

## FASCIA REPLACEMENT

1. Fascia to be reduced in height to reflect historic proportions and adjacent signage
2. New timber cornice installed with traditional profile to reflect existing detailing at eaves level
3. New timber blind box installed above fascia with traditional Victorian-style fabric awning and steel blind arms
4. Existing fascia board to be removed with new timber fascia installed with hand painted signage

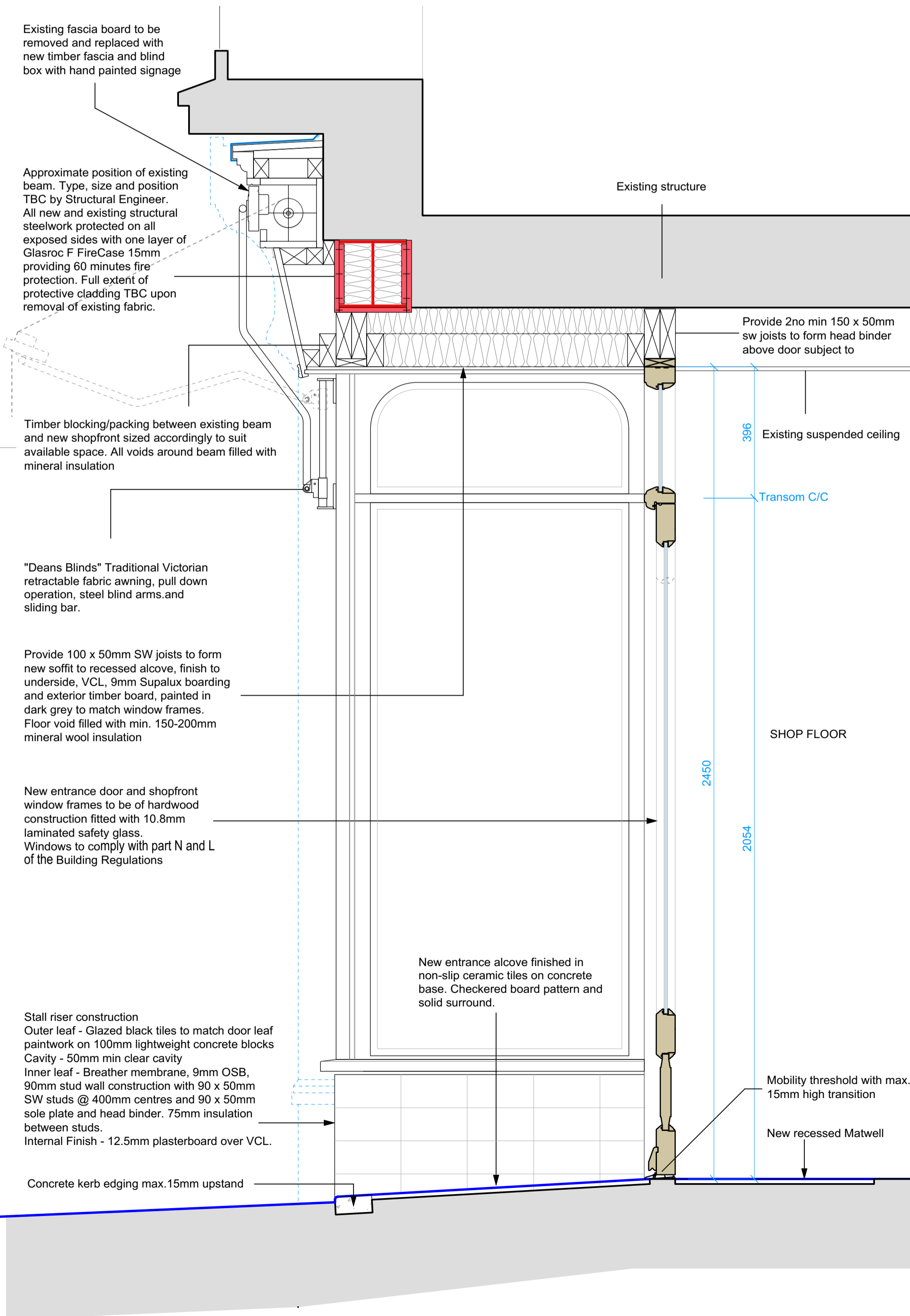
## SHOP FRONT REPLACEMENT

5. 2no. timber framed window bays/returns with fanlights over, timber framed stallriser with glazed black tiles
6. 1002mm shop door, 3/4 glazed with fanlight over
7. Two new timber-faced pilasters formed at each side of shopfront with rendered masonry plinth
8. New consoles and brackets above each pilaster to reflect detailing at eaves level formed in timber with plaster finish
9. Recessed ramped surface with level threshold and ceramic tiled flooring to shop entranceway (Client to choose from available styles)
10. New subservient fascia over private access to match proportions of new shop fascia (no blind box)
11. New security shutters fitted to interior of shop windows

