

GENERAL NOTES

Roof works:
Existing rainwater goods to be replaced with cast iron, with paint finish.
All existing timber fasciae, 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, 7 Eccleston Street to have no horns.
All new timber windows to receive Simlitle ultra clear - Self-cleaning
Simlitle double glazed units (4mm Low E/4mm cavity, gas/4mm clear, all to give a min. U-Value of 1.9).

Cills and linels:
New stone cills and linels (to S.E design) are to be Red Hellington sandstone.

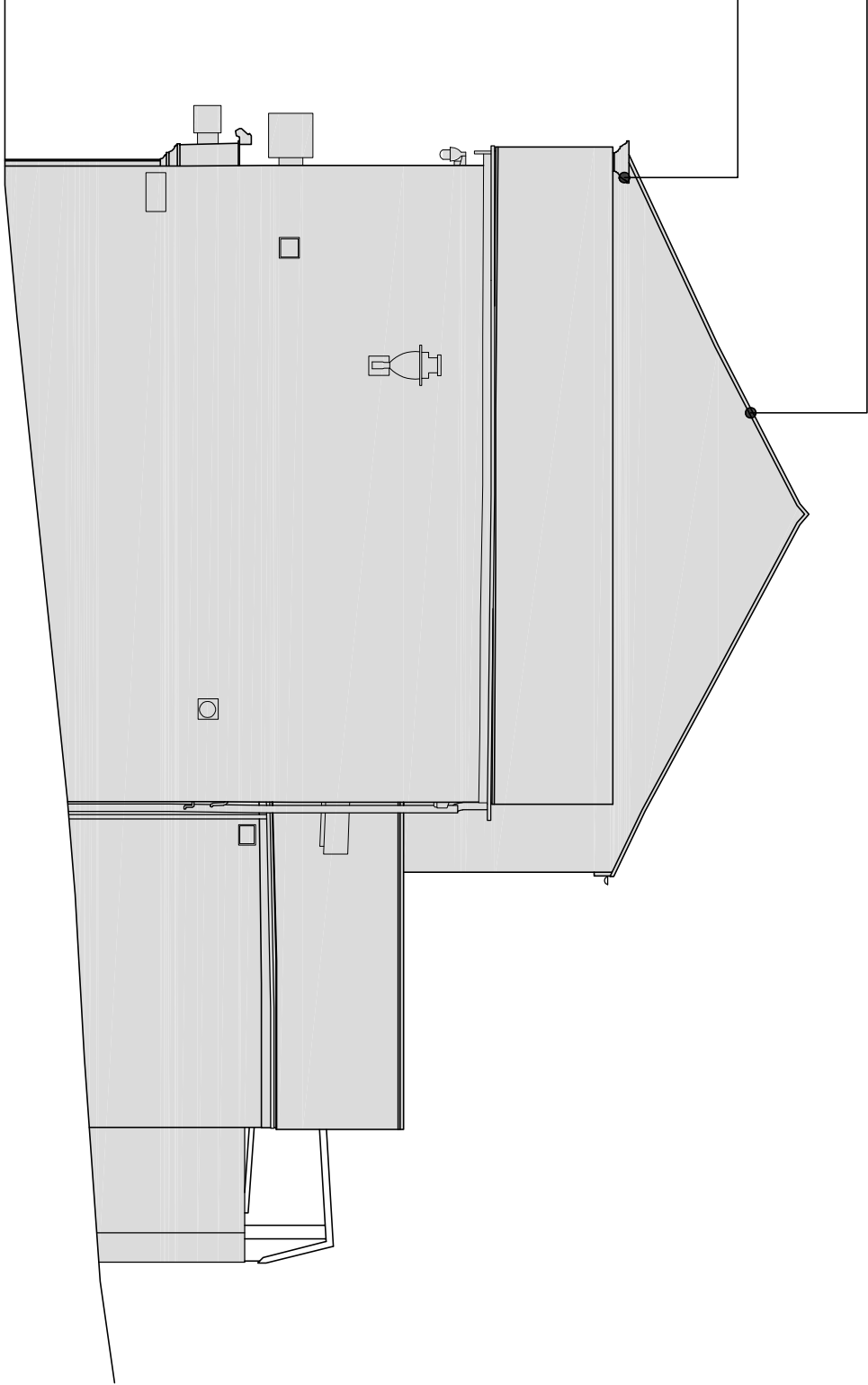
Existing sandstone cills and linels, allow for the removal of paint / render and for repairs. If existing bryony repair replaced with new to match existing.

