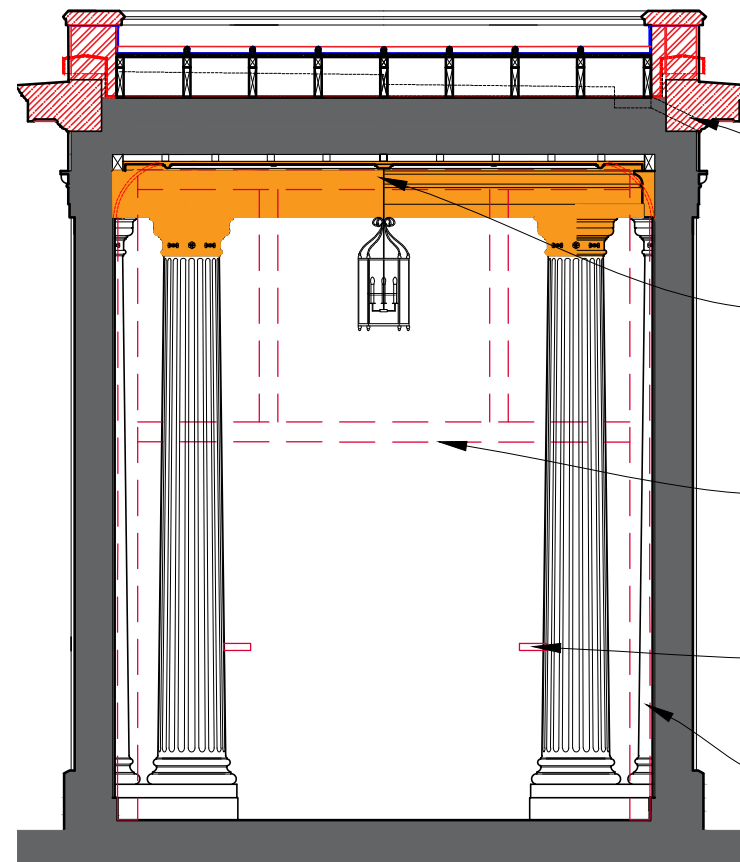
Take down existing non-original brick parapet and stone cope. Fit new limestone cornice and raised brick parapet complete with profiled limestone cope. For details refer to drawing PPP10

Allow for removal of ASBESTOS ceiling by certified contractor and allow for inspection by Conservation Architect. Form new flat lime plaster ceiling on split chestnut laths with feature moulding and run lime plaster cornice to match profile of external architrave. For details refer to drawing PPP10.

Allow for removal existing timber and glass screen. Allow for inspection behind by conservation architect.

Carefully remove remains of iron gate hinge pins and hand over to PHT. Allow for locally patch repairing stucco.

For works to exterior of portico please refer to drawings PPP01 and PPP02.



SECTION DD AND SOUTH INTERNAL ELEVATION OF PORTICO (PORCH)- AS PROPOSED

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Architecture Heritage Consultancy Archaeology

