

General Notes

- This drawing is subject to Copyright & must not be copied or reproduced without consent.
- Only figured dimensions only are to be taken from this drawing. DO NOT SCALE FOR CONSTRUCTION PURPOSES.
- All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work prior to the commencement on site. Any errors are to be reported to inc Architects Ltd.
- This Drawing should be read in conjunction with all relevant Engineers & Specialist's drawings and specifications.
- All new works to be carried out are to comply with the latest editions of the building regulations and all subsequent amendments.
- All materials are to be fixed in strict accordance with the manufacturers written instructions and recommendations and the relevant British standards and code of practice.
- The contractor shall check all dimensions, pitches and site surroundings prior to commencing work.
- All dimensions are in millimetres unless otherwise stated.
- All structural information should be as per the Structural Engineers Design and Specification
- The Contractor shall be responsible for the execution of the works in accordance with the drawings and the specification and for the accuracy of all dimensions and setting out on site.
- Should there be any conflict between the details indicated on this drawing and those indicated on other drawings the Architect shall be informed PRIOR to construction on site.
- Until technical approval has been obtained from the relevant Building Control Authority, all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site work prior to such approval being given, it is entirely at their own risk.
- N.B. inc Architects Ltd are not appointed as Principal Designer on any works on this project, as described under the Construction (Design and Management) and The Building Regulations 2010 ('Building Regulations') as amended by The Building Regulations etc. (Amended) (England) Regulations 2023.



Reference Key

1
1000

Ref Number
Sheet Number

1
1000

Ref Number
Sheet Number

Area of Section

Area of Call out

External Lighting
External fire escape and door/gate lighting
Cabin Frosted Outdoor Garden Lantern
Wall Light
Quicklink Q4FBO
Product Code CABIN 1368026 BR
Colour Bronze
Low level lighting where indicated on external work plans see

D	April 2026	DD	Updated to planner comment
C	Mar 2026	DD	Detail added in response to Conservation Comments
B	Dec 2025	DD	Titleblock change to suit planning comment
A	Dec 2025	DD	Planning Discharge
Rev	Date	By	Detail

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RIBA Chartered Practice

Client
Vanguard Group Developments (UK3) Limited

Project
**Proposed Conversion/Development at:
London Mill, Ashbourne Road, ST13 5AS**

Drawing status
RIBA Stage 4 - Planning Discharge

Drawing title
Proposed Elevations

Drawing number
**25 031 - INC - DR
1206**

Scale(s)
As indicated
@A1

Date
Oct 2025

Drawn
DD

Checked
KM



S Proposed Principal Elevation (S)
1:100

- Proposed Elevation Notes**
- General Notes**
- Windows to be replaced as per Window Schedule
 - Doors to be replaced as per Window Schedule
 - Cills to be repaired or replaced as per Cill/Lintel Schedule
 - Lintels to be repaired or replaced as per Cill/Lintel Schedule
 - Walls to be repaired, repainted and cleaned as per S.E Notes
 - Roof to be repaired/replaced
 - External Staircase 1 to be repaired and retained as per spec and detail
 - External Staircase 2 to be removed as per S.E Details
 - New access to be formed through existing boundary - see detail sheet

