

Slipped or damaged clay pantiles and ridge/hip tiles to be reset or else replaced as necessary

Cement/lime render with colour wash finish

Black painted plinth band

PROPOSED SOUTH (FRONT) ELEVATION

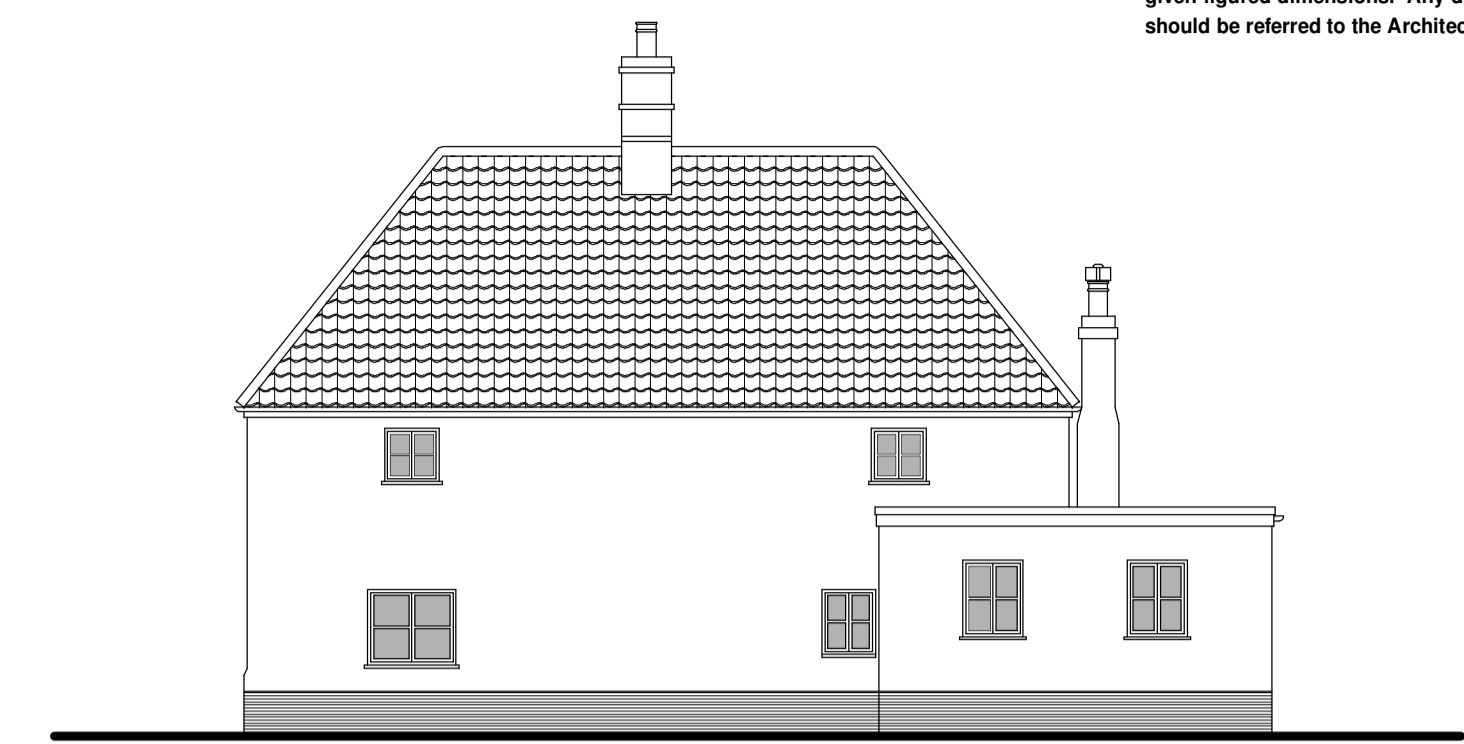


Slipped or damaged clay pantiles and ridge/hip tiles to be reset or else replaced as necessary

Where collapsed walls on part east and north elevations to be rebuilt using blockwork. Walls to be finished with cement/lime render with colour wash finish. Remain parts of walls to be finished as noted elsewhere.

Black painted plinth band

PROPOSED EAST ELEVATION



Black painted plinth band

PROPOSED NORTH ELEVATION



Slipped or damaged clay pantiles and ridge/hip tiles to be reset or else replaced as necessary

Cement/lime render with colour wash finish

Black painted plinth band

PROPOSED WEST ELEVATION

BRIEF CONSTRUCTION NOTES:

Note:
This drawing to be read in conjunction with report, details etc prepared by structural engineers, The Morton Partnership. Reference also to be made to Ecological Survey: Protected species survey (Bats) prepared by JP Ecology.

Provide/retain all necessary temporary supports prior to commencement of work on site. Structural repairs / making good to be in accordance with Structural Engineer's requirements.