JOB TITLE Poltimore House Portico

CLIENT Poltimore House Trust

DWG TITLE Front Sections CC & DD Proposed

A3 SCALE	DRAWN	STATUS	JOB NO.	DWG NO.	REV
1:50	SW	TENDER	1099.02	PPP04	

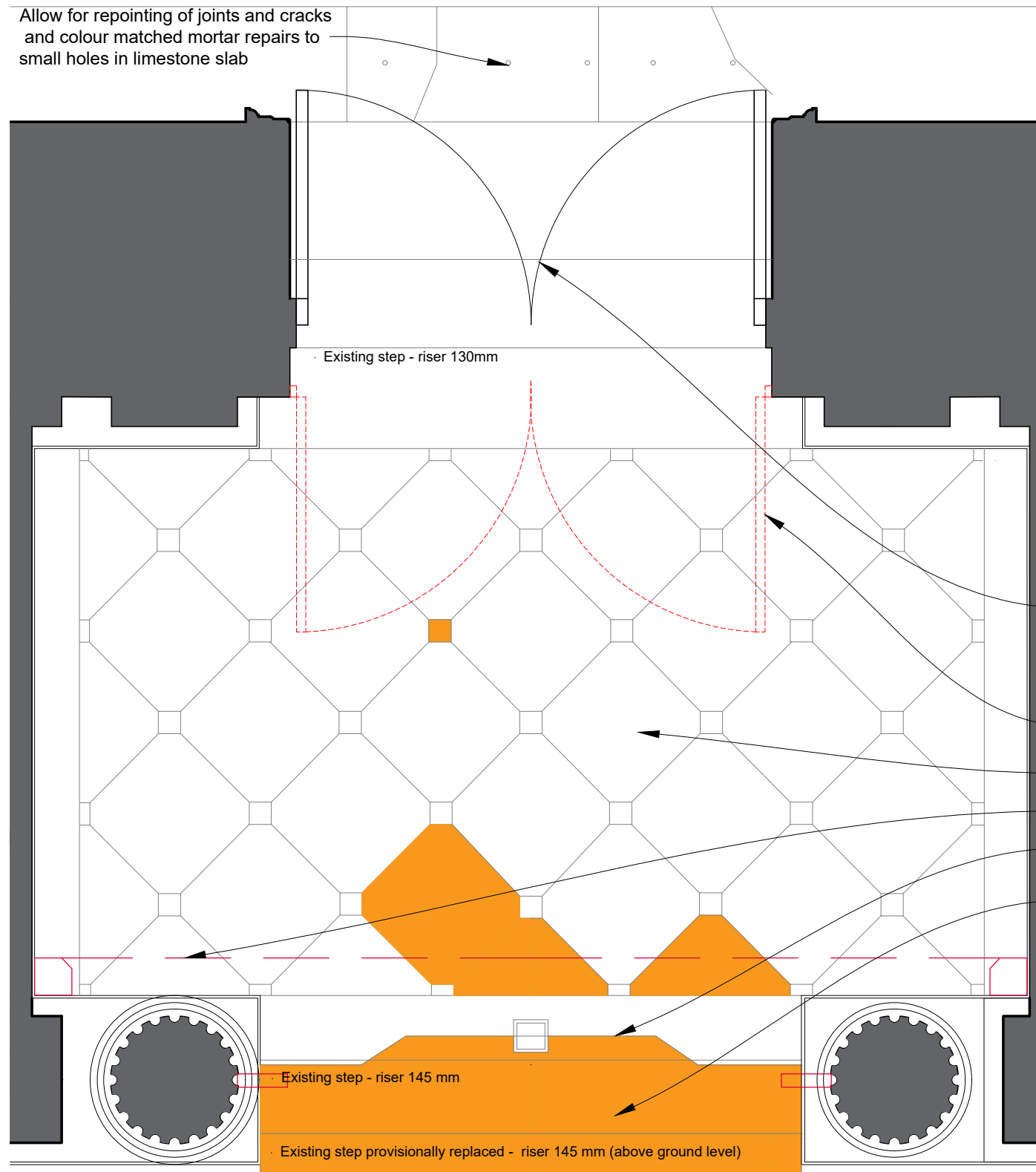
NOTE

Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately. This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

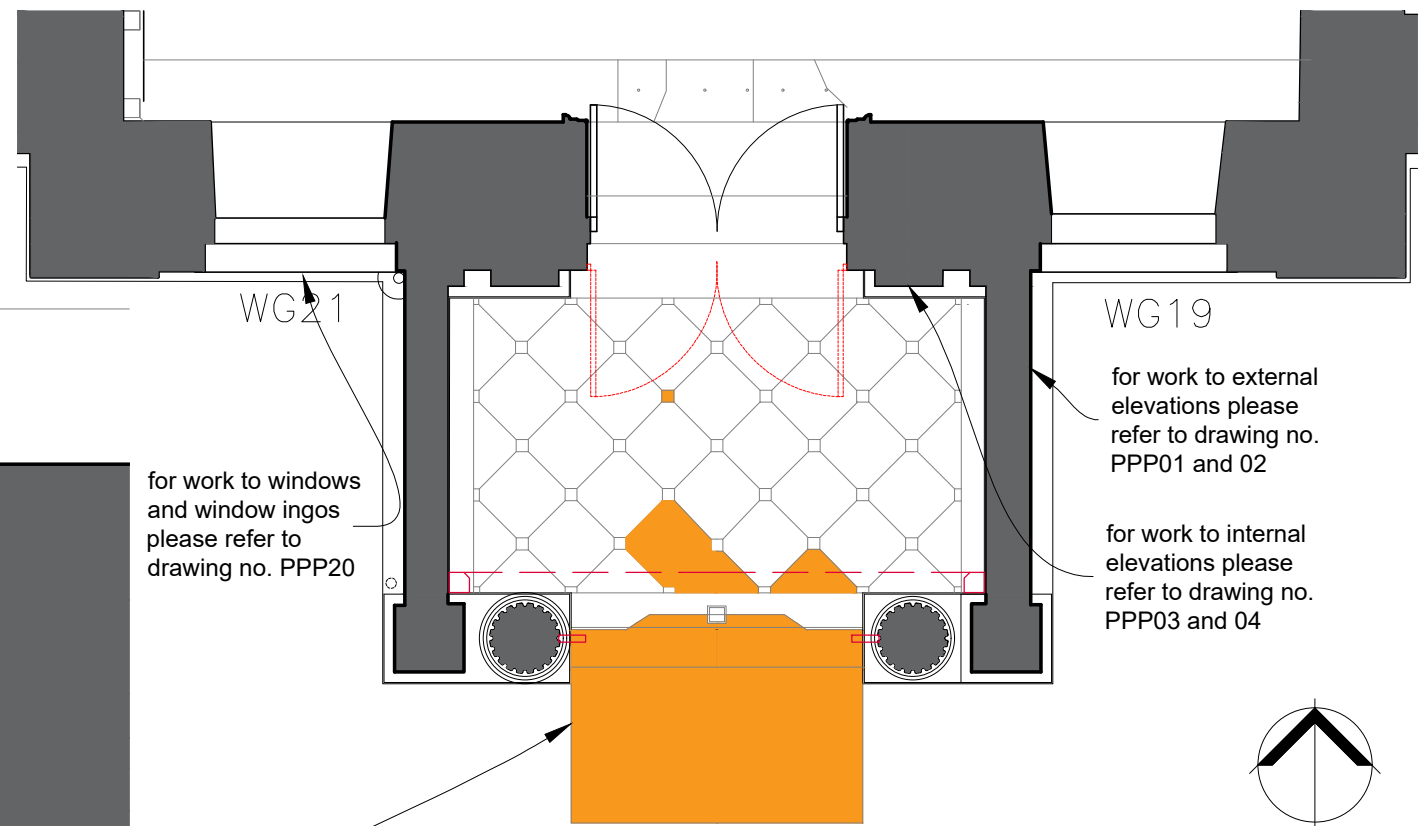
No works to be carried out until the appropriate bat licenses and statutory consents are in place.

