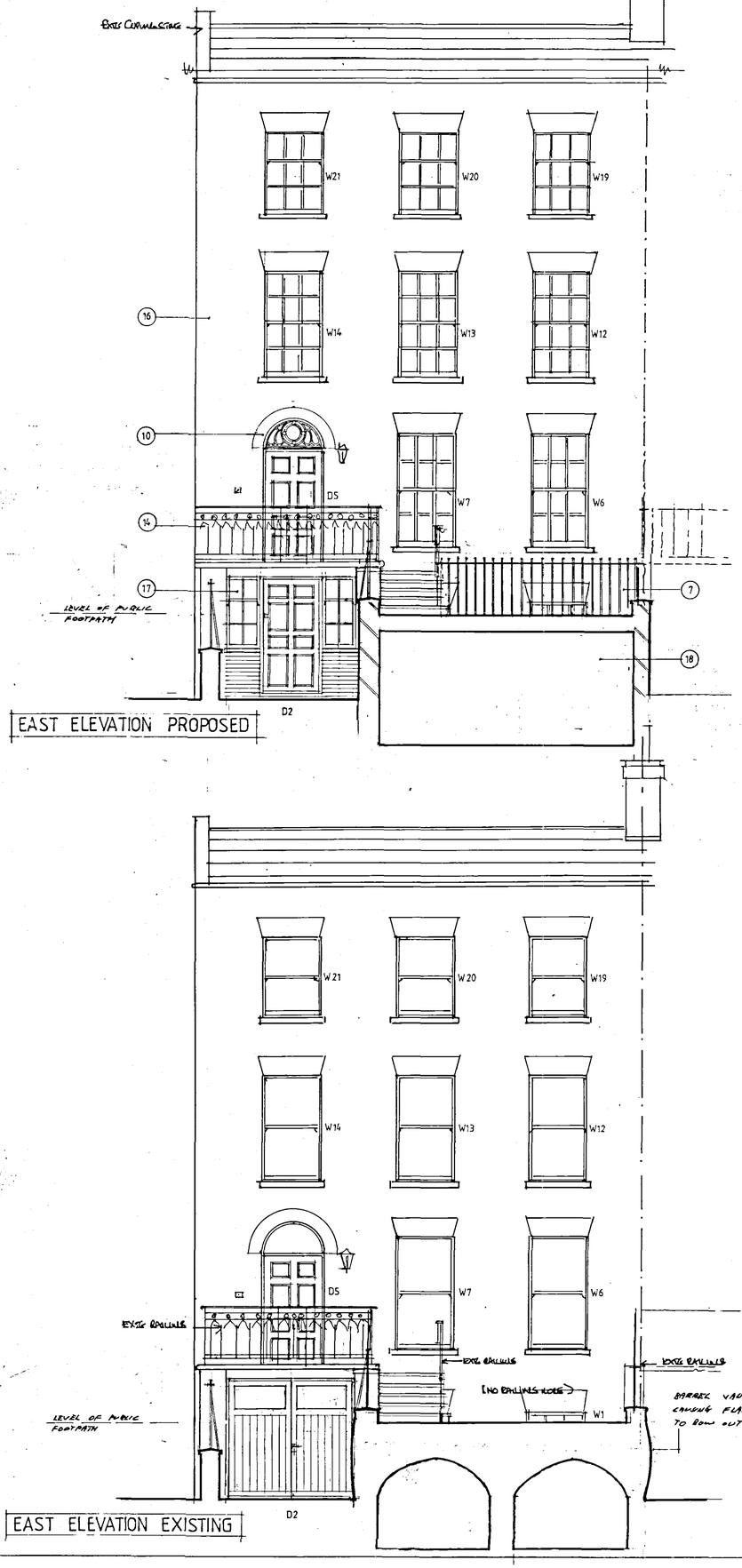
