Renew all ridges & hips in red clay to match. Renew cement pieds to bay dormer windows.

Strip all felt from front concealed gutter and renew in code 6 lead.

Renew all lead flashings, valleys, sidebips, soakers etc in code 5 lead throughout.

Due to the buildings location neer the busy harbour as well as poor maintenance the building requires be be stone cleaned. Suitable method to be arranged with conservation officer prior to commencement of works.

Replace defective existing sash & case windows with new hardwood timber sash & case windows. Windows to be traditional single glaze styles/sashes with new slim double glazed units fitted. This style of window has been accepted by Aberdeen City Heritage Trust & The Green THI on various projects throughout the city and nearby this property. New windows will not include large extract fans through the glazing as per existing windows.

Remove un-desireable metal railings to lower windows complete.

If possible retain existing cast iron rainwater goods & refurbish. If required replace with Alumasc Heritage cast iron rainwater downpipes and gutters, pre-finished.

Renew all existing skews, haunchings throughout in new lime/cement based mixes.

Strip & re-slate existing roofs throughout, re-use existing slates where possible and make up with good quality second hand welsh slates to match.

Carefully pick out & re-point granite walls throughout including chimneyheads & tabbing stones using traditional NHLS lime pointing mix.

Retain existing doors & strip paintwork before re-painting to give smooth finish. New brass mammongery to match existing where required. Retain existing gates to entrance to self contained ground floor flat, remove & thoroughly wire brush/rub down before re-painting & re-fitting.

EAST ELEVATION (MARISCHAL STREET)

Renew all ridges & hips in red clay to match. Renew cement pieds to bay dormer windows.

Infill existing roof pitch out to gable wall and fit 1 No. replacement & 1 No. new conservation type velux roof windows (F06 GHL-660x1180mm) in to top floor flat.

Strip all felt from front concealed gutter and renew in code 6 lead.

Renew all lead flashings, valleys, sidebips, soakers etc in code 5 lead throughout.

Replace defective existing sash & case windows with new hardwood timber sash & case windows. Windows to be traditional single glaze styles/sashes with new slim double glazed units fitted. This style of window has been accepted by Aberdeen City Heritage Trust & The Green THI on various projects throughout the city and nearby this property. New windows will not include large extract fans through the glazing as per existing windows.

Remove un-desireable metal railings to lower windows complete.

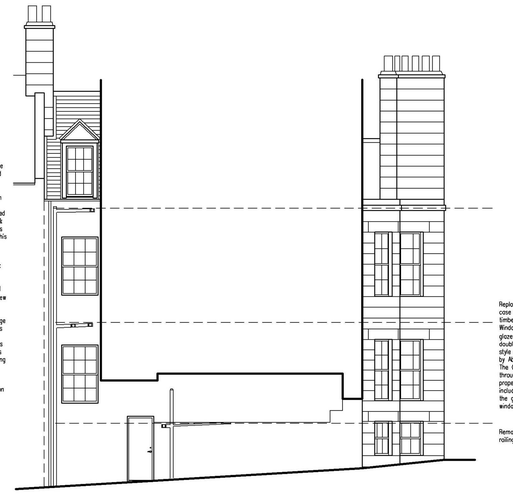
If possible retain existing cast iron rainwater goods & refurbish. If required replace with Alumasc Heritage cast iron rainwater downpipes and gutters, pre-finished.

Renew all existing skews, haunchings throughout in new lime/cement based mixes.

Strip & re-slate existing roofs throughout, re-use existing slates where possible and make up with good quality second hand welsh slates to match.

Carefully pick out & re-point granite walls throughout including chimneyheads & tabbing stones using traditional NHLS lime pointing mix.

SOUTH ELEVATION (REGENT QUAY)



Replace existing fixed pane double glazed window with new hardwood timber sash & case window. Window to be traditional single glaze styles/sashes with new slim double glazed units fitted. This style of window has been accepted by Aberdeen City Heritage Trust & The Green THI on various projects throughout the city and nearby this property.

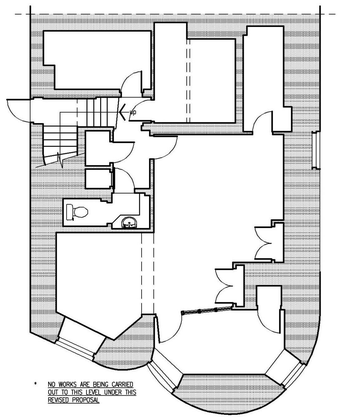
Replace defective existing sash & case stairwell window with new hardwood timber sash & case window. Window to be traditional single glaze styles/sashes with new slim double glazed units fitted. This style of window has been accepted by Aberdeen City Heritage Trust & The Green THI on various projects throughout the city and nearby this property. New windows will not include large extract fans through the glazing as per existing windows.

If possible retain existing cast iron rainwater goods & refurbish. If required replace with Alumasc Heritage cast iron rainwater downpipes and gutters, pre-finished.

Replace defective existing sash & case windows with new hardwood timber sash & case windows. Windows to be traditional single glaze styles/sashes with new slim double glazed units fitted. This style of window has been accepted by Aberdeen City Heritage Trust & The Green THI on various projects throughout the city and nearby this property. New windows will not include large extract fans through the glazing as per existing windows.

