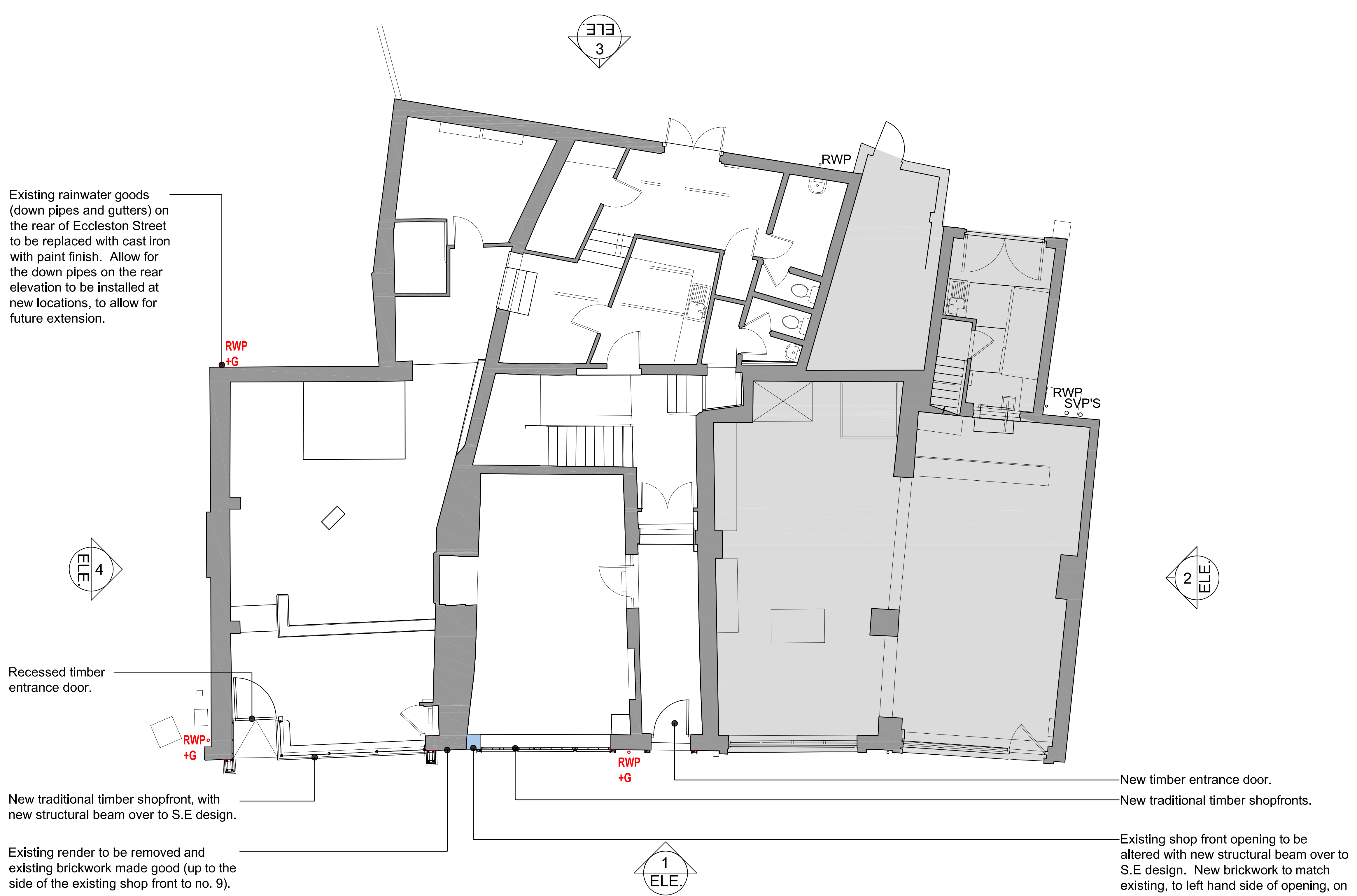
CAD FILE NAME: S:\JOB FILES 1400 ONWARDS\1682 5-7 Eccleston St\Drawings (DMS to be used)\AutoCad\Current\1682-ALL PLANNING.dwg

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

GENERAL NOTES

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.



Existing rainwater goods (down pipes and gutters) on the rear of Eccleston Street to be replaced with cast iron with paint finish. Allow for the down pipes on the rear elevation to be installed at new locations, to allow for future extension.

Recessed timber entrance door.

New traditional timber shopfront, with new structural beam over to S.E design.