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).
Following removal of render - This 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).

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.

RIGHT SIDE ELEVATION (2)



Remove loose mortar verges and re-point.
Cap rear of stone gutter with code 6 lead (vertical face).

Existing window openings reformed to match existing with sandstone linels over to S.E design. New double glazed sliding sash windows (timberite) with no horns, true glazing bars and be traditionally pulley and weighted installed. Side lights to be fixed. Allow for removal of paint/ment 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 cills 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 (timberite), with no horns.

Allow for removal of paint/ment 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 6 flashing.
New air brick, colour to match brickwork.
New traditional timber shopfronts, with code 6 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.

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.

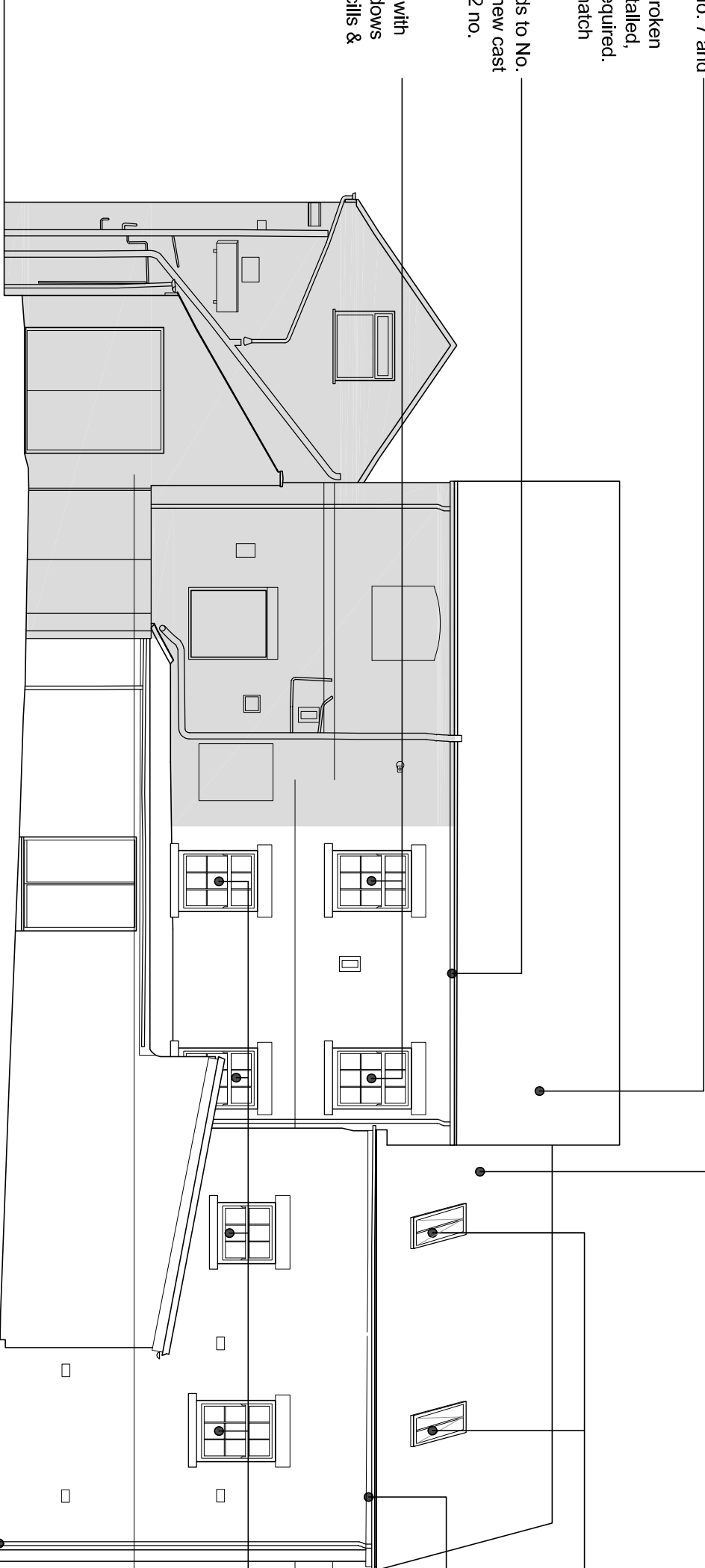
Install 2no. conservation rooflights to rear elevation, area made good. With light wells formed within ceiling below.

