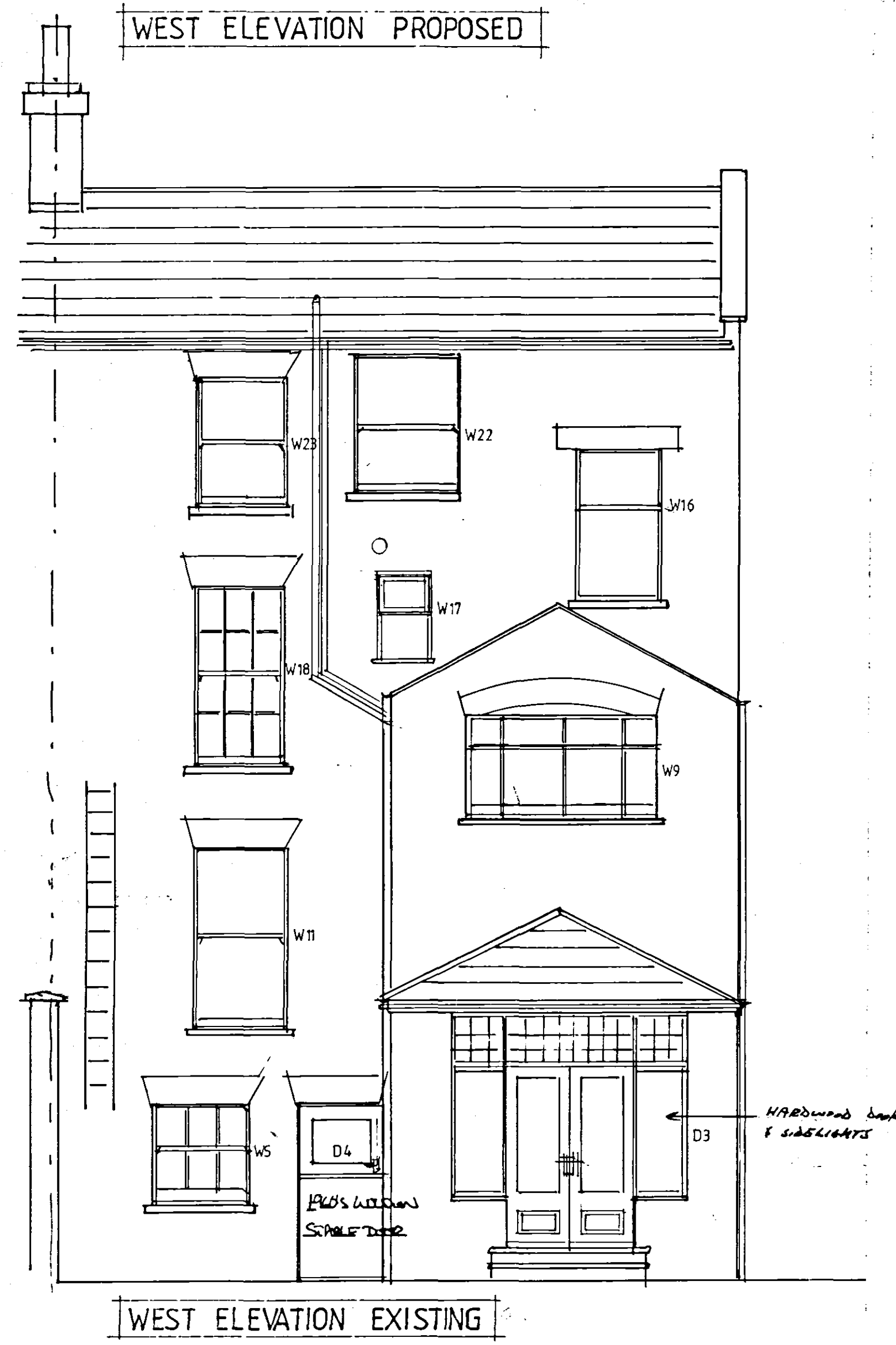