Floor and original elements of the building to be carefully protected during the works.

Allow for repointing of joints and cracks and colour matched mortar repairs to small holes in limestone slab



PLAN OF INTERIOR OF PORTICO (PORCH) - AS PROPOSED scale 1:20



PLAN OF PORTICO (PORCH) AND CENTRAL PROJECTING BAY- AS PROPOSED scale 1:50

Reduce ground levels to area in front of projecting bay and portico by approximately 75mm. Provisionally allow for new limestone plat to 900mm deep x 50mm thick and equal to the width of the step.

Carry out minor repairs to joinery of existing door and fanlight and reglaze missing panes of fanlight in reproduction crown glass. Door panels to be reglazed in clear safety glass.

Rub down, prepare and paint doors.

Allow for overhauling existing hinges and lock / latch, fit client supplied drop handle to midrail.

Remove temporary timber doors and frame and make good plaster.

Allow for careful cleaning of existing limestone floor and carefully repointing. Replace damaged stones as indicated in buff hatch.

Remove temporary glazed screen and frame and allow for full inspection behind. Make good stucco / plasterwork

Allow for limestone indent to existing damaged step to exactly match stone type, colour and profile of original.

Allow for provisionally replacing existing damaged and partially submerged step in new stone to exactly match stone type, colour and profile of original.

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JOB TITLE Poltimore House Portico

CLIENT Poltimore House Trust

DWG TITLE Floor Plan - Proposed

A3 SCALE DRAWN STATUS
1:50, 1:20 SW TENDER

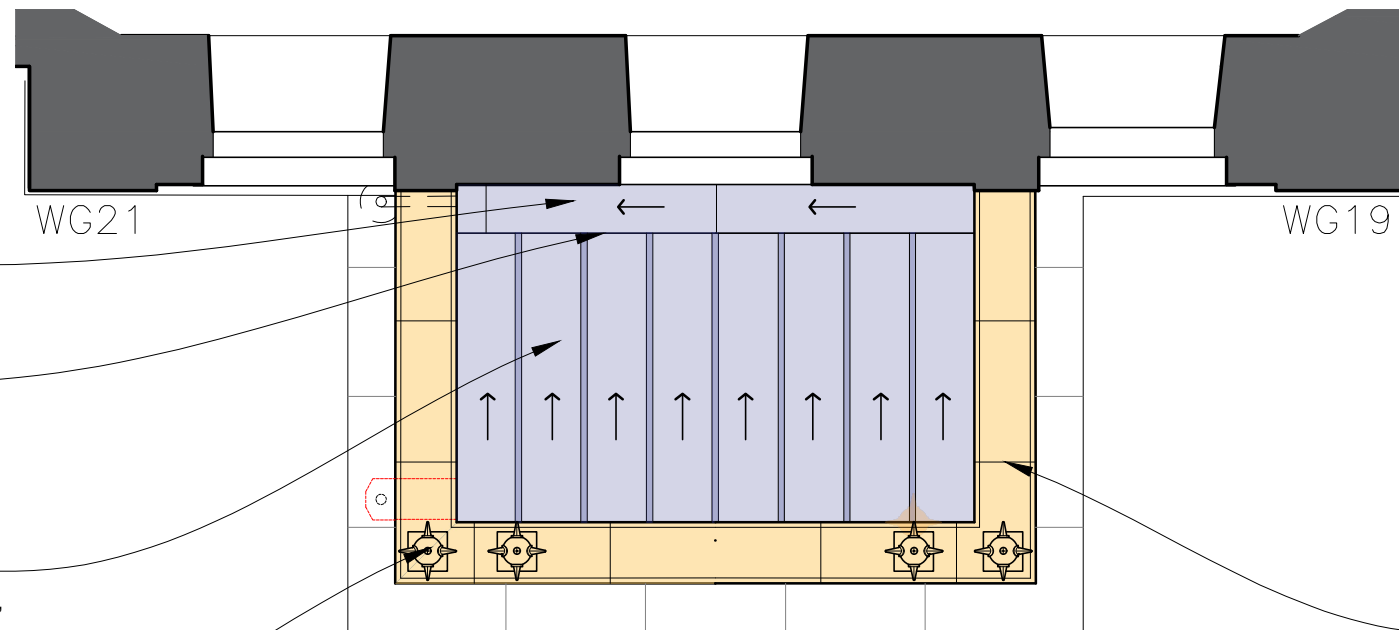
JOB NO. DWG NO. REV
1099.02 PPP05

New code 8 lead gutter. Allow for one step, sump, outlet and overflow to west end.

