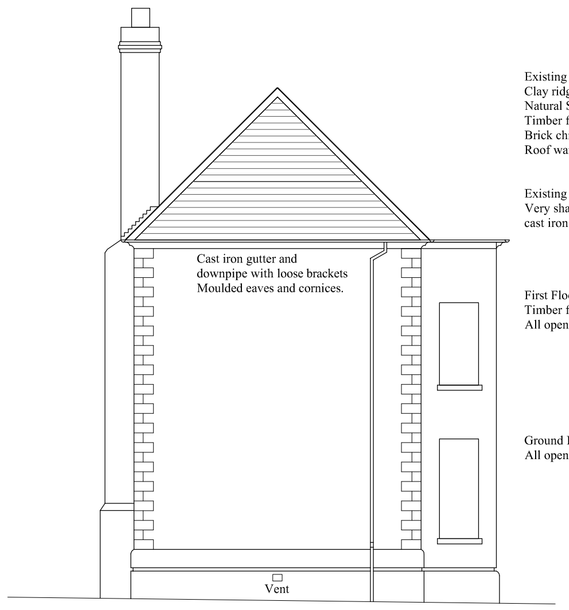
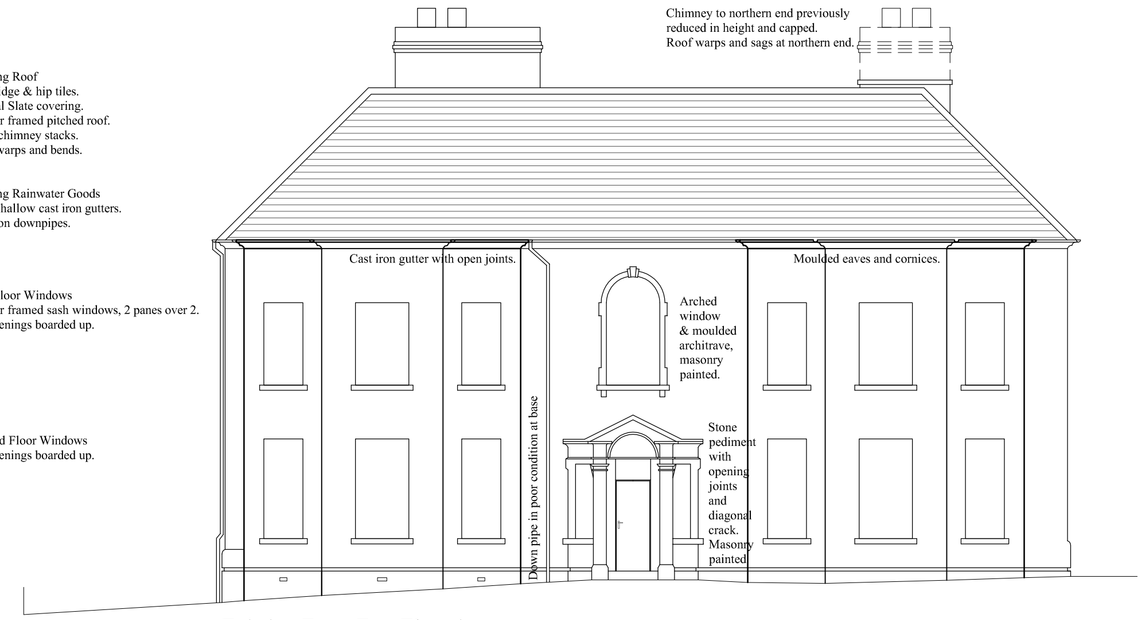


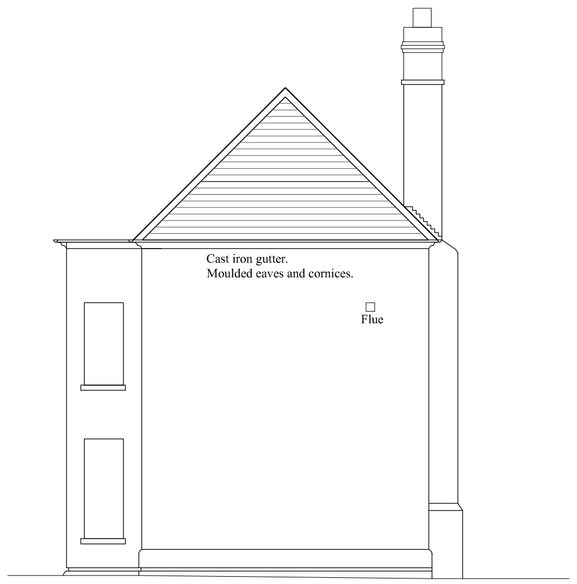
Existing Side South Elevation

Hard grey render (presumably stone building beneath) with base plinth and profile coping.
One area of cracking and decayed teeth feature to the east side.
Grafitti at ground floor level.
Signs of chemical injections.
Profile coping generally in good condition.
Telephone wiring and historic services fixed to face.



