



South East Elevation

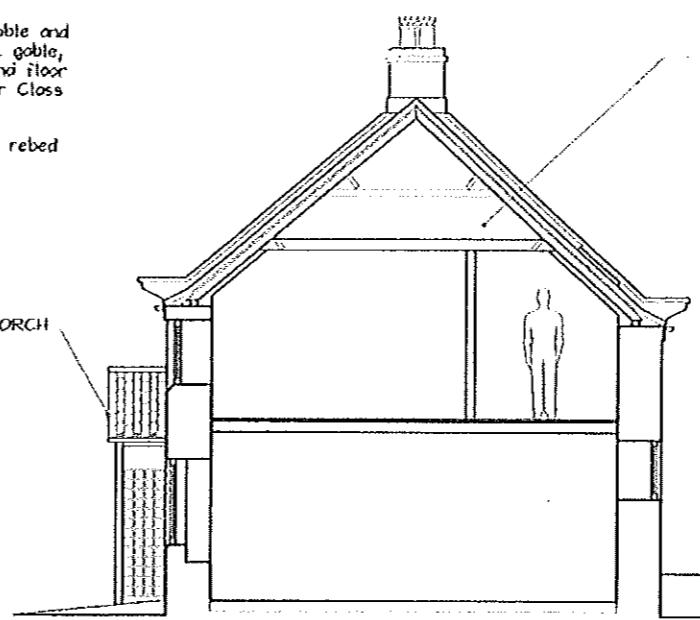
**WORKS TO CHIMNEYS**  
 Remove upper gable coping stones to East gable and Re-build chimney to match that at the West gable, connecting the 2 flues. Line flue from ground floor Dining Room range fire place and prepare for Class I. appliance.  
 Re-point existing chimney on West gable and rebed pots. Re-line flue to ground floor.  
 Fix new lead flashings to both chimneys

Provide new supporting galvanised ms. angle lintel behind existing fractured stone lintel

