

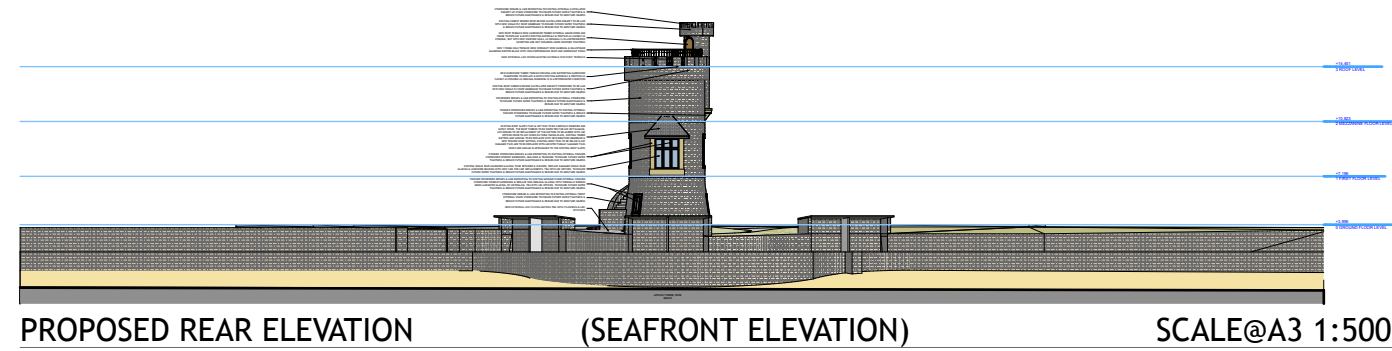
This drawing is the copyright of Elmstone Architectural Ltd. The Contractor is to check all site dimensions and levels before work commences. Do not scale from drawings. This drawings must be read with and checked against all structural and other specialist drawings, specification and bills of quantity. Contractor is to notify Architect of any discrepancies. The contractor is to comply with all current Building Standard, Building Regulation requirements and CDM Health & Safety regulations whether or not specifically stated on these drawings.

Notes:



NOTE: TREE & SHRUB POSITIONS INDICATIVE ONLY  
SCALE@A3 1:100

**PLANNING & LISTED BUILDING CONSENT**



PROPOSED REAR ELEVATION (SEAFRONT ELEVATION) SCALE@A3 1:500

- STONEWORK REPAIRS & LIME REPOINTING TO EXISTING EXTERNAL CASTELLATED PARAPET UP-STAND STONEMWORK TO ENSURE FUTURE WATER TIGHTNESS & REDUCE FUTURE MAINTENANCE & REPAIRS DUE TO MOISTURE INGRESS
- EXISTING CEMENT RENDER ROOF BEHIND CASTELLATED PARAPET TO BE LAID WITH NEW SINGLE PLY ROOF MEMBRANE TO ENSURE FUTURE WATER TIGHTNESS & REDUCE FUTURE MAINTENANCE & REPAIRS DUE TO MOISTURE INGRESS
- NEW ROOF TERRACE DECK HARDWOOD TIMBER EXTERNAL GRADE DOOR AND FRAME TO REPLACE & MATCH EXISTING MATERIALS & PROFILES AS CLOSELY AS POSSIBLE, BUT WITH NEW WEATHER SEALS, AS ORIGINAL IS IN A DETERIORATED CONDITION AND ISNT ENSURING GOOD WEATHER TIGHTNESS
- NEW 1150MM HIGH TERRACE DECK WROUGHT IRON HANDRAIL & BALUSTRADE GUARDING PAINTED BLACK WITH HIGH PERFORMANCE PAINT AND UNDERCOAT FINISH
- NEW EXTERNAL LED DOWNLIGHTING SUITABLE FOR ROOF TERRACE

