

RAINWATER GOODS THROUGHOUT:

BLACK CAST IRON DOWNPIPES AND GUTTERING TO BE RETAINED WHERE POSSIBLE AND REPLACED LIKE-FOR-LIKE IF DAMAGED BEYOND REPAIR ON CLOSE INSPECTION. NEW DOWNPIPES AND GUTTERS TO EXTENSION TO BE MATCHING BLACK CAST IRON.

FACADE FINISHES THROUGHOUT:

ALL FACING BRICK TO BE LIMEWASHED AFTER CLEANSING SURFACE WITH APPROVED DOFF SYSTEM.

FOR TIMBER HEAVILY SATURATED WITH DIRT OR BIOLOGICAL GROWTH THE SURFACE WILL BE CLEANED WITH A SOFT BRUSH.

LIME RENDER TO COTTAGE AND MILL CLEANSED GENTLY WITH WATER TO REMOVE DIRT, MOLD AND LICHEN. DAMAGED RENDER TO BE RE-SKIMMED IN LIME AND CASEIN MIX FOLLOWING CONSERVATION GUIDELINES.

EAVES TREATMENT THROUGHOUT:

TIMBER FASCIAS / EAVES BOARDS TO BE RETAINED, OR REPLACED LIKE-FOR-LIKE AND TARRED TO MATCH EXISTING IF DAMAGED BEYOND REPAIR ON CLOSER INSPECTION. BLACKENED TIMBER FASCIAS / EAVES BOARDS TO EXTENSION TO MATCH DIMENSIONS AND FINISH OF EXISTING. REPAIR WORKS TO EAVES TO BE MINIMAL FOLLOWING CONSERVATION GUIDELINES, AND ONLY COMPLETED WHERE ABSOLUTELY REQUIRED.

DETAILING THROUGHOUT:

MATERIALS USED IN MILL AND COTTAGE WILL BE APPROPRIATE AND IN-KEEPING WITH THE ORIGINAL.

ALL ORIGINAL FEATURES WILL BE RETAINED, UNLESS OTHERWISE STATED IN DRAWINGS. WHERE ORIGINAL DETAILS HAVE BEEN PREVIOUSLY REPLACED (SUCH AS METAL DOOR TO COTTAGE ENTRANCE) OR ARE GENERALLY MISSING, HERITAGE / ORIGINAL DETAILS WILL BE USED AS REPLACEMENT, E.G. LEAD FLASHING AND CLASSIC FIXINGS.

WINDOWS THROUGHOUT:

ORIGINAL WINDOWS TO BE REPAIRED WITH SLIM LINE DOUBLE GLAZING OF MINIMAL THICKNESS AND MADE GOOD AND OPERABLE WHERE REQUIRED.

