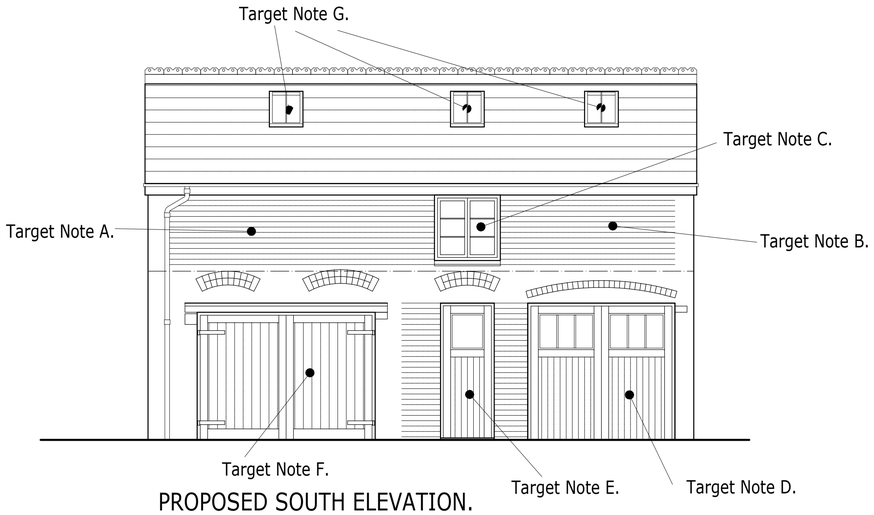
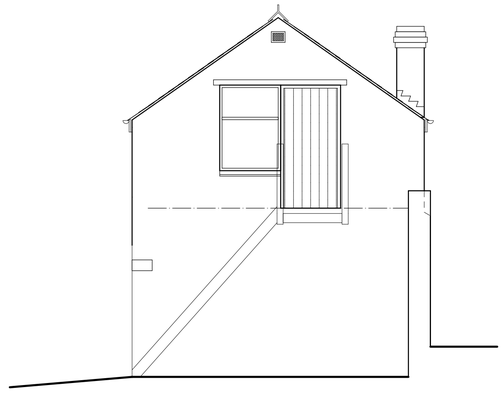
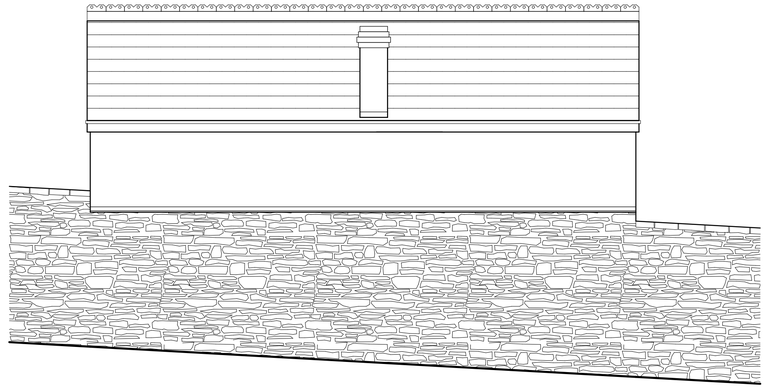


PROPOSED SOUTH ELEVATION.



PROPOSED EAST ELEVATION.



PROPOSED NORTH ELEVATION.

TARGET NOTE A.
The existing external leaf of brickwork in this location has lost key with the internal leaf and therefore requires to be taken down brick by brick to first floor level and be re-built. Carefully take down brickwork and set aside bricks for re-use. Re-lay bricks in 3:1 sand:lime mortar mix and finish pointing flush. External leaf is to be tied to inner leaf with stainless steel Fishtail ties at 900mm horizontal and 450mm vertical staggered centres. Ties to be rawlbolted to inner leaf mortar bed and perpend joints. Build brickwork up to existing 100mm x 75mm timber wallplate and tightly point between brickwork and wallplate. Provide and fix vertical DPC to side of window opening.

TARGET NOTE B.
Both of the existing internal and external leaves of brickwork in this location have failed due to deflection of the supporting beams below. Carefully take down both leaves of brickwork and set aside bricks for re-use. Re-lay bricks in 3:1 sand:lime mortar mix and finish pointing flush. External leaf is to be tied to inner leaf with stainless steel wall ties built in at 900mm horizontal and 450mm vertical staggered centres. Build brickwork up to existing 100mm x 75mm timber wallplate and tightly point between brickwork and wallplate. Provide and fix vertical DPC to side of window opening.

TARGET NOTE C.
Remove existing decaying timber access door and frame and dispose of. Following the rebuilding of the external wall / brickwork referred to at Target Notes A and B, provide and fix new glazed window as shown in a style to match the existing window to the western elevation. New window to comprise sealed double glazed units set in timber frames with casement opening lights as indicated. Glazing to comprise safety glass due to proximity to first floor level.