All salvageable materials are to be retained, stacked and stored on site ready for reuse. All materials not being reused on site to be sent to recycling specialist's.

New materials including timber, bricks, tiles etc are to match existing as necessary. Where existing or new openings are altered or formed all to be made good with existing

EXTERNAL WALLS ETC:
Above black painted plinth band: Where required existing collapsed/missing walling to be made good using blockwork finished with cement/lime render. Walls to be colour washed to match existing walls.

Black painted plinth band:
Where necessary required walls to be made good with existing or matching brickwork and finished with black colour wash.

ROOFS ETC:
Pitched roof:
Refer also to Ecological survey: Protected species survey (Bats) as prepared by JP Ecology.
Existing roof to remain insitu and not to be striped. Where existing tiles are either slipped or damaged these are to be either repositioned or replaced as necessary. Roof over damaged/missing walls to have maximum 3 rows of tiles removed above eaves to allow for inspection and repair of rafters, tile battens and wallplates. As necessary roofing felt to be relaid under battens and existing roofing tiles replaced.

Flat roof:
Flat roof to be striped back and new insulated deck installed. Roof to be finished with either high performance hot bonded felt or with membrane applied by specialist's

PORCH ROOF:
Existing roof to be retained and made good or else replaced with zinc on ply decking.

Stained timber fascias, soffits etc to match existing for style and also finish to both roof areas.

CHIMNEYS:
Chimneys to be retained and made good as necessary. Code 4/5 lead flashing to be installed at junctions with roof in accordance with LDA requirements. Redundant flues to be fitted with ventilated caps externally and stacks to be fitted with vents at ground floor level internally.

WINDOWS, AND DOORS:

Where retained existing timber frames ect to be made good and repainted using microporous paint. Relacement double glazing to be used throughout.

New windows and doors to be PVCu Residence R7 by Windows and Doors and double glazed throughout.

RAINWATER GOODS ETC:

Black gutters and down pipes. Down pipes connected to below ground drainage.

EXISTING INTERNAL WALLS:

Internally walls to be checked and made good as necessary. Where plastering is necessary lime based renovating plaster to be used.

NEW INTERNAL PARTITIONS:

New internal partitins to be of timber construction with plasterboard. Voids to have min 25mm unfaced mineral wool insulation installed in compliance with B Regulations.

WOOD BURNER AND FLUE:

Wood burner stove in living area with flue liner insetrted in existing chimney stack with discharge to free air to be min 600mm above roof ridge line. Woodburner, flue etc installed in compliance with HEATAS Regulations.

DRAINAGE:

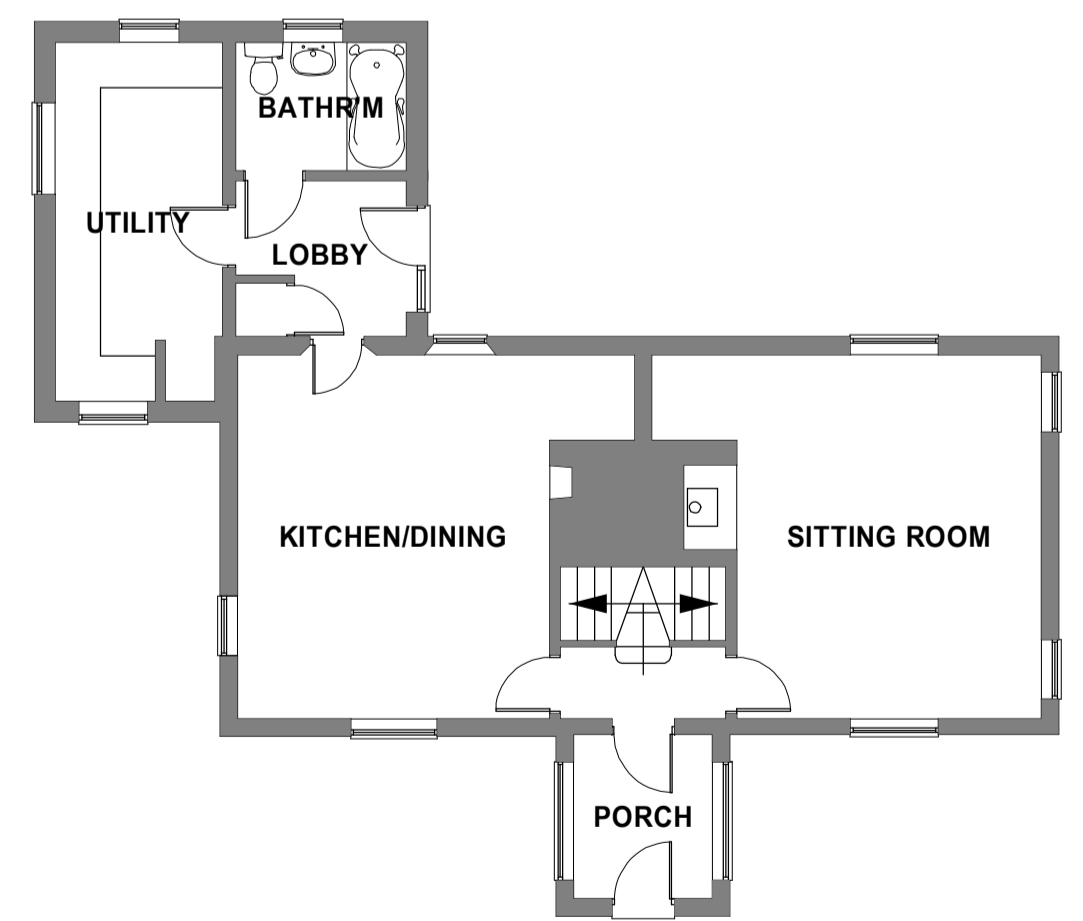
Foul water - to be connected to existing mains drainage.
Surface water - to be taken to on site soakaway(s) with overflow to existing drainage ditche / water course.