Ventilated edge detail - for details refer to detail PPP10

New code 6 lead flat roof on 18mm Airtrax board on new treated softwood. Timber rolls at 600 centres. Substrait all to LSA recommendations. Code 8 lead gutter to back with one step, sump and overflow at west end. Refer to PPP10 for details.

Provisionally fit 4no. new limestone finials with painted timber spikes as shown on early photographs of the house.



ROOF PLAN OF PORTICO (PORCH)- AS PROPOSED

NOTE

Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

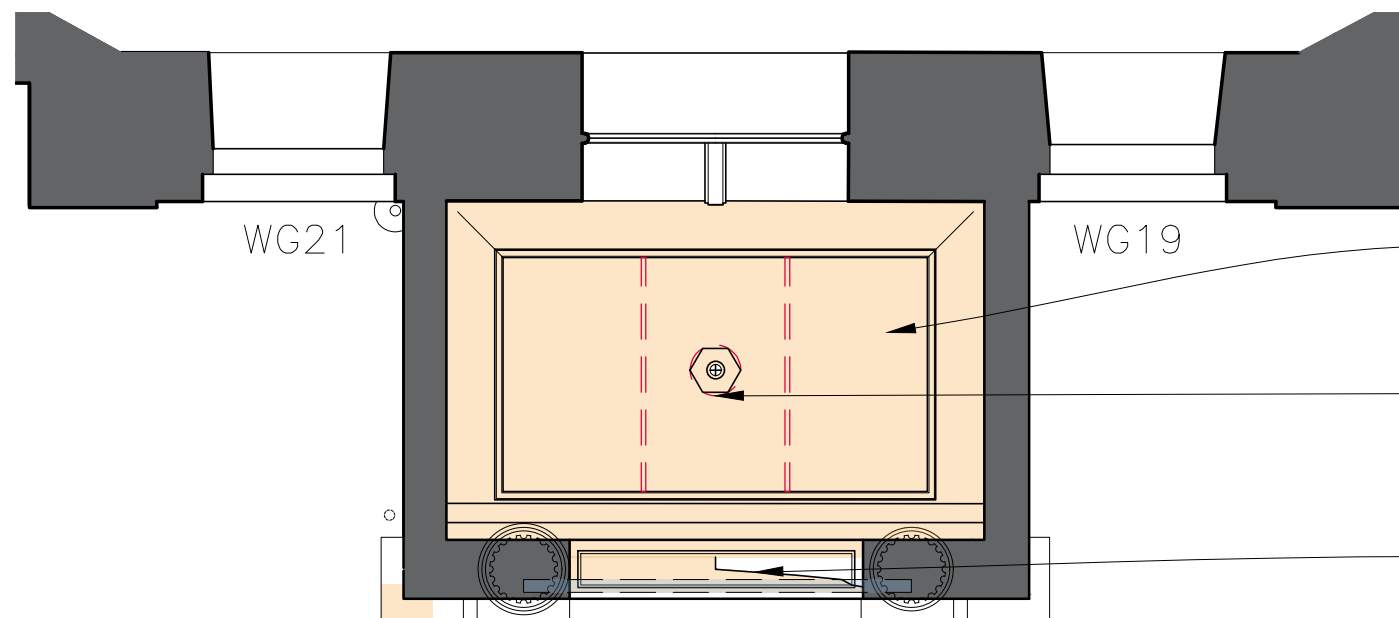
This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

No works to be carried out until the appropriate bat licenses and statutory consents are in place.

Floor and original elements of the building to be carefully protected during the works.

Existing / proposed scaffolding not shown on these proposal drawing for clarity. Refer to existing drawings for indicative position of existing scaffolding, to be altered prior to conservation works commencing.

Take down existing non-original brick parapet and stone cope. Fit new limestone cornice and raised brick parapet complete with profiled limestone cope. For details refer to drawing PPP10. Approximate stone sizes / joints indicated on this drawing.

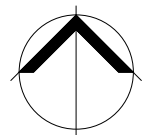


REFLECTED CEILING PLAN OF PORTICO (PORCH)- AS PROPOSED

Allow for removal of ASBESTOS ceiling by certified contractor and allow for inspection by Conservation Architect. Form new flat lime plaster ceiling on split chestnut laths with feature moulding and run lime plaster cornice to match profile of external architrave. For details refer to drawing PPP10.

Provisionally allow for new plaster ceiling rose, exterior lantern purpose made in cast iron and glass and wired and switched from the entrance hall.

