

Proposed birdguard cowels fitted to existing chimney pots

Repoint chimney stack with lime based mortar, replace any chimney pots found to be cracked or damaged on a like for like basis and bed within new OPC flaunching

Existing slate roofs overhauled and upgraded as per drawing 3300

Replace existing lead rolls and chimney flashings in accordance with LSA guidance

Prepare and redecorate like for like existing painted fascia and soffit boards

Existing paint timber casement windows overhaul and upgraded

Existing gutters and downpipes to be carefully removed, overhauled, redecorated like for like and reinstalled. If after high level inspection existing gutters and downpipes are found to be damaged beyond repair, replace like for like.

Allow for repointing 100% of elevation using lime based mortar

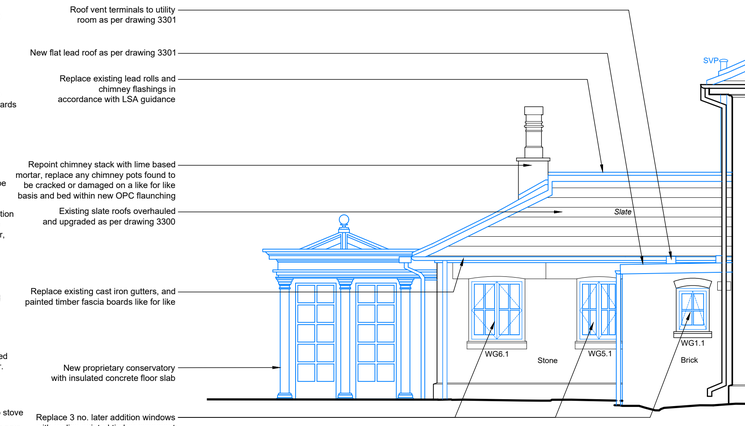
Replace existing entrance gate and associated posts with new posts and double leaf entrance gate as per drawing 3201

Existing painted timber door replaced with 6 panel glazed composite door. Refer to drawing 3200

New decorative cast-iron air vent to stove

Repair as necessary existing timber gate and redecorate with painted finish to match new entrance door to property.

01 / 2200 Proposed South West Elevation
1:50 @ A1



Roof vent terminals to utility room as per drawing 3301

New flat lead roof as per drawing 3301

Replace existing lead rolls and chimney flashings in accordance with LSA guidance

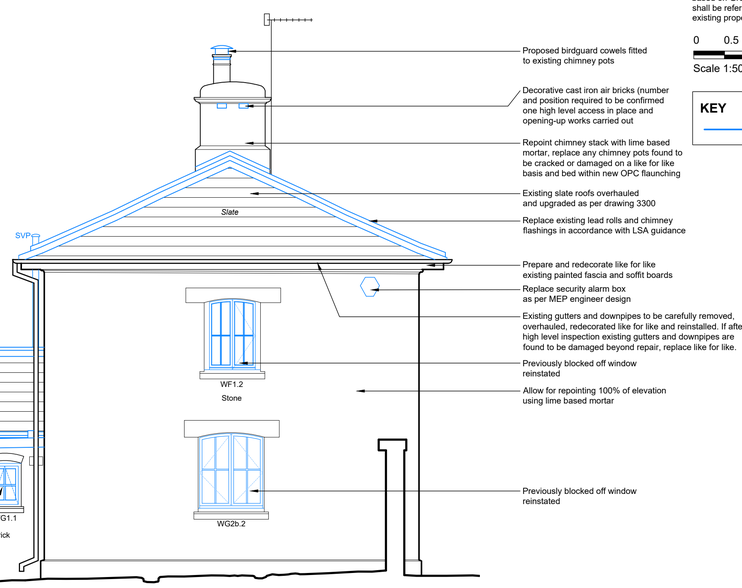
Repoint chimney stack with lime based mortar, replace any chimney pots found to be cracked or damaged on a like for like basis and bed within new OPC flaunching

Existing slate roofs overhauled and upgraded as per drawing 3300

Replace existing cast iron gutters, and painted timber fascia boards like for like

New proprietary conservatory with insulated concrete floor slab

Replace 3 no. later addition windows with replica painted timber casement windows to match WG5.2 & WG5.3



Proposed birdguard cowels fitted to existing chimney pots

Decorative cast iron air bricks (number and position required to be confirmed one high level access in place and opening-up works carried out

Repoint chimney stack with lime based mortar, replace any chimney pots found to be cracked or damaged on a like for like basis and bed within new OPC flaunching

Existing slate roofs overhauled and upgraded as per drawing 3300

Replace existing lead rolls and chimney flashings in accordance with LSA guidance

Prepare and redecorate like for like existing painted fascia and soffit boards

Replace security alarm box as per MEP engineer design

Existing gutters and downpipes to be carefully removed, overhauled, redecorated like for like and reinstalled. If after high level inspection existing gutters and downpipes are found to be damaged beyond repair, replace like for like.

