



View of the interior of Annex no.1 C Hawley Road.

The building as a heavily altered shell, with little or no historic fabric remaining. Its demolition will improve the context and setting of the listed No.1 Hawley Road.



EXISTING REAR ELEVATION 1:50



PROPOSED REAR ELEVATION 1:50

Note:

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Key:

Walls to be removed

New walls/partitions

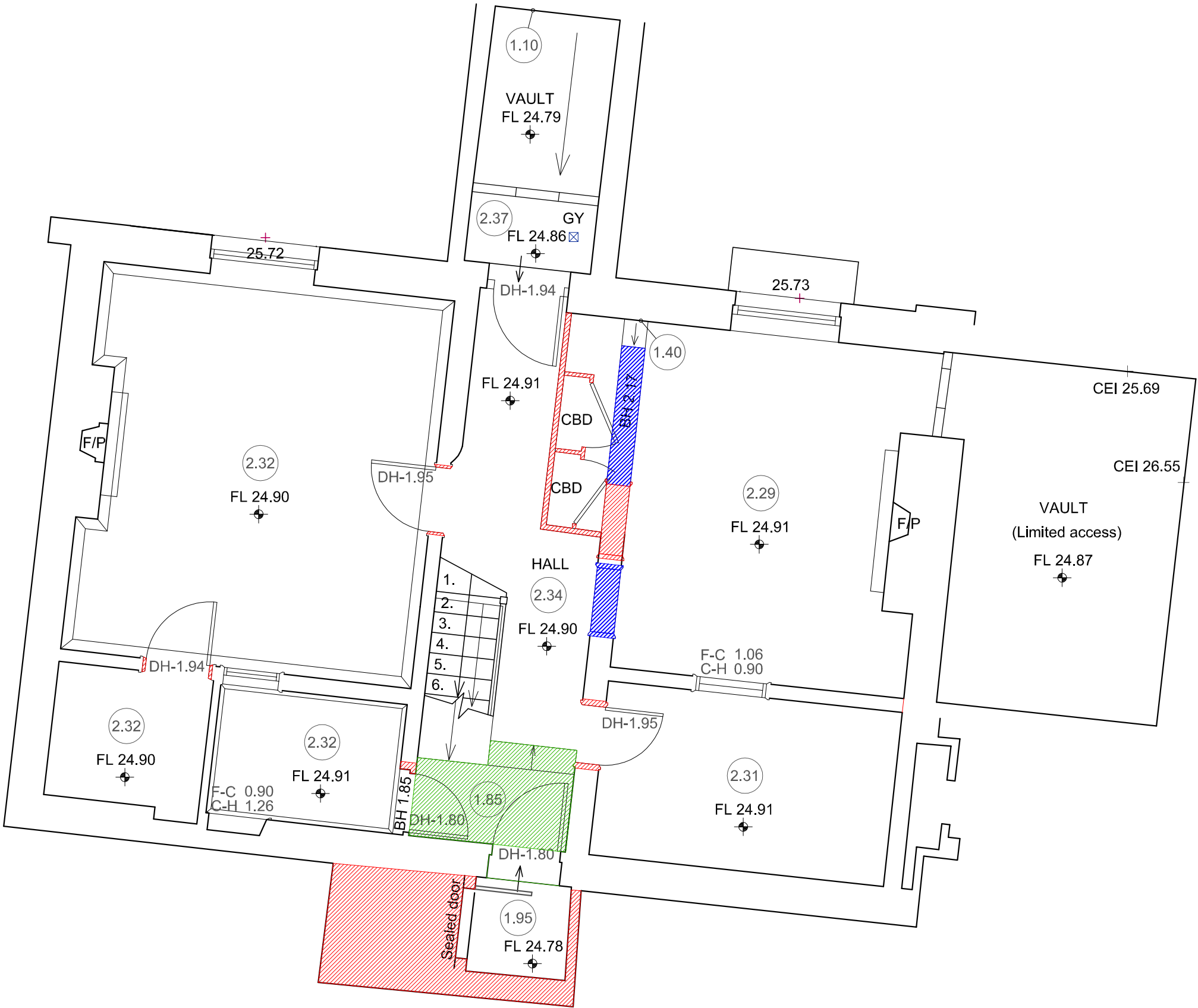
Excavated area for DDA

Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	EXISTING & PROPOSED REAR		
Dwg No	ANNEX NO.1 C REMOVAL		
Dwg Type	HR_N1853_002		
Status	LBC		
Scale	Size	Rev	Date
1:50 at A1	A1	*	SEPT 2012

Note:

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- Key:
- Walls to be removed
 - Walls to be reinstated
 - Floor level to be raised to +24.90m to remove step



Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	LOWER GROUND FLOOR		
	DEMOLITION		
Dwg No	HR_N1853_003		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50 at A3	A3	*	SEPT 2012



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- Key:
- Walls to be removed
 - Floor level to be excavated to +24.90m to allow DDA access. All trees to be retained.

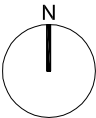
Client	STANLEY SIDINGS			
Project	No1 HAWLEY ROAD			
Job No	N1853			
Dwg	EXISTING GROUND FLOOR			
Dwg No	HR_N1853_004			
Dwg Type	LBC			
Status	FINAL			
Scale	Size	Rev	Date	
1:50 at A1	A1	*	SEPT 2012	

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THERE ARE NO
PROPOSED CHANGES
TO THE FIRST FLOOR



Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	EXISTING AND PROPOSED		
	FIRST FLOOR		
Dwg No	HR_N1853_005		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50 at A3	A3	*	SEPT 2012



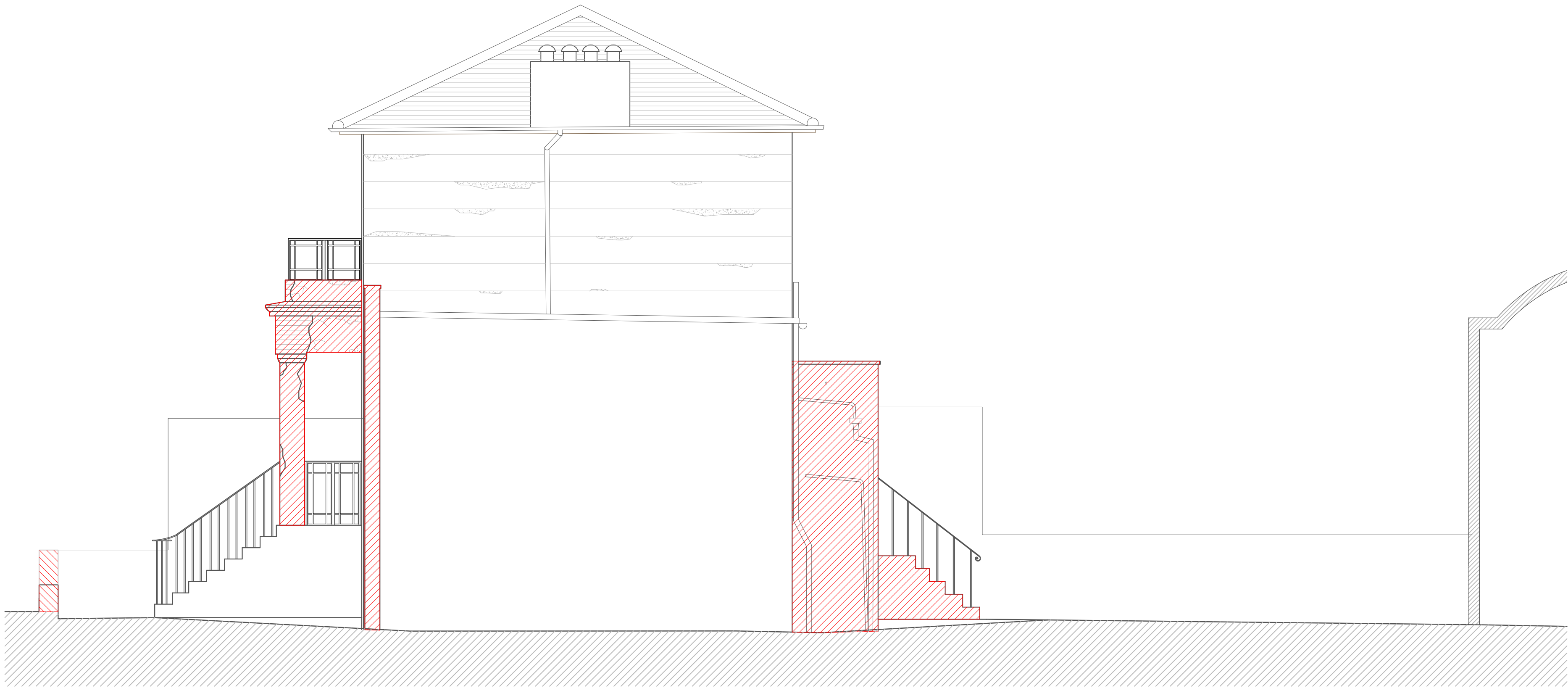
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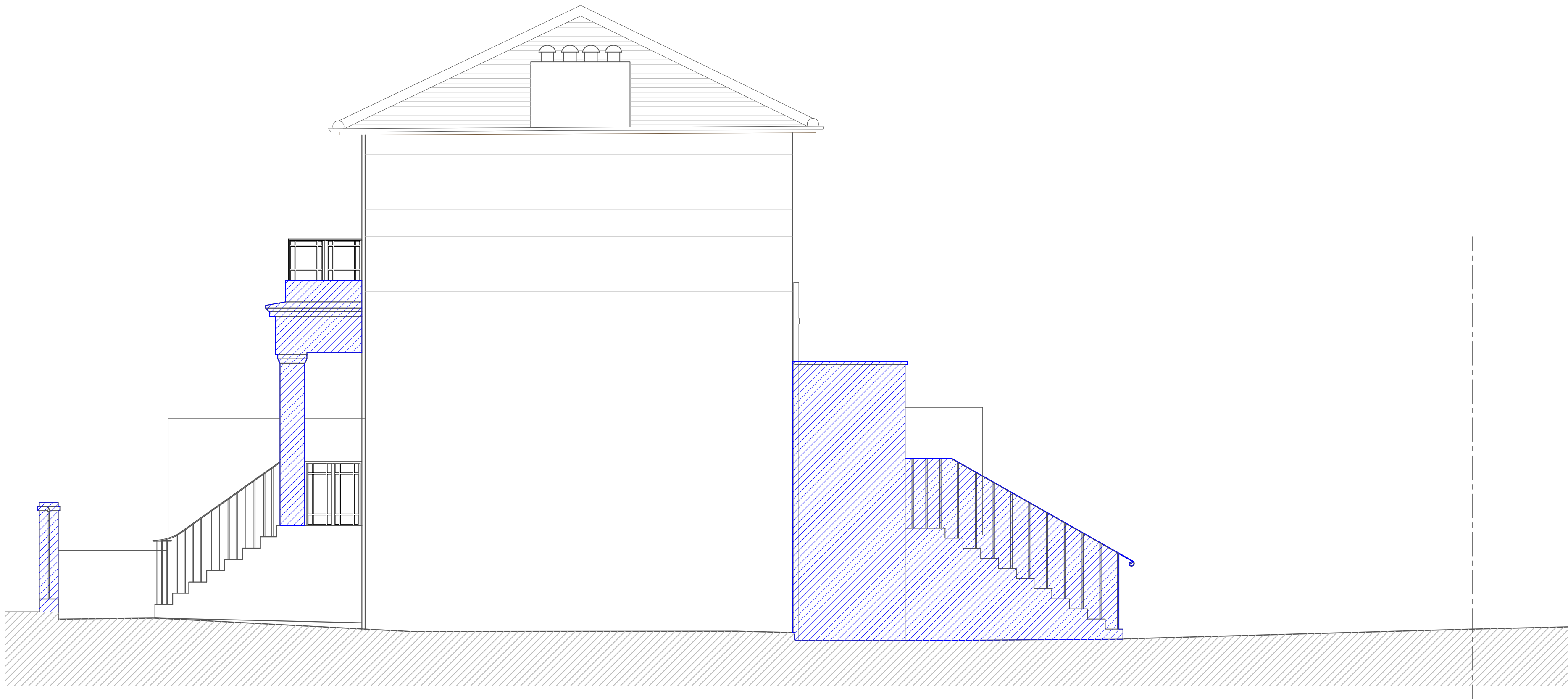
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- Key:
- Structure to be removed and reinstated to match existing
 - New walls/partitions