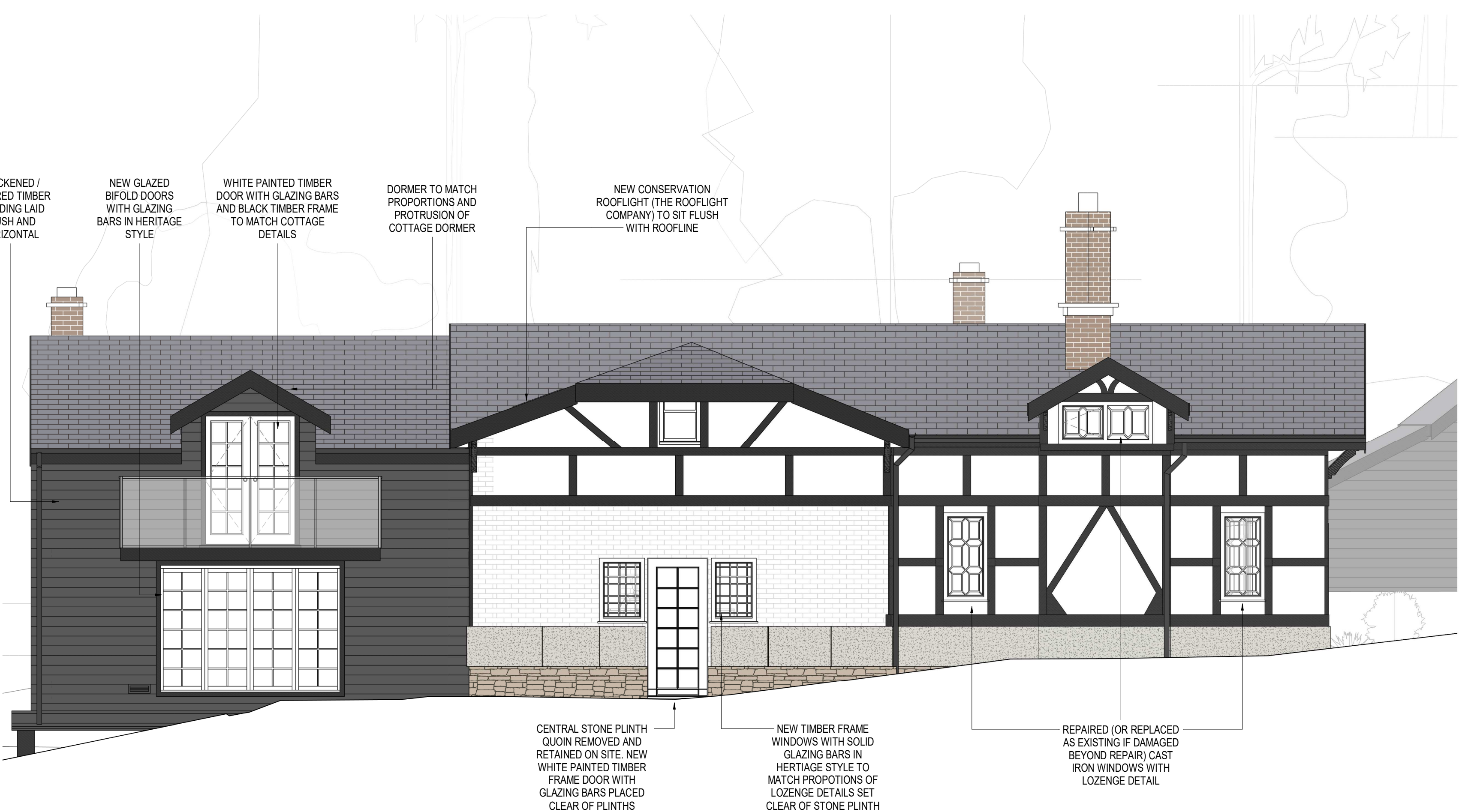
CONDITION OF WINDOWS TO BE INSPECTED UPON REMOVAL OF BOARDING TO ASSESS SCOPE OF REPAIRS.

WHERE WINDOW REPLACEMENT IS REQUIRED, THE NEW WINDOW WILL MATCH THE FORM, DETAILING AND OPERATION OF THE ORIGINAL. THIS WILL INCLUDE LIKE-FOR-LIKE PROFILES OF ALL WINDOW COMPONENTS INCLUDING HEAD, JAMBS, CILLS, GLAZING BARS OF SASHES AND CASEMENTS. WHERE POSSIBLE, IRONMONGERY WILL BE OVERHAULED AND RE-USED.