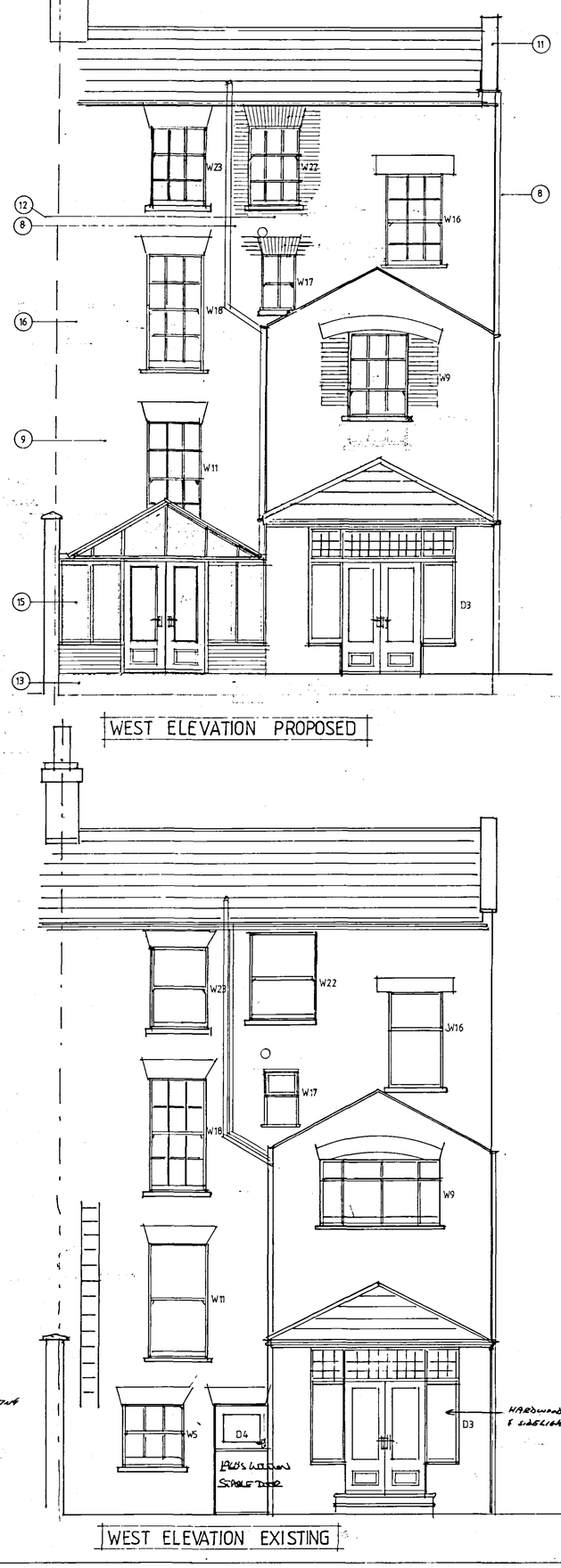