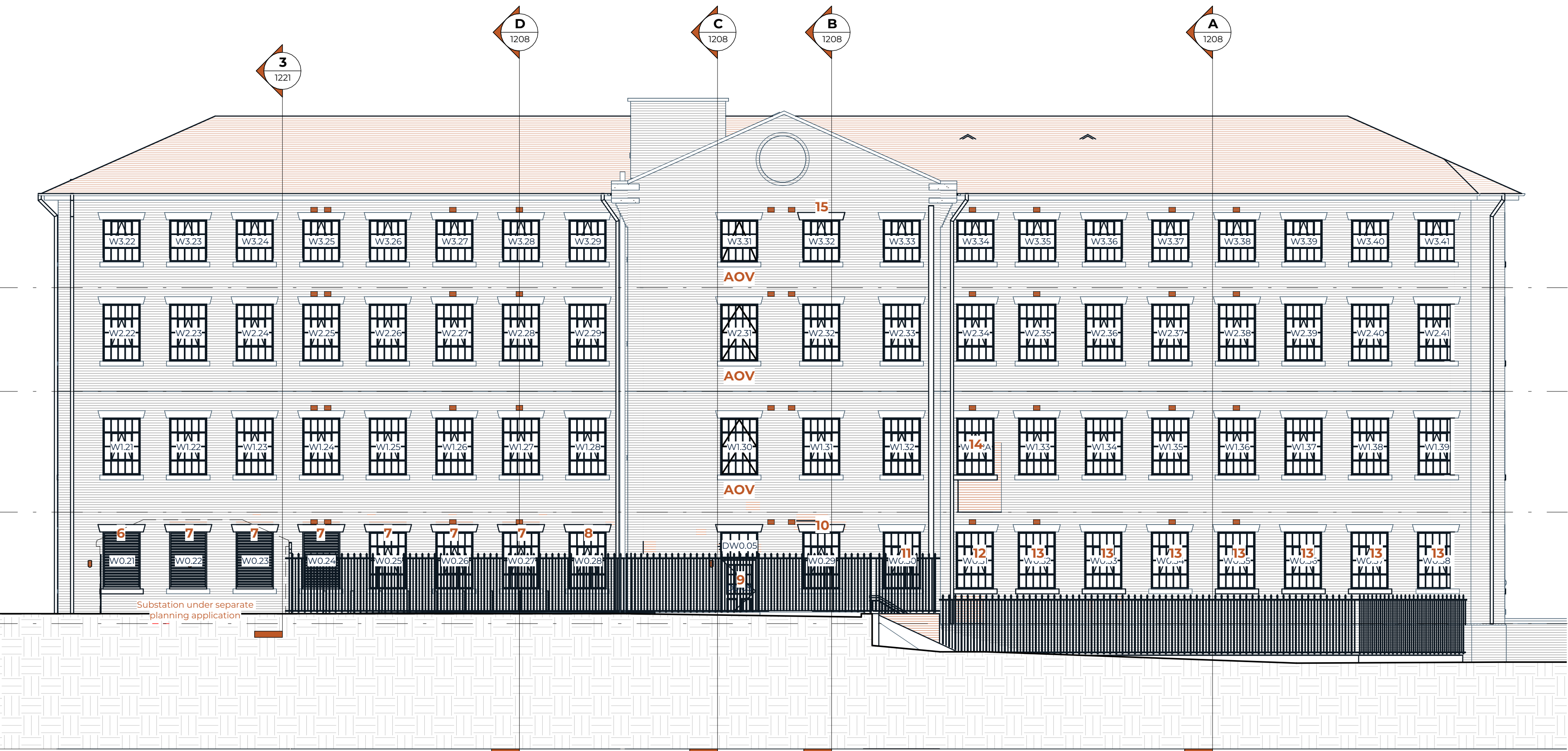
- Specific Notes**
- Existing Window to be removed, part bricked up with reclaimed brickwork to match existing. Opening adjusted to match adjacent windows. New cill and Lintel to match existing stone cills.
 - Existing door to be removed and bricked up with reclaimed brickwork to match existing. Lintel retained.
 - Existing window to be removed and bricked up with recessed reclaimed brickwork to match existing. Cill and Lintel retained.
 - Existing door to be removed and bricked up with reclaimed brickwork to match existing. Install new window with new cill. Lintel retained.
 - Existing door to be removed and bricked up with reclaimed brickwork to match existing. Lintel retained.

- Specific Notes**
- Existing bricked up windows to be opened up to form new openings. Existing Lintel Retained, New cill to match existing cills.
 - Existing bricked up windows to be opened up to form new openings. New Lintels to match existing lintels at reduced heights to allow ceiling heights, uniform with the remainder of the floor. Existing Cills retained and new matching cills to be installed where required.
 - Existing Opening to be increased in height to match adjacent openings, repair brickwork where required. New cill and lintel required.
 - Existing Opening to be increased in height to match adjacent openings, repair brickwork where required. New Lintel required.
 - Existing Lintel to be replaced.
 - New Cill required to match existing

