



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