- NEW HARDWOOD TIMBER TERRACE DECKING AND SUPPORTING HARDWOOD FRAMEWORK TO REPLACE & MATCH EXISTING MATERIALS & PROFILES AS CLOSELY AS POSSIBLE AS ORIGINAL BOARDING IS IN A DETERIORATED CONDITION
- EXISTING ROOF SUBDECK BEHIND CASTELLATED PARAPET STONEMWORK TO BE LAID WITH NEW SINGLE PLY ROOF MEMBRANE TO ENSURE FUTURE WATER TIGHTNESS & REDUCE FUTURE MAINTENANCE & REPAIRS DUE TO MOISTURE INGRESS
- STONEWORK REPAIRS & LIME REPOINTING TO EXISTING EXTERNAL STONEMWORK TO ENSURE FUTURE WATER TIGHTNESS & REDUCE FUTURE MAINTENANCE & REPAIRS DUE TO MOISTURE INGRESS
- FINISHED STONEMWORK REPAIRS & LIME REPOINTING TO EXISTING EXTERNAL FINISHED STONEMWORK TO ENSURE FUTURE WATER TIGHTNESS & REDUCE FUTURE MAINTENANCE & REPAIRS DUE TO MOISTURE INGRESS

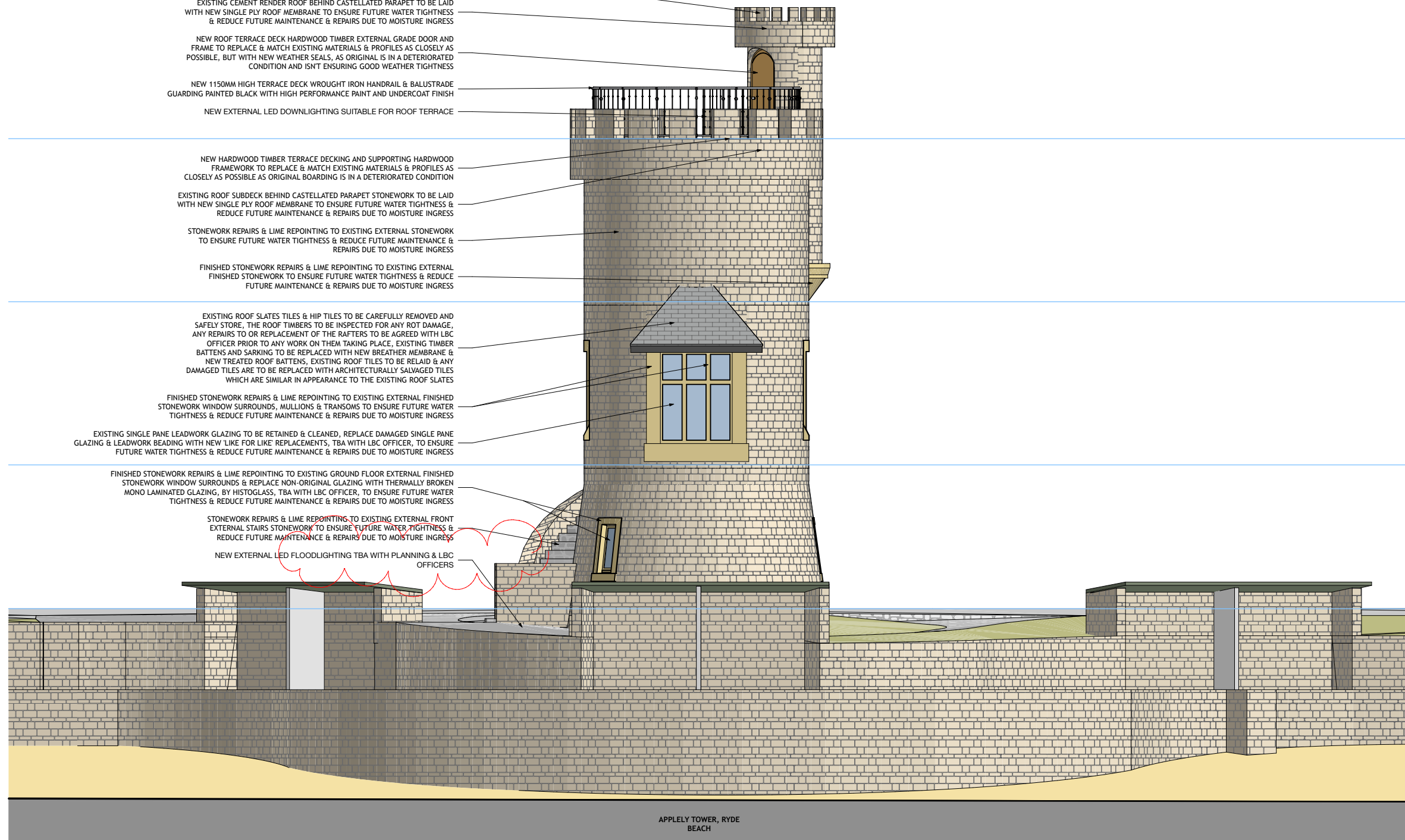
- EXISTING ROOF SLATES TILES & HIP TILES TO BE CAREFULLY REMOVED AND SAFELY STORE, THE ROOF TIMBERS TO BE INSPECTED FOR ANY ROT DAMAGE, ANY REPAIRS TO OR REPLACEMENT OF THE RAFTERS TO BE AGREED WITH LBC OFFICER PRIOR TO ANY WORK ON THEM TAKING PLACE, EXISTING TIMBER BATTENS AND SARKING TO BE REPLACED WITH NEW BREATHER MEMBRANE & NEW TREATED ROOF BATTENS, EXISTING ROOF TILES TO BE RELAID & ANY DAMAGED TILES ARE TO BE REPLACED WITH ARCHITECTURALLY SALVAGED TILES WHICH ARE SIMILAR IN APPEARANCE TO THE EXISTING ROOF SLATES