EXISTING WEST ELEVATION 1:50




PROPOSED WEST ELEVATION 1:50

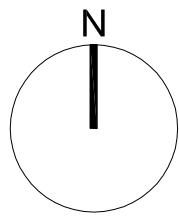
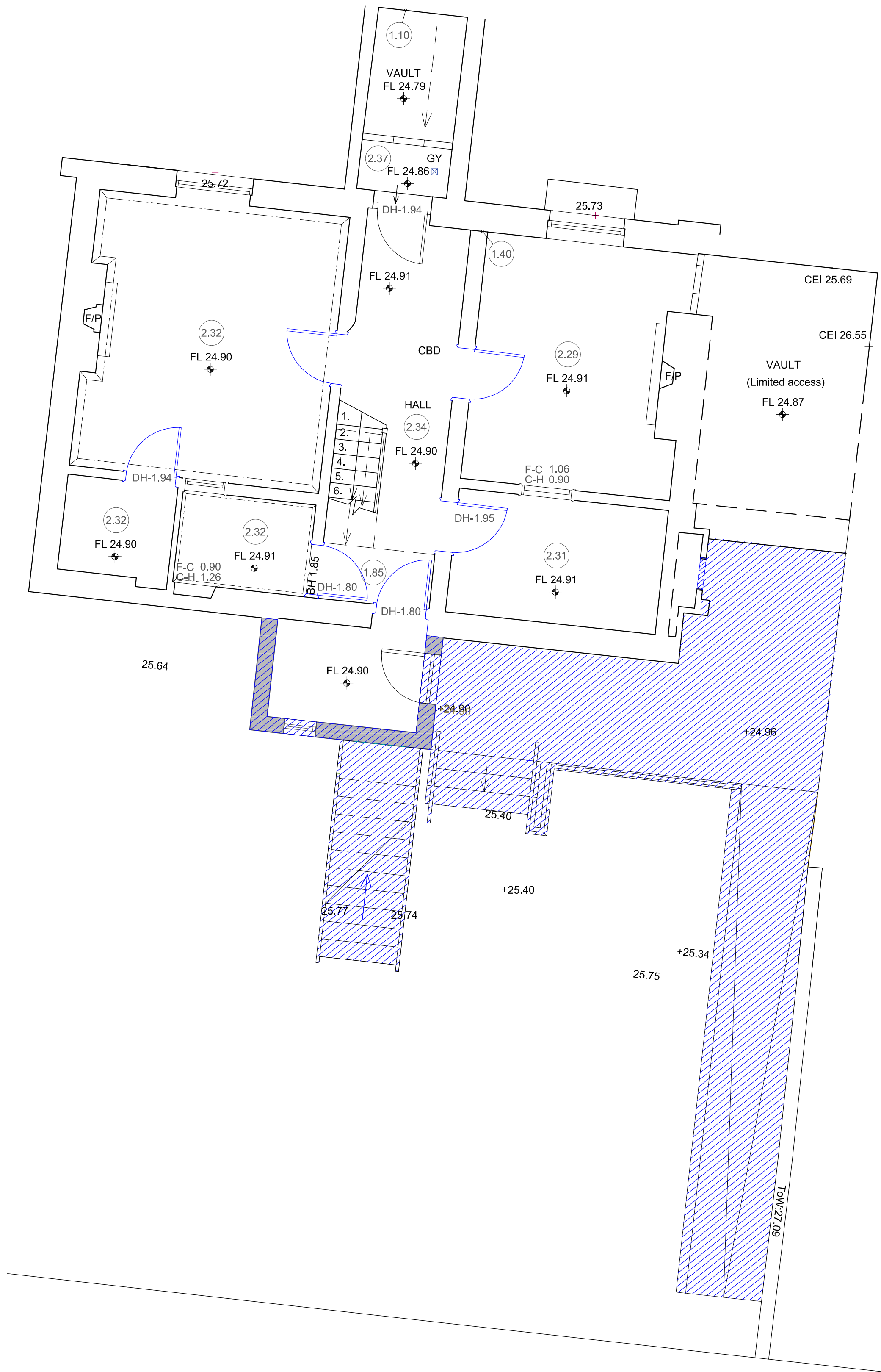
Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	EXISTING & PROPOSED		
Dwg No	HR_N1853_006		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50@ A1	A1	*	SEPT 2012

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Key:

 New construction



Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	PROPOSED LOWER GROUND		
	FLOOR		
Dwg No	HR_N1853_007		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50 at A1	A1	*	SEPT 2012