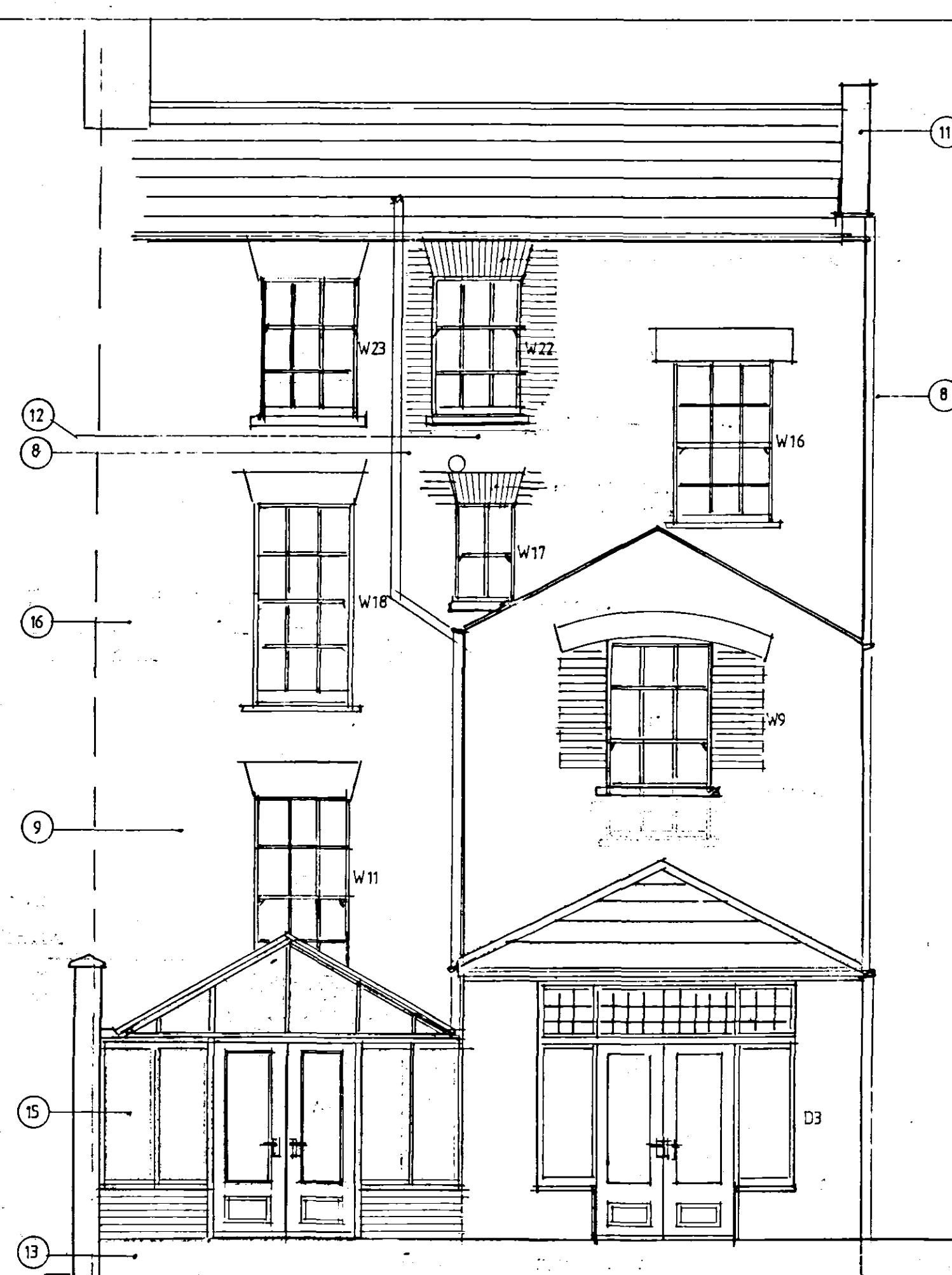
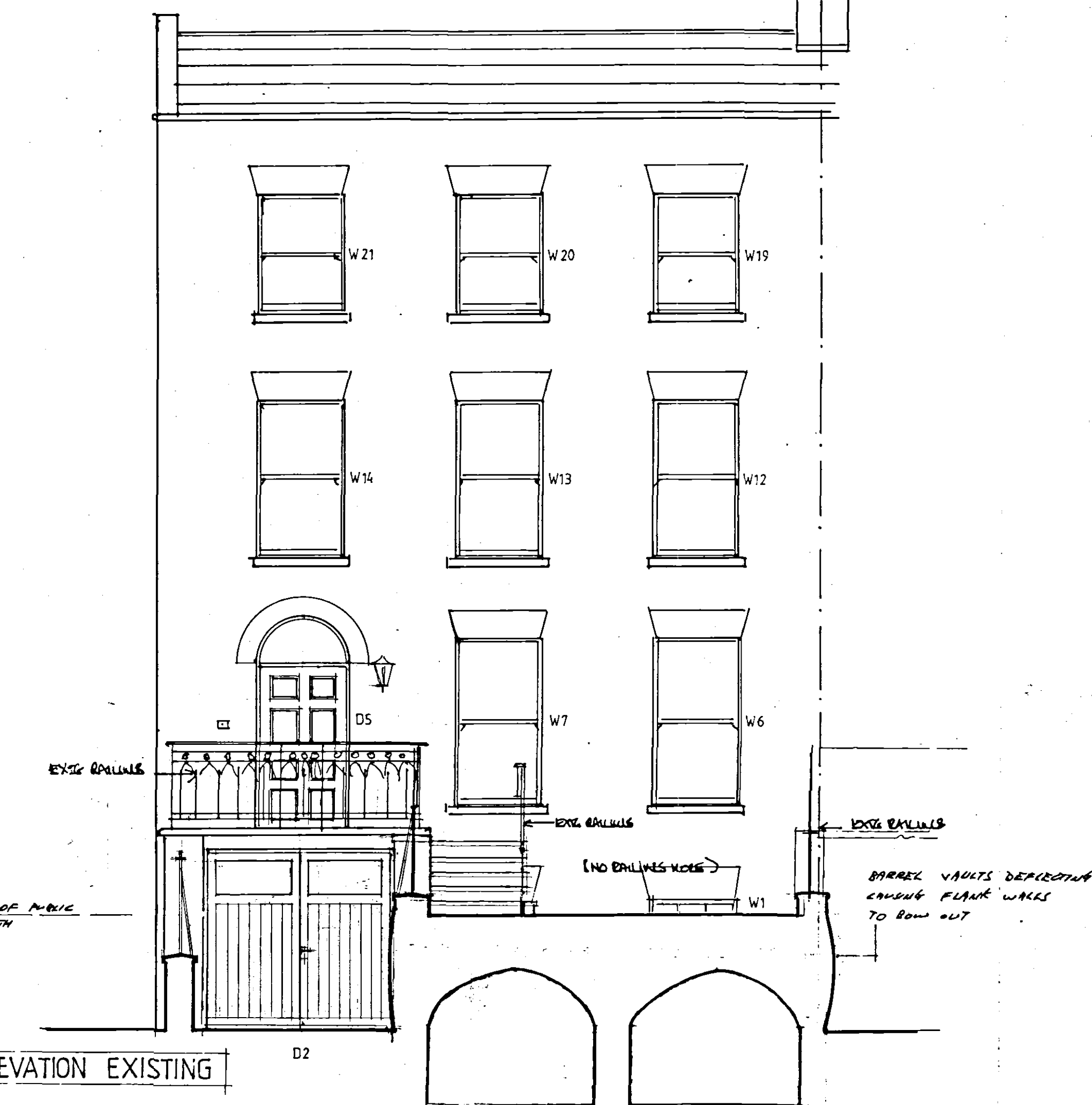