Allow for carefully taking down existing plaster panel to underside of lintol and allowing for inspection of rusting iron plate/angle. Provisionally allow for replacing lintol in galvanised steel with stainless steel expanded metal lathing to underside. Reinistate stucco plaster panel using salvaged plaster and new.



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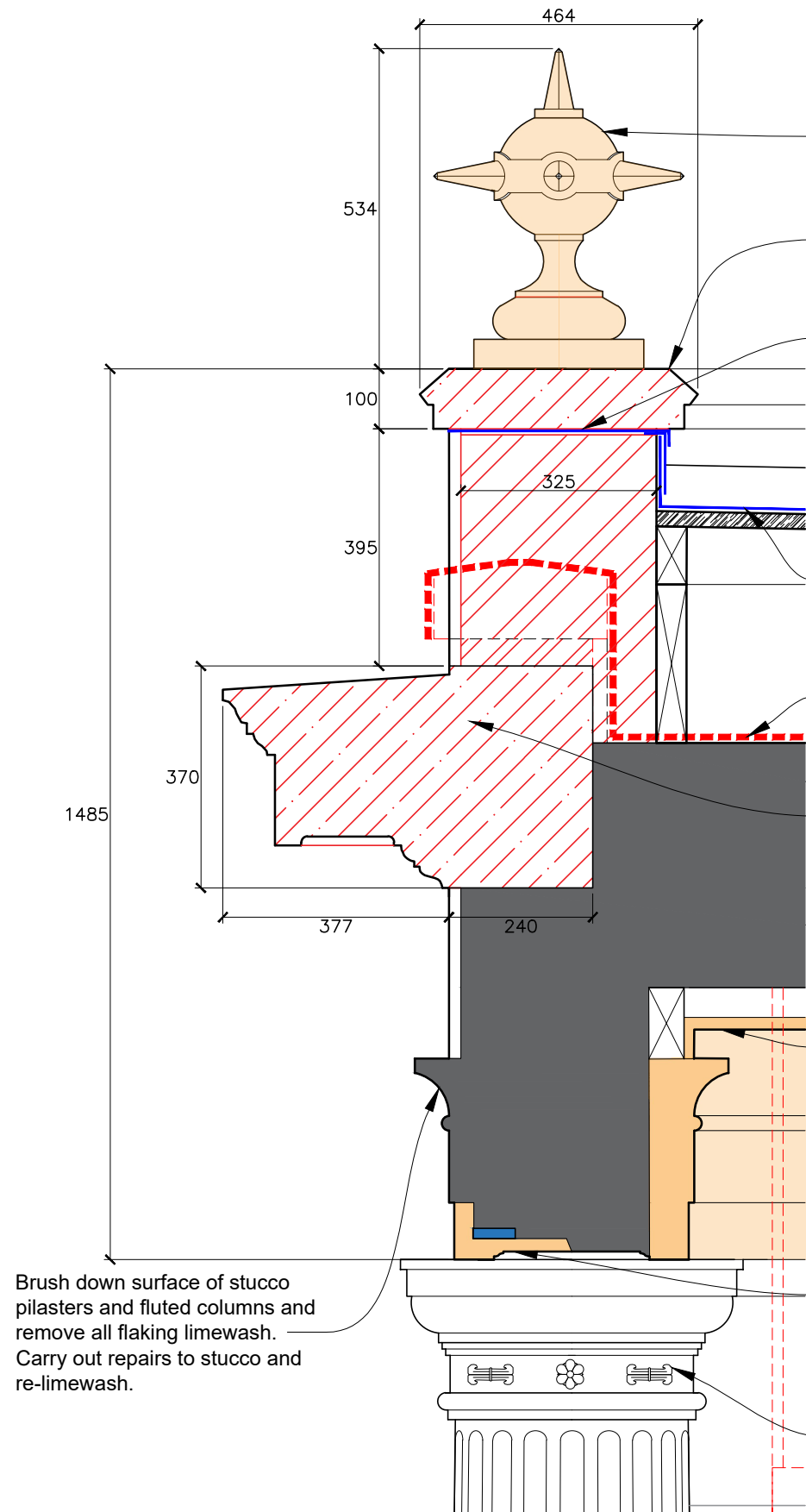
JOB TITLE Poltimore House Portico
CLIENT Poltimore House Trust
DWG TITLE Roof and Ceiling Plans - Proposed

A3 SCALE DRAWN STATUS JOB NO. DWG NO. REV
1:50, 1:20 SW TENDER 1099.02 PPP06

NOTE
Do not scale from this drawing - all dimensions should be checked on site by the contractor prior to construction and discrepancies notified to the architect immediately.

This drawing should be read in conjunction with the architect's drawings, specification and schedules, and those provided by the other consultants.

No works to be carried out until the appropriate bat licenses and statutory consents are in place.



New stone finial with 5no painted hardwood spikes fixed in position with stainless steel pins. Finial and blocking course doweled to cope with stainless steel dowels.

Profile of cope and finial to be confirmed base on physical and documentary evidence. Profiles drawn for pricing purposes only.