Remove un-desireable metal railings to lower windows complete.

WEST ELEVATION (THEATRE LANE)



* NO WORKS ARE BEING CARRIED OUT TO THIS LEVEL UNDER THIS REVISED PROPOSAL

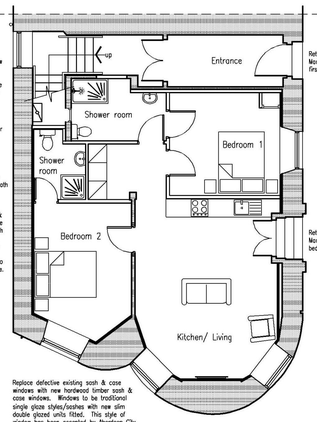
LOWER GROUND FLOOR PLAN

Replace defective existing sash & case stairwell window with new hardwood timber sash & case window. Window to be traditional single glaze styles/sashes with new slim double glazed units fitted. This style of window has been accepted by Aberdeen City Heritage Trust & The Green THI on various projects throughout the city and nearby this property.

All plumbing to be directed to rear lane, to connect to existing drainage.

Boiler located at low level within cupboard below stairs & flue pipe ducted out through rear wall beneath level of adjoining building.

Extract fans from shower rooms & Kitchen to be ducted up within fire boxes in partitions and out through rear main roof. Extract ducts to be connected with adaptor kits to flush Ubbink slate ventilators, colour to match slates, in order to make them as discreet as possible.



Retain existing entrance from Marischal Street for entrance to first floor & second floor flats.

Retain existing entrance from Marischal Street for entrance to 2 bedroom ground floor flat.

Replace defective existing sash & case windows with new hardwood timber sash & case windows. Windows to be traditional single glaze styles/sashes with new slim double glazed units fitted. This style of window has been accepted by Aberdeen City Heritage Trust & The Green THI on various projects throughout the city and nearby this property. New windows will not include large extract fans through the glazing as per existing windows.

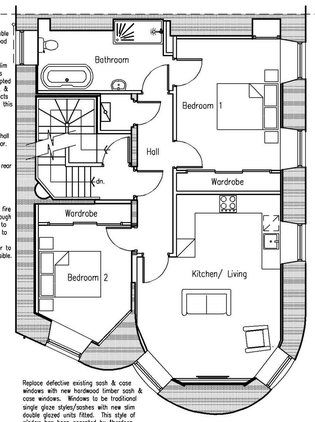
GROUND FLOOR PLAN

Replace existing fixed pane double glazed window with new hardwood timber sash & case window. Window to be traditional single glaze styles/sashes with new slim double glazed units fitted. This style of window has been accepted by Aberdeen City Heritage Trust & The Green THI on various projects throughout the city and nearby this property.

Boiler wall hung located within hall cupboard and ducted out to rear.

All plumbing to be directed to rear lane, to connect to existing drainage.

Extract fans from bathroom & Kitchen to be ducted up within fire boxes in partitions and out through rear main roof. Extract ducts to be connected with adaptor kits to flush Ubbink slate ventilators, colour to match slates, in order to make them as discreet as possible.



Replace defective existing sash & case windows with new hardwood timber sash & case windows. Windows to be traditional single glaze styles/sashes with new slim double glazed units fitted. This style of window has been accepted by Aberdeen City Heritage Trust & The Green THI on various projects throughout the city and nearby this property. New windows will not include large extract fans through the glazing as per existing windows.

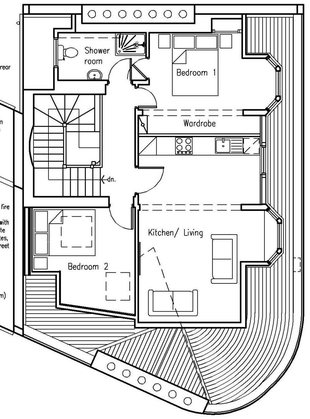
FIRST FLOOR PLAN

All plumbing to be directed to rear lane, to connect to existing drainage.

Boiler located within wardrobe in bedroom 1, ducted out through rear main roof.

Extract fans from En-suite & Kitchen to be ducted up within fire boxes through rear main roof. Extract ducts to be connected with adaptor kits to flush Ubbink slate ventilators, colour to match slates, in order to make them as discreet as possible.

Infill existing roof pitch out to gable wall and fit 2 No. new conservation type velux roof windows (W06 GHL-780x1180mm) in to top floor flat.



SECOND FLOOR PLAN

Rev 'B' - RESUBMIT FOR PLANNING 30/06/21

Rev 'A' - ADDITIONAL INFO ADDED 30/11/12

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ESTABLISHED 1983

Client	G.W. Cheyne (Builders) Ltd				
Project	Refurbishment / Conversion at 60/62 Marischal Street, Aberdeen				
Title	Planning Drawing				
Scale	1:100 @ A1	Date	July '12	Drawn By	RDC/RLS
JobNo	C:83	DrgNo	02	Issue	'B'