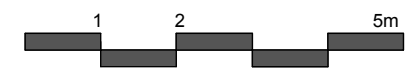


- 1 NEW TWO STOREY EXTENSION TO PROVIDE KITCHEN, UTILITY AND WC AREAS. NB EXISTING BUILDING DOES NOT HAVE A KITCHEN
- 2 REMOVE EXISTING DELAPIDATED HARDBOARD AND TIMBER FRAMED CUPBOARDS FROM SCULLERY SIDE OF GABLE WALL AT GROUND FLOOR LEVEL. RETAIN AND WIDEN EXISTING OPENING TO ONE SIDE AND CREATE NEW OPENING THROUGH CENTRE OF EXISTING PROJECTING CHIMNEY< RETAINING THE ORIGINAL CHIMNEY BREASTS AS STRUCTURALLY SUPPORTING FEATURES. EXPOSE ORIGINAL BRICKWORK AND REPAIR< REINSTATE AND REPOINT AS NECESSARY.
- 3 LIGHT PROFILE STRUCTURAL GLAZED LINK. ALUMINIUM FRAMED WITH POLYESTER POWDER COATED FINISH. LARGE DOUBLE GLAZED UNITS. DESIGNED AND INSTALLED BY SPECIALIST SUB-CONTRACTOR WITH ALL MATERIALS AND FINISHES APPROVED BY LOCAL AUTHORITY.
- 4 IN EXISTING EXTERNAL WALL AT GROUND FLOOR LEVEL, BETWEEN DINING AND NEW VERANDAH, IN ORDER TO PROVIDE NATURAL LIGHT, FORM TWO NEW 1000 WIDE FULL HEIGHT OPENINGS.
- 5 CARRY OUT ALL REPAIRS TO PREVENT DAMP PENETRATION AND WATER DAMAGE. THESE WILL INCLUDE: REDUCING GROUND LEVELS TO MIN 150 BELOW FINISHED FLOOR LEVELS, REINSTATING SURFACE WATER DRAINAGE SYSTEM, REPAIRING AND REPOINTING AREAS OF DAMAGED BRICKWORK USING BRICKS RECLAIMED FROM ELSEWHERE ON SITE WHERE POSSIBLE. REPAIR AND REINSTATE ALL LEAD FLASHINGS AND SOKERS.
- REPAIR AND REINSTATE ALL EXTERNAL WALLS. REPOINTING WITH LIME MORTAR AS REQUIRED, REPLACE AREAS OF DAMAGED BRICKWORK. RETAIN AND RESTORE ALL MASONRY HEADS AND SILLS.
- WHERE AREAS OF BRICK AND ROOF TILES ARE REMOVED AS PART OF THE WORKS THESE ARE TO BE RETAINED FOR USE ELSEWHERE ON SITE WHEN REQUIRED. WHERE REPLACEMENT IS NECESSARY THESE ARE TO BE IN APPROVED RECLAIMED BRICKS AND STAFFORDSHIRE BLUE PLAIN CLAY TILES.
- 6 REPAIR AND REINSTATE THE EXISTING FRONT BOUNDARY WALL. REBUILDING AREAS THAT HAVE BEEN KNOCKED DOWN BY VEHICLES. REPLACING SANDSTONE COPINGS. REPOINT EXISTING BRICKWORK.
- 7 ALL EXISTING WINDOWS TO BE THE SUBJECT OF A REPORT BY A CONSERVATION JOINERY SPECIALIST. ALL REPAIRED OR REPLACED WINDOWS ARE TO MATCH THE ORIGINALS AS FAR AS POSSIBLE. EXISTING TIMBER SHUTTERS TO REMAIN AND TO BE REPAIRED AS NECESSARY. SECONDARY GLAZING MAY BE USED SUBJECT TO APPROVAL. ALL PROPOSED REPAIRS AND DETAILS TO BE APPROVED BY LOCAL AUTHORITY.
- 8 EXISTING STAIRCASE TO BE REPAIRED AND REINSTATED.
- 9 RENDERING TO NORTH GABLE TO BE RETAINED. REMOVE DAMAGED AREAS AND CARRY OUT REPAIRS. AREAS WITH WATER DAMAGE TO BE RECTIFIED BY SPECIALIST
- 10 EXISTING RAINWATER GOODS TO BE RETAINED WHERE POSSIBLE. WHERE REPLACEMENT IS REQUIRED THIS IS TO BE IN HERITAGE STYLE CAST ALUMINIUM. TYPE AND STYLE TO BE APPROVED BY LOCAL AUTHORITY.
- 11 THE EXISTING PLINTH LEVEL RENDER ON THE REAR OF THE FRONT BLOCK IS TO BE CAREFULLY REMOVED AND REPAIRS AND REINSTATEMENT WORKS CARRIED OUT TO THE BRICKWORK BENEATH.
- 12 UNDERPINNING MAY BE REQUIRED TO THE EXISTING WALLS AROUND THE PROPOSED DINING ROOM BECAUSE OF THE NEW WORKS TAKING PLACE ADJACENT TO THEM (SEE STRUCTURAL ENGINEER'S REPORT). AN INVESTIGATION BY THE STRUCTURAL ENGINEER TO ESTABLISH THE CONDITION OF ALL EXISTING FOOTINGS WILL BE CARRIED OUT SO THAT THE REQUIREMENTS FOR UNDERPINNING CAN BE DETERMINED.

- KEY**
- Existing doors, windows etc
  - Existing walls
  - New walls, windows, doors etc.
  - New cavity walls
  - New fittings



**SK6.1B**

Boultons Old Offices  
Ground Floor As Proposed  
Scale 1:100 Dwg. No.

B Note 8 revised to omit removing partition  
A Note 12 added and reference to waterproof additive removed

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