EAST ELEVATION PROPOSED

EAST ELEVATION EXISTING



WEST ELEVATION PROPOSED

WEST ELEVATION EXISTING

NOTES

(7) AT REAR TO LOWER GROUND FLOOR INSTALL NEARSIDE MADE METAL RAILINGS STYLE TO MATCH THOSE ALONGSIDE FOOTPATH THAT RUNS FROM PUBLIC FOOTPATH TO STEPS. PAINT BLACK TO MATCH EXISTING.

(8) REMOVE PVC PIPE FROM ADJACENT GOVP ON WEST ELEVATION & REPOSITION AROUND CORNER ON SOUTH ELEVATION.

(9) REDUNDANT VERTICAL METAL CAT LADDER (FORMER FIRE ESCAPE) TO BE REMOVED. MAKE GOOD TO DAMAGED MASONRY.

(10) REMOVE EXISTING DIMPLED OBSCURE GLAZING ABOVE DOOR DS INSTALL CLEAR GLAZING BEADS TO MATCH THAT ON NO 20 WELLAND TERRACE & RE GLAZE WITH SINGLE CLEAR GLAZING. (NO 20 WELLAND TERRACE IS PROPERTY TO SOUTH - DETACHED FROM NO 19).

(11) REPOINT STONE COPING TO MATCH THAT ON EAST (FRONT) ELEVATION.

(12) MAKE GOOD TO DAMAGED BRICKWORK BETWEEN WINDOW W17 & W22

(13) INSTALL RAISED PATIO OUTSIDE OF CONSERVATORY & KITCHEN

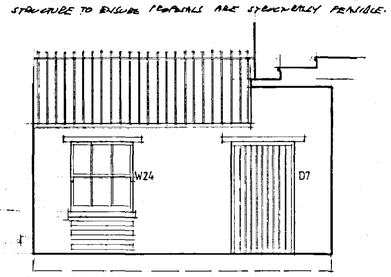
(14) EXISTING DECORATIVE METAL BALUSTERING TO BE REMOVED & RE DECORATED.

(15) PROPOSED CONSERVATORY CONSTRUCT WITH
- LOW LEVEL CAVITY WALL WITH RECLAIMED FACE BRICK TO MATCH EXISTING
- TIMBER FRAMEWORK TO WALLS & ROOF WITH PAINTED FINISH.
- GLASS TO WALLS & ROOF (NOT POLYCARBONATE) SEALED DOUBLE GLAZED UNITS MAY BE USED.
- FULL DETAILS OF TIMBER SECTIONS & MOULDINGS TO BE USED TO BE SUBMITTED TO & APPROVED BY LISTED BUILDING/CONSERVATION AREA OFFICER PRIOR TO CONSTRUCTION.
- CAST IRON RAINWATER GOODS

(16) EXTERNAL JOINERY TO BE REINSTATED TO REFLECT TO ORIGINAL STYLE,
- W1 EXISTING WINDOW LOWER GROUND FLOOR EAST (FRONT) ELEVATION TO REMAIN AS IS
- W2, W3, W4, W6, W8 & W15 ON SOUTH ELEVATION TO REMAIN AS IS
- W4, W7, W12, W13, W14, W19, W20 & W21 ON EAST (FRONT) ELEVATION. SASH'S TO BE REMOVED, BOX FRAME & WEIGHTS TO REMAIN. PROVIDE NEW SASH'S IN GEORGIAN STYLE ALL TO MATCH W18. RE FIT EXISTING IRONMONGERY TO NEW SASH'S SASH TO RECEIVE SINGLE CLEAR GLAZING.
- W9 EXISTING TOP HUNG TIMBER WINDOW TO BE REMOVED OPENING TO BE REDUCED TO MATCH SIZE OF WINDOW W23 INSTALL PURPOSE MADE BOX SLIDING SASH GEORGIAN STYLE WINDOW COMPLETE WITH STONE CILL ALL TO MATCH W18 (EXISTING WINDOW TO REMAIN)
- W10 EXISTING WINDOW TO REMAIN AS IS
- W11 ON REAR ELEVATION (WEST) SASH'S TO BE REMOVED, BOX FRAME & WEIGHTS TO REMAIN. PROVIDE NEW SASH'S IN GEORGIAN STYLE ALL TO MATCH W18. RE FIT EXISTING IRONMONGERY TO NEW SASH'S 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 SASH'S TO RECEIVE SINGLE CLEAR GLAZING.
SET WINDOW IN REBATE IN REAR FACE OF WALL AS W18
- W17 EXISTING TOP HUNG TIMBER WINDOW TO BE REMOVED MODIFY OPENING & FIT PURPOSE 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 REAR 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 SURROUNDING COMMON BRICK, RE FORM OPENING TO LINE THROUGH WITH ADJACENT WINDOW W23. PROVIDE RECLAIMED BRICK TO MAKE GOOD WITH BRICK ARCH ABOVE. RE FIT STONE CILL AND BOX FRAME. PROVIDE NEW SASH'S IN GEORGIAN STYLE ALL TO MATCH W18. RE FIT EXISTING IRONMONGERY TO NEW SASH'S SASH TO RECEIVE CLEAR SINGLE GLAZING. SET WINDOW IN REBATE IN REAR FACE OF WALL.
- W23, SASH'S TO BE REMOVED, BOX FRAME & WEIGHTS TO REMAIN. PROVIDE NEW SASH'S IN GEORGIAN STYLE ALL TO MATCH EXISTING WINDOW W18. RE FIT EXISTING IRONMONGERY TO NEW SASH'S. FIT SINGLE CLEAR GLAZING.
- ALL NEW WINDOWS TO RECEIVE GLASS PAINT FINISH. ALL 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 IN PURPOSE MADE TIMBER DOOR WITH SIDELIGHTS. FIT STONE CILLS AND CLEAR SINGLE GLAZING TO SIDELIGHTS. DOOR TO MATCH STYLE OF DS ABOVE DOOR AND SIDELIGHTS TO RECEIVE GLASS PAINT FINISH