Code 6 flashing chased into wall below cill level and under code 6 lead DPC. Lead under cope to include welded sleeve over stainless steel dowel to corner copes

350mm wide code 8 lead gutter on 18mm Airtrax board laid to 1:40 fall. Provisionally fit one 70mm step. 150mm deep sump, with 75mm diameter lead outlet to hopper, and 100wide x 50mm high overflow, all at west end of gutter.

New code 6 lead flat roof, all to LSA recommendation on 18mm Airtrax board on new treated softwood firing pieces, 50mm x 225 joists at 450mm centres. 25mm air gap to be formed on hit and miss timber spacers or Airtrax stainless steel proprietary vent. Stainless steel insect mesh to be fitted to the vent.

Remove existing felt roof and parapet and allow for review of the existing roof structure by conservation architect.

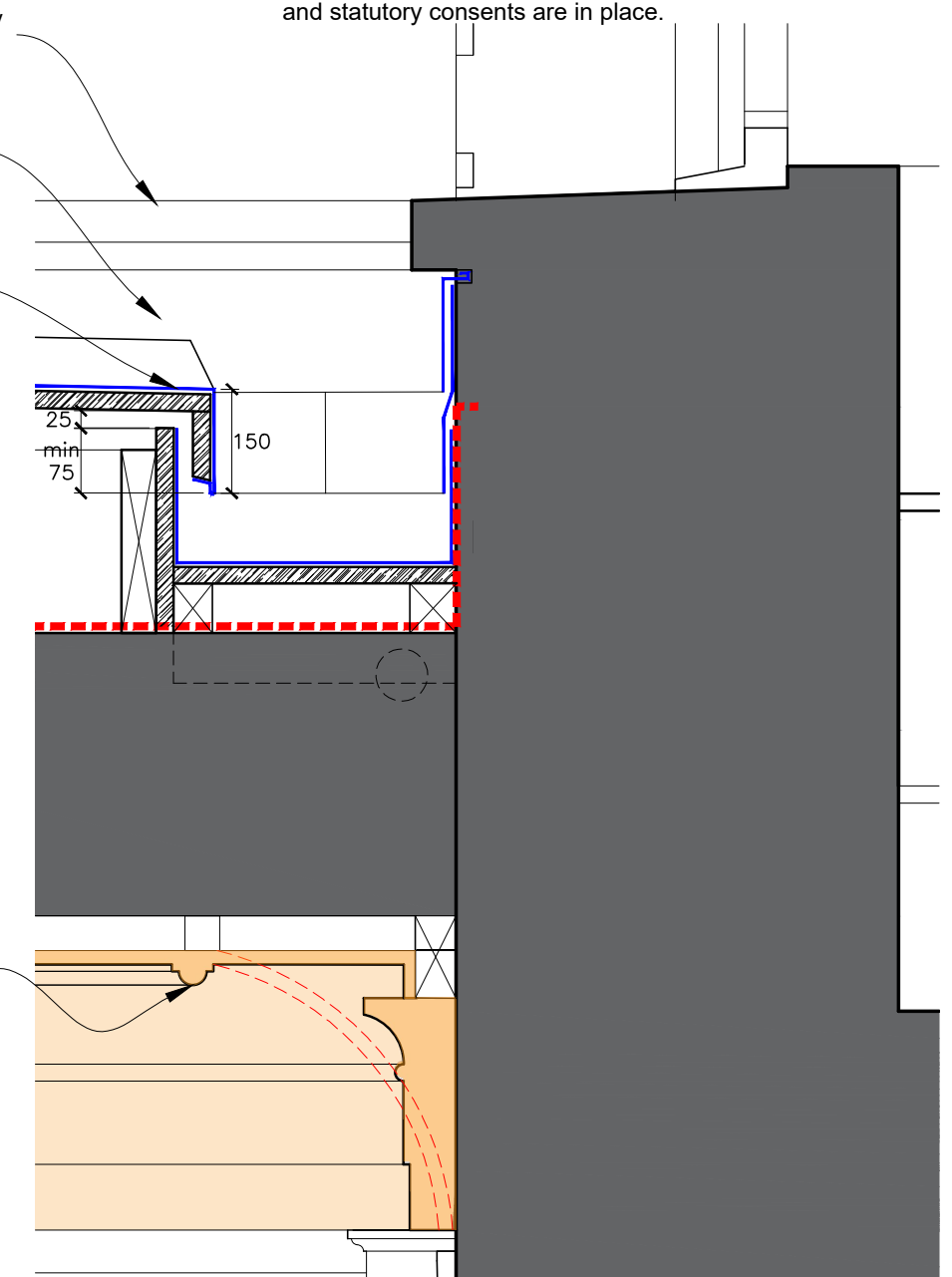
Take down existing non-original brick parapet and stone cope. Fit new limestone cornice based on pattern of cornice on building (scaled to suit dimensions given) and raised brick parapet complete with profiled limestone cope.