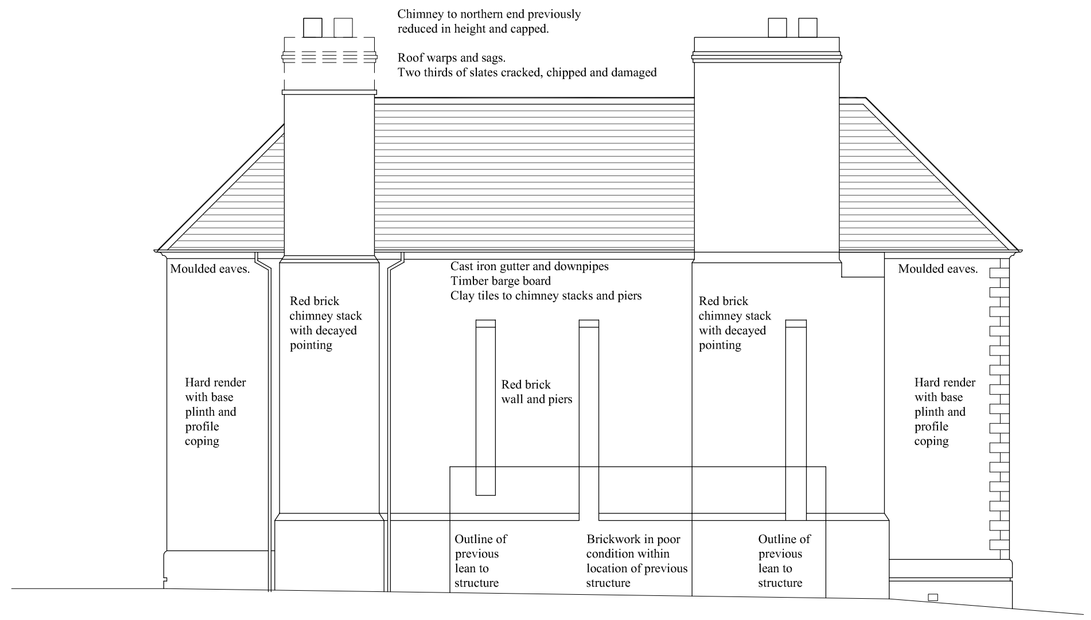
Existing Front East Elevation

Hard grey render (presumably stone building beneath) with base plinth and profile coping. Render in poor overall condition but solid.
Large crack above arched window to keystone teeth.
Substantial cracking to south side between ground and first floor level, to the base, around ground floor cill levels and to the top corner around the teeth indents.
Profile coping generally in good condition.
Lead flashing missing over decorative pediment.
Grafitti at ground floor level.
Signs of chemical injections.
All ground floor window openings boarded up.



Existing Side North Elevation

Hard grey render (presumably stone building beneath) with base plinth and profile coping.
Flaking stonework to top stone profile.
Flue opening in wall with staining at first floor level.
Grafitti at ground floor level.
Exposed plinth with lots of vegetation and pointing in poor condition.



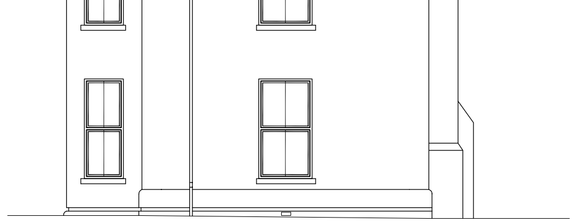
Existing Rear West Elevation

Hard grey render with base plinth and profile coping to northern and southern ends, with red brickwork wall, chimney stacks and piers between.
Grafitti to southern and northern ends.
Extensive vegetation growth.
Signs of chemical injections.
Large concrete plinth - base of previous lean to structure, splitting and displaying evidence of water ingress.
Large void.