- FINISHED STONEMWORK REPAIRS & LIME REPOINTING TO EXISTING EXTERNAL FINISHED STONEMWORK WINDOW SURROUNDS, MULLIONS & TRANSOMS TO ENSURE FUTURE WATER TIGHTNESS & REDUCE FUTURE MAINTENANCE & REPAIRS DUE TO MOISTURE INGRESS

- EXISTING SINGLE PANE LEADWORK GLAZING TO BE RETAINED & CLEANED, REPLACE DAMAGED SINGLE PANE GLAZING & LEADWORK BEADING WITH NEW LIKE FOR LIKE REPLACEMENTS, TBA WITH LBC OFFICER, TO ENSURE FUTURE WATER TIGHTNESS & REDUCE FUTURE MAINTENANCE & REPAIRS DUE TO MOISTURE INGRESS

- FINISHED STONEMWORK REPAIRS & LIME REPOINTING TO EXISTING GROUND FLOOR EXTERNAL FINISHED STONEMWORK WINDOW SURROUNDS & REPLACE NON-ORIGINAL GLAZING WITH THERMALLY BROKEN MONO LAMINATED GLAZING, BY HISTOGLASS, TBA WITH LBC OFFICER, TO ENSURE FUTURE WATER TIGHTNESS & REDUCE FUTURE MAINTENANCE & REPAIRS DUE TO MOISTURE INGRESS

- STONEWORK REPAIRS & LIME REPOINTING TO EXISTING EXTERNAL FRONT EXTERNAL STAIRS STONEMWORK TO ENSURE FUTURE WATER TIGHTNESS & REDUCE FUTURE MAINTENANCE & REPAIRS DUE TO MOISTURE INGRESS
- NEW EXTERNAL LED FLOODLIGHTING TBA WITH PLANNING & LBC OFFICERS



PROPOSED REAR ELEVATION (NORTH EAST) SCALE@A3 1:100

Rev.	Date	Description	By
B	30.03.22	2NO. INFORMATION BOARD & ISSUED TO CLIENT FOR COMMENT	SM
C	05.04.22	2NO. INFORMATION BOARD POSITION MOVED INLINE WITH CLIENT'S EMAIL, CHANGES BUBBLED & ISSUED TO CLIENT FOR COMMENT	SM

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Client  
**Graham Biss - Island 2000**

Project  
**Appley Tower, Ryde, Isle of Wight**

Drawing  
**Proposed Rear Elevation**

Drawing Scale	Date	Status	Drawn By
1:100, 1:500 @ A3 SIZE	29/09/2021	PLANNING & LISTED BUILDING CONSENT	SM

Drawing No.  
**226/PL16** Rev. **C**