

CARRY OUT ESSENTIAL REPAIRS TO ROOF. UNSURE OF REQUIRED WORKS AT PRESENT BUT WILL INCLUDE NEW LEAD FLASHING AROUND CHIMNEY AND AGAINST PARAPET WALL.

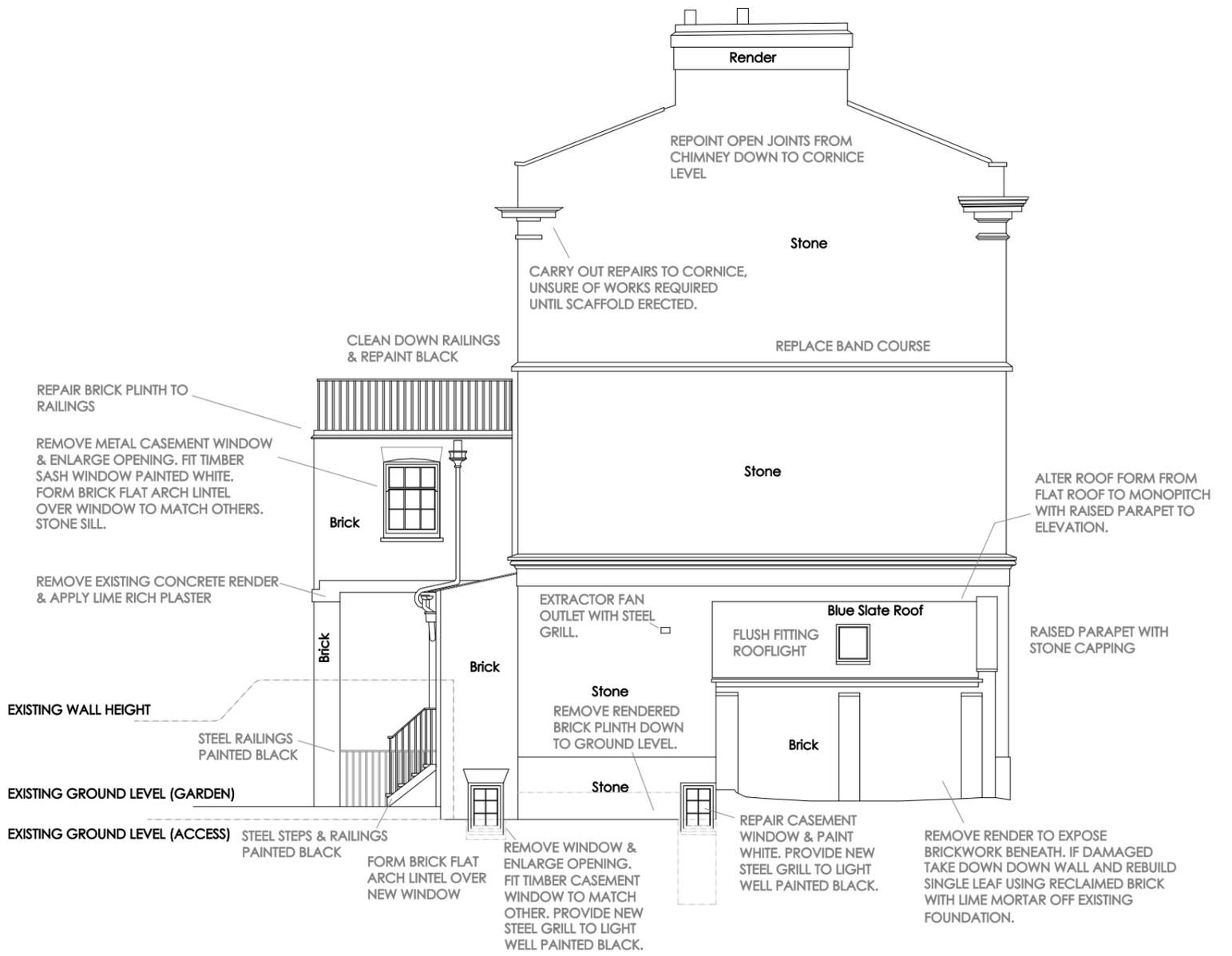
WINDOWS TO BE REPAIRED & CLEANED DOWN WHERE NECESSARY. PAINTED WHITE.

REMOVE UNNECESSARY WASTE DOWN PIPES & HOPPERS. FIX NEW MOULDED STRING COURSE TO GAPS WHERE PIPES REMOVED.

ALTER ROOF FORM FROM FLAT ROOF TO MONOPITCH WITH RAISED PARAPET TO ELEVATION.

REMOVE EXISTING CONCRETE RENDER AND APPLY NEW NATURAL RENDER FINISH.

WEST ELEVATION



REPAIR BRICK PLINTH TO RAILINGS

REMOVE METAL CASEMENT WINDOW & ENLARGE OPENING. FIT TIMBER SASH WINDOW PAINTED WHITE. FORM BRICK FLAT ARCH LINTEL OVER WINDOW TO MATCH OTHERS. STONE SILL.

REMOVE EXISTING CONCRETE RENDER & APPLY LIME RICH PLASTER

EXISTING WALL HEIGHT

EXISTING GROUND LEVEL (GARDEN)

EXISTING GROUND LEVEL (ACCESS)

CLEAN DOWN RAILINGS & REPAINT BLACK

BRICK

STEEL RAILINGS PAINTED BLACK

STEEL STEPS & RAILINGS PAINTED BLACK

FORM BRICK FLAT ARCH LINTEL OVER NEW WINDOW

REMOVE WINDOW & ENLARGE OPENING. FIT TIMBER CASEMENT WINDOW TO MATCH OTHER. PROVIDE NEW STEEL GRILL TO LIGHT WELL PAINTED BLACK.

EXTRACTOR FAN OUTLET WITH STEEL GRILL

STONE

REMOVE RENDERED BRICK PLINTH DOWN TO GROUND LEVEL.

REMOVE RENDER TO EXPOSE BRICKWORK BENEATH. IF DAMAGED TAKE DOWN DOWN WALL AND REBUILD SINGLE LEAF USING RECLAIMED BRICK WITH LIME MORTAR OFF EXISTING FOUNDATION.

REPOINT OPEN JOINTS FROM CHIMNEY DOWN TO CORNICE LEVEL

CARRY OUT REPAIRS TO CORNICE, UNSURE OF WORKS REQUIRED UNTIL SCAFFOLD ERECTED.

REPLACE BAND COURSE

ALTER ROOF FORM FROM FLAT ROOF TO MONOPITCH WITH RAISED PARAPET TO ELEVATION.

RAISED PARAPET WITH STONE CAPPING

STONE

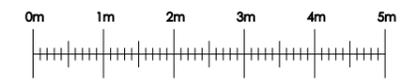
STONE

REPAIR CASEMENT WINDOW & PAINT WHITE. PROVIDE NEW STEEL GRILL TO LIGHT WELL PAINTED BLACK.

NORTH ELEVATION

60.00 AOD

NOTE
 NEW DOORS & WINDOWS TO HAVE SLIMLITE DOUBLE GLAZED UNITS, EXTERNAL LINTELS AND SILLS TO MATCH EXISTING.
 NEW MORTAR & MASONRY TO MATCH EXISTING IN TERMS OF TYPE, COLOUR, TEXTURE & BOND PATTERN WHERE APPLICABLE.
 NEW RAINWATER GOODS AND SOIL/WASTE PIPES TO BE BLACK ALUMINIUM UNLESS SPECIFIED.



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