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

SECOND F.F.L.
New window openings formed, with double glazed sliding sash windows, with sandstone cills & linels.

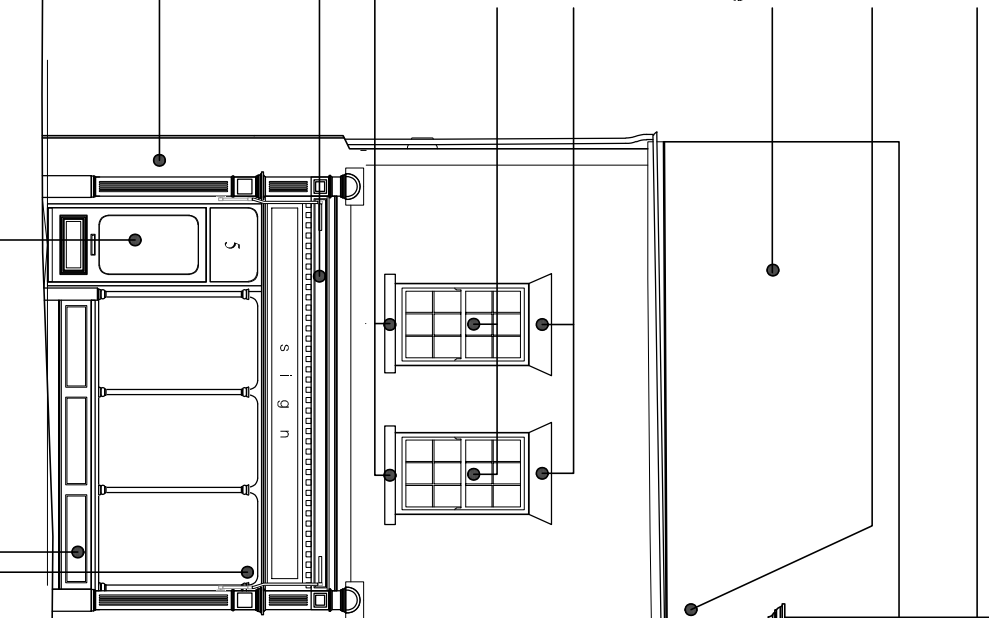
EXISTING rainwater goods (down pipes and gutters) on the rear of No. 5 Eccleston Street to be replaced with cast iron with paint finish. Allow for the down pipes on rear elevation to be installed at new locations, to allow for future extension.

REAR ELEVATION (3)



New cast iron down pipe, with gully.
Front elevation to 5 and 7 Eccleston Street, to be repointed 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 linels 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 6 lead flashing over.
Allow for internal roller shutter - this is to be open lattice / brick-bond in style.

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.

