New cast iron down pipe, with gully.

Front elevation to 5 and 7 Eccleston Street, to be re-pointed in lime mortar.

5 and 7 Eccleston Street defective bricks to be cut out and replaced with new to match existing.

Existing masonry paint on 5 and 7 Eccleston Street to be removed using DOFF or similar approved.

Existing rainwater pipe out let for stone gutter to be removed and area made good.

Roof works relaying of ridge tiles, include addition of new ridge tiles where missing to match existing. Repair and relaying of slates and ridge tiles to 5 Eccleston Street, any new slates are to match existing.

New stone lintels to S.E design, with existing brickwork made good.

New replacement double glazed sliding sash windows.

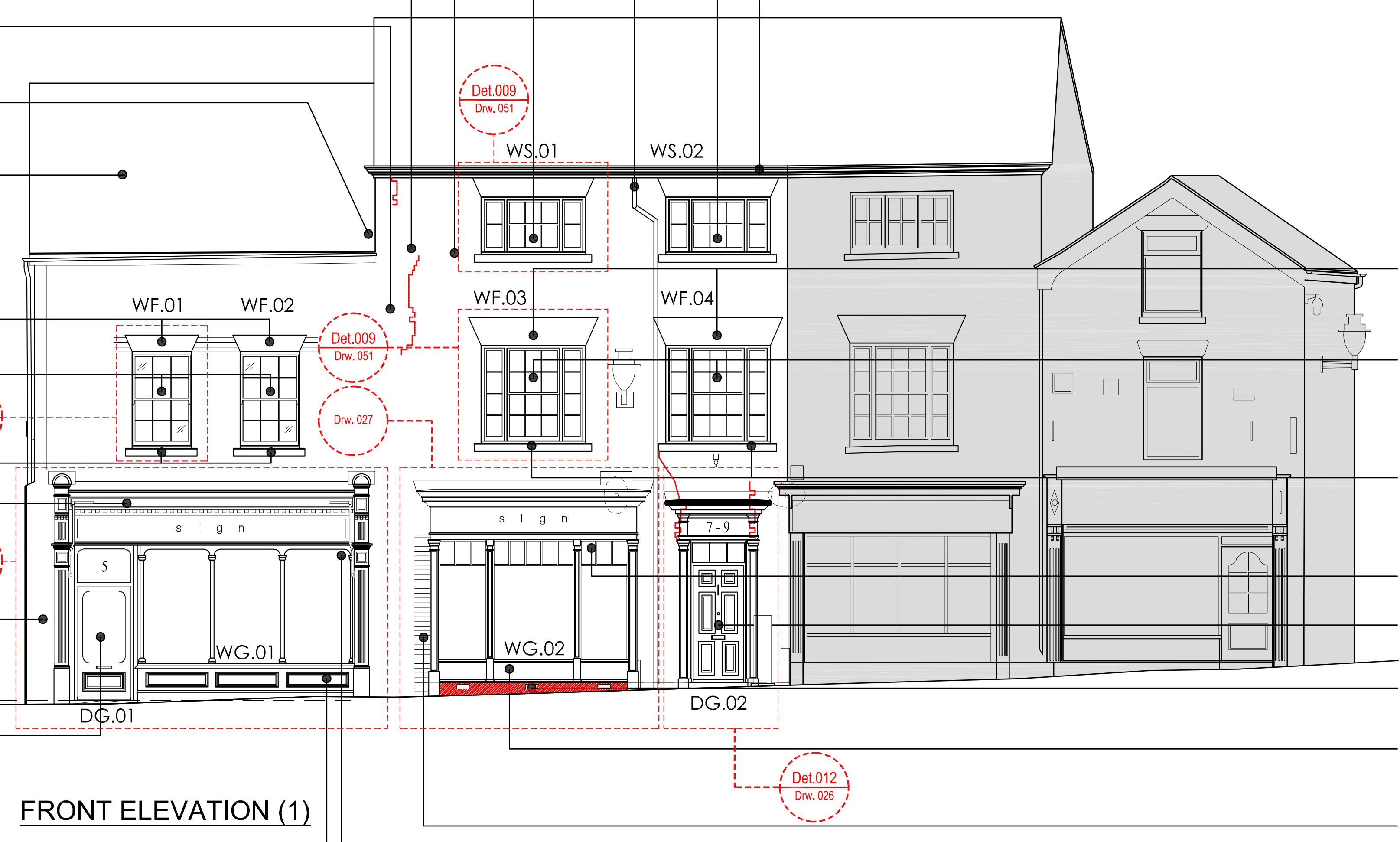
New stone cills.

