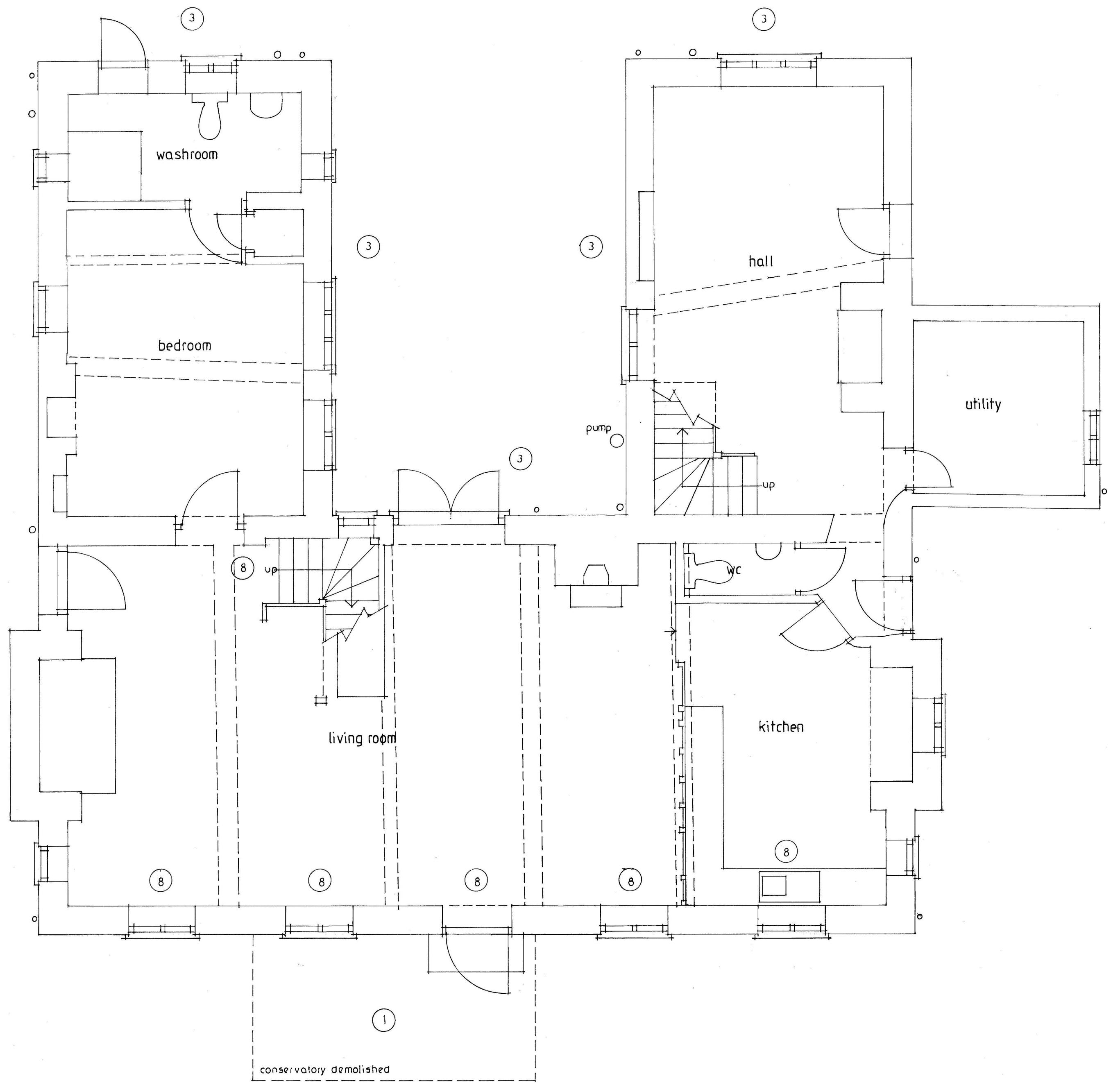


NOTES.

1. Contractor to carefully take down and dispose of dilapidated, lean-to timber conservatory from front elevation including bolted timber trimmer plates, fixings and flashings into masonry walling. Following removal of conservatory floor tiling re-instate yorkstone external paving and install yorkstone step.
2. Cracked deteriorated soft bricks and inappropriate coloured and engineering bricks to external walls and chimney breasts to be cut out and replaced with reclaimed brick and pointing to match existing. Where possible cut out soft bricks, turn, clean and re-bed in lime mortar.
3. Remove modern, unsympathetic paint coatings from courtyard and rear elevation brick walls with Thermatech system (combined with alcohol-based chemical softener if required) and apply Kein mineral-based paint system providing breathability and permeability.
4. Where there is hard cement mortar on the brickwork, particularly poor cement pointing to brick arches and previously patched masonry cracks, then carefully rake out and re-point in lime mortar to match existing.
5. Cut out any rotten sections of timber joinery to windows and doors and fit hardwood pieces with Timbecare resin to conservation joints to jambs, mullions, transoms and glazing bars.
6. External joinery to be rubbed down, re-primed where necessary and re-painted with undercoat and white gloss finish.
7. All upvc above ground waste and soil and vent pipes to be replaced in cast-iron with black paint finish.
8. Structural Engineer to investigate beam bearing and vertical crack adjacent to door opening from living into rear bedroom and lintels over windows to front elevation.



GROUND FLOOR PLAN

ORCHARD ASSOCIATES
32 WHITEHALL ROAD
HARROW ON THE HILL
MIDDLESEX

client
MR M. DAVEY

OLD WORKHOUSE
BREAKSPEAR ROAD NORTH
HAREFIELD
MIDDLESEX

PROPOSED PLAN

0 5 10 meters
1:50 at A1
Feb. 2024
John D. Evans

534	2	
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