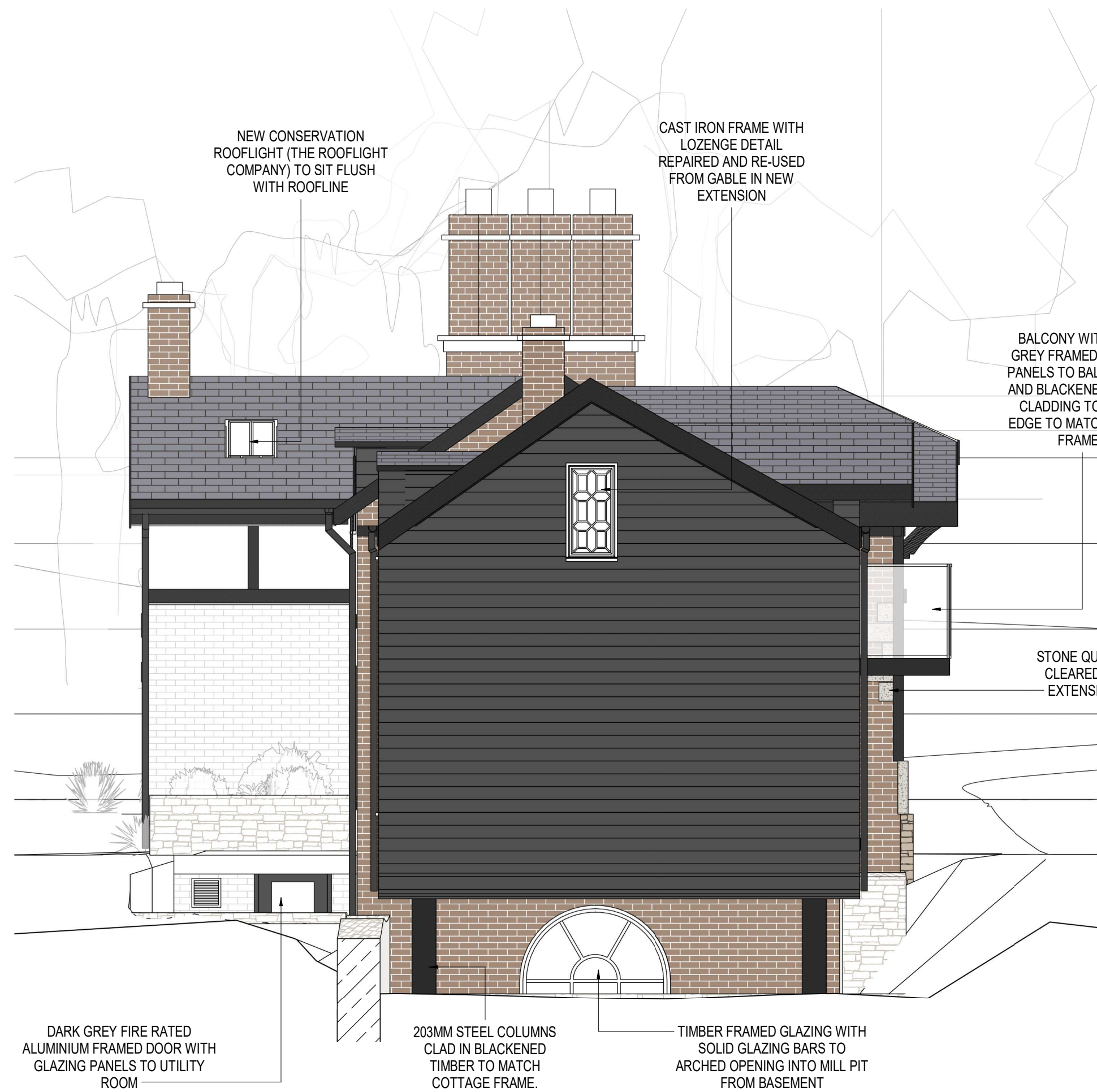
REV.	DESCRIPTION	[DRAWN BY]	[CHECKED BY]	[APPROVED BY]	DATE
RIBA PLAN OF WORK 2013 WORKSTAGE					LEVEL OF MODEL DEFINITION (LoD)
Stage 3 - Developed Design					LoD 4 - Precise Model
PURPOSE OF ISSUE - SUITABLE FOR ...					BS1192 STATUS
Planning Submission					Status A - Approved



EAST ELEVATION 1:50



SOUTH ELEVATION 1:50



WEST ELEVATION 1:50



NORTH ELEVATION 1:50