



Front Elevation (East)

All existing windows to be replaced with new double glazed casement windows. There are several different window styles on the existing house. New windows are to have central horizontal glazing bar with the exception of the windows in the timbered gables which are to be replaced with Georgian bar windows to match existing. The 2 high windows in the south elevation timbered gable are to be repaired if possible. If not they are to be replaced with leaded windows to match existing. The existing leaded window in the kitchen is to be repaired as necessary.



Side Elevation (South)

This central section of roof is to be stripped back to expose roof timbers. The roof is sagging badly in this location and needs to be repaired as a matter of urgency. Once stripped the roof structure can be inspected and remedial works agreed with structural engineer. Once the roof structure has been repaired then the roof can be felt and battened before re laying the existing tiles.



Rear Elevation (West)

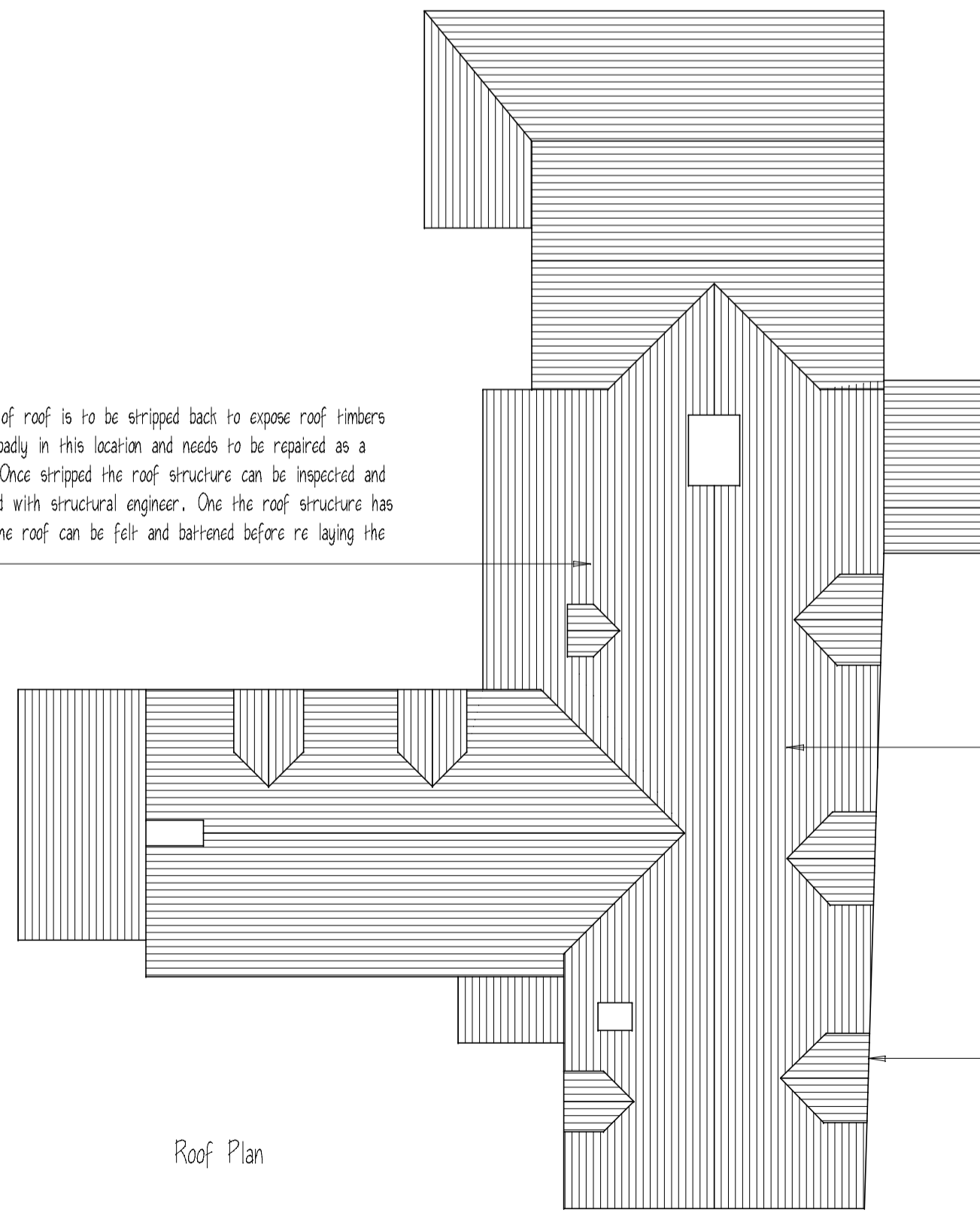
Existing Verandah roof to be stripped to expose the existing structure which is in need of repair. The roof will need to be levelled up where it is sagging towards the corner of the hip. This is to be carried out using Acro props to gradually wind it back up to level then making good the existing eaves beam and support posts. Once complete it is to be re felt and battened prior to re fitting existing tiles.

This central section of roof is to be stripped back to expose roof timbers. The roof is sagging badly in this location and needs to be repaired as a matter of urgency. The structure around the dormer windows needs detailed inspection as it would appear there is very little support to these dormers. The roof is also leaking badly around them. Once the remedial works have been agreed with structural engineer, and the roof structure has been repaired then the roof can be felt and battened before re laying the existing tiles.

Existing flat roofs to be stripped off and new pitched roofs to be constructed over the 3 dormer windows. Dormer cheeks to be strengthened as necessary to take any additional load. Roof to be tiled with reclaimed tiles to match existing including proprietary valley tiles. Gables to be rendered to match existing dormers.



Side Elevation (North)



Roof Plan

This central section of roof is to be stripped back to expose roof timbers. The roof is sagging badly in this location and needs to be repaired as a matter of urgency. Once stripped the roof structure can be inspected and remedial works agreed with structural engineer. Once the roof structure has been repaired then the roof can be felt and battened before re laying the existing tiles.

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ALL DIMENSIONS & INFORMATION FOUND ON THESE DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE. ANY DISCREPANCIES FOUND ARE TO BE DISCUSSED WITH 'ARIA DESIGN'. IF IN DOUBT - 'ASK'

THIS DRAWING IS FOR PLANNING PURPOSES ONLY

REVISIONS:-

NOTES:-

Replace all windows throughout with new hardwood casement double glazed windows final detailed drawings and manufacturers details of all windows to be provided to Planner prior to installation.

Remove and replace all internal doors with wide plank ledged and braced Oak doors fitted with traditional black surface mounted hinges and looped latches.

All existing ground floors to be removed and replaced as shown and detailed on plans. Underfloor heating to be fitted throughout.

Remove all modern plasterboard ceilings to access roof void to allow for re wire, insulation and repairs. New ceilings to be in full backed plasterboard with taped joints and skim finish.

All first floor floorboards are to be retained. They are to be sanded back and re varnished.

Entire house to be completely re wired and re plumbed.

Install new septic tank and connect all new foul drains in 100mm dia upvc underground pipework laid to falls 1:40 bedded on and surrounded in 150mm pea shingle.

Replace all gutters and down pipes with cast iron effect black Upvc.

PROJECT:-

Whitehall
Luffenhall
Herts

TITLE:-

Proposed Elevations and Roof Plan

SCALE:- 1:100 (A1) JOB/DRG. No:- 1527:05
DATE:- Dec 2023

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