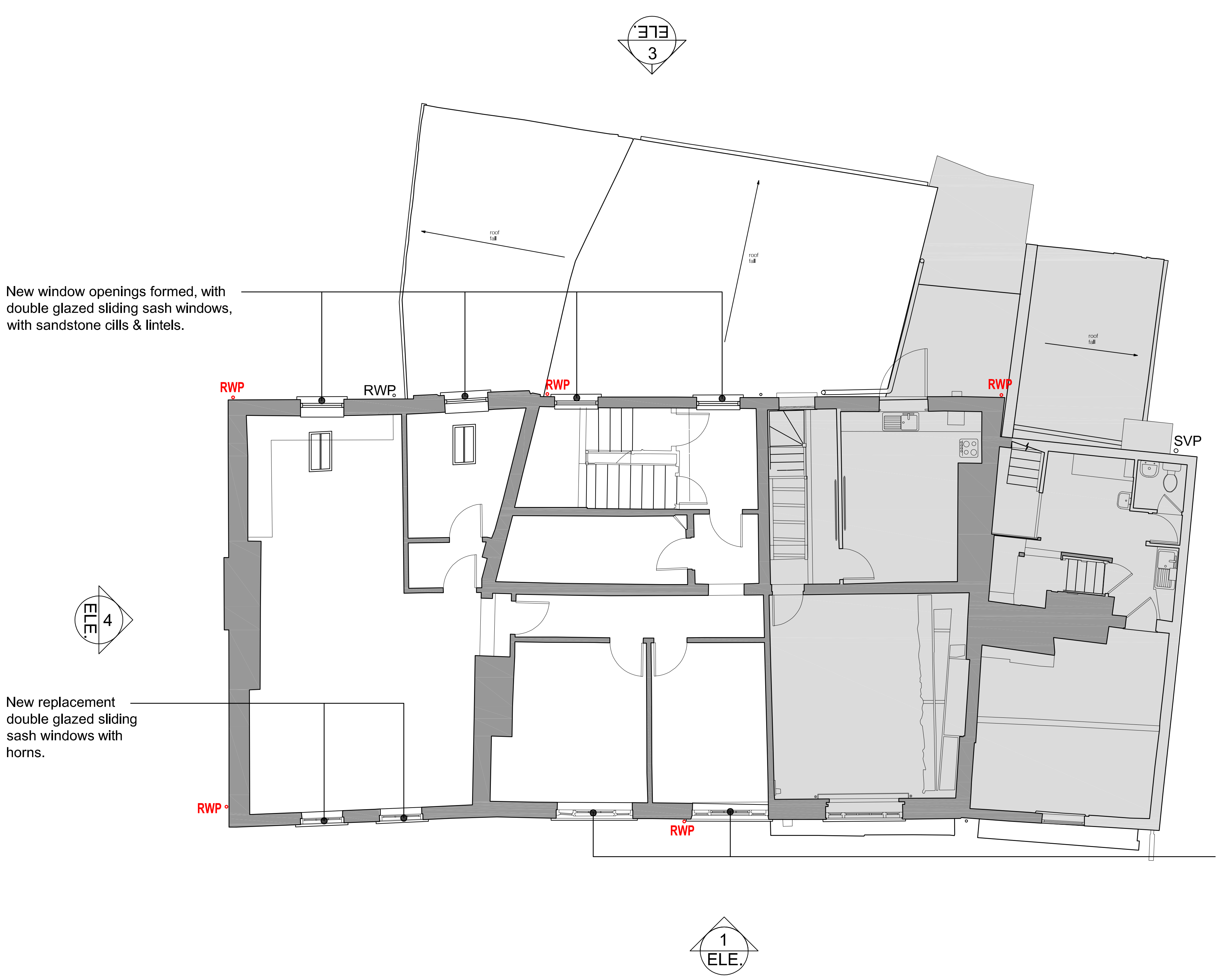
Existing render to be removed and existing brickwork made good (up to the side of the existing shop front to no. 9).

New timber entrance door.

New traditional timber shopfronts.