Proposed Side South Elevation

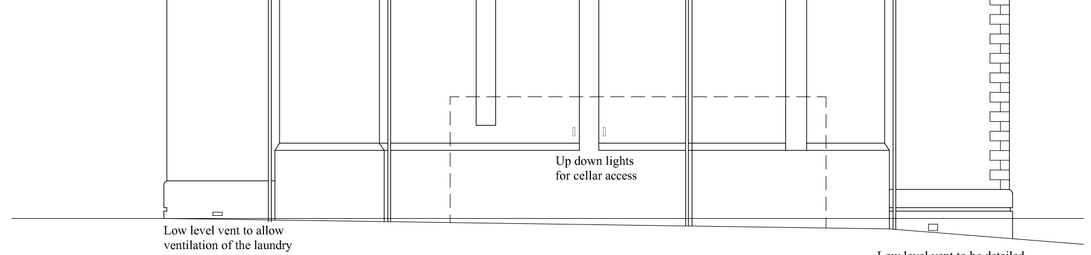
Existing low level vent to be detailed to allow bat access to cellar

Proposed Front East Elevation

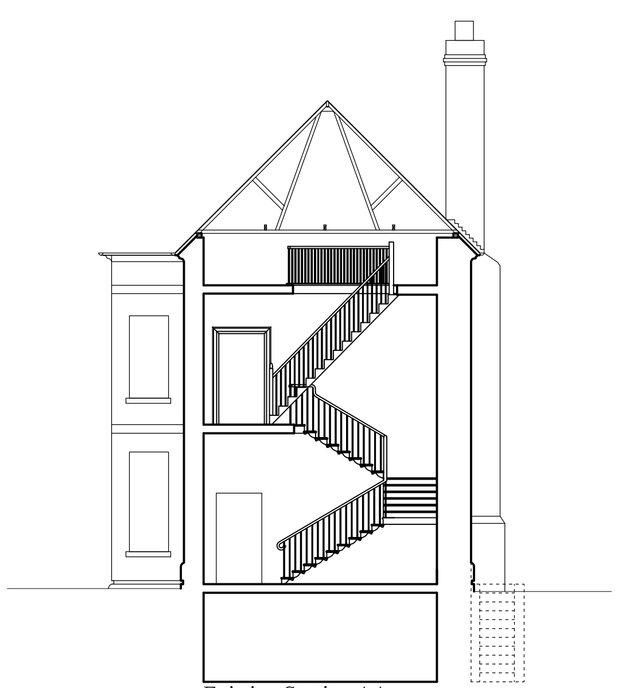


Proposed Side North Elevation

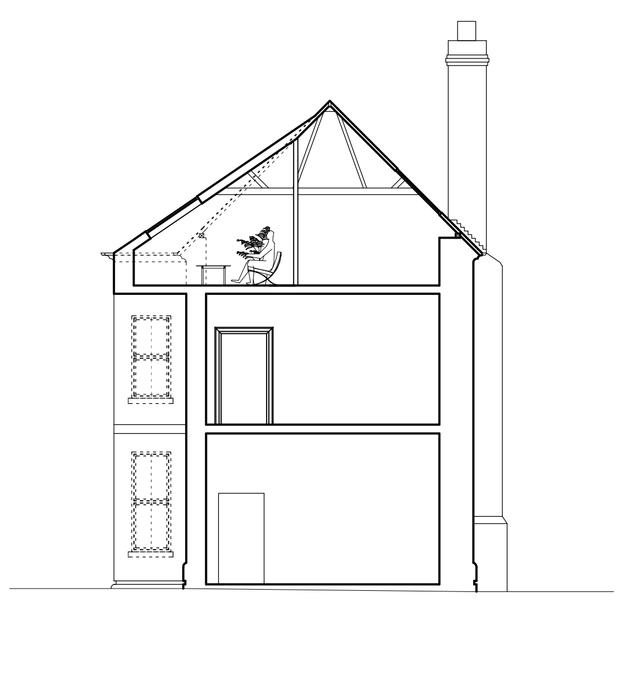
Low level vent to allow ventilation of the laundry



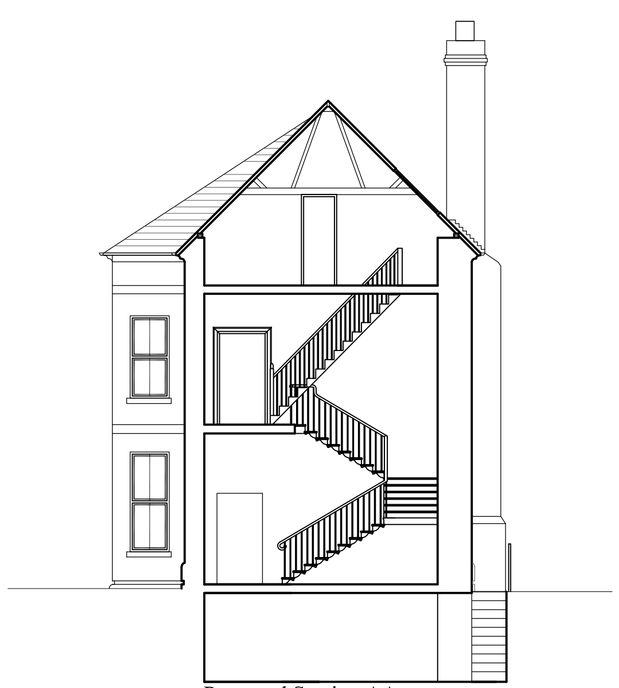
Proposed Rear West Elevation



Existing Section AA



Proposed Section BB



Proposed Section AA

Proposed Section CC

Proposals

Roof
Re roof 60% of east and west roof on a like for like basis.