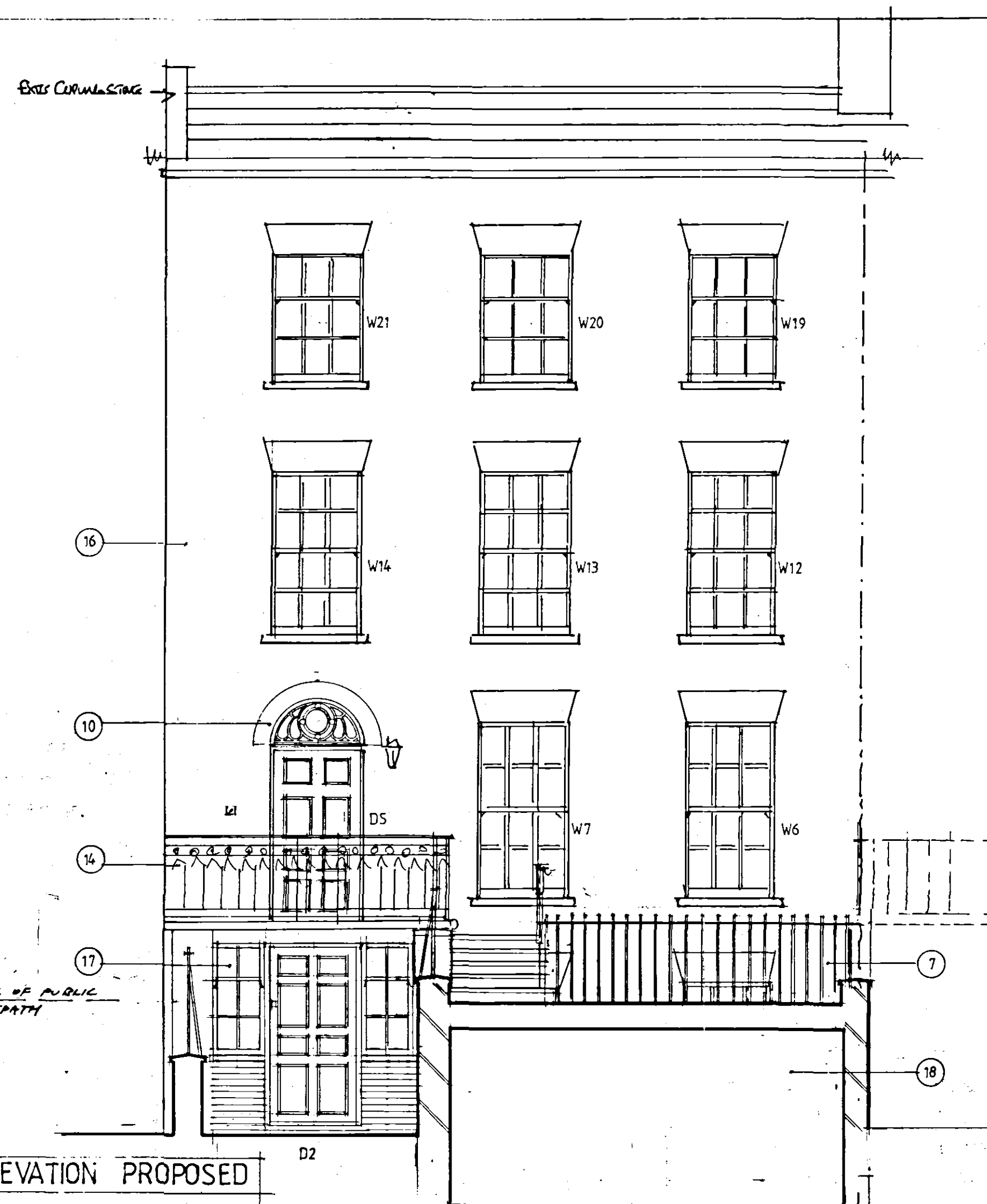