Previously blocked off window reinstated

Allow for repointing 100% of elevation using lime based mortar

Previously blocked off window reinstated

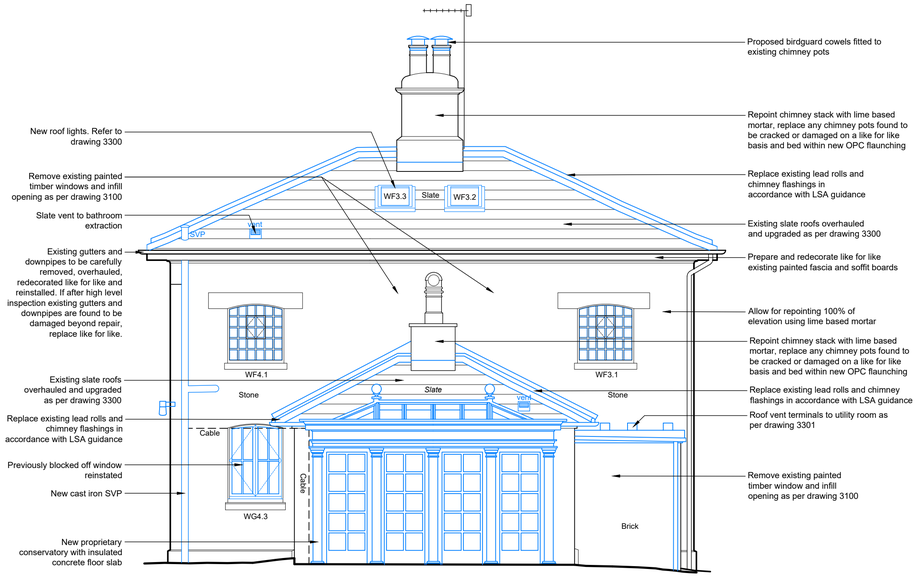
02 / 2200 Proposed North West Elevation
1:50 @ A1

NOTES

The existing building and site drawings are based on Greenhatch Group drawings which shall be referred to for measurement of the existing property

0 0.5 1 2.5
Scale 1:50 m

KEY
Proposed items



Proposed birdguard cowels fitted to existing chimney pots

Repoint chimney stack with lime based mortar, replace any chimney pots found to be cracked or damaged on a like for like basis and bed within new OPC flaunching

New roof lights. Refer to drawing 3300

Remove existing painted timber windows and infill opening as per drawing 3100

Replace existing lead rolls and chimney flashings in accordance with LSA guidance

Slate vent to bathroom extraction

Existing slate roofs overhauled and upgraded as per drawing 3300

Existing gutters and downpipes to be carefully removed, overhauled, redecorated like for like and reinstalled. If after high level inspection existing gutters and downpipes are found to be damaged beyond repair, replace like for like.

Prepare and redecorate like for like existing painted fascia and soffit boards

Allow for repointing 100% of elevation using lime based mortar

Existing slate roofs overhauled and upgraded as per drawing 3300

Repoint chimney stack with lime based mortar, replace any chimney pots found to be cracked or damaged on a like for like basis and bed within new OPC flaunching

Replace existing lead rolls and chimney flashings in accordance with LSA guidance

Replace existing lead rolls and chimney flashings in accordance with LSA guidance

Roof vent terminals to utility room as per drawing 3301

Previously blocked off window reinstated

Remove existing painted timber window and infill opening as per drawing 3100

New cast iron SVP

New proprietary conservatory with insulated concrete floor slab

03 / 2200 Proposed North East Elevation
1:50 @ A1



Proposed birdguard cowels fitted to existing chimney pots

Decorative cast iron air bricks (number and position required to be confirmed one high level access in place and opening-up works carried out

Repoint chimney stack with lime based mortar, replace any chimney pots found to be cracked or damaged on a like for like basis and bed within new OPC flaunching

Existing slate roofs overhauled and upgraded as per drawing 3300

New cast-iron SVP

Replace existing lead rolls and chimney flashings in accordance with LSA guidance

Replace existing lead rolls and chimney flashings in accordance with LSA guidance

Prepare and redecorate like for like existing painted fascia and soffit boards

Existing gutters and downpipes to be carefully removed, overhauled, redecorated like for like and reinstalled. If after high level inspection existing gutters and downpipes are found to be damaged beyond repair, replace like for like.

Previously blocked off window reinstated

Allow for repointing 100% of elevation using lime based mortar

Repoint chimney stack with lime based mortar, replace any chimney pots found to be cracked or damaged on a like for like basis and bed within new OPC flaunching

Existing slate roofs overhauled and upgraded as per drawing 3300

Existing paint timber casement windows overhaul and upgraded. Secondary glazing to be installed if existing windows cannot be upgraded

New proprietary conservatory with insulated concrete floor slab

Existing painted timber door replaced with 4-panel glazed painted timber door

Existing paint timber casement windows overhaul and upgraded

Existing modern extrenal light fittings replaced with new units

04 / 2200 Proposed South East Elevation
1:50 @ A1

Notes

1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.
2. Where colours other than black or grey are used, the drawing must be plotted in colour.
3. For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
4. Unless otherwise indicated, all dimensions are in millimeters.
5. All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
6. In the event of any discrepancy, please contact us immediately.
7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
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9. Please note DIA cannot be held responsible for any errors arising from changes made to an uncontrolled dwg file.

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Drawing Status

- **F** Feasibility
- **S** Sketch Design
- **P** Planning
- **B** Building Control
- **D** Developed Design
- **M** Measurement
- **T** Tender
- **C** Construction
- **R** Record

Rev	Date	Dwn	Auth	Revision
P0	29-08-23	DYP	TB	PLANNING ISSUE
S0	04-08-23	DYP	TB	Initial Issue

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Heath House, Tean, Stoke-on-Trent

North Lodge
Proposed Elevations

Project	No
STHH.02	02-2200
Scale (A1) 1:50	Status P / Revision 0