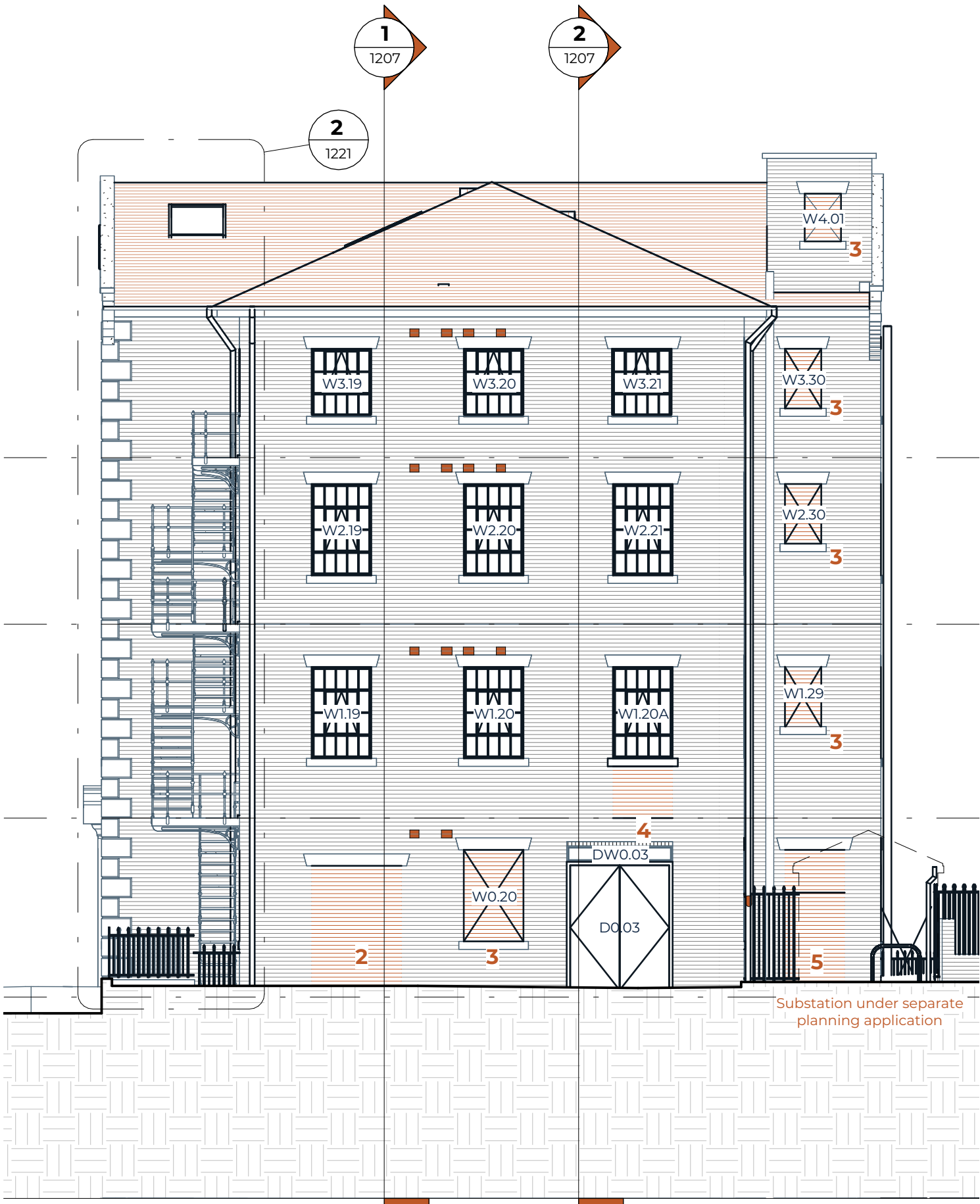
- Specific Notes**
- Existing door to be removed, part bricked up with reclaimed brickwork to match existing. Opening adjusted to match adjacent windows. New cill to match existing cills. Lintel retained.
 - Existing blocked up window to be opened back up. Lintel Retained, Install new cills to match existing where required.
 - Existing door to be removed, part bricked up with reclaimed brickwork to match existing. Opening adjusted to match adjacent windows. New cill to match existing cills. Upper Lintel retained.
 - Lintel to be replaced as per S.E spec.
 - Existing window and cill to be removed, opening opened up to FFL. Install new door and windows. Lintel retained.
 - Existing door to be removed, part bricked up with reclaimed brickwork to match existing. Opening adjusted to match adjacent windows. New cill to match existing cills. Lintel retained.
 - Lintels to be replaced as per S.E Notes