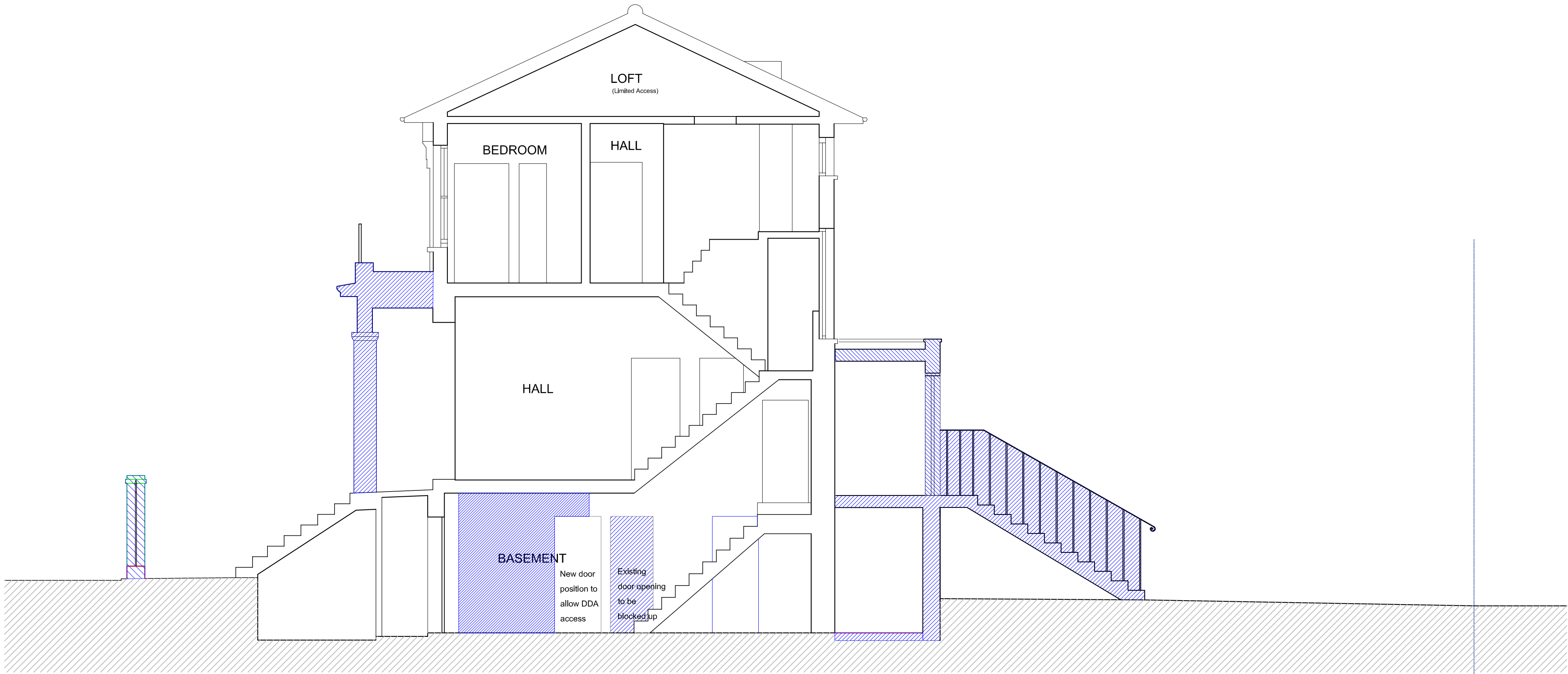
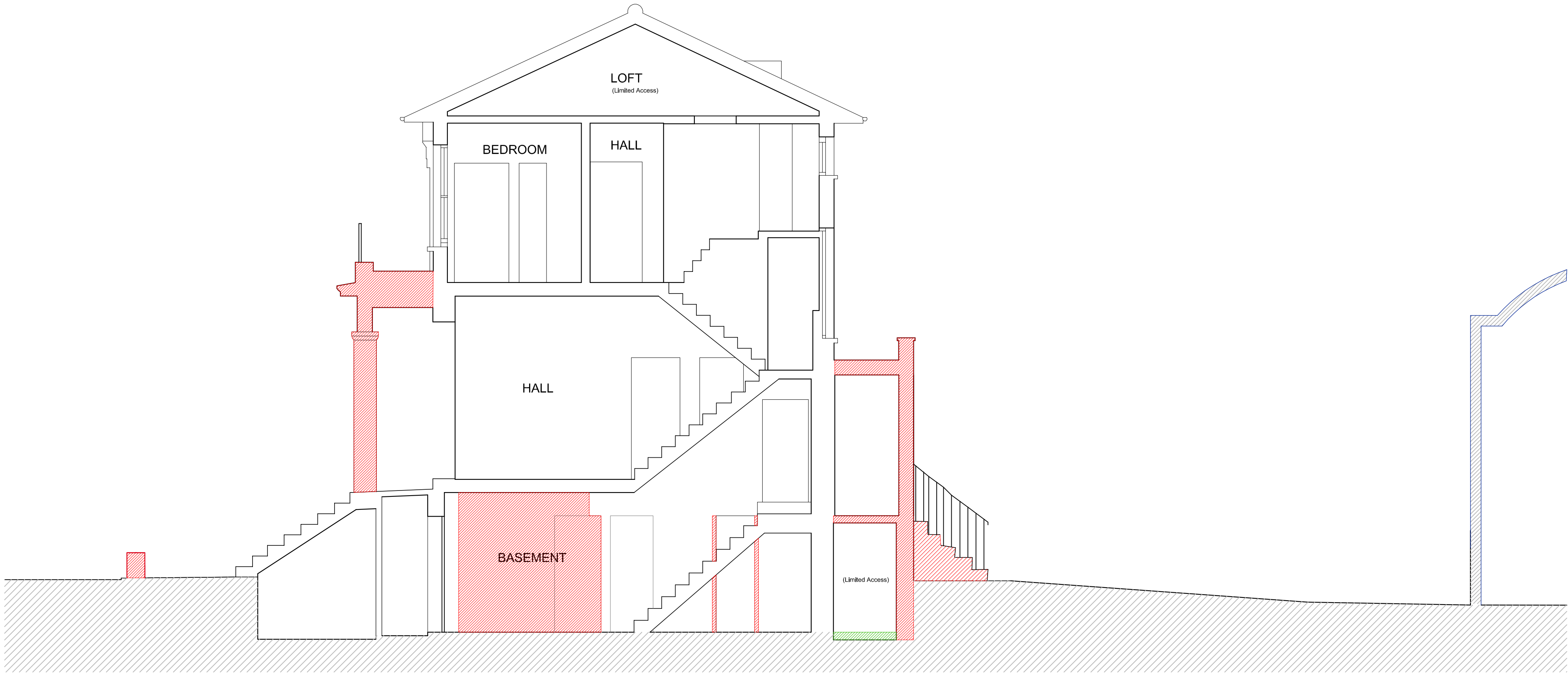
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- Key:
- Walls to be removed
 - Floor level to be raised to +24.90m to remove step



Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	EXISTING AND PROPOSED		
Dwg No	HR_N1853_008		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50 at A1	A1	*	SEPT 2012

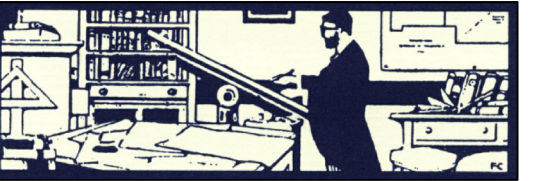
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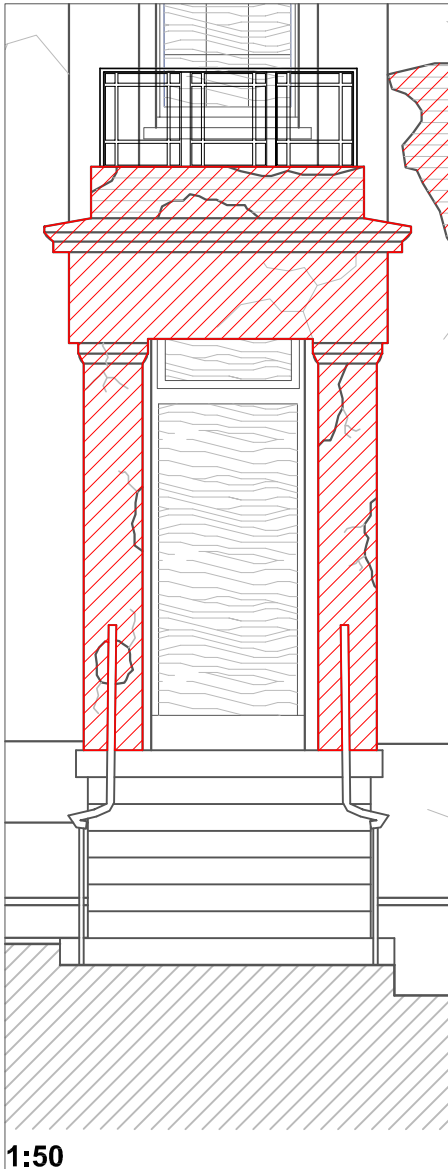
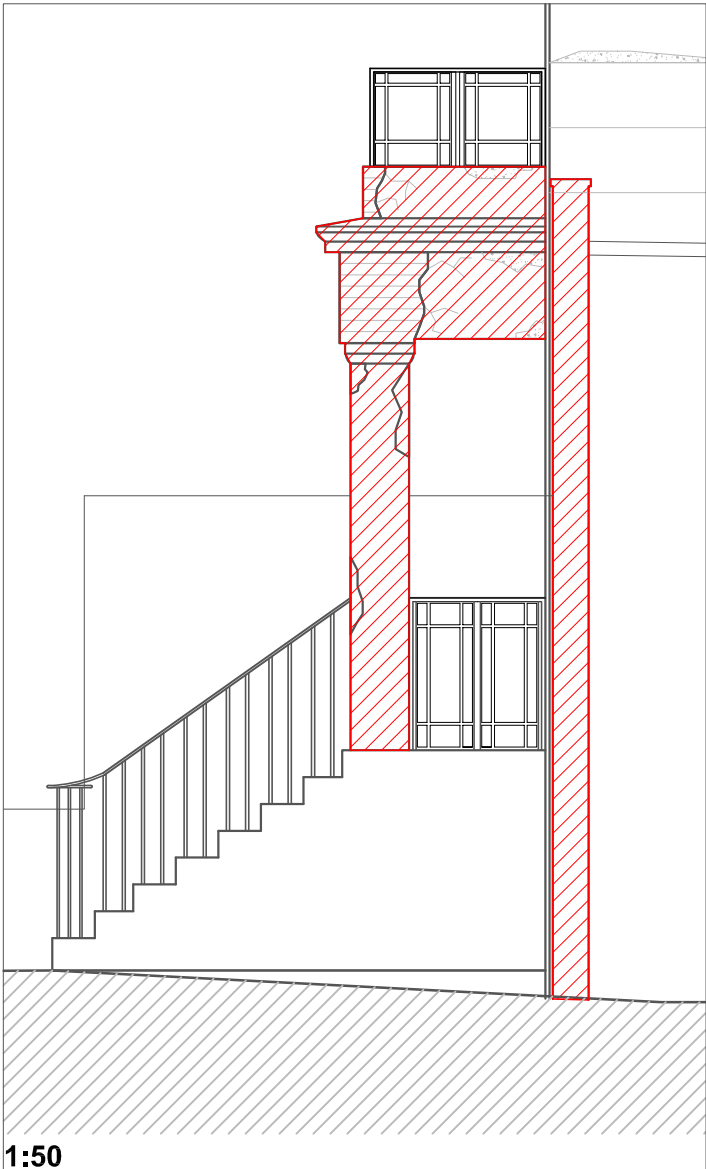


Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	PROPOSED WALL AND RAILINGS		
Dwg No	HR_N1853_009		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50 @ A1	A1	*	SEPT 2012