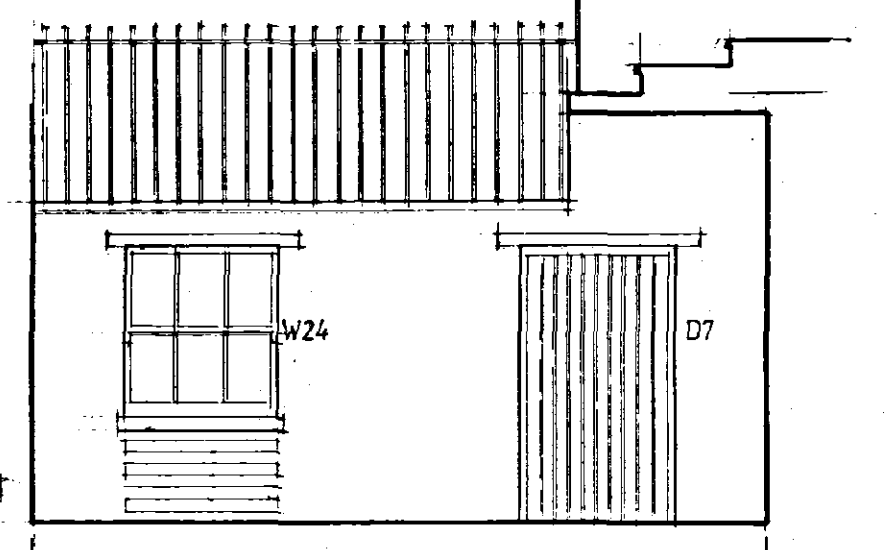