**WORKS TO FRONT DOOR**  
 Replace existing timber lintel on a like for like basis

Provide new supporting galvanised ms. angle lintel behind existing stone lintel

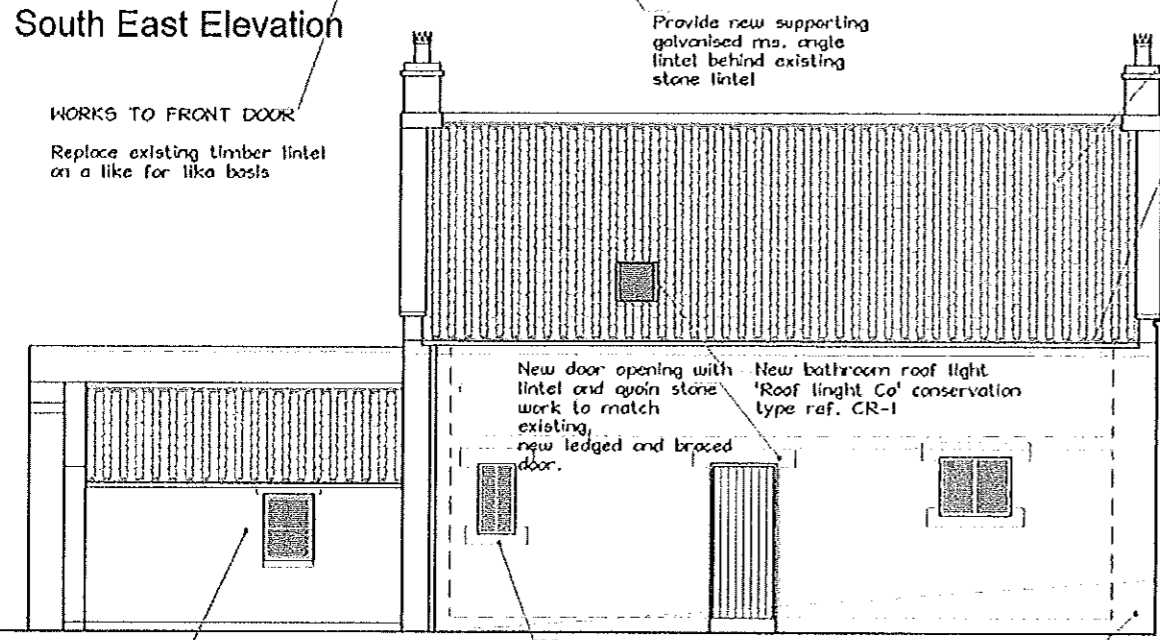
NEW FRONT PORCH



Section A.A.

**INTERNAL WORKS TO ROOF.**  
 The roof structure is of relatively new construction. Provide new 175x 50mm ceiling tie collar joists plated and bolted to all existing rafters. All existing purlins to be doubled up with 200x50mm timbers bolted to the originals. Existing wall plates are to be strapped to walls at 1200mm. c/c. All roof timbers are to be treated against fungal and insect attack before enclosure. Under draw new ceiling with 12.5mm. foil backed plasterboard. Lay 250mm. Rockwool insulation above. Sloping ceilings to be infilled with 50mm. Kingspan insulation and clad with 75mm. Gyproc Thermaline boards.  
 All new structural timbers are to be SG3 grade or similar and treated against fungal or insect attack before installation.

**GENERAL NOTES.**  
**EXTERNAL WORK TO MAIN OUTSIDE WALLS**  
 Rake out all defective mortar joints, wash with water and refill and re-point with flush joints. All works of pointing, filling and bedding to be undertaken in a lime mortar containing no cement using a 1:3 (lime:sand) mix. sand to be of soft and sharp mixed equally. Any sections where there are areas of sand cement pointing eg (above the sitting room window South East elevation) and where it is loose and falling away it is to be removed and made good using lime mortar.  
**INTERNAL WORKS TO WALLS**  
 Remove all existing loose render and lime wash finishes from the walls. Take down all areas of loose or damaged masonry reconstructed in brick or stone as appropriate and fully bond back into the wall. Fracture cracks between gable walls, elevations and internal cross walls are to be fully bonded together. Existing joists and purlins are to be re-packed to ensure adequate support.  
 All inner surfaces of walls to be finished in lime plaster in accordance with traditional mixes and current recommendations. Lime to be built up in a sequence of reducing strengths.  
**WINDOW FRAMES**  
 Remove all existing window frames and replace with new high performance (weather striped) side hung casement frames. (see elevations for design) constructed in treated selected redwood, with hardwood cills. 24mm. double glazing with Low-E(0.05) glass panes (with internal leaf of safety glass) All frames to be completely factory finished in gloss finish (white). Catches to be (minimum) two point espagnolette type with lockable handles to all opening lights. Hinges to be reflex friction stays.  
 Carefully remove and retain all existing window linings, cill boards and window seats and refit using new material to replicate the original construction where necessary.  
 All windows to have moulded architraves to match existing.  
**RAIN WATER GOODS**  
 All to be replaced with new cast iron fittings finished in black.

