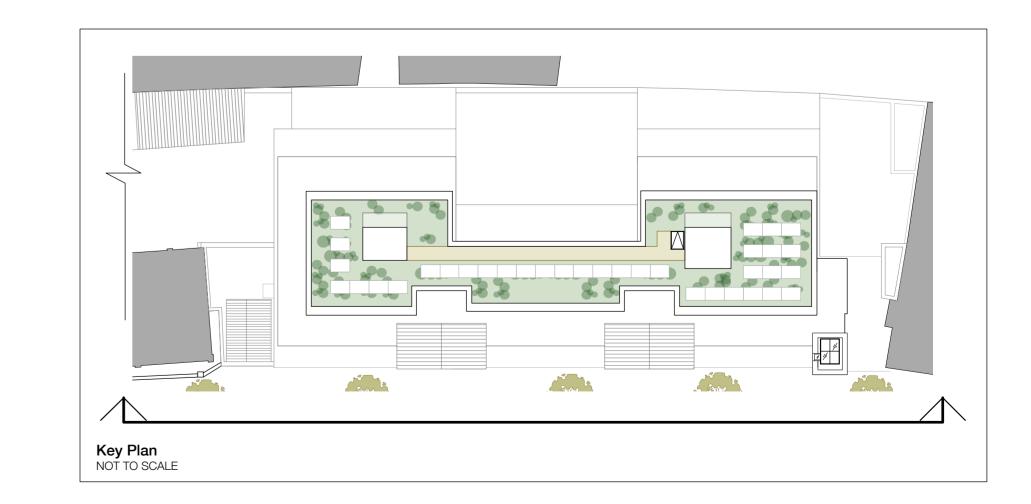


## NOTES:

- Retained facades to be refurbished with brickwork and stonework made good or replaced on a like-for-like basis and elevation repointed.
- Currently used entrance to be removed, original window design to be reinstated with timber double glazed sash windows & glazed brickwork to match existing below sill.
- Existing door to be replaced with door designed to be more in keeping with the Arts & Craft heritage of the the building painted timber finish with glazed slot
- Door to refuse service lift to complement entrance door in design painted timber finish
- Where red dashed lines indicated windows have been enlarged to match other windows on the elevation to meet daylight  $\begin{pmatrix} 5 \end{pmatrix}$  requirements for accommodation
- All drainpipes and hoppers to the front facade be replaced with new cast iron to match heritage of the building
- Service entrance door to be removed to be replaced with window to match other windows at ground floor level
- \ Two storey extension to north east single storey existing facade, brickwork, stonework and fenestration are to match the existing facade and decorative cornice above ground floor is to be retained
- 9 Parapet level to the two storey extension to sit below decorative cornice work to adjacent building
- Water tower to be rebuilt with brick to match the existing facade with simple coping detail at parapet level to match retained facade
- Windows to be replaced with timber sash double glazed windows to match existing
- Fourth and Fifth storey extensions to be clad in treated copper / bronze with traditional standing seam details
- Slim profiled shading elements to be clad in treated copper / bronze to match rest of roof extension
- Perforated metal balustrades to 1100mm above FFL with treated copper / bronze finish to match copper cladding

- Lead flashing shadow gap detail to form junction between copper facades and tiled gable roof
- Decorative structural bars to chimneys to be retained and restored or if necessarry replaced to match dependant upon their current condition
- (17) Chimneys and chimney pots to be restored as required
- Parapet level raised with brickwork & copings to match existing to give existing facade dominance in scale
- Windows to extension to be double or triple glazed (dependant upon CfSHs requirements) with coloured anodised aluminium frames to complement copper
- Curtain wall glazed links at 5th floor to give gables dominance in elevation with back painted glass spandrel panels above FCL
- 21 Lift overun to be clad in copper to match upper floor facades
- Modern security grills to ground floor windows to be removed
- (23) Chimney to be retained and restored as required
- New door installed to 'small house' with opaque glass vision panel as shown



scale 1:100 @ A1 1:200 @ A3