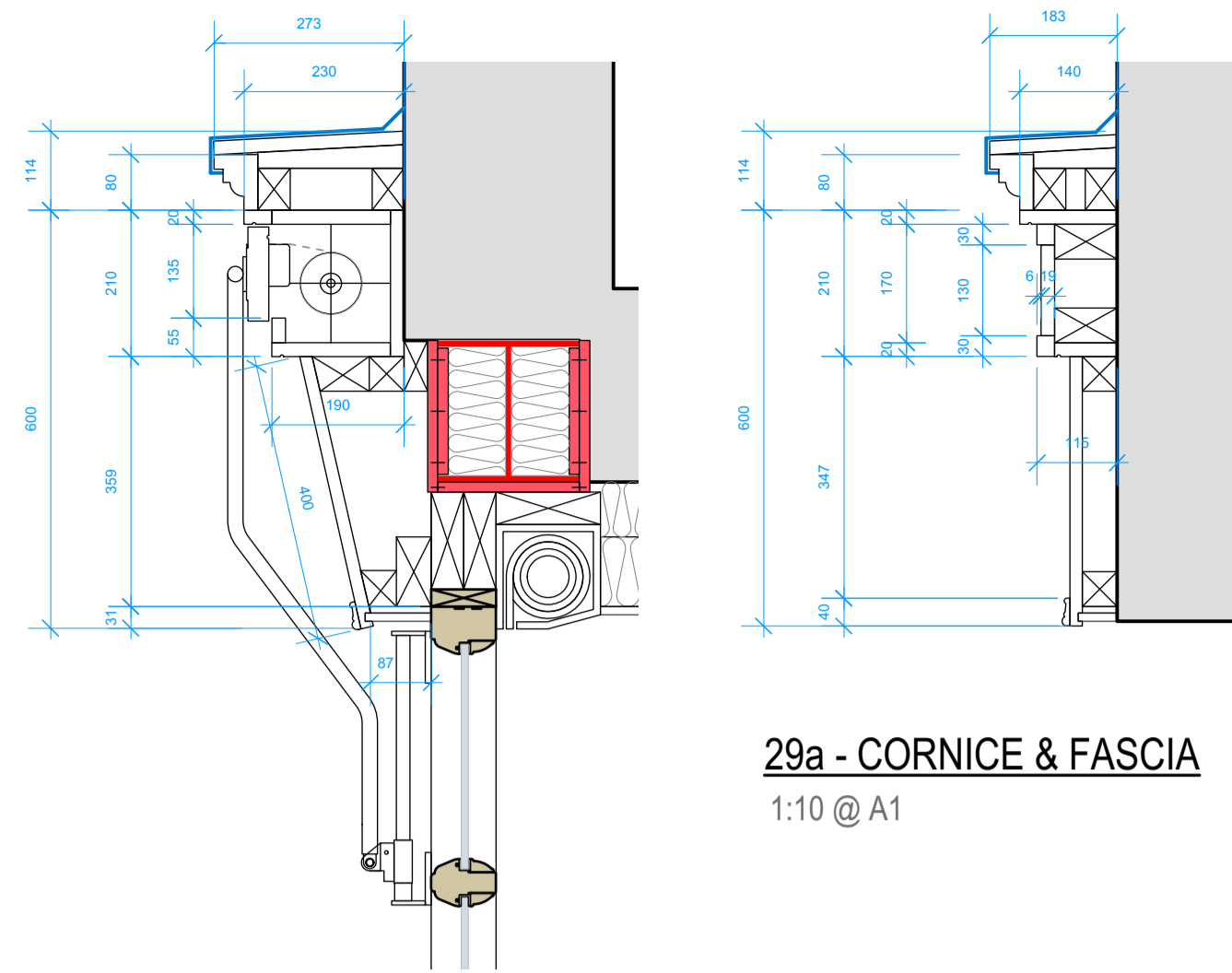
Note: All exterior timber paintwork (or masonry equivalent) to be natural solvent-free Linseed oil paint (or masonry equivalent in the following colours):

Window frames: Cod White (002) by Ingilby  
Entrance door leaf: Blackout (38) by linseedpaint.com

**NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO SURVEY**

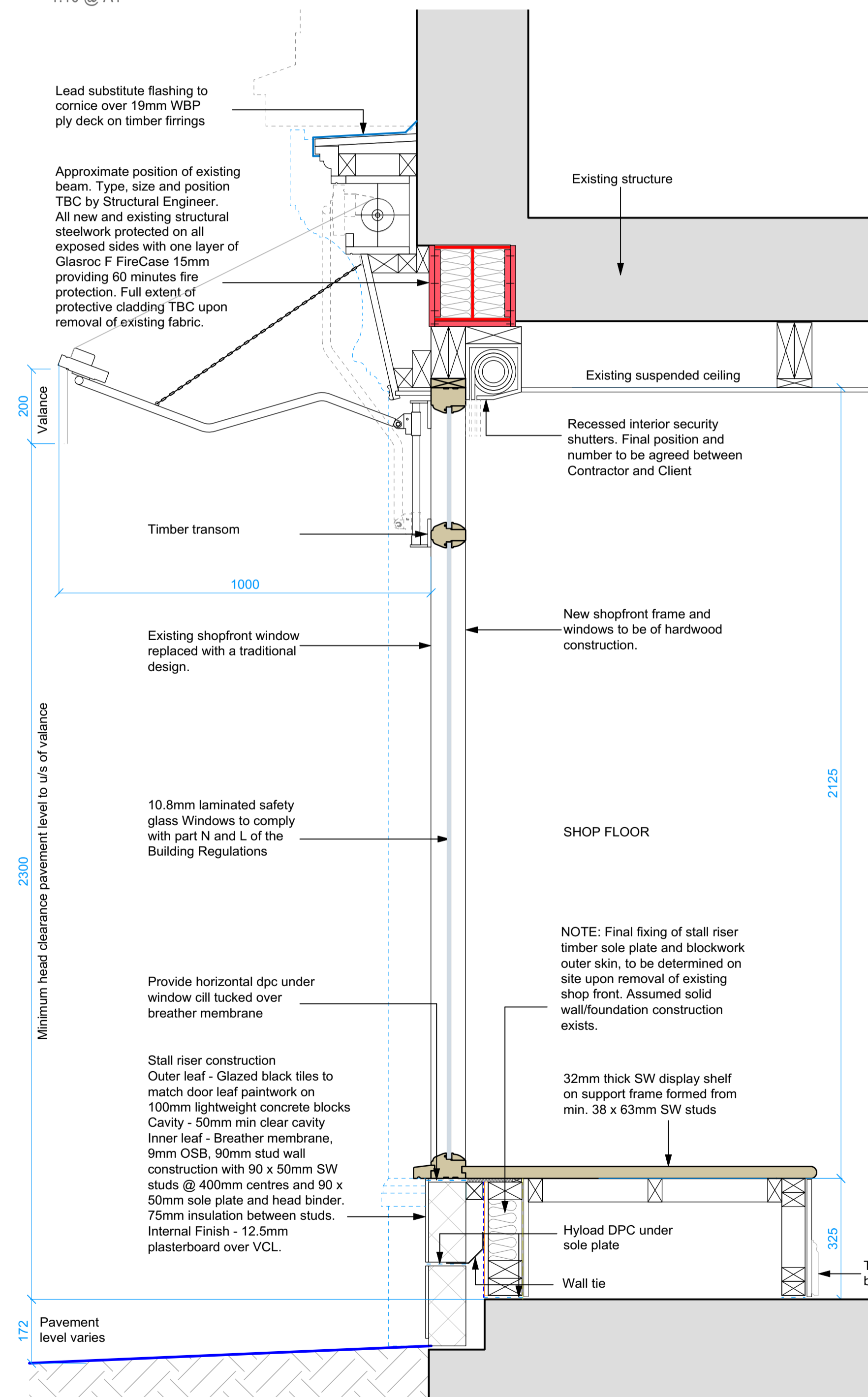


SECTION A-A  
1:10 @ A1



## CORNICE & FASCIA

1:10 @ A1



SECTION B-B  
1:10 @ A1

0 500mm  
VISUAL SCALE 1:10 @ A1

## EXTRACT FROM HERITAGE STATEMENT

### PROPOSALS

Refurbishment of the shopfront at no. 29 High Street, to accommodate changes designed to be more sympathetic with Ryde's Conservation Area. The proposal is intended to achieve the following:  
Reinstatement of more traditional signage in proportion, style and material.  
Construction of new pilasters, brackets and consoles to complement the reconfigured shopfront.  
Installation of a new single door entrance within the existing recessed entranceway.  
Replacement of modern cladding and window units with a more appropriately proportioned timber framed structure.  
Implementation of consistent and appropriate facing materials to protect against weather damage and minimise future maintenance.  
Application of an appropriate colour scheme consistent with the building's period appearance and in keeping with that of the surrounding Conservation Area.

