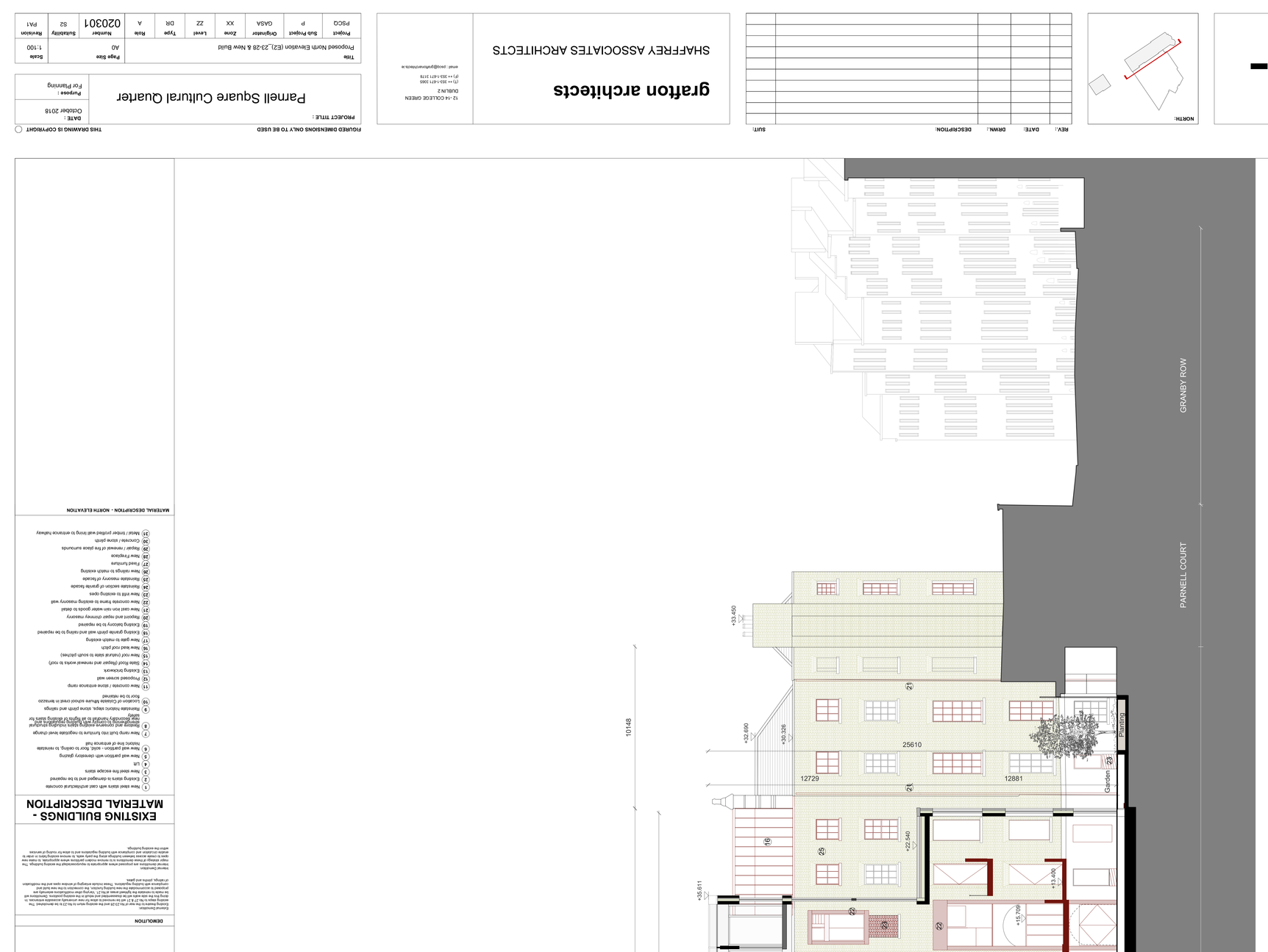

Proposed North Elevation (E2)_23-28 & New Build

LEGEND

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

EXISTING BUILDINGS - NOTES

GENERAL

All works and be carried out in accordance with current conservation best practice, where appropriate using traditional techniques and materials. Historic fabric of significance will be retained and repaired where possible.

Upgrade interventions to floors not be considered within building elements.

ROOFS

Roof Renewal

Roof slating to be carefully stripped and stored for reuse where possible. Natural slate to be reused where damaged or beyond repair. Where new slate is required, it should be natural slate to match existing in size, colour and texture. Roofing felt to be breathable type. Flashings to be lead. Existing timber fascias and soffits to be repaired where possible and painted. Cast iron rainwater goods to be repaired where possible and painted black. uPVC rainwater goods to be replaced with cast iron to match existing.

Roofing repairs to be carried out in accordance with current conservation best practice, where appropriate using traditional techniques and materials. Historic fabric of significance will be retained and repaired where possible.

Upgrade interventions to floors not be considered within building elements.

FACADES

Brick repointing

Brick repointing to be carried out in accordance with current conservation best practice, where appropriate using traditional techniques and materials. Lime mortar to be used for repointing of brickwork. Cement mortar not to be used.

Stone repairs

Stone repairs to be carried out in accordance with current conservation best practice, where appropriate using traditional techniques and materials. Stone to be cut to match existing in size, colour and texture. Indents to be tooled to match existing.

Render repairs

Render repairs to be carried out in accordance with current conservation best practice, where appropriate using traditional techniques and materials. Render to be lime based to match existing in colour and texture. Render to be finished with a sand float finish.

Rainwater goods

Cast iron rainwater goods to be repaired where possible and painted black. Where new rainwater goods are required, these are to be cast iron to match existing.

INTERNAL FLOORS, WALLS AND CEILINGS

Internal doors

Where doors are to be removed, these are to be reused elsewhere in the building where possible. Doors to be carefully removed, numbered to correspond with their location on a floor plan and stored safely on site.

Internal finishes

Existing lime plaster finishes to be repaired where possible. Where new plasterboard is required, this is to be fixed with a skim finish to match existing.

Fire safety/acoustic

Fire safety/acoustic upgrades to be carried out in accordance with current conservation best practice, where appropriate using traditional techniques and materials. Where new fire doors are required, these are to be timber doors to match existing.

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