Traditional style awning.

Allow for existing brickwork behind existing shop fronts to 5 and 7 to be made good.

Existing render to 5 and 7 to be removed and existing brickwork made good (all the way to the side of the existing shop front to no. 9).

Recessed timber entrance door.



FRONT ELEVATION (1)

Reinstatement of traditional timber shopfront, with code 5 lead flashing over.

Allow for internal roller shutter - this is to be open lattice / brick-bond in style.

Existing window openings reformed, brickwork made good, with sandstone lintels over to S.E design. New double glazed sliding sash windows (tripartite), with no horns, true glazing bars and be traditionally pulley and weighted installed. Side lights to be fixed. Allow for removal of paint/cement to 2no cills at 2F. And allow for repair. If beyond repair allow for new sandstone replacements to be installed.

Removal of paint using DOFF or agreed alternative to stone gutters (on No. 7 and 9 Eccleston Street). Re-line gutters with min. code 6 lead, with the use of 'T-Pren Plus' (movement joints) and associated Class A building paper. Gutter to be painted in Keim paint. Allow for any associated stone repairs.

Allow for removal of paint /render to 2no sandstone lintels at 1F. And allow for repair. If beyond repair allow for new sandstone replacements to be installed.

New and replacement double glazed sliding sash windows (tripartite), with no horns.

Allow for removal of paint/cement to 2no cills at 1F. And allow for repair. If beyond repair allow for new sandstone replacements to be installed.

Allow for internal roller shutter - this is to be open lattice / brick-bond in style.

New timber entrance door, with fanlight over and code 5 flashing.