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

GROUND FLOOR PLAN

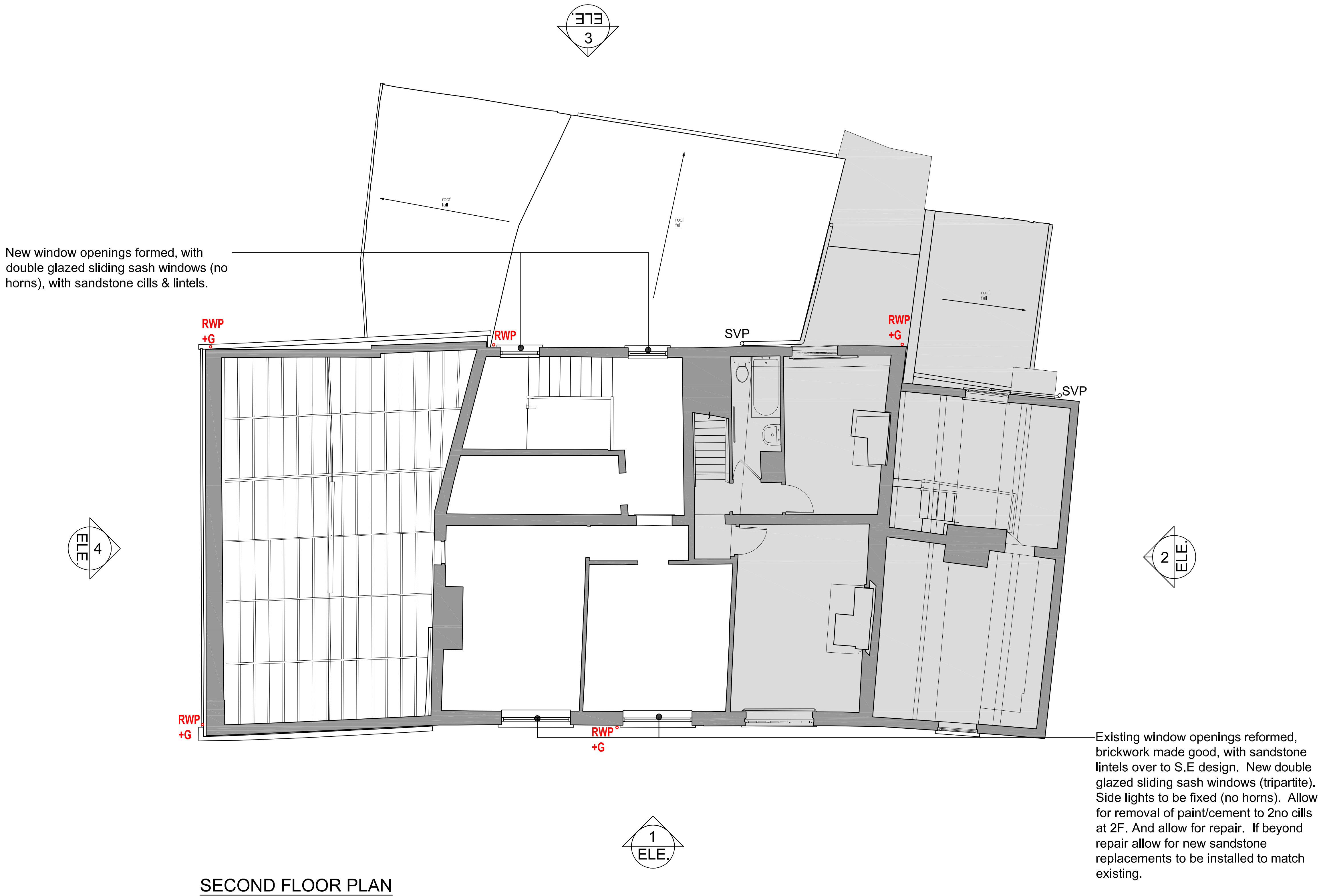


New window openings formed, with double glazed sliding sash windows, with sandstone cills & lintels.

New replacement double glazed sliding sash windows with horns.

New replacement double glazed sliding sash windows (tripartite), with no horns. Side lights to be fixed.