(18) DUE TO DEFORMATION OF THE BARREL VAULT CEILINGS IN THE EXTERNAL CELLARS AND FLANK WALLS THE FOLLOWING WORKS ARE REQUIRED :-
TAKE UP PAVERS AND SET ASIDE FOR RE USE
TAKE DOWN METAL RAILINGS ABOVE FLANK WALLS AND SET ASIDE FOR RE USE
REMOVE EXISTING COPINGS TO FLANK WALLS AND SET ASIDE FOR RE USE
CAREFULLY TAKE DOWN BARREL VAULT STRUCTURE, FLANK WALLS DOWN TO EXTERNAL GROUND LEVEL & CENTRAL WALL DOWN TO FLOOR LEVEL. SET ASIDE GOOD BRICKS FOR RE USE.
REBUILD AS FOLLOWS :-
REBUILD FLANK WALLS USING SALVAGED BRICKS, BRICK BOND TO MATCH EXISTING AND MORTAR TO MATCH APPEARANCE OF LIME MORTAR.
FORM ROOF OVER BY INSTALLING PAVERS ON WATER PROOF MEMBRANE ON SCREED ON BEAM AND BLOCK STRUCTURE. BUILD UP FLANK WALLS AND INSTALL COPINGS AND RAILINGS AND MAKE GOOD TO ANY DAMAGE AND DECORATE.
FORM DOOR D7 IN EXISTING OPENING & THIS TO BE TG4 GLAZED AND PAINTED DOOR.
FORM WINDOW W24 WITHIN EXISTING OPENING, BRICK UP AT LOW LEVEL AND BUILD IN PURPOSE MADE SOFTWOOD TIMBER WINDOW COMPLETE WITH SINGLE GLAZING AND STONE CILL. WINDOW & DOOR TO RECEIVE GLASS PAINT FINISH
SHOULD PERMISSION BE FORTHCOMING A STRUCTURAL ENGINEER IS TO BE EMPLOYED TO INSPECT CELLAR AND STRUCTURE TO ENSURE FOOTINGS ARE SUFFICIENTLY PENNISIBLE.



ELEVATION ON W24 & D7

DATE	NO	REVISION	BY

CLIENT

MR & MRS N C CLARKE

CONTRACT

19 UPPER WELLAND TERRACE
LONDON ROAD
SPALDING LINCS PE 11 2TA

TITLE

EXISTING & PROPOSED ELEVATIONS

DRWG NO	SCALE
~~0044~~ 3190-6	1:50
DATE	NO. DRAWN BY
APRIL 2003	NCL

NEIL CLARKE + ASSOCIATES
CHARTERED BUILDING SURVEYOR
11 NEW ROAD
SPALDING LINCS PE11 1DG
01775 711366

SKDC
Planning & Development
2 4 MAR 2005
Ref: 0402/05

DETERMINED PLAN