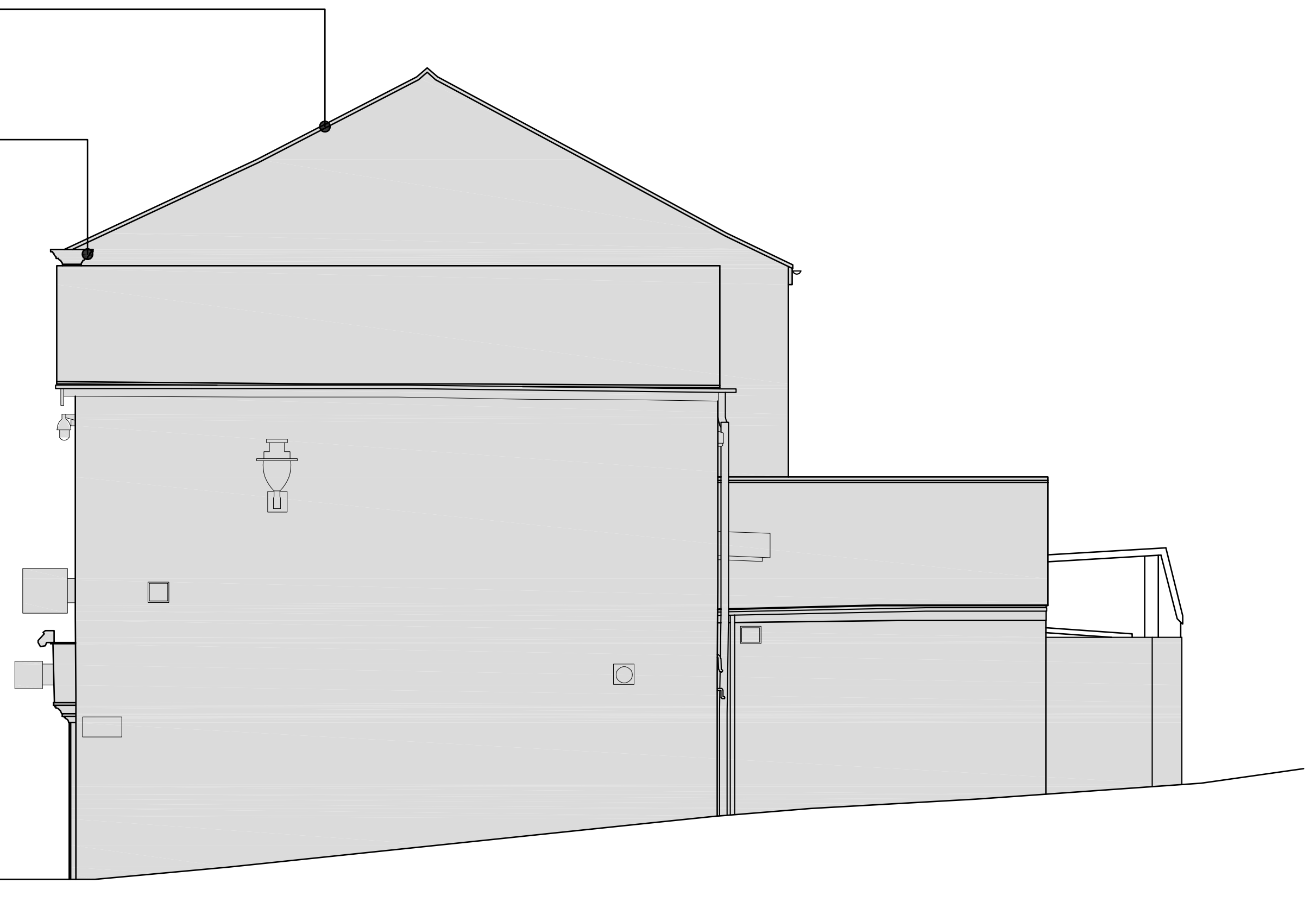
New black cast iron vent grills (heritage style), on red sand stone. See 1682-027.

New traditional timber shopfronts, with code 5 lead flashing.

Existing shop front opening to be altered with new structural beam over to S.E design. New brickwork to match existing (toothed in), to left hand side of opening, on new foundation to S.E design if required.

Remove loose mortar verge and re-point.

Cap rear of stone gutter with code 6 lead (vertical face).



RIGHT SIDE ELEVATION (2)

PLANNING DRAWING
THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION

BUILDING REGULATIONS DRAWING
THIS DRAWING IS FOR BUILDING REGULATIONS PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION

DO NOT SCALE FROM THIS DRAWING

TENDER NOTE
DO NOT SCALE FROM THIS DRAWING

GENERAL NOTES

Roof works:
Existing rainwater goods to be replaced with cast iron, with paint finish.
All existing timber fascia's, soffits and barge boards are to be replaced with new painted timber to match existing.

New / replacement windows:
New replacement double glazed sliding sash windows, with true glazing bars and to be traditionally pulley and weighted.
New sliding sash windows on 5 Eccleston Street to have horns.
New sliding sash windows on 7 Eccleston Street to have no horns.
All new timber windows to receive Slimlite ultra clear - Self-cleaning Slimlite double glazed units (4mm Low E/4mm cavity, gas/4mm clear, all to give a min. U-Value of 1.9).

Cills and lintels:
New stone cills and lintels (to S.E design) are to be Red Hollington sandstone.
Existing sandstone cills and lintels, allow for the removal of paint / render and for repairs. If existing beyond repair replaced with new to match existing.

