Front Elevation view 3

10m

0m 5m 10m

General External Treatments

The existing roof is to be treated. New lead work, soakers and flashings to be fitted throughout.

Existing roof plaster & Stonework will be inspected for condition an will be repaired where practicable or replaced where necessary, repointing will be carried out where necessary.

Ensure all existing Guttering, Hoppers & Downpipes are in working order. Replace any defective items will be repaired where practicable or replaced where necessary downpipes will also be repaired where practicable or replaced where necessary.

All external fixtures and fittings, lights, cables and ties, redundant drainage, ducts, conduits, grills, ventilation terminals, trellis, signage, ivy/foliage, fixings etc. will be removed. Areas affected by the removal should be cleaned and made good.

Damaged stonework will be repaired by a specialist mason to ensure good blend, colour and texture match.

All stone will be cleaned, and care will be taken not to remove patina where possible.

Soi vent pipes are to be fitted with air admittance valves wherever possible to minimize the number of penetrations through the building fabric.

All glazing within windows below 800mm above FFL and all glazing below 1500mm above FFL within doors to be robust or breaksafe to meet current Building Regulations

Obscure glazing to be reinstated as clear glazing where necessary.

NOTES:

DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING

ALL DIMENSIONS ARE TO BE CHECKED AGAINST ACTUAL SITE DIMENSIONS BEFORE ANY WORK IS FABRICATED

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REVISIONS

Rev.	Date	Description
A	11.03.22	Colour added
B	16.12.22	Updated
C	09.06.23	Updated
D	15.06.23	Updated

Client :
Beechcroft Developments Ltd

Job :
Caversham Park Reading

Drawing Title:
Conversion Main House Proposed Front Elevation view 3

Scale:
1:100 @ A1

Date: Dec 21
Drawn By: CM
Checked:

Drawing No: 3251.166
Revision: D

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