Replace any damaged clay ridge tiles with new
to match existing colour, texture and profile.

Carefully strip roof slates from gutter level to confirm existing detail, amend accordingly.

Replace any damaged slates with new to match existing colour, texture and size.

Replace existing flat roofs to 2 east elevation bays with pitched slated roofs - utilising cut slates and wood lead rolls to hips.

Install 2 New dormers, 1 to North and 1 to South roof slope.
Install new conservation roof lights to provide natural ventilation and light:-
2 No 821mm x 1435mm to east bay windows central roofs.
5 No 517mm x 1435mm to rear west roof slope over bedrooms, kitchens and landing.
2 No 517mm x 1133mm to rear west slope over bathrooms.

Insulation to be provided between and under rafters to improve u values.

Rainwater Goods
Install new gullies.
Repair open joints.
Replace cast iron gutters where necessary with deeper profile cast iron gutters to match existing.
Replace sections of cast iron downpipes where necessary to match existing.
Replace missing brackets to match existing.
Redecorate all RWGs. Colour black

Walls
Rebuild northern chimney stack
Repoint chimney stacks.
Remove all grafitti and vegetation.
Repoint areas of plinth.
Fill in all voids.
Remove any redundant fixings.
Carefully remove all existing cement render by non mechanical methods. Trials to be carried out to CA approval.
Investigate whether quoins are masonry or coursed render to allow for decision on new render finishing aburting or not masonry quoins.
Re render all elevations with Keim lime render coursed.
Continue moulded eaves to missing area on west elevation
to match existing material and profile.
Minor repairs to coping, stone indents to match existing stone and profile.
Decorate all elevations. Colour off white

Central East Arched Window Surround.
Remove masonry paint using DOFF steam based paint removal system.

Minor repairs to stone surround if required,
stone indents to match existing stone and profile.

Pediment.
Remove timber boarding.
Replace missing lead.
Structural repairs where required to structural engineers details.
New dowel to bridge over top of pediment.
Minor repairs to stone pediment,
stone indents to match existing stone and profile.
Remove masonry paint using DOFF steam based paint removal system.

Windows.
Remove timber boarding and metal grilles.
Install 4mm float glass to windows where applicable.
Overhaul and repair existing sashes windows and shutters as necessary with profiles to match existing.
Redecorate all windows. Colour investigation to be carried out on site and agreed with conservation officer.
Repair / replace lintels based on further investigation.

New dormer glazing to incorporate Slimlite double glazing.

Doors.
Remove timber boarding, metal grilles and steel security doors.
Overhaul and repair existing doors
Redecorate all doors. Colour investigation to be carried out on site and agreed with conservation officer.
Repair / replace lintels based on further investigation.

Ironmongery.
Any original ironmongery to be retained repaired and restored.
New ironmongery to match any existing remaining or to be agreed with the conservation officer.

Ground Level.
Remove concrete base, from previous lean to structure, from centre of west elevation and make good brickwork with bricks to match existing colour, texture and size, repoint using lime mortar.

Refer to structural engineers report for all specification, details and locations for all proposed structural works.

100mm
1000mm

Notes:
1 Any dwg format drawing is to be read only in conjunction with and at the scale of the accompanying pdf.
2 Status 'C' drawing (Construction):
All dimensions are to be checked on site by the contractor, scaling is for Planning purposes only.
Unless otherwise indicated, all dimensions are in millimeters.
All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
3 In the event of any query, please contact us immediately.
4 This drawing contains survey information by others and is to be used solely for the purposes for which it was issued.

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Rev	Date	Dwn	Auth	Revision
B	11.03.15	HJ	-	Update following correspondance with planners and client
A	03.03.15	HJ	-	Update following correspondance with planners
-	03.02.15	HJ	-	INITIAL ISSUE

Drawing Status
F Feasibility
S Sketch Design
D Design
P Planning
B Building Control
W Working Drawing
M Measurement
T Tender
C Construction
R Record

PLAS KYNASTON
CEFN MAWR

ELEVATION & SECTIONS
EXISTING & PROPOSED

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Project	WPK.02	No	1201
Scale		Status	Rev
(A1) 1:	100	P	B