LEGEND

- Existing Fabric
- Proposed Fabric to Existing Buildings
- Proposed Fabric to New Building
- New or Adjusted Opening

EXISTING BUILDINGS - NOTES

GENERAL

All works will be carried out in accordance with current construction best practice, when appropriate to the specialist nature of the buildings, with the conservation of the fabric of the buildings as the overriding consideration.
Upgrade proposals to Fitzwilliam Square and Frederick Place will be considered under separate planning applications.

ROOFS

Roof Renewal
Strip existing roof and renew with natural slate with lead/copper gutters and lead/copper flashings and soakers to match existing. Renew timber structure as required. Renew rainwater goods to match existing. Renew existing roof lights with new conservation type rooflights. Provide automatic opening vents to stairwells.
Replace existing roof lights with new conservation type rooflights. Provide automatic opening vents to stairwells.

New Roofs
New roof to rear of No.27. Natural slate finish to south pitches. Lead finish to north pitch at rear. Rooflights to north pitch.
New roofing to south of No.23 in anti-vandal/anti-climb form with rooflights, glazing and benches to architect's specification. Anti-vandal/anti-climb form to include, lead guard rail to be stepped back from back parapet.

FACADES

Scope of works Note
Repointing of brickwork to be carried out to No.27. Natural slate finish to south pitches. Lead finish to north pitch at rear. Rooflights to north pitch.
Repointing of brickwork to be carried out to No.23 with rooflights, glazing and benches to architect's specification. Anti-vandal/anti-climb form to include, lead guard rail to be stepped back from back parapet.

Repointing
Repointing of existing brickwork to be carried out. Repointing to be in accordance with the specification and methodology set out in the Conservation Plan. Repointing to be carried out using lime based mortar. Repointing to be carried out using hand tools. Mechanical methods of repointing will not be acceptable. Repointing to be carried out in accordance with the specification set out in the Conservation Plan. Repointing to be carried out using lime based mortar. Repointing to be carried out using hand tools. Mechanical methods of repointing will not be acceptable. Repointing to be carried out in accordance with the specification set out in the Conservation Plan.
Existing paintwork on existing brick facade as shown on drawings to remain protective coating.
Cleaning of existing brickwork to be carried out in accordance with the specification and methodology set out in the Conservation Plan. Cleaning to be carried out using hand tools. Mechanical methods of cleaning will not be acceptable. Cleaning to be carried out in accordance with the specification set out in the Conservation Plan.
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North Facade Note
Brick repairs to be undertaken where there is the intention to retain. Depending on the condition of the existing brickwork, it may be feasible and preferable to repair and preserve the brick. Alternatively, it may be necessary to remove the brick and replace with new brick to match existing. Brick repairs to be carried out using hand tools. Mechanical methods of brick repairs will not be acceptable.
1. Trees are three storey
2. Brick repairs, pointing renewal and slate broom repair permeable slate paint
3. Repair existing brickwork, pointing renewal and slate broom repair permeable slate paint
4. Repair existing brickwork, pointing renewal and slate broom repair permeable slate paint

Cornice and Lintel
Repair existing cornice and lintel to match existing. Repair to be carried out using hand tools. Mechanical methods of repairs will not be acceptable.

Rear Facade
Repointing of brickwork to be carried out in accordance with the specification and methodology set out in the Conservation Plan. Repointing to be carried out using lime based mortar. Repointing to be carried out using hand tools. Mechanical methods of repointing will not be acceptable. Repointing to be carried out in accordance with the specification set out in the Conservation Plan.
Brick repairs, pointing renewal and slate broom repair permeable slate paint
Repair existing brickwork