

PROPOSED WORKS:

SLATED SLOPES:
 All slopes to be completely stripped (sarking under assessed and made good where required) with new breathable underlating felt. Slates to be renewed where possible and replaced on a like for like basis, however it is thought 100% replacement will be required. Replacement slate to be second hand welsh slate. Ridge tiles to be reused and rebbeded if possible.

SKEWS & SKEW COPES
 All cement skews to be removed and replaced with lead soakers/watergates as appropriate. Front slope skew copes to have mould removed and existing stone saved with appropriate dowels in place. Joints between cope stones to be pointed in an appropriate lime base mortar. Rear elevation skew copes to be replaced with new stone copes, pointed and bedded within an appropriate lime based mortar.

FLAT ROOF:
 Dormer roof to rear to be stripped and replaced with new IKO Ultra Gold cap sheet system, finish colour to be green felt cap sheet to match existing (or equal and approved) to roof of dormer. Refer to datasheet for spec.

LEADWORK:
 Minimal existing leadwork noted to building. Areas of inappropriate cement haunching and joints to be removed and replaced with more appropriate lead flashings and coverflashings. Existing leadwork to be replaced with new as defective and beyond lifespan.

ELEVATIONS:
 Are in an extremely poor condition. To the rear the pediment should be taken down to top window lintel level in its entirety and rebuilt. All areas of defective stone/brick to be taken back to sound or replaced in brick infill as required. Defective cills and lintels to be replaced in stone. Once substrate is sound, rear elevation to be rendered in lime harling, enabling cills, lintels and quoins to be exposed. To the front any repairs to the render should be made good and it is recommended this elevation be repainted.

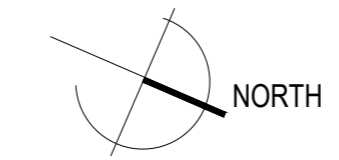
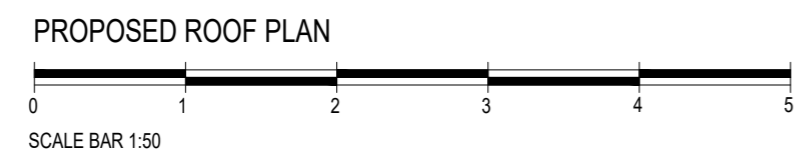
CHIMNEYS:
 Mutual chimney (CH02) to have its render taken off and re-rendered with facade 400 render colour 41C, with new buff coloured Edinburgh Two Roll Can Redbank chimney pots, and haunching instated along with associated leadwork. Dwarf chimney (CH01) to be taken down and rebuilt in its entirety in brick with a new concrete cope & new buff coloured Edinburgh Two Roll Can Redbank chimney pots.

RAINWATER GOODS:
 Overhaul of cast iron rainwater goods is required. Rainwater goods (gutters and downpipes) to be replaced as required. It is likely that all half round gutters will require to be replaced in their entirety along with an overhaul and consolidation of downpipes. It is recommended that roof drainage be separated from the adjoining block. All goods following remedial works to be painted and jetted to ensure in good working order.

WINDOWS:
 Are noted to be in an extremely poor state of repair. 12no. new windows to the rear elevation and 6no. new windows to the front elevation with 3no. being overhauled/retained. All windows require decoration. Please refer to dwgs (31)100 & (31)101.

KEY TO MATERIALS:

- NEW LEAD COVER FLASHINGS, SOAKERS/ WATERGATES
- NEW IKO ULTRA GOLD CAP SHEET SYSTEM, FINISH COLOUR TO BE GREEN FELT CAP SHEET TO MATCH EXISTING (OR EQUAL AND APPROVED) TO ROOF OF DORMER, REFER TO DATASHEET FOR SPEC.
- DENOTES SECOND HAND WELSH SLATE TO MATCH EXISTING
- NEW FACADE 400 RENDER TO MATCH EXISTING CHIMNEYS IN AREA.
- NEW STONE SKEW COPES TO REAR ELEVATION
- NEW CAST IRON RAINWATER GOODS TO MATCH EXISTING
- DENOTES EXISTING DEFECTIVE DWARF CHIMNEY TO BE TAKEN DOWN AND REBUILT IN BRICK TO MATCH EXISTING



NOTES
 Do not scale for construction purposes. Should any discrepancies be found with this drawing, please inform the office. Copyright of this drawing is owned by -
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HEALTH AND SAFETY NOTES	PRESENT	DESCRIPTION
SIGNIFICANT RESIDUAL HAZARDS	<input type="checkbox"/>	
Asbestos	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	
Structural Instability	<input type="checkbox"/>	
Ground Conditions	<input type="checkbox"/>	
Contamination	<input type="checkbox"/>	
Buried and Overhead Services	<input type="checkbox"/>	
Underground Structures	<input type="checkbox"/>	
Adjacent Activities	<input type="checkbox"/>	
Site Restrictions	<input type="checkbox"/>	
Other (Specify)	<input type="checkbox"/>	

REVISIONS	DATE	BY	DETAILS
REV A	25.04.24	AS	Hatches and proposed scope of work clarified as requested by planning officer
B	25.04.24	AS	Red hatch removed as per request by Planning Officer.

CLIENT OWNERS OF 74-76 HIGH ST, DUNBAR	DRAWING TITLE PROPOSED ROOF PLAN
PROJECT 74-76 HIGH ST, DUNBAR	SCALE - A2 1:50
STATUS PLANNING/LBC	DATE APR 24'
	DRAWN BY AS
	REVISION B
	JOB NO. 1134
	DWG. NO. (01)100