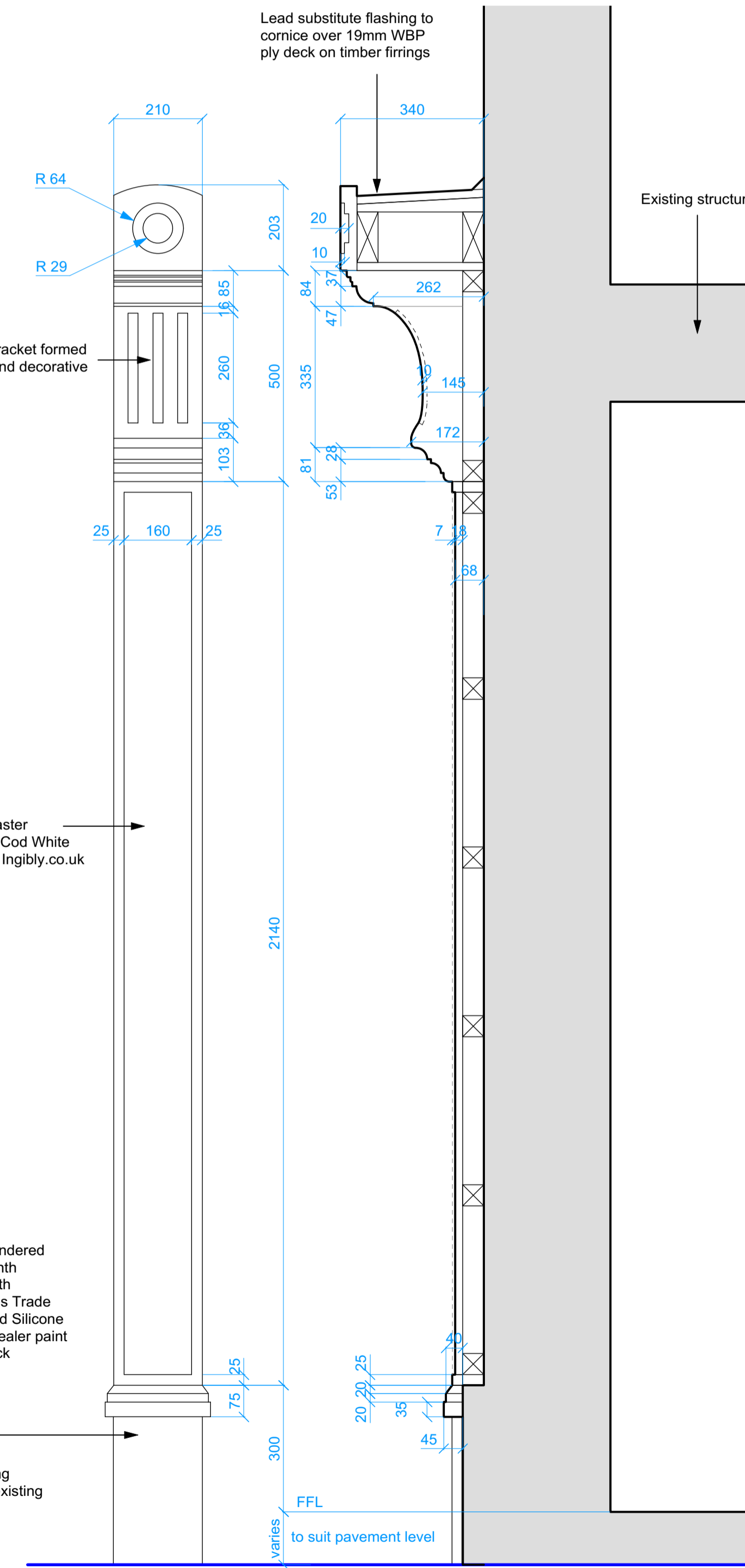
### ACCESS

The shop is currently accessed via an inclined entranceway. Although the nature and configuration of the shopfront make fully Part M compliant access impractical, the current ramped access and level threshold will be retained, with improvements in the form of a widened doorway and the introduction of an automatic opening mechanism.