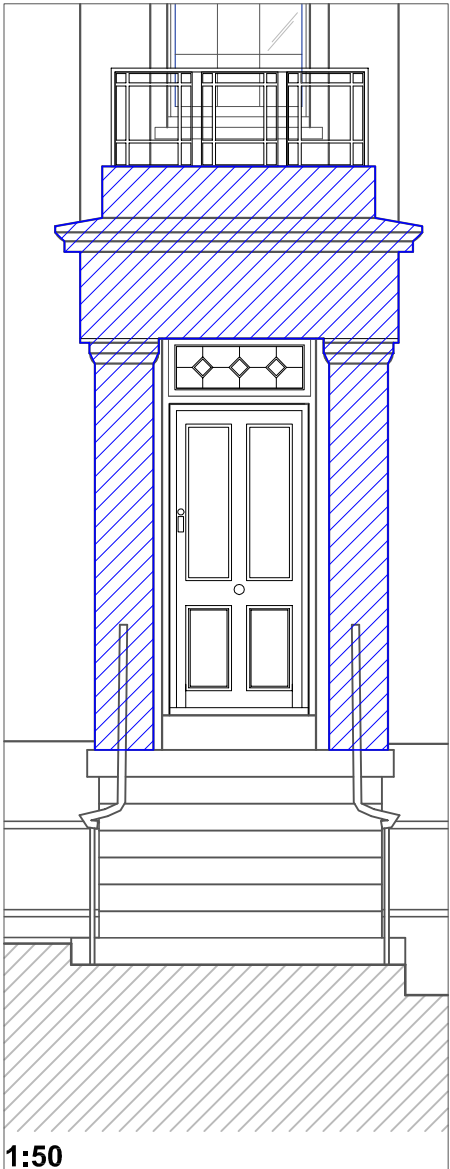
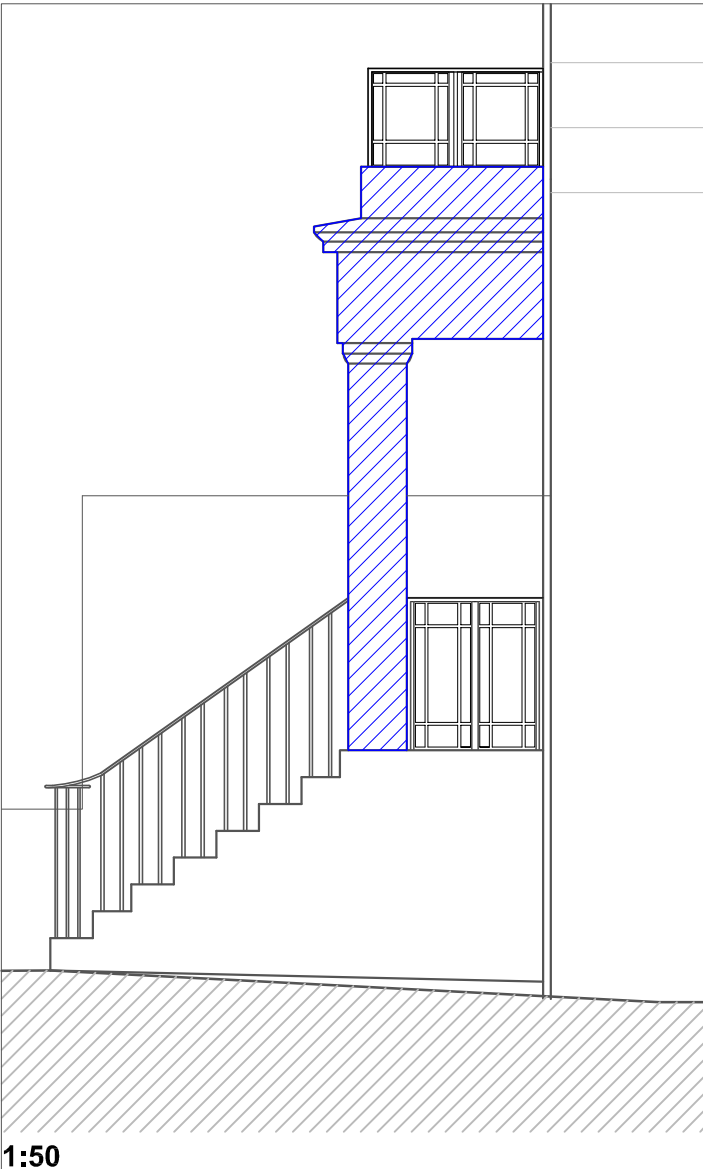


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EXISTING FRONT STEPS & PORTICO



PROPOSED REPAIRED FRONT STEPS & PORTICO



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Key:
Structure to be removed and reinstated to match existing
Structure to be reinstated

- Balcony
- Balcony to be repaired using like for like materials using traditional construction techniques
 - Balcony railings to be restored and decorated
- Glazing
- All glazing to be refurbished, or replaced to match existing
- Render
- All render to be repaired to match original
- Door
- Four panelled traditional styled door
- Railings
- All railings and balustrade to be refurbished and painted black

Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	EXISTING & PROPOSED		
Dwg No	HR_N1853_010		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50 @ A3	A3	*	SEPT 2012

The original lath and plaster at eaves level failed due in part to the passage of time and also because of poor maintenance.

The failure of the lath and plaster has lead to the ingress of water into the roof space resulting in some minor damage to the eave structure.

The proposed eave system will ensure protection of the existing historic roof fabric. As the soffit boards will be skimmed with Lime plaster the original aesthetic of lath and plaster finish will be preserved.

Lath & Plaster eaves before and after opening up



Close-up of the failed lath & plaster showing exposed rafters



Failure of the original lath and plaster lead to the use of plywood boards to cover the exposed roof structure



Failure of the lath & plaster eaves resulted in some water ingress that lead to some minor damage to the roof structure



The damage lath and plaster used at eaves level was extensively damaged wherever it was used.

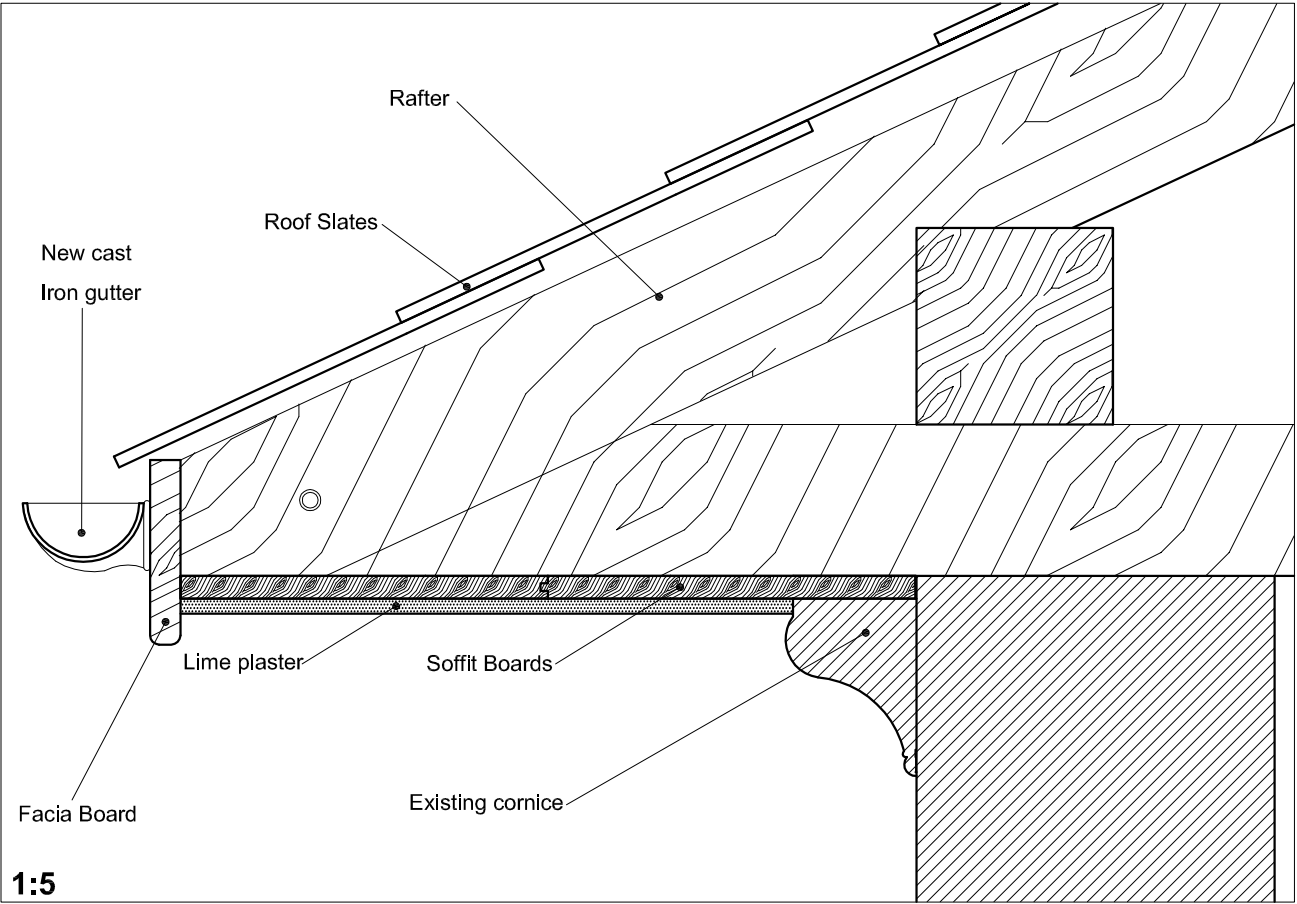


Close up of the damaged lath and plaster, and the plywood board repairs.