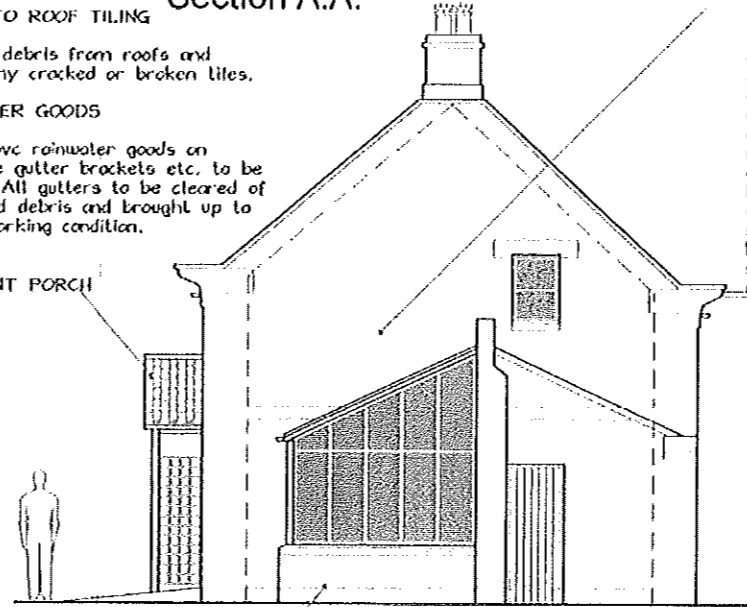


North West Elevation

**WORKS TO ROOF TILING**  
 Clear all debris from roofs and replace any cracked or broken tiles.  
**RAINWATER GOODS**  
 Existing pvc rainwater goods on adjustable gutter brackets etc. to be retained. All gutters to be cleared of weeds and debris and brought up to a good working condition.

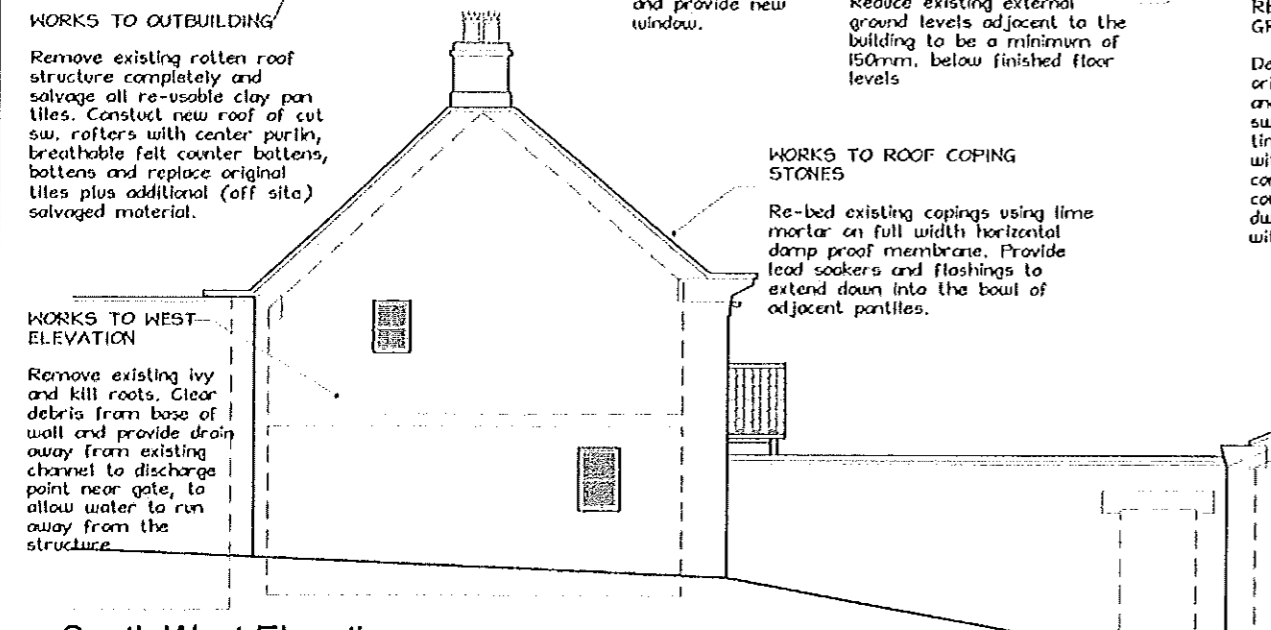
New door opening with lintel and again stone work to match existing, new ledged and braced door.  
 New bathroom roof light 'Roof light Co' conservation type ref. CR-1

NEW FRONT PORCH



North East Elevation

**WORKS TO EAST GABLE**  
 Remove climbing plant, remove old greenhouse roof flashings and re-point. Provide new stone lintel over window to match existing and rebuild loose stone work around window. Carry out remedial work to North East gable to provide bond between East and North walls, rebed existing stones and using new stone where necessary. Walls to be tied together using stainless steel rods bedded into the mortar joints where appropriate.