Allow for removal of ASBESTOS ceiling by certified contractor and allow for inspection by Conservation Architect. Form new flat lime plaster ceiling on split chestnut laths, provisionally on new softwood battens fixed to the existing roof structure. Fit painted hardwood feature moulding, similar to the existing (which may be contaminated) and run lime plaster cornice to match profile of external architrave, between the top of capital and the ceiling line.

Allow for carefully taking down existing plaster panel to underside of lintol and allowing for inspection of rusting iron plate/angle. Provisionally allow for replacing lintol in galvanised steel with stainless steel expanded metal lathing to underside. Reinstate stucco plaster panel using salvaged plaster and new.

Where missing reinstate wheat sheath and rose plaster enrichments to all column and pilaster capitals.

Brush down surface of stucco pilasters and fluted columns and remove all flaking limewash. Carry out repairs to stucco and re-limewash.



DETAILED SECTION THROUGH ABUTMENT AND NEW GUTTER TO PORTICO (PORCH) - AS PROPOSED scale 1:10

DETAILED SECTION THROUGH FRONT PARAPET OF PORTICO (PORCH) - AS PROPOSED scale 1:10

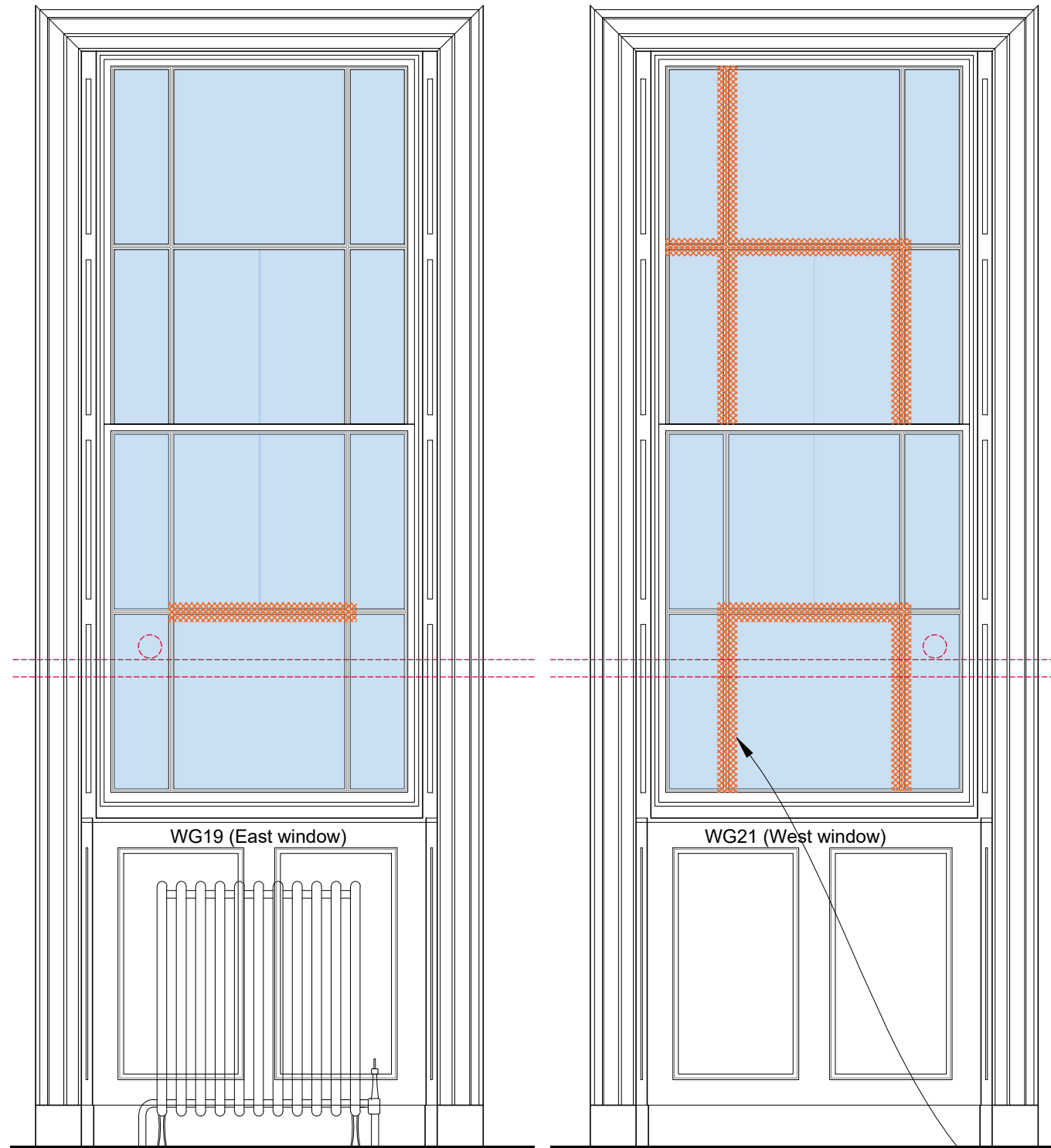
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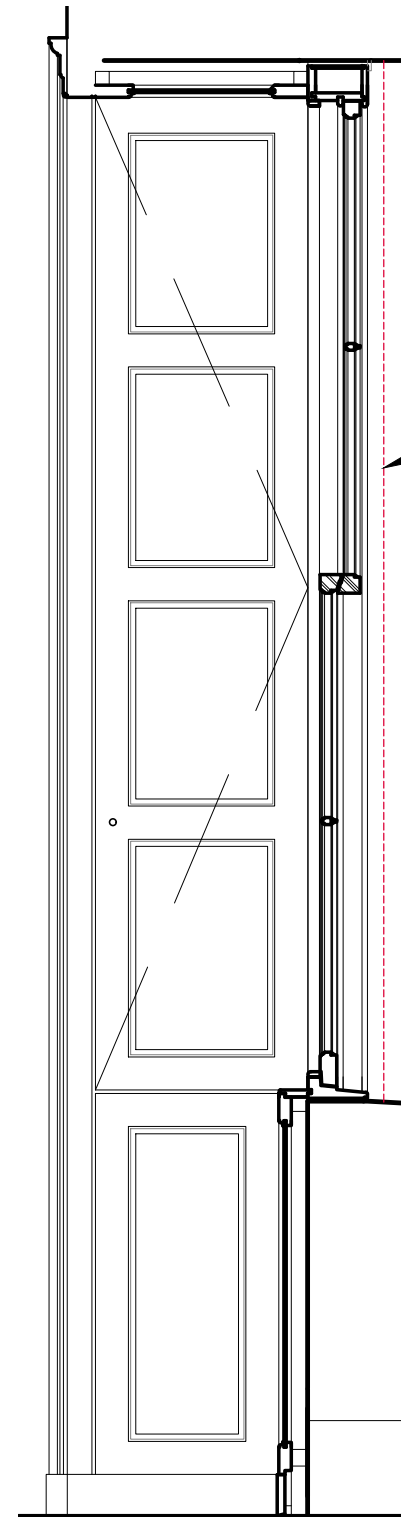
Architecture Heritage Consultancy Archaeology