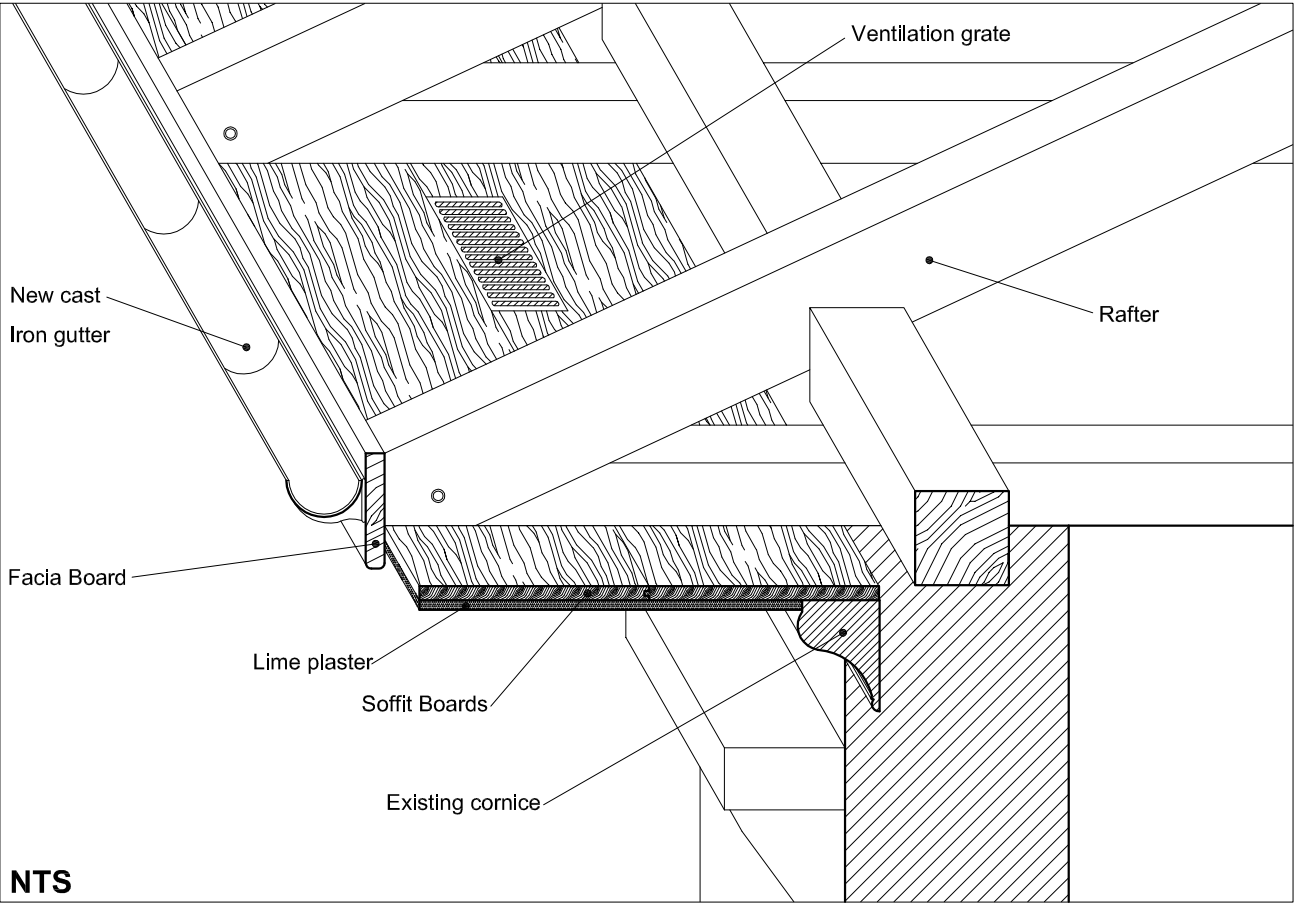
Current condition following removal of decayed materials

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1:5

Proposed Soffit Boards



NTS

Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	EAVES SOFFIT DETAILS		
Dwg No	HR_N1853_011		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:5 at A3	A3	*	SEPT 2012



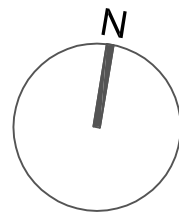
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All DDA design alterations by
Allford Hall Monaghan Morris Architects



 New construction & Access Ramp

Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	PROPOSED GROUND FLOOR		
	(DDA ACCESS)		
Dwg No	HR_N1853_012		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50 at A1	A1	*	SEPT 2012



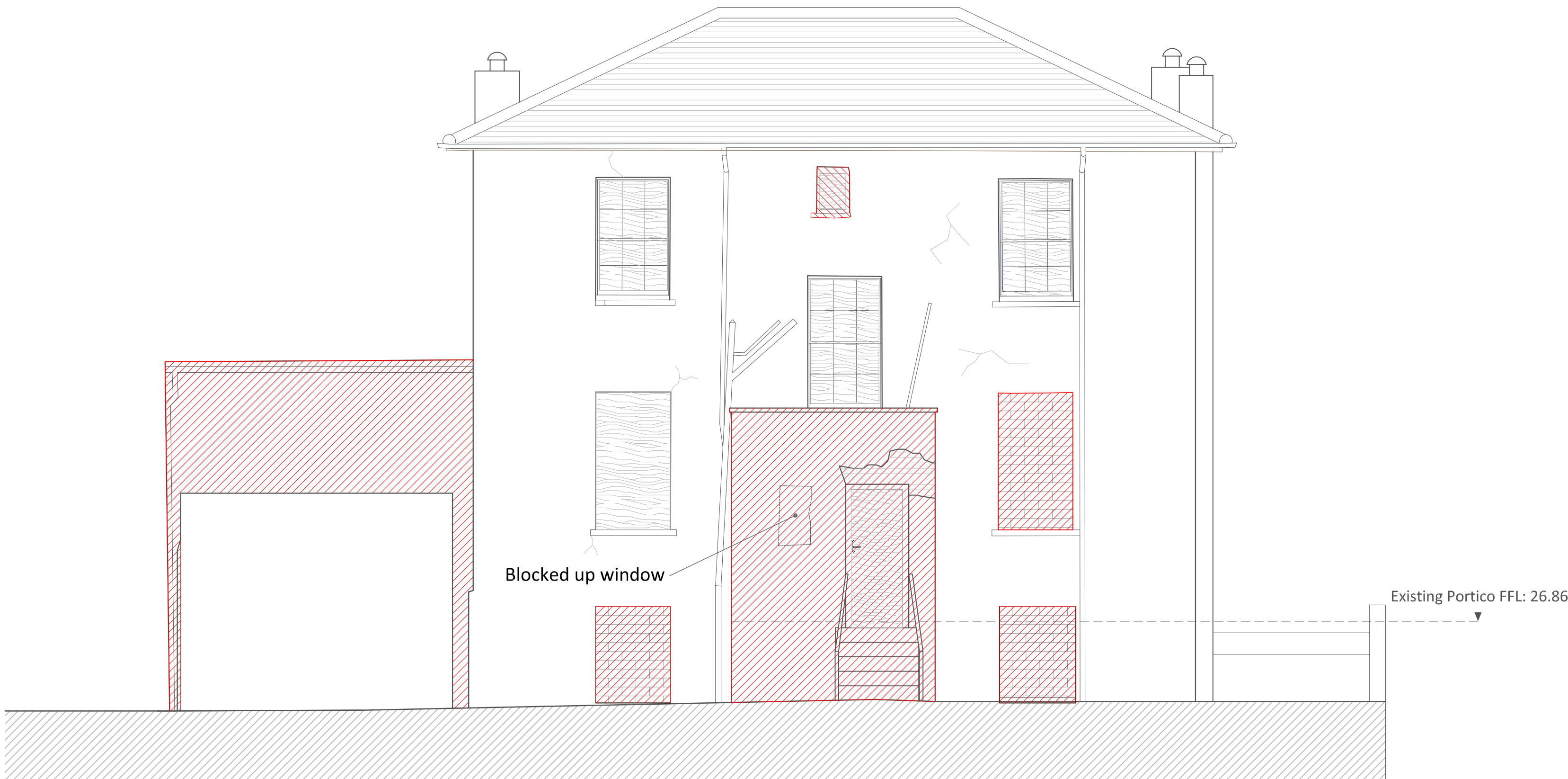
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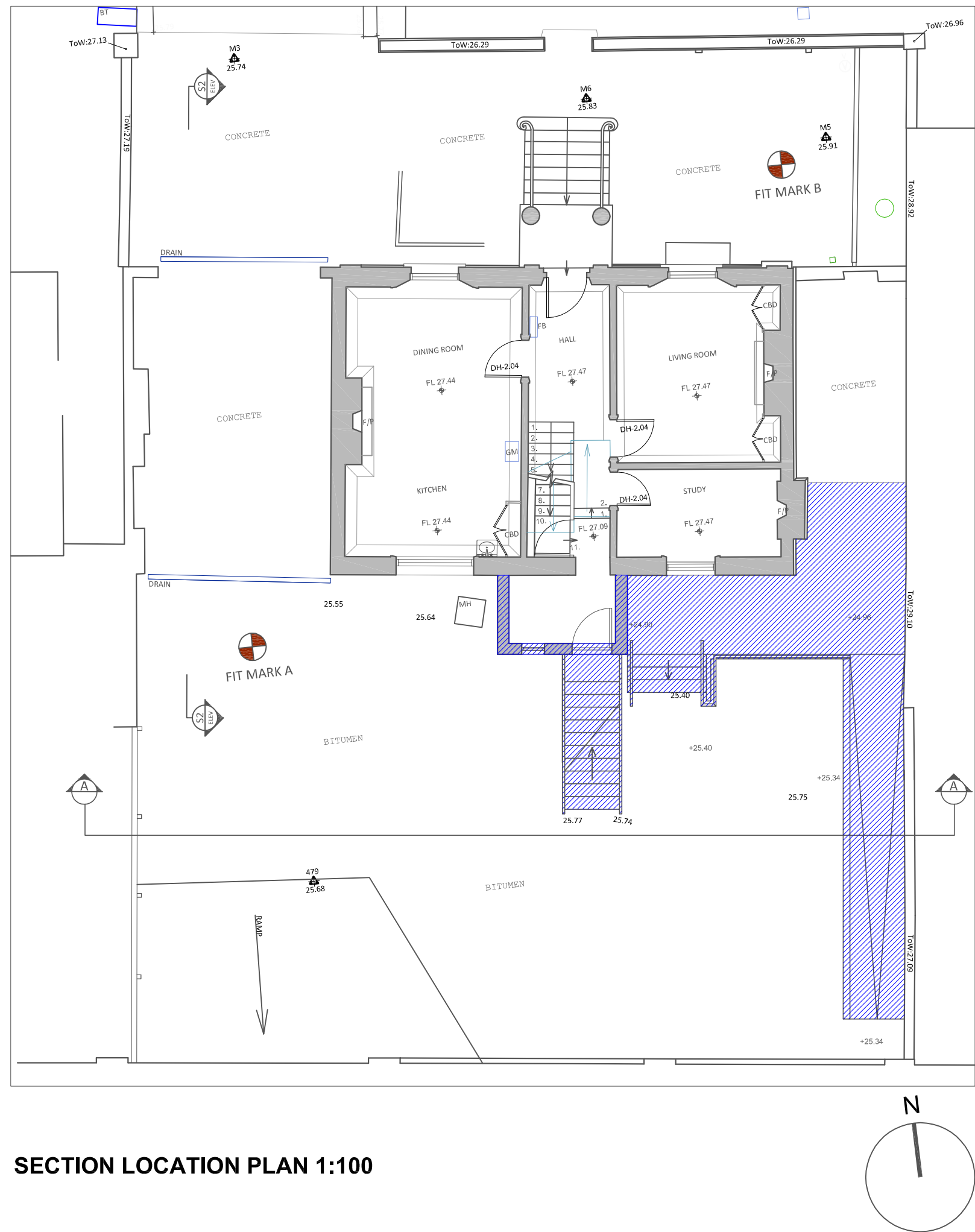
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- Key:
- Structure to be altered/demolished
 - Proposed Alterations