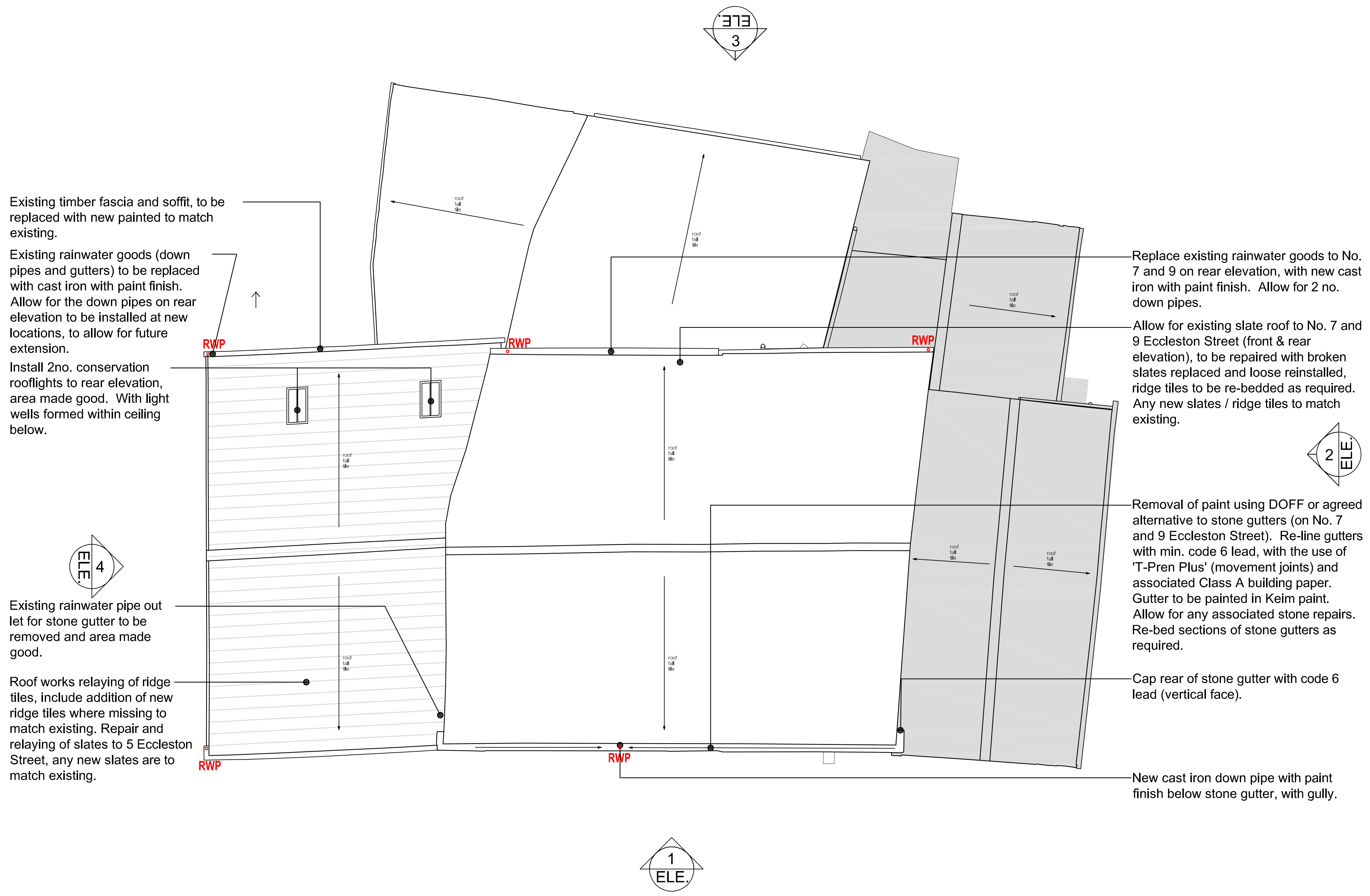
FIRST FLOOR PLAN



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

Existing window openings reformed, brickwork made good, with sandstone lintels over to S.E design. New double glazed sliding sash windows (tripartite). Side lights to be fixed (no horns). 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 to match existing.

SECOND FLOOR PLAN



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

Existing rainwater goods (down pipes and gutters) 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.

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

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 to 5 Eccleston Street, any new slates are 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.

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.

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. Re-bed sections of stone gutters as required.

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

New cast iron down pipe with paint finish below stone gutter, with gully.

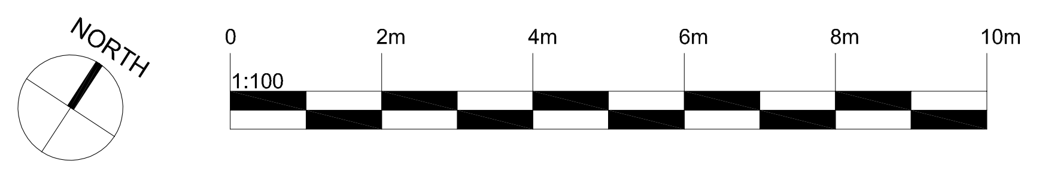
ROOF PLAN

REVISIONS

Rev.	Description	Date	By	Chk'd
-	-	-	-	-

KEY

▨	Existing structures
🟦	New structures
▨	Not part of planning application.
○RWP	New cast iron rainwater goods with paint finish.



architecture
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purpose **PLANNING**

drawing title
PLANS AS PROPOSED

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

1682-005

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Original paper size (A1) 841x 594mm