TARGET NOTE D.
Existing later timber garage doors are to be removed and disposed of. Prop brickwork and first floor structure and remove defective / overstressed steel beams. Rationalise openings to correspond with original opening based upon the position of the brickwork arches and build new central pier as indicated using imperial size facing bricks to match existing built with 60mm thk clear cavity to match existing construction. Brickwork to be laid in lime mortar as specificed at Target Note A. Provide and fix new boot type lintol over opening to support both internal leaf / first floor joists and outer leaf of brickwork. New Store Room double doors are to be purpose made in timber to the style indicated with high level glazed panels.

TARGET NOTE E.
Provide and fix new boot type lintol over new Personnel Door opening to support both internal leaf / first floor joists and outer leaf of brickwork. New personnel door indicated is also to be purpose made, framed, ledged and braced timber door as shown with glazed light to upper panel.

TARGET NOTE F.
Remove defective 3-part timber door and dispose of. Check steel beams over opening and report any perceived defects. New door is to comrprise purpose made timber door in 2-parts are shown, side hung with traditional steel strap hinges as indicated.Door is to be framed, ledged and braced with solid timber panels all as shown.

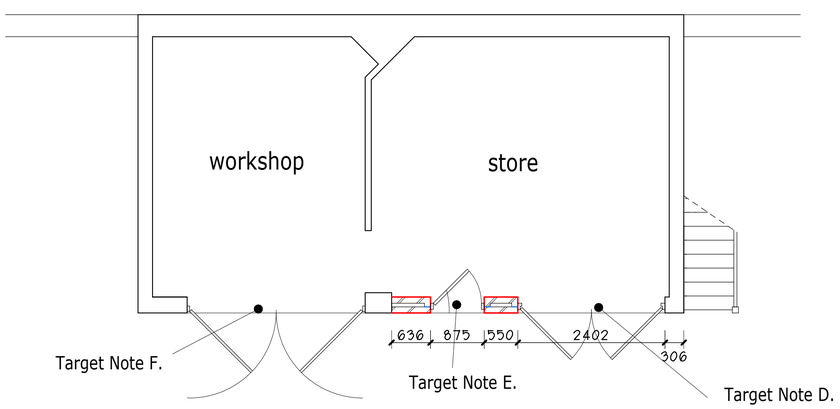
TARGET NOTE G.
Provide and fix 3No. Conservation Style Rooflights to the south facing roof slope to match the rooflights which are evident to the Main House and to improve natural light levels at first floor level. Rooflights are to be Type GGL, part No. CK04, 978mm deep x 550mm wide Conservation Style Rooflights by Velux and are to be fitted and flashed in accordance with the manufacturer's
instructions.

TARGET NOTE H.
As a purely precautionary measure, provide and fix 150mm x 50mm swd "Tie Beam" between both sets of existing timber purlins at the position of the purlin supporting posts. Tie beam to be fixed to each connected purlin with 100mm x 100mm x 100mm mild steel angles / cleats with 2No. M8 fixings to each connected timber member. Paint cleats gloss black on completion.

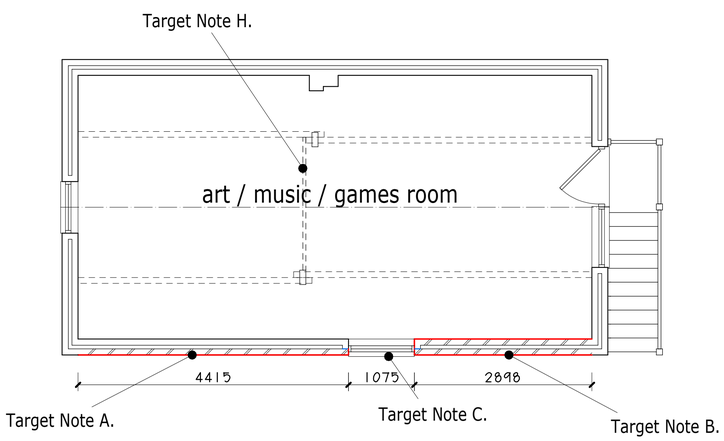
MISCELLANEOUS.
1. Existing pointing not included in the remedial works above is to be checked for adequacy and defective pointing is to be raked out by hand and re-pointed with a 3:1 sand:lime mix and finished flush with brickwork.
2. Existing rainwater goods including all gutters and downpipes are to be inspected. Any joints showing signs of degradation are to be sealed and any flaking paint is to be removed by hand and goods are to be re-decorated gloss black.

PROPOSED WEST ELEVATION.

PROPOSED CROSS SECTION.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

Project.
PROPOSED REPAIRS & ALTERATIONS TO THE COACH HOUSE, CEFN KYNASTON, HILL STREET, CEFN MAWR, LL14 3BA.

Client. Mr K. Dudhnath & Mrs C. Davies.

Title. PROPOSED FLOOR PLANS ELEVATIONS & SECTION.

Drawing No. 10639.04.dsj

Date. August 2023.

Scale. 1:50@A1.

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