LANDSCAPING ETC:

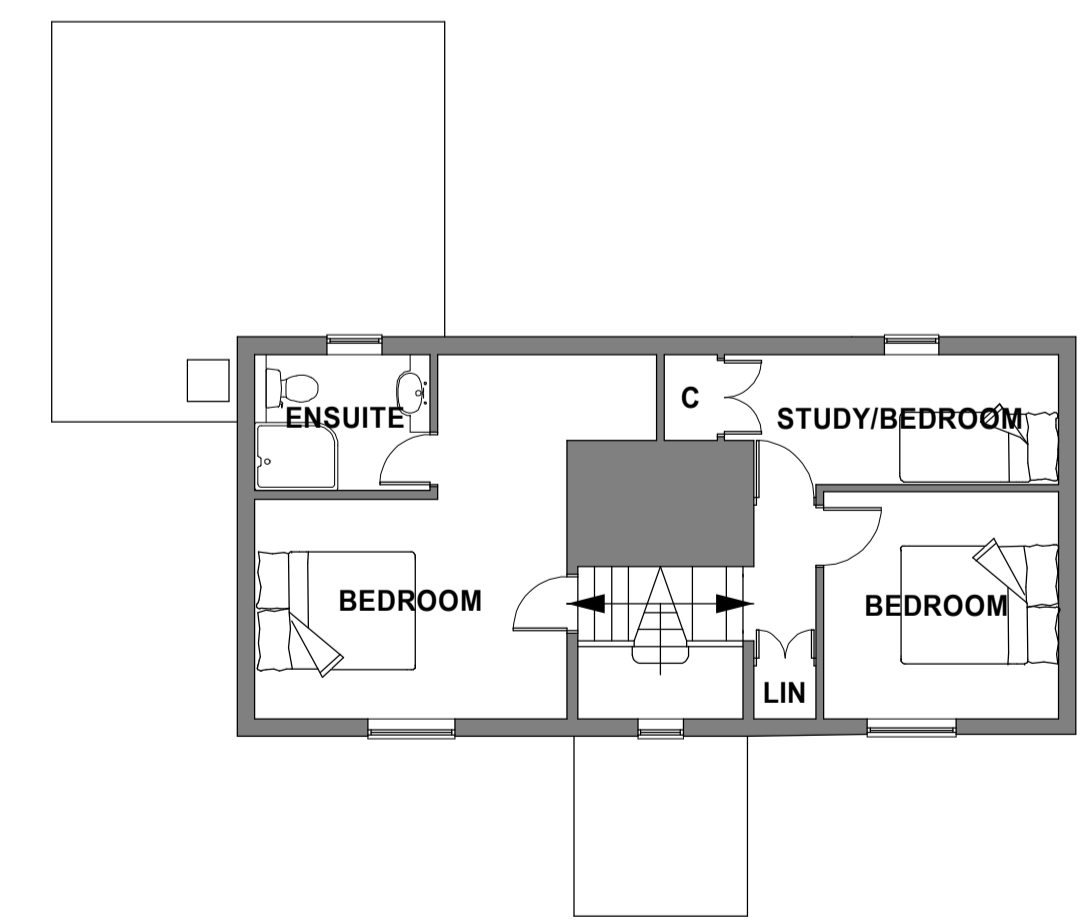
Existing boundaries to be retained and made good as necessary. New boundaries to be mix of post and rail fencing with mixed species hedging to match existing elsewhere.

VEHICLE ACCESS AND DRIVEWAY:

Existing vehicle/pederstrian access, parking and turning area to be retained. Driveway to be mix of shingled surfacing with hard surface pathways providing access to doorways.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

THIS DRAWING TO BE READ IN CONJUNCTION WITH
DRAWING No 23/1511/001 TOGETHER WITH REPORT,
DETAILS ETC PREPARED BY THE MORTON PARTNERSHIP