- Rainwater Goods**
- Existing Gutters and Rainwater Pipes to be replaced with Heritage Cast Aluminium rainwater goods such as Alumasc Heritage - Half Round Gutter 150mm (6") HR6 and Heritage - Circular Pipe 100mm (4") Downpipes - Colour Textured Black

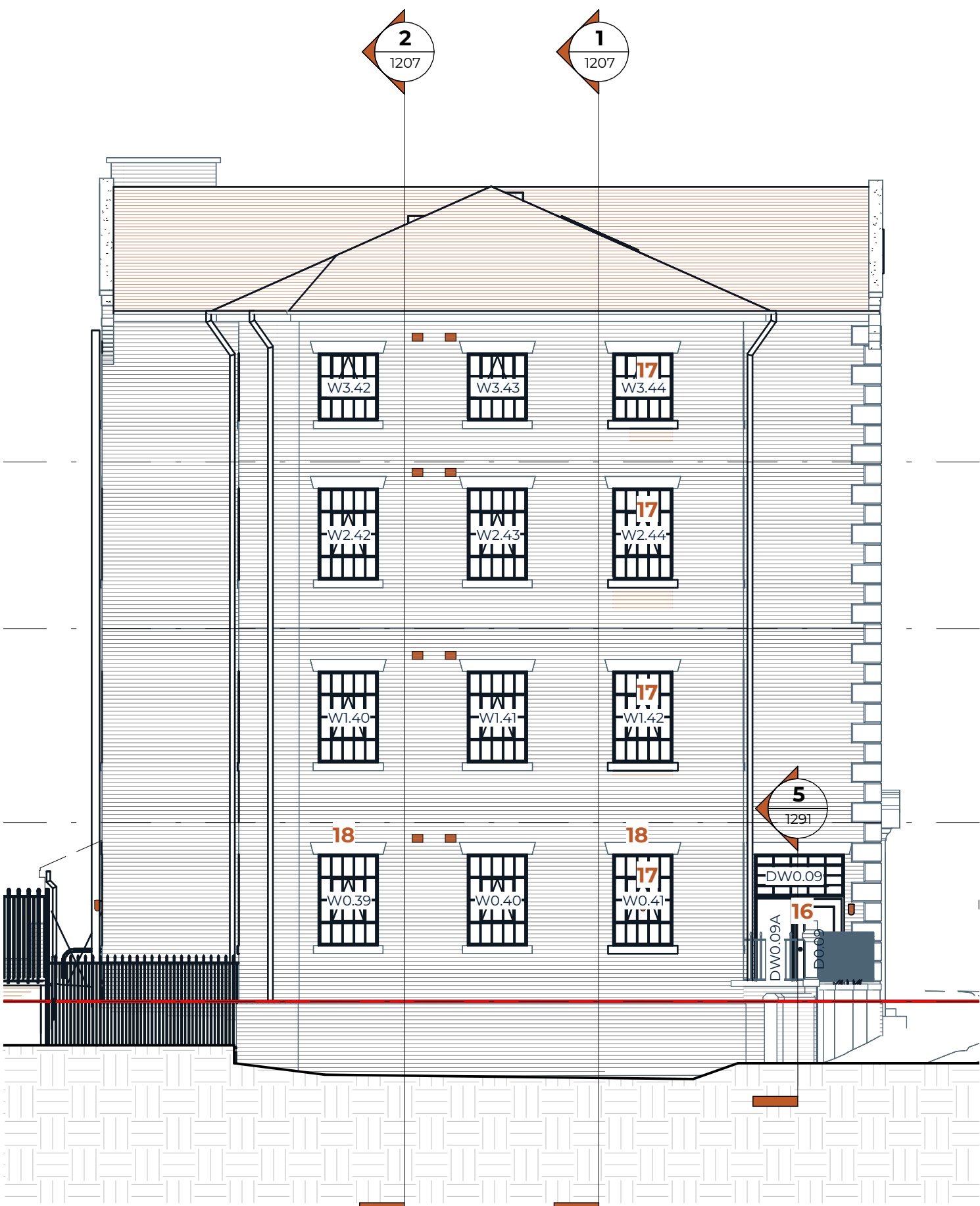
- Ventilation Vents - Identified on all elevations**
- Double Air Brick
Colour: **Black**



N Proposed Rear Elevation (N)
1:100



W Proposed Side Elevation (W)
1:100



E Proposed Side Elevation (E)
1:100