Brickwork:
Allow for any defective bricks on front elevation to 5 and 7 to be cut out and replaced with new to match existing.
Brickwork to the front elevations to be made good, any non-matching panels of brickwork to be removed and replaced with new to match existing and toothed in. Cracked bricks to be removed and replaced, cracked areas to have new bricks toothed in (all to S.E design).
The front elevation to 5 and 7 Eccleston Street to be repointed in lime mortar, plus the small gable between 5 and 7 following removal of render.
Allow for front elevation to 5 Eccleston Street, to be repainted in Keim paint (colour TBC).

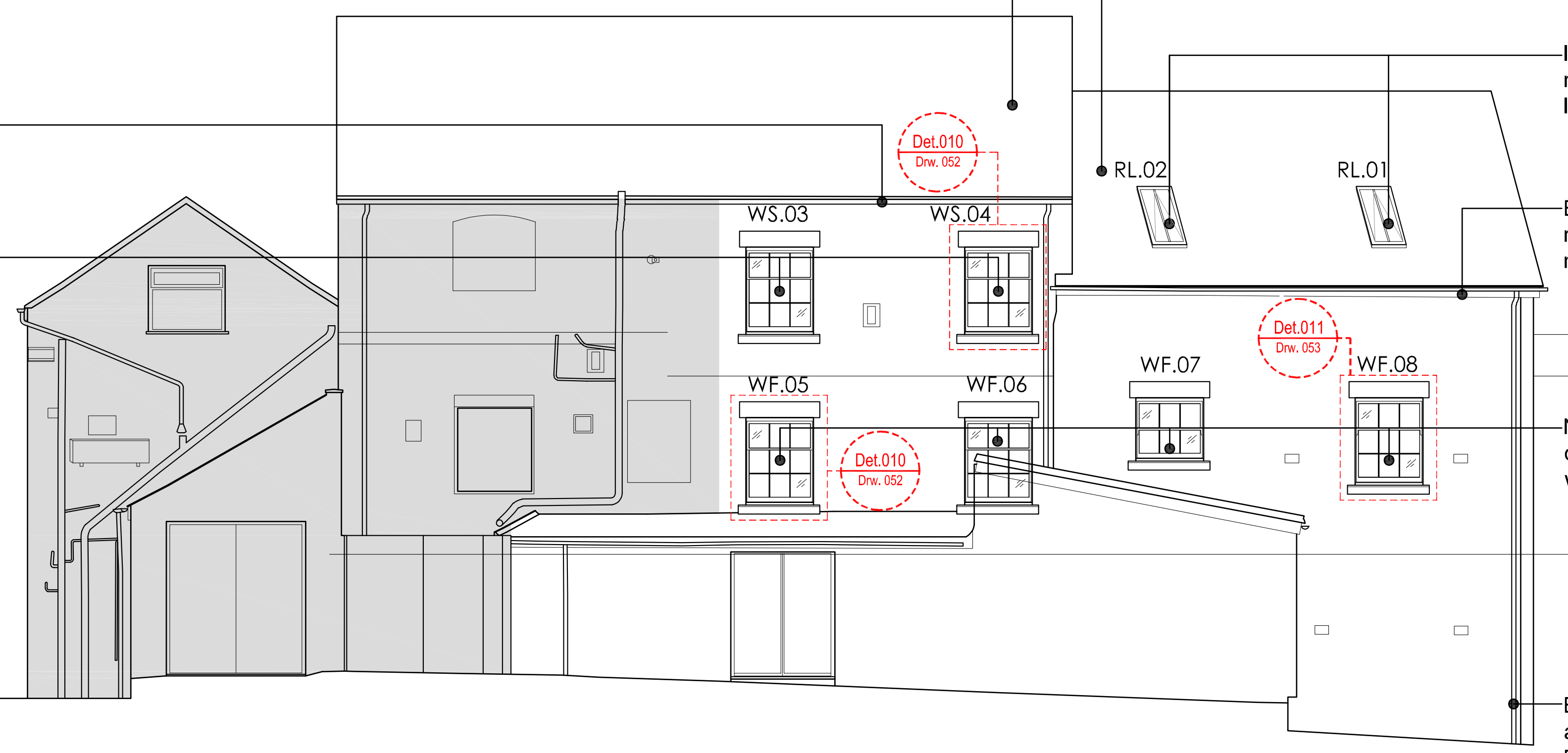
Timber
All timber to be slow grown Douglas Fir. Paint to be linseed oil paint (Brouns & Co. linseed paint and oil or similar)