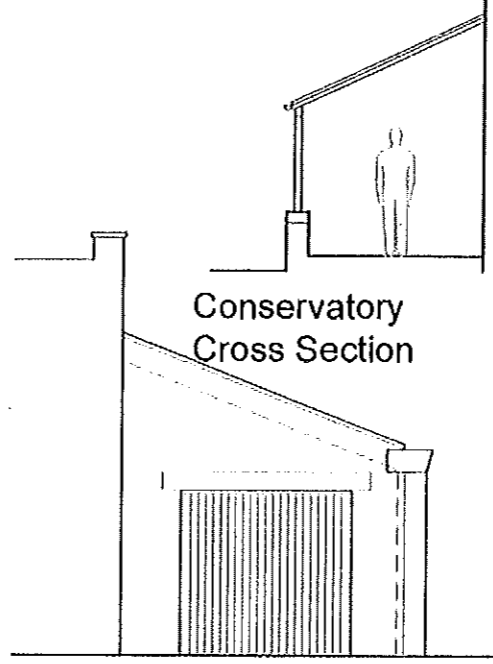


South West Elevation

**WORKS TO OUTBUILDING**  
 Remove existing rotten roof structure completely and salvage all re-usable clay pan tiles. Construct new roof of cut sw. rafters with center purlin, breathable felt counter battens, battens and replace original tiles plus additional (off site) salvaged material.

**WORKS TO ROOF COPING STONES**  
 Re-bed existing copings using lime mortar on full width horizontal damp proof membrane. Provide lead soakers and flashings to extend down into the bowl of adjacent pantiles.  
 Remove brickwork sealing window and provide new window.  
 Reduce existing external ground levels adjacent to the building to be a minimum of 150mm. below finished floor levels

**REPLACEMENT GREENHOUSE/CONSERVATORY**  
 Design to follow approximately the original profile and footprint. Windows and door to be in high performance DG. sw frames with hardwood cills. All timber to have paint finish. Plinth wall with shaped stone cill to be of cavity construction with two leaves of 100mm. coursed local stone to match existing dwelling. Glazed roof to be constructed with proprietary lead covered top's.



Garage North East Elevation

<b>AMENDED</b>		Snoyell Building Consultants Ltd	
Notes - 9 OCT 2015		RICS The mark of property professionals working	
Notes		Project: Proposed Refurbishment to The Keepers Cottage Park Hall, Aislaby, Whitby	
A01 These notes are intended to provide a guide to the works and specifications. Where conflict of requirements exists the order of precedence shall be as shown in the specification. Govern the actual provisions of the plans.		Client: Mr. D. Dalglish	
A02 This drawing to be read in conjunction with all other relevant drawings and architect's details.		Drawing: Proposed Elevations & Sections	
A03 Drawings not to be scaled. All dimensions to be checked on fully finished work. Any discrepancies to be referred to the Engineer and listed on instructions obtained before work commences.		Date: 25.8.15	
No part of this drawing may be reproduced, stored in a retrieval system or transmitted in any form or by any means without prior permission in writing from Snoyell Building Consultants Ltd.		Scale: 1:100	
A Minor amendments		Drawn By: AHT	
Rev: Description		Check By: LS	
Date: 25.9.15		Approved By: LS	
Date: 25.9.15		Drawing Status: Planning	
Date: 25.9.15		Job no: 5104	
Date: 25.9.15		Day no: 06	
Date: 25.9.15		Rev: A	