NOTES

- 7 AT ROOF TO LOWER GROUND FLOOR INSTALL ALUMINUM MADE METAL RAILINGS STYLE TO MATCH THOSE ALONGSIDE FOOTPATH THAT RUNS FROM PUBLIC FOOTPATH TO SEAS. PAINT BLACK TO MATCH EXISTING.
- 8 REMOVE PVC RAMP FROM ADJACENT SEW ON WEST ELEVATION & REPOSITION AROUND CORNER ON SOUTH ELEVATION.
- 9 REDUNDANT VERTICAL METAL CAT LADDER (FORMER FIRE ESCAPE) TO BE REMOVED. MAKE GOOD TO DISTURBED MASONRY.
- 10 REMOVE EXISTING DIMINISHED GROUND FLOOR ABOVE DOOR D5 INSTALL BRICK GLAZING BEADS TO MATCH THOSE ON NO 20 WELLSLAND TERRACE & RE GLAZE WITH SINGLE CLEAR GLAZING (NO 20 WELLSLAND TERRACE IS PROPOSED TO SOUTH DETACHED FROM NO 17).
- 11 REINSTATE STONE CILL TO MATCH THAT ON EIT (FARM) ELEVATION.
- 12 MAKE GOOD TO DAMAGED BRICKWORK BETWEEN WINDOW W17 & W22.
- 13 INSTALL RAISED PATIO OUTSIDE OF CONSERVATORY & KITCHEN.
- 14 EXISTING DECORATIVE METAL BRACKETING TO BE REMOVED & RE DECORATED.
- 15 PROPOSED CONSERVATORY CONSTRUCT WITH - LOW LEVEL CAVITY WALL WITH RECLAIMED FACE BRICK TO MATCH EXISTING - TIMBER FRAMEWORK TO WALLS & ROOF WITH PAINTED FINISH - GULLY TO WALLS & ROOF (NOT POLYCARBONATE) SEALED DOUBLE GLAZED UNITS MAY BE USED - FULL DETAILS OF TIMBER SECTIONS & MOUNTINGS TO BE USED TO BE SUBMITTED TO & APPROVED BY UNITED BUILDING CONSERVATION AREA OFFICE PRIOR TO CONSTRUCTION - EAST IRON ORNAMENTAL GARDENS
- 16 EXISTING TOWNARY TO BE REINTEGRATED TO RETURN TO ORIGINAL STYLE - W1 EXISTING WINDOW LOWER GROUND FLOOR EAST (GARDEN) ELEVATION TO REMAIN AS IS - W2, W3, W4, W5 & W6 ON SOUTH ELEVATION TO REMAIN AS IS - W7, W8, W9, W10, W11, W12, W13 & W14 ON EIT (FARM) ELEVATION. SASHES TO BE REMOVED, BOX FRAMES & WEIGHTS TO REMAIN. PROVIDE NEW SASHES IN GEORGIAN STYLE ALL TO MATCH NEIGHBOURING PROPERTY (NO 18 UPPER WELLSLAND TERRACE) RE FIT EXISTING BOUNDARY TO NEW SASHES SASH TO RECEIVE SINGLE CLEAR GLAZING - W4 EXISTING TOP HUNG TIMBER WINDOW TO BE REMOVED OPENING TO BE MODIFIED TO MATCH SIZE OF WINDOW W23 INSTALL ALUMINUM MADE BOX GLAZING WITH GEORGIAN STYLE WINDOW COMPLETE WITH STONE CILL ALL TO MATCH W18 (EXISTING WINDOW TO REMAIN) - W10 EXISTING WINDOW TO REMAIN AS IS - W11 ON ROOF ELEVATION (WEST) SASHES TO BE REMOVED, BOX FRAMES & WEIGHTS TO REMAIN. PROVIDE NEW SASHES IN GEORGIAN STYLE ALL TO MATCH W18. RE FIT EXISTING BOUNDARY TO NEW SASHES. SASH TO RECEIVE SINGLE CLEAR GLAZING - W16 EXISTING TOP HUNG TIMBER WINDOW TO BE REMOVED & PROVIDE NEW BOX GEORGIAN STYLE SLIDING SASH WINDOW COMPLETE WITH STONE CILL ALL TO MATCH W18 SASHES TO RECEIVE SINGLE CLEAR GLAZING - SET WINDOW IN REBATE IN BEAR FACE OF WALL AS W18 - W17 EXISTING TOP HUNG TIMBER WINDOW TO BE REMOVED MODIFY OPENING & FIT ALUMINUM MADE BOX SLIDING SASH GEORGIAN STYLE WINDOW COMPLETE WITH STONE CILL AND BRICK ARCH OVER ALL TO MATCH STYLE OF EXISTING WINDOW W18. FIT SINGLE CLEAR GLAZING. SET WINDOW IN REBATE IN BEAR