General:
Allow for the removal of redundant alarm boxes, wires and arm under wall mounted streetlight.
Power points for clip in / off Christmas lighting to be retained.

Allow for existing slate roof to No. 7 and 9 Eccleston Street (front & rear elevation), to be repaired with broken slates replaced and loose reinstalled, ridge tiles to be re-bedded as required. Any new slates / ridge tiles to match existing.

Replace existing rainwater goods to No. 7 and 9 on rear elevation, with new cast iron with paint finish. Allow for 2 no. down pipes.

New window openings formed, with double glazed sliding sash windows with no horns, with sandstone cills & lintels.



REAR ELEVATION (3)

Roof works relaying of ridge tiles, include addition of new ridge tiles where missing to match existing. Repair and relaying of slates to 5 Eccleston Street, any new slates are to match existing.

Install 2no. conservation rooflights to rear elevation, area made good. With light wells formed within ceiling below.

Existing timber fascia and soffit, to be replaced with new painted timber to match existing.

SECOND F.F.L

SECOND F.F.L

New window openings formed, with double glazed sliding sash windows, with sandstone cills & lintels.

FIRST F.F.L

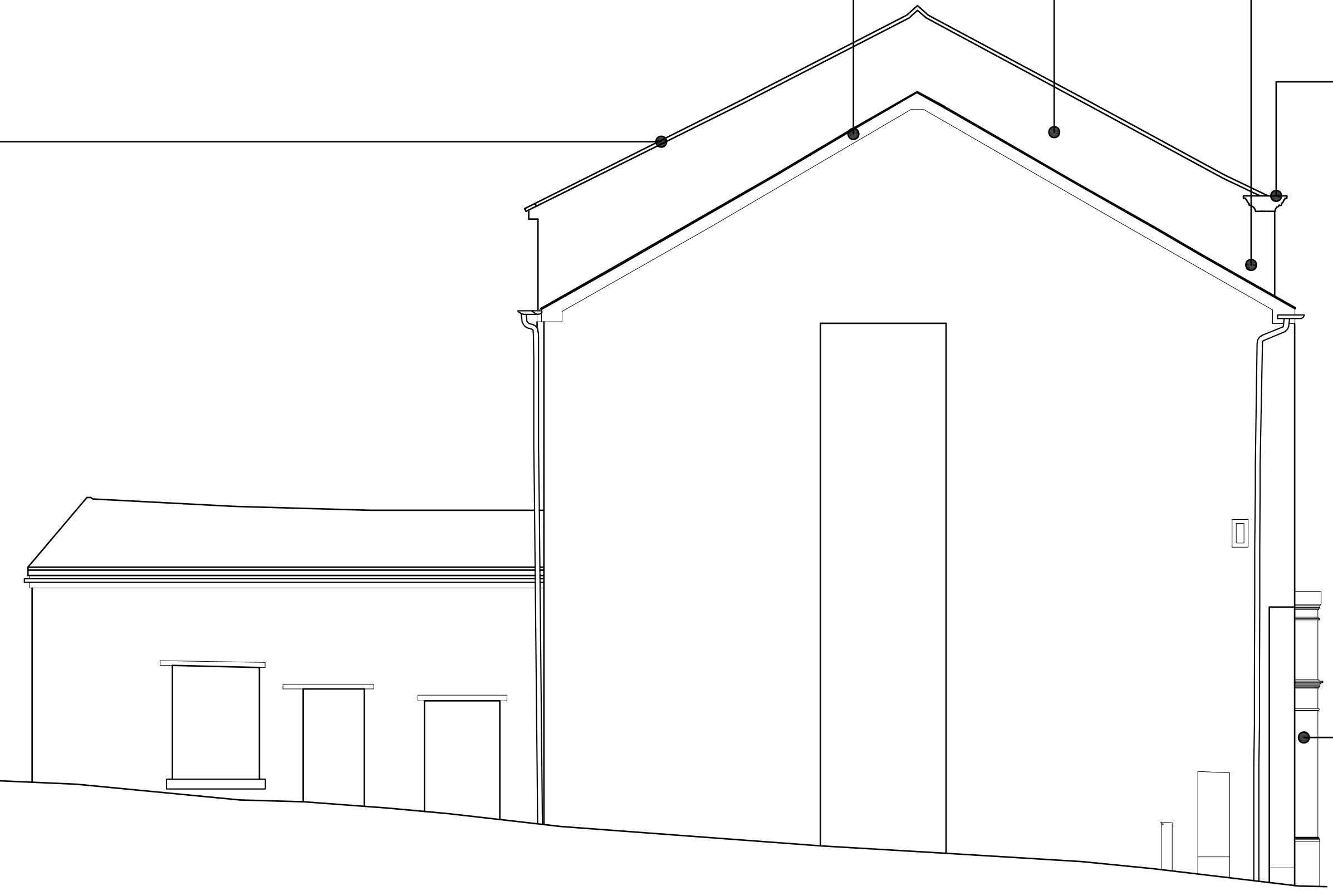
Existing rainwater goods (down pipes and gutters) on the rear of No. 5 Eccleston Street to be replaced with cast iron with paint finish.
Allow for the down pipes on rear elevation to be installed at new locations, to allow for future extension.

