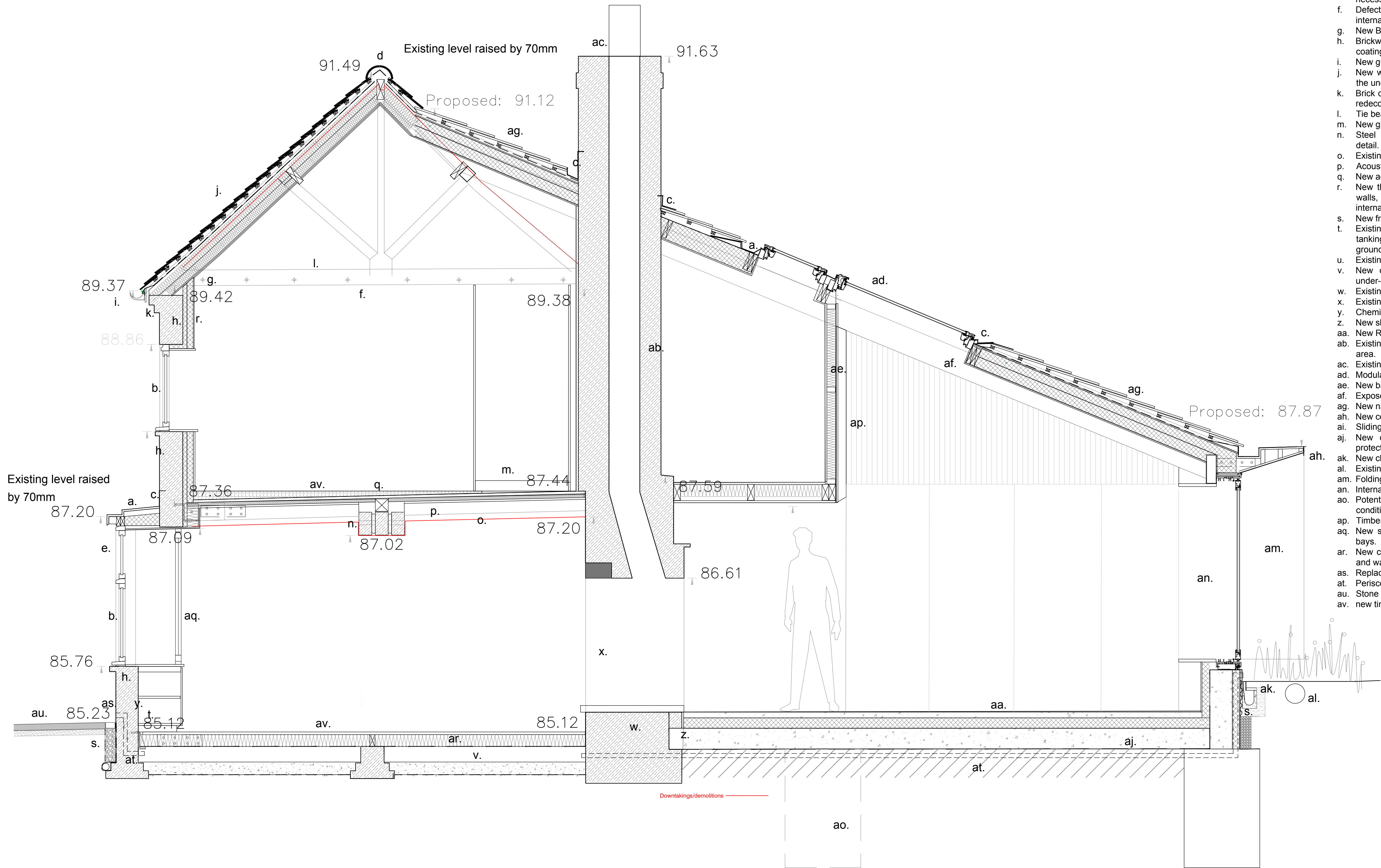




- Notes:
- a. New lead roof, existing top level raised by 70mm to incorporate insulation
 - b. Replacement timber window frames and sills. Slimline double glazing, astragals and beading to match the existing
 - c. New lead flashings
 - d. Straightened ridge, new clay ridge tile
 - e. Existing timberwork to bays repaired with timber replacement as necessary. New Dark blue paint finish.
 - f. Defective Plaster and lath ceiling removed existing timbers exposed internally.
 - g. New Brickwork restraint/tie detail (refer to engineering details).
 - h. Brickwork repairs/replacement and new hydrophobic clear sealant coating.
 - i. New guttering, brick corbel repairs and flashings.
 - j. New weathered clay tiled roof. Breathable Insulation between and to the underside of rafters. Lime plaster finish
 - k. Brick corbelling replaced new fascia. Cast iron gutters to be overhauled redecorated and replaced as necessary.
 - l. Tie beams reinstated with timber flitch. Existing timbers repaired.
 - m. New glazed bathroom pods with raised plinth
 - n. Steel beams substituted with new timber flitch beams to engineers detail.
 - o. Existing joists coated with fire retardant/intumescent paint
 - p. Acoustic/fire resistant linings set between joists.
 - q. New acoustic insulation, and resilient floor.
 - r. New thermal plaster (40mm) applied to the existing brick and plaster walls, with breathable insulation set over. New lime plaster layer internally.
 - s. New french drain detail externally and tanking system.
 - t. Existing wainscoting removed, new chemically injected DPC and slurry tanking layers to the base. All existing plaster replaced up to 1m above ground level.
 - u. Existing joists to be repaired spliced and replaced as necessary
 - v. New oversite concrete solum and root barrier if required. New under-floor vents
 - w. Existing hearth base to be repaired as necessary
 - x. Existing fireplace reinstated opened to both sides.
 - y. Chemical injection works to the existing internal masonry walls
 - z. New slab to bear on existing foundations/walls.
 - aa. New RC floor slab and under-build. Insulation and screed over.
 - ab. Existing timber framed rear wall exposed within the staircase and bath area.
 - ac. Existing flue and chimney repaired new cowls.
 - ad. Modular rooflight system, flush/recessed with slates.
 - ae. New bathroom structure hung from the new roof structure
 - af. Exposed timber flitch rafter ceiling internally.
 - ag. New natural slate roof (large format slates suitable for a 22 deg pitch
 - ah. New copper clad concealed eaves/gutter detail.
 - ai. Sliding slimline glazing system
 - aj. New damp proof membrane set on engineers sub base (heave protection as required).
 - ak. New channel drain.
 - al. Existing drainage to be retained and protected.
 - am. Folding copper shutters.
 - an. Internal shutters, and steel columns.
 - ao. Potential new footings as requires to support slab, pending ground conditions.
 - ap. Timber clad elevation internally.
 - aq. New secondary glazing to form thermal buffer, built-in storage within bays.
 - ar. New cabling and servicing to be incorporated within the existing floors and walls, positions to be agreed with the conservation officer on site.
 - as. Replacement render and chemical injected DPC
 - at. Periscopic vents
 - au. Stone paving externally
 - av. new timber floor finish

Only to be used for the purpose for which it was intended. Only to be used for construction if expressly permitted in writing by the architect

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Note: This drawing is copyright
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Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

Michael Collins Architect LLP

039 Section CC
as proposed

Stage: pre-planning
Status: Preliminary

033

REVISION
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