## MATERIALS AND FINISHES

Architectural elements and materials chosen for the external alterations have been selected to enhance or otherwise reflect the historic character of the building itself and that of the wider Conservation Area, and have been informed by existing historical detailing. These proposals seek to improve the overall appearance through a larger single shop door, appropriately proportioned and functional window bays, a reduced fascia and associated signage, and the visual reinforcement of the shopfront form through traditional architectural detailing.

The entrance will be generally narrowed but will accommodate a larger single leaf door accessed by a similar recessed and slightly inclined entranceway. This configuration will maintain practical usage of the widened adjacent window spaces, and the reduced fascia will allow the installation of new transom windows to further reinforce the traditional proportions of the facade.  
Above the shopfront, the existing plastic signage will be replaced by a timber fascia structure topped with a profiled cornice and integrated timber blind box below. This will be achieved by removing the internal suspended ceiling at the entrance and raising the current window head to structural soffit level. This feature will in turn take a modified form over the adjacent side access in order to separate it from the shopfront but still retain a degree of visual continuity. Security to the main frontage windows will be provided by discreet internal shutters concealed within the soffit. The new shopfront will be framed with traditional-styled pilasters, consoles and brackets formed in timber over masonry plinths with rendered and painted finish. Stallrisers will be constructed in masonry with glazed tiling to match the prevailing colour scheme. This will avoid the use of timber detailing close to ground level which tend to be susceptible to regular water damage requiring regular repair or replacement works.



PILASTER - ELEVATION  
1:10 @ A1

PILASTER - SECTION C-C  
1:10 @ A1

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2) Written dimensions supersede manual or electronically scaled dimensions. All dimensions must be checked on site by Contractor before commencement of the works or fabrication

3) This drawing is to be used only for the purposes intended as described in the Drawing Title box

4) This drawing must be read in conjunction with all other Consultants drawings & specifications applicable to this project

5) The information contained herein is confidential and may not be copied or disclosed to any other person or used for any purpose other than that for which it was originally prepared and supplied without the prior written consent

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

DESIGNERS HAZARD INFORMATION FOR CONSTRUCTION

The notes below refer specifically to the information shown on this drawing. Refer to the Construction Phase Health and Safety Plan for further information.

1) If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your Manager, Health & Safety Advisor or a member of the Design Team before proceeding.

## GLAZING

10.8mm laminated safety glass

## GLAZING PUTTY

Hodgson Heritage Putty

2mm thick back bedding

2mm edge clearance

16mm rebate upstand

## ENTRANCE DOOR

Inward opening

Hung on three pairs of Polished Brass Butt Hinges

5 Lever Dead Lock Polished Brass BS3621 Rated - CE / UKCA Marked

Roller bolt mortice catch Polished Brass

Bolt through Ornate Guardsman Pull Handle in Polished Brass

Traditional Victorian Polished Brass Letter Plate

Timber Type: Sapele Hardwood

Final locking mechanism to be agreed with Client  
Poier to ordering

## WINDOW & DOOR FRAME

Timber Type: Sapele Hardwood

## WOOD FINISH

Pure Linseed Oil Paint

Solvent free linseed oil paint for woodwork

All timber sanded with 120 grit

Treat all Knots with Shellac Knotting Primer

Prime wood with one coat of Primer

Windows & Door Frames - Finish with three coats of 002, Cod White (ingilby.co.uk)  
Entrance Door Leaf - Finish with three coats of BLACKOUT (38) (linseedpaint.com)

NOTE:  
Refer to <https://www.ingilby.co.uk/> and <https://linseedpaint.com/> for full preparation and application directions.

| Ref. | Date     | Description                      | By | Chkd. |
|------|----------|----------------------------------|----|-------|
| A    | 29-02-24 | Awning details added to sections |    | TH    |

Above references apply to revisions on this sheet

P1 PLANNING ISSUE



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Client OSBORNES

Project Title Shopfront alterations  
Osbornes

29 High St, Ryde PO33 2HT

Drawing Title / Description SECTIONS

| Our Project Ref. | Scale     | Date     | Drawn | Chkd. |
|------------------|-----------|----------|-------|-------|
| 2840             | 1:10 @ A1 | 12/04/23 | TH    |       |

| Client Project Ref. | Originator | Zone | Level | Type | Revis | Drawing No. | Rev. |
|---------------------|------------|------|-------|------|-------|-------------|------|
| 2840                | ERMCM      | 00   | 00    | DR   | A     | 4002        | A    |

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