



SIDE ELEVATION



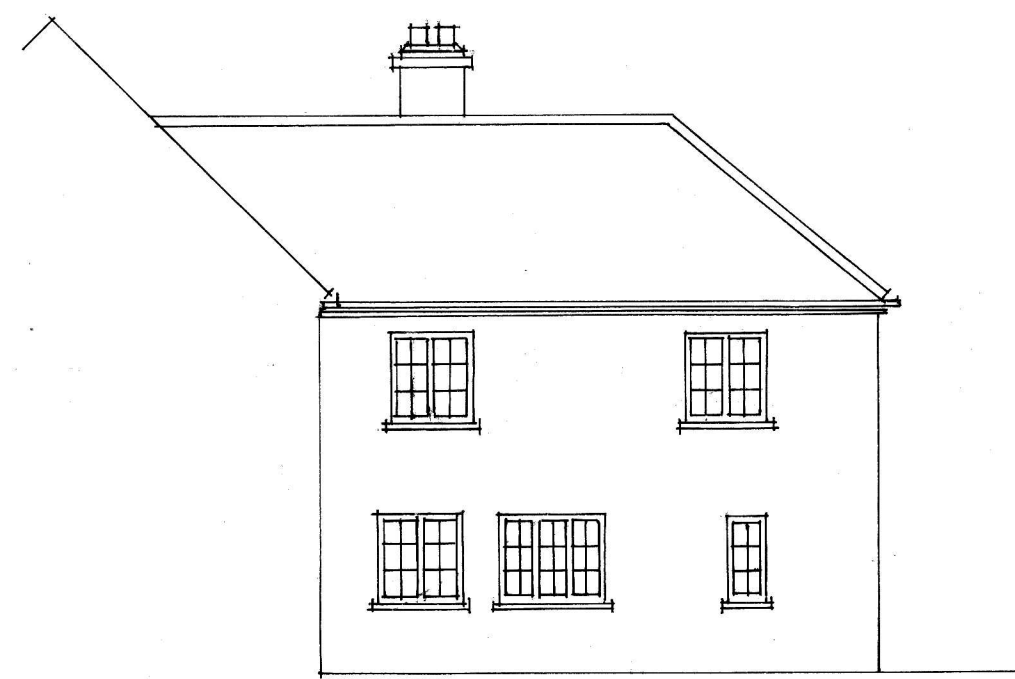
FRONT ELEVATION



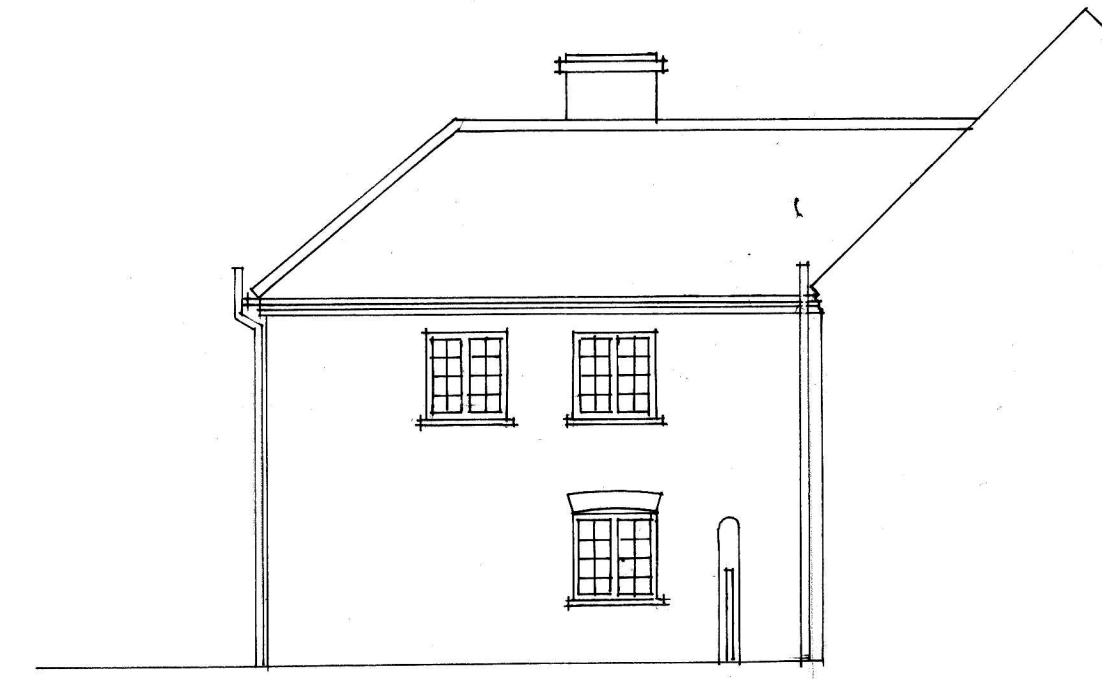
SIDE ELEVATION



REAR ELEVATION



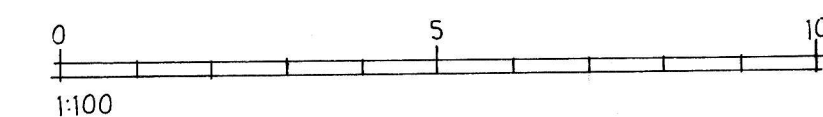
SIDE COURTYARD ELEVATION



SIDE COURTYARD ELEVATION

NOTES.

1. Dilapidated, lean-to timber conservatory to be removed from front elevation together with bolted timber trimmer plates, fixings and flashings into masonry walling.
Following removal of conservatory yorkstone external paving and yorkstone step to be re-instated.
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. Modern, unsympathetic paint coatings to be removed from courtyard and rear elevation brick walls with Thermatch system (combined with alcohol-based chemical softener if required) and Keim 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. Rotten sections of timber joinery to windows and doors to be cut out and hardwood pieces fitted with Timbercare 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. Pvc-u above ground waste and soil and vent pipes to be replaced in cast-iron with black paint finish.
8. Cast-iron rainwater guttering and down-pipes to be removed, cleaned, repainted and re-fixed with sealed joints.
Pvc-u rainwater goods or damaged cast-iron goods to be replaced in cast-iron.
9. To rear courtyard inner slopes existing roof tiling, battens and underlay to be removed and hand-made clay roof tiles to match existing on tanalised battens on bitumen felt underlay to BS747 1F to be installed.
New hand-made clay roof tiles to match existing and salvageable or reclaimed clay tiles to replace laminated and eroded tiles on front and side slopes.
Broken and eroded ridge and valley tiles to be replaced with reclaimed or new ridge and valley tiles to match existing.
10. Cement render to be removed from dormers and replaced with lime render finish to gables and cheeks together with replacement lead flashings and soakers.



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client
MR MR M. DAVEY

OLD WORKHOUSE
BREAKSPEAR ROAD NORTH
HAREFIELD
MIDDLESEX

PROPOSED ELEVATIONS

1:100 at A1	634	6	
Feb 2024			
<i>Printed name</i>			