Existing rainwater pipe outlet for stone gutter to be removed and area made good.

Removal of cementitious render to west facing gable to 7 Eccleston Street.
Allow for existing brickwork to be made good. Allow for new code 6 lead flashing. Allow for defective brickwork to be replaced with new to match existing.

Existing timber bargeboard to west facing gable end to 5 Eccleston Street, to be replaced with new to match existing with paint finish.

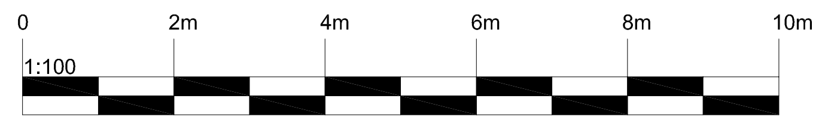
Following removal of render, allow for new mortar pointed verge to be formed.



LEFT SIDE ELEVATION (4)

Removal of paint using DOFF or agreed alternative to stone gutters (on No. 7 and 9 Eccleston Street). Re-line gutters with min. code 6 lead, with the use of 'T-Pren Plus' (movement joints) and associated Class A building paper. Gutter to be painted in Keim paint. Allow for any associated stone repairs.

Side elevation to traditional timber shop front, to number 5 Eccleston Street.



REVISIONS

Rev.	Description	Date	By	Chk'd
A	Call out boxes added, notes updated.	22-11-23	TOC	AW

KEY

▨ Not part of planning application.

CAD FILE NAME: S:\JOB FILES 1400 ONWARDS\1682 5-7 Eccleston St\Drawings (DMS to be used)\AutoCad\Current\1682-ALL PLANNING.dwg

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KNOWSLEY MBC
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5-7 ECCLESTON STREET, PRESCOT. L34 5QA

purpose
BUILDING CONTR. /TENDER

drawing title
ELEVATIONS AS PROPOSED

scale @ A1 1:100
date 25-09-2023
drn TOC
chk'd RR

1682-006
A

Original paper size (A1) 841x 594mm