FACE OF WALL AS W18 - W18 EXISTING GEORGIAN STYLE SLIDING SASH WINDOW TO REMAIN - W22 REMOVE EXISTING SLIDING SASH WINDOW SET ASIDE BOX FRAME, WEIGHTS & STONE CILL FOR RE USE. REMOVE SUBMASONRY COMMON BRICK, RE FORM OPENING TO LINE THROUGH WITH ADJACENT WINDOW W13. PROVIDE RECLAIMED BRICK TO MATCH GARD WITH BRICK ARCH ABOVE. RE AT STONE CILL AND BOX FRAME. PROVIDE NEW SASHES IN GEORGIAN STYLE ALL TO MATCH W18. RE AT EXISTING BOUNDARY TO NEW SASHES SASH TO RECEIVE CLEAR SINGLE GLAZING. SET WINDOW IN REBATE IN BEAR FACE OF WALL. - W23, SASHES TO BE REMOVED, BOX FRAMES & WEIGHTS TO REMAIN. PROVIDE NEW SASHES IN GEORGIAN STYLE ALL TO MATCH EXISTING WINDOW W18. RE AT EXISTING BOUNDARY TO NEW SASHES. FIT SINGLE CLEAR GLAZING - ALL NEW WINDOWS TO RECEIVE GLASS PAINT FINISH. THE GLAZING IN WINDOWS (EXCEPT CONSERVATORY) TO BE SINGLE GLAZED.
- 17 EXISTING GLAZED TIMBER GARAGE DOORS TO BE REMOVED REDUCE SIZE OF OPENING WITH RECLAIMED BRICK TO MATCH EXISTING AND BUILD A PURPLE MADE TIMBER DOOR WITH SIDELIGHTS. FIT STONE CILL AND CLEAR SINGLE GLAZING TO SIDELIGHTS. DOOR TO MATCH STYLE OF ST ABOVE DOOR AND SIDELIGHTS TO RECEIVE GLASS PAINT FINISH
- 18 DUE TO DEFORMATION OF THE BARREL VAULT CEILING IN THE EXISTING CELLARS AND FLANK WALL THE FOLLOWING WORKS ARE PROPOSED: - TAKE UP PARTIAL AND SET ASIDE FOR RE USE REMOVE EXISTING RAILINGS ABOVE FLANK WALLS AND SET ASIDE FOR RE USE - REMOVE EXISTING CORNICES TO FLANK WALLS AND SET ASIDE FOR RE USE - CAREFULLY TAKE DOWN BARREL VAULT STRUCTURE, FLANK WALL DOWN TO EXISTING GROUND LEVEL & CENTRAL WALL DOWN TO FLOOR LEVEL. SET ASIDE GOOD BRICKS FOR RE USE - REBUILD AS FOLLOWS: - REBUILD FLANK WALLS WITH SALVAGED BRICKS, BRICK END TO MATCH EXISTING AND MASONRY TO MATCH ARRANGEMENT OF LINE MASONRY - FORM ROOF OVER BY REINFORCING PAVINGS ON WATER POOF MEMBRANE ON SCORING ON BEAM AND BRICK JOINTS. BUILD UP FLANK WALLS AND BRICKWORK CORNICES AND BRICKS AND ASIDE GOOD TO RUN STAIRS AND DECORATION - FORM DOOR D7 IN EXISTING OPENING & THIS TO BE TIE LIDGE AND BRICKED DOOR - FORM WINDOW W24 WITH EXISTING PARTIAL, BRICK UP AT LOW LEVEL AND BUILD A PURPLE MADE SIDELIGHTS TIMBER WINDOW COMPLETE WITH STONE CILL AND STONE CILL. WINDOW & DOOR TO RECEIVE GLASS PAINT FINISH - SHOULD BE PRESENTED AS PART OF A STRUCTURE - HOWEVER IT IS TO BE EMPLOYED TO IMPROVE CELLAR AND STAIRCASE TO EXISTING PARTIALS ARE STANDBY PARTIALS.



DATE	NO	REVISION	BY

CLIENT
MR & MRS N.C. CLARKE

CONTRACT
19 UPPER WELLSLAND TERRACE
LONDON ROAD
SPRING LINES PE 11 ZTA

TITLE
EXISTING & PROPOSED ELEVATIONS

DEVELOPER
0000 3190-6
SCALE
1:50

DATE
APRIL 2003
NO. DRAWN BY
NCL

NEIL CLARKE + ASSOCIATES
CHARTERED BUILDING SURVEYOR
11 NEW ROAD
SPRING LINES PE 11 DQ
0175 711344

SHDC
Planning & Development
24 MAR 2005
Ref: 0402/05

DETERMINED
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