



**NORTH EAST ELEVATION (REAR)
ELEVATION B,B**

**SOUTH WEST ELEVATION (FRONT)
ELEVATION A,A**

GENERAL NOTE
DO NOT SCALE FROM THIS DRAWING

Notes:
To be read in conjunction with proposed elevation drawings 1165-714, 715, 716 & 717

Render:
Existing render to be made good for repainting.
Located repairs to be combed out or necessary, new render to match existing in composition, bulk up and finish. All redundant services to be removed, & render made good as necessary.

Painted Brickwork
Existing painted brickwork to be made good for repainting. Located repainting to be combed out or necessary, mortar to match existing in composition and appearance. All redundant services to be removed, & render made good as necessary.

Painting
Existing painted elements to be repainted, paint specification and colour to be agreed with Conservation Officer.

Windows
All painted timber frame sash windows, all to be refurbished (or replaced) to match existing, joiner timbers & cills to be replaced, sashes to be free, running and bedded to be painted, colour to be agreed with Conservation Officer. Polychrome paintwork for leaded glazing, leaded board boards and broken glazing to be replaced with clear single glazing to match existing, glazing to be replaced with leaded glazing to match existing to comply with building regulations Part N.

Internal secondary glazing to be retained to all windows - to be verified against to match condition of sash windows. Security grills/ bars to be removed and all render/stone/windows to be made good following removal.

Roof
All existing stone roofs to be inspected and repaired or replaced as necessary. Existing roof tiles to be replaced with reclaimed to match existing in size, colour and thickness.

Roofing
Existing flat roofing to be inspected and repaired/replaced as necessary with suitable code book (or per the Lead Association guidelines).

Chimneys
All chimneys to be cleaned of debris, inspected and repaired/replaced as necessary, all mounds to match existing.

Lead lined stone gables
All lead lined stone gables to be cleaned of debris, inspected and repaired/replaced as necessary with lead lined stone. Where necessary, lead lined stone to be replaced with lead lined stone. Where necessary, lead lined stone to be replaced with lead lined stone.

DR & SWP
All drains and downpipes to be inspected, repaired & joints retightened or replaced as necessary to match existing. All to be repainted to match colour of render.

REVISIONS

Rev.	Description	Date	By	CHKD

client
The Reader Organisation

project
Caldersstones Mansion House

Scale
@ A1 1:100

date
01/12/14

gmn **AW** **chkd** **RR**

1165-714