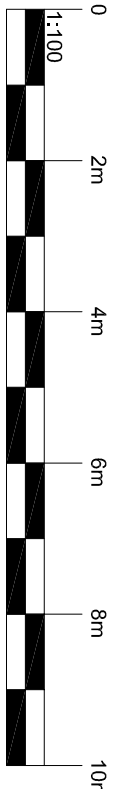
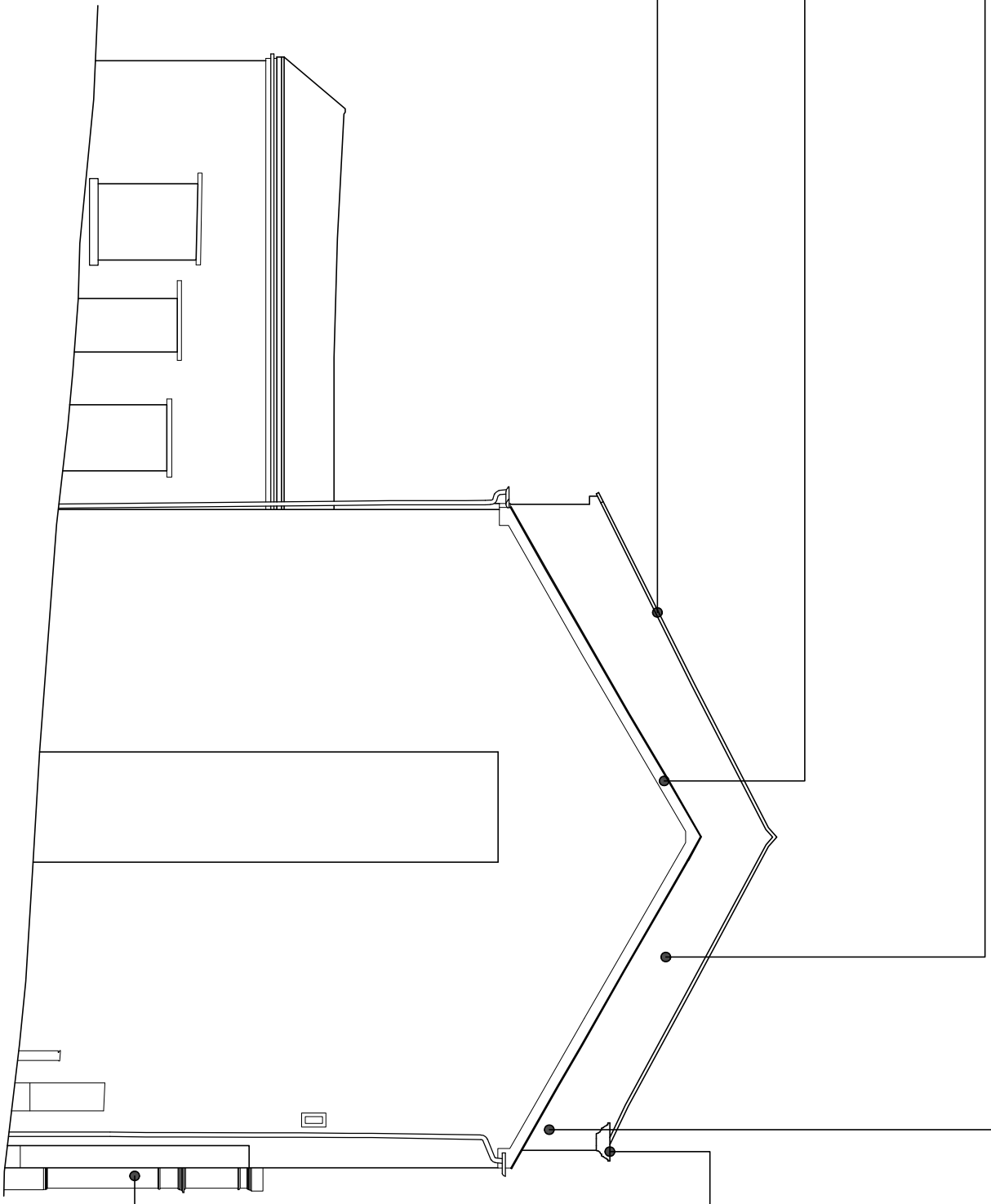
Existing timber bargeboard to west facing gable end to 5 Eccleston Street, to be replaced with new to match existing with paint finish.

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

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.

LEFT SIDE ELEVATION (4)



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

KEY
Not part of planning application.

architecture
interior design
landscape
urban planning
sustainability

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drawing title		drawing title	
ELEVATIONS AS PROPOSED		ELEVATIONS AS PROPOSED	
scale @ A1 1:100	date	scale @ A1 1:100	date
25-09-2023	25-09-2023	25-09-2023	25-09-2023
dm	TOC	dm	TOC