



North Elevation, Proposed



West Elevation, Proposed



South Elevation, Proposed



East Elevation, Proposed

Elevation works key:

- 1. Removal of cement pointing. New lime mortar pointing as per structural survey.
- 2. Timber repair
- 3. Removal of cement edging. New french drain.
- 4. Code 5 lead work to window heads
- 5. Repairs to existing rainwater goods: cast iron new joint spigots and end-stops
- 6. New bronze light fitting
- 7. Remove hedging
- 8. Removal of fixtures and fittings
- 9. Lintel works as per structural survey
- 10. Rectification of existing felt drip detail

Window Works Key:

- █ Retain and repair existing window and historic leaded glazing. Treat timber damage and dry out moisture. Introduce slimline secondary glazing internally. Strip white paint subject to timber condition.
- █ Retain and Repair: Clean, repair any damage. Courtyard only.

- █ Replace with dark hardwood windows to match existing proportions and appearance. Detailed design, profiles, glazing specification and glazing bar details to be submitted to and approved by the Local Planning Authority prior to installation.

Revision: R02	
1:	Colours amended for clarity
2:	Window works notes updated
3:	WG-01 to be retained and repaired



Second Floor, 99 Bancroft
Hitchin, SG5 1NQ
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

Notes:
1. This drawing is copyright.
2. These layouts are preliminary until further surveys are undertaken.
3. Scale and boundaries are indicative.
4. Ownership boundary indicative based on OS data.
5. Red dotted line is shown as site boundary.
6. Elevation key plan not to scale.
7. Dimensions shown are indicative only and subject to survey

Michael Collins Architect Ltd

The Biggin
Job No.
299 External Elevations
as Proposed
Stage: Stage 3
Status: For Planning

032
REVISION:
R02
Scale
1:20 @A1