EXISTING REAR ELEVATION A-A 1:50



SECTION LOCATION PLAN 1:100



PROPOSED REAR ELEVATION A-A 1:50

Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	EXISTING & PROPOSED REAR ELEVATION A-A (DDA ACCESS)		
Dwg No	HR_N1853_013		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50 at A1	A1	+	SEPT 2012



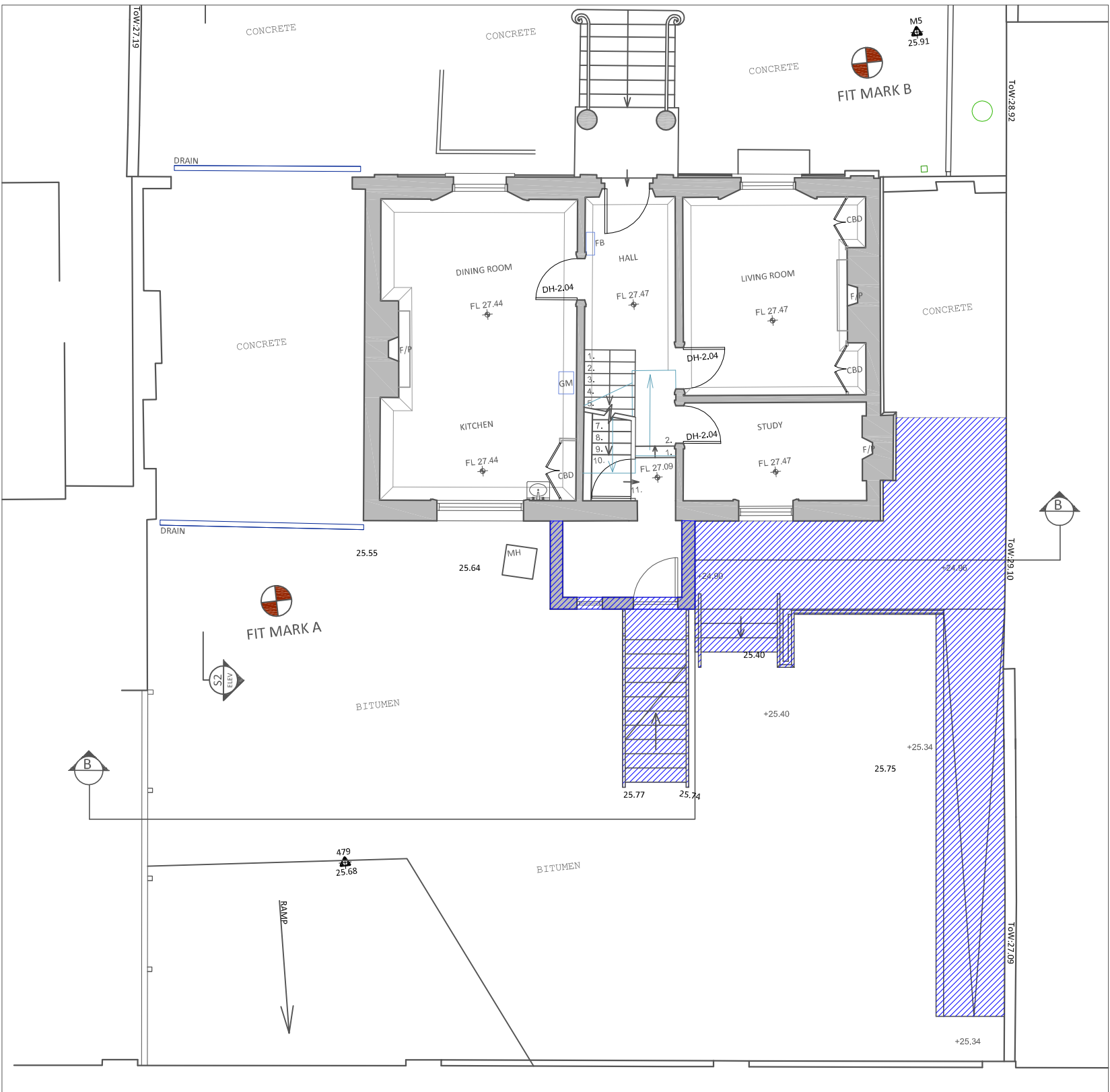
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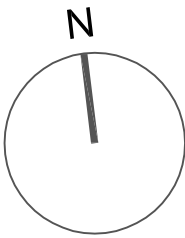
EXISTING REAR ELEVATION B-B 1:50



PROPOSED REAR ELEVATION B-B 1:50



SECTION LOCATION PLAN 1:100



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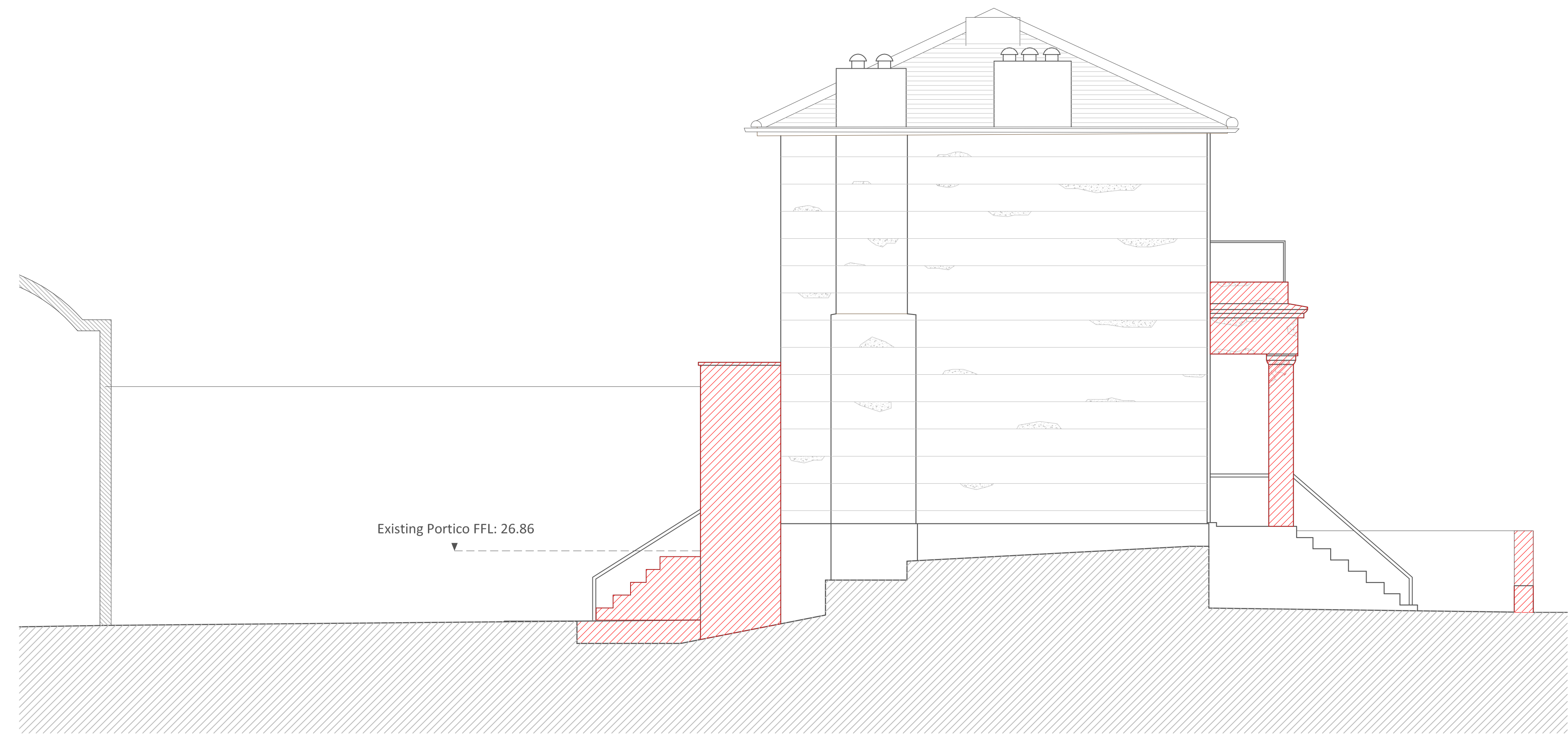
All DDA design alterations by
Allford Hall Monaghan Morris Architects

Key:

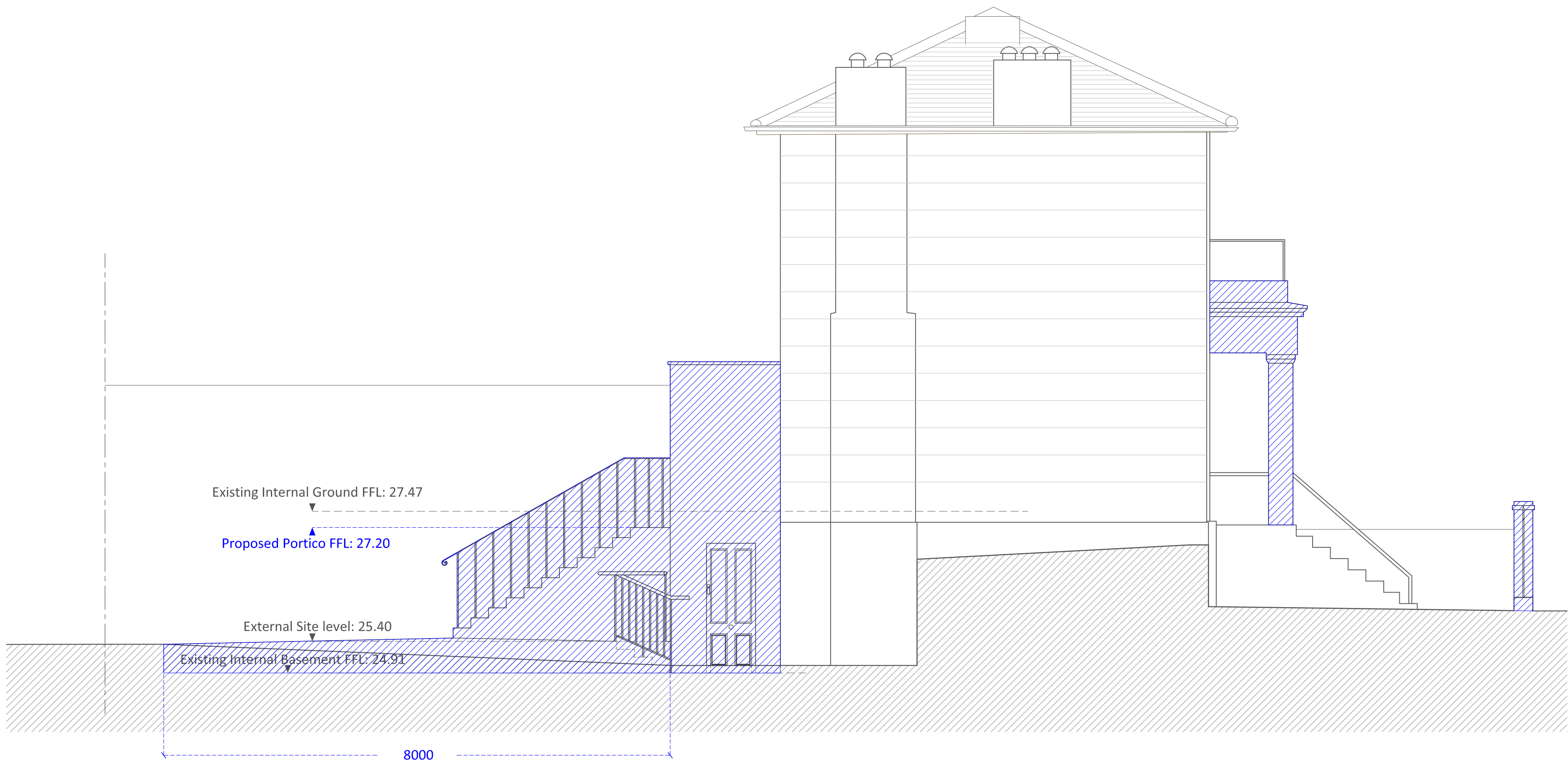
Structure to be altered/demolished

Proposed Alterations

Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	EXISTING & PROPOSED REAR		
	ELEVATION B-B (DDA ACCESS-RAMP)		
Dwg No	HR_N1853_014		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50 at A1	A1	*	SEPT 2012



EXISTING EAST ELEVATION C-C 1:50



PROPOSED EAST ELEVATION C-C 1:50

Note:

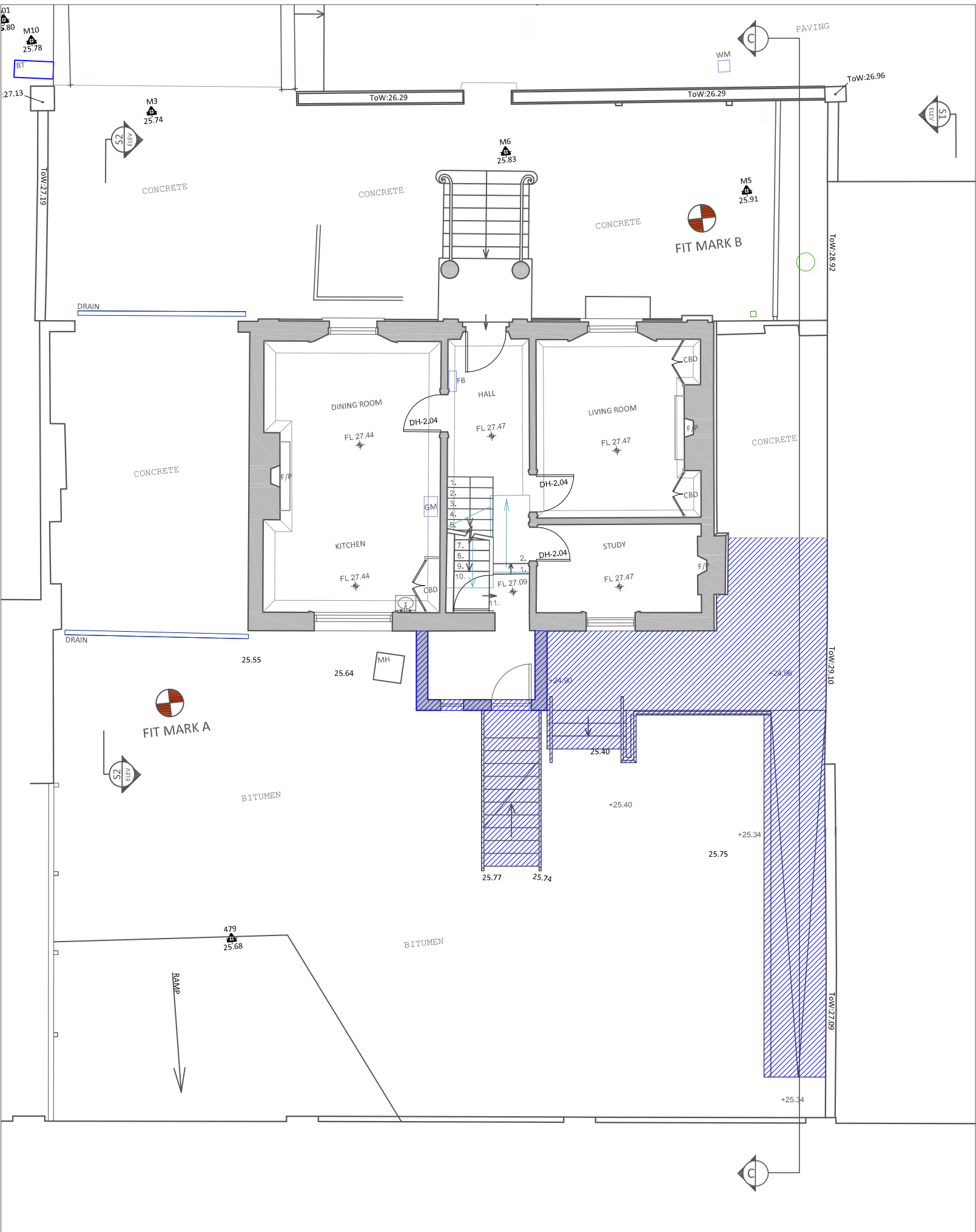
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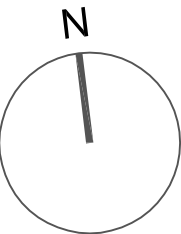
Key:

Structure to be altered/demolished

Proposed Alterations



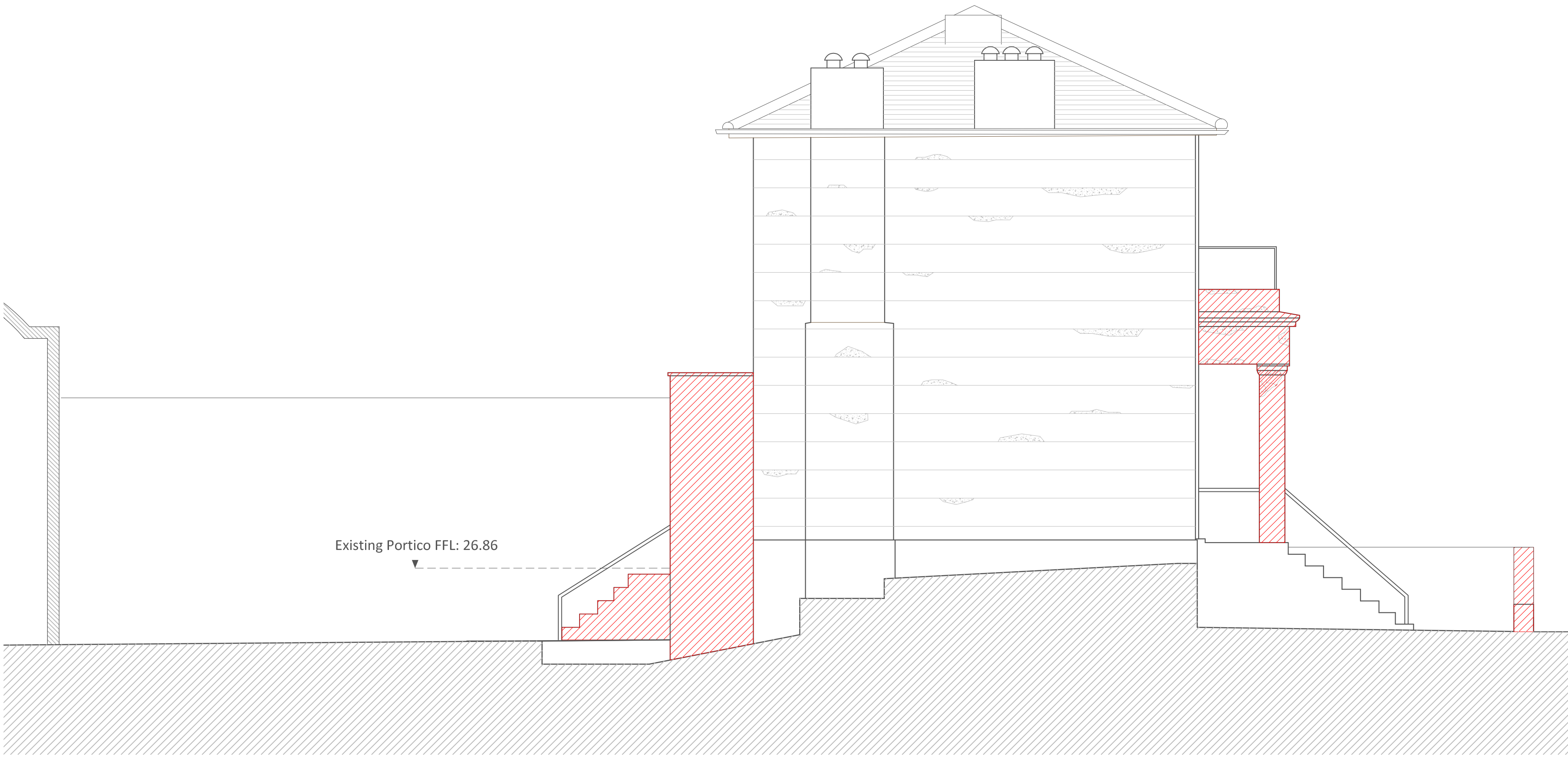
SECTION LOCATION PLAN 1:100



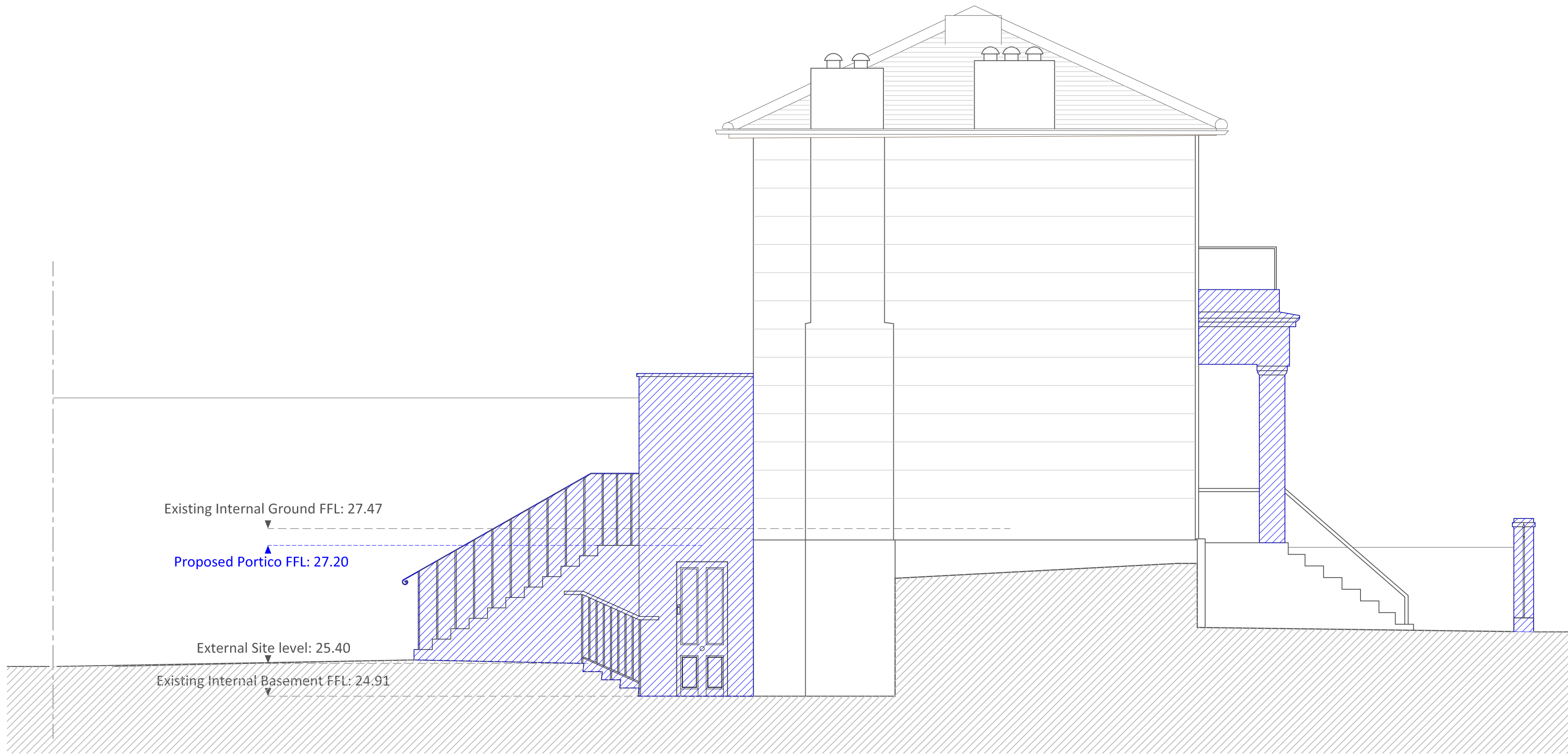
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Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	EXISTING & PROPOSED EAST		
Dwg No	HR_N1853_015		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50 at A1	A1	*	SEPT 2012



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EXISTING EAST ELEVATION DD 1:50



PROPOSED AST ELEVATION DD 1:50

Note:

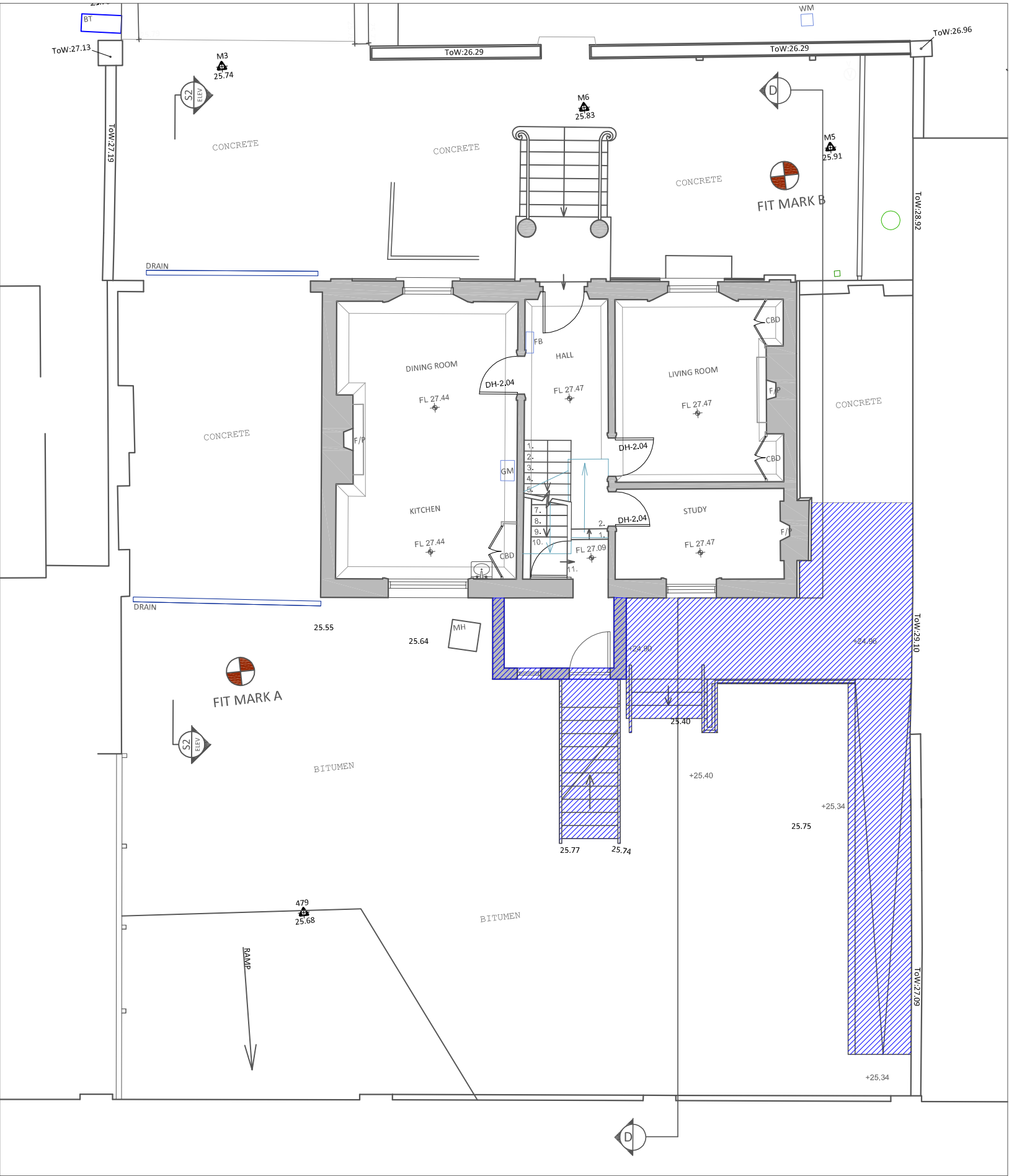
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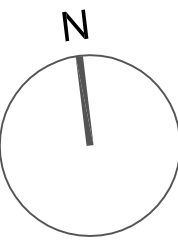
Key:

Structure to be altered/demolished

Proposed Alterations



SECTION LOCATION PLAN 1:100



Client	STANLEY SIDINGS		
Project	No1 HAWLEY ROAD		
Job No	N1853		
Dwg	EXISTING & PROPOSED EAST		
Dwg No	HR_N1853_016		
Dwg Type	LBC		
Status	FINAL		
Scale	Size	Rev	Date
1:50 at A1	A1	*	SEPT 2012



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