

1. New insitu concrete lower ground floor slab on insulation
2. New insitu concrete floor slab
3. New terrazzo surfacing to concrete stairs to match existing.
4. New stone paving on in situ concrete slab
5. Existing door video entry panel replaced with recessed model
6. Render on metal lath forming drainage layer
7. New steel and timber floor
8. Number not used
9. New asphalt roof finish to match existing.
10. New metal framed rooflight
11. New asphalt roof finish and stone paving to match existing.
12. Existing cementitious slate roof covering replaced with natural reclaimed slates and terracotta ridge/hip tiles on new timber boarding and insulation. Existing roof timbers retained
13. Existing lead flashings, lead lining to gutters replaced with same on new timber boarding.
14. Existing lead cladding replaced with same on timber decking
15. Number not used
16. Existing concrete copings replaced with new stone copings
17. Pigeon wires replaced
18. Existing copings overhauled, fixed safely and painted to match existing
19. Existing render to chimneys replaced to match existing
20. Modern chimney pots replaced with more period pots more typical to age of house
21. New kitchen extract terminal. Clad in sheet lead.
22. New lead flashings to projecting cornices
23. New door in existing window opening.
24. General repairs/making good and redecoration to stucco facades. Colour to match adjoining properties
25. Patch repointing to existing brickwork as necessary
26. New terracotta air brick (white painted on stucco lighthouse elevation)
27. Existing rainwater goods overhauled and redecorated gloss black. Modern sections

28. replaced with cast iron painted gloss black
28. Existing tie plates painted gloss black
29. Existing windows overhauled and redecorated. Dilapidated sashes replaced with new to match existing.
30. New internal secondary glazing
31. Existing front door overhauled and equipped with new access control system. New stainless steel intercom panel adjacent door
32. Existing door and frame overhauled and redecorated.
33. Existing balustrade/railings overhauled and redecorated gloss black
34. Existing steps and railings overhauled and redecorated
35. Balcony recoated with waterproof coating to match existing
36. Balcony supports overhauled and redecorated
37. Existing railing plinths overhauled and redecorated to match existing
38. Recent window security screens removed
39. Existing steel access stairs/platform replaced with new steel steps. Finished gloss black
40. New bridge across lighthouse. Galvanised steel grating and railing. Painted gloss black.
41. New metal channel fixed below coping (to receive fall arrest harness)
42