JOB TITLE Poltimore House Portico
CLIENT Poltimore House Trust
DWG TITLE Front Sections AA & BB Proposed

A3 SCALE	DRAWN	STATUS	JOB NO.	DWG NO.	REV
1:10	SW	TENDER	1099.02	PPP10	



INTERNAL WINDOW ELEVATIONS scale 1:20



SHUTTER AND INGO LININGS scale 1:20

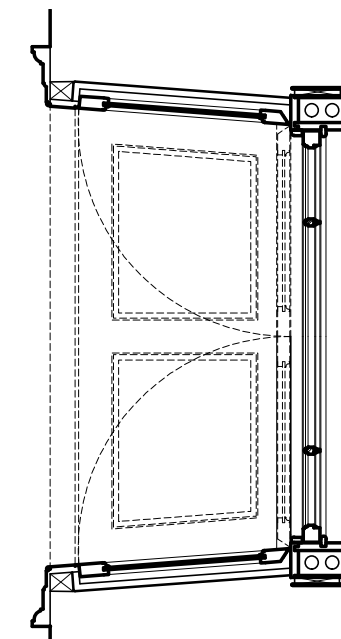
GLAZING BAR PROFILE scale 1:1

NOTE
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No works to be carried out until the appropriate bat licenses and statutory consents are in place.

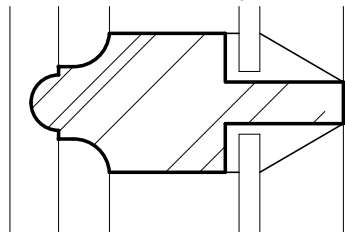
Allow for removal of security screens and boarding prior to full assessment of the repair work with the Conservation Architect.



INTERNAL WINDOW PLAN of INGO's scale 1:20

Provisionally allow for renewing sand and linseed oil mastic and timber cover bead

Profile has been assess visually. All mouldings profiles should be checked on site by contractor.



Work require to 2 no windows to Entrance Hall:-
Remove scaffolding currently braced through window. Remove outer temporary protective screens and grills and allow further assessment of condition by Conservation Architect.
Allow for repairing sash and case windows by piecing in missing glazing bars to exactly match the profile of the existing. Ease the sashes and adjust to full working order. Provisionally renew sash cords and replace missing ironmongery to match original profile. In addition fit discrete recessed brass locks to midrail. Fit toughened plate glass provisionally to match thickness of existing. Allow for adjustments to existing shutters to allow them to operate fully. Existing shutter knobs and ironmongery to be retained. Provisionally fit additional security shutter bars to rear of shutter. Allow for repairs to shutter linings and ingo panelling as necessary prior to preparation, priming and painting. Note that the existing paint may be lead based.

Hatch indicates preliminary assessment of missing joinery

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JOB TITLE Poltimore House Portico
CLIENT Poltimore House Trust
DWG TITLE Entrance Hall Window Repairs

A3 SCALE DRAWN STATUS JOB NO. DWG NO. REV
1:20, 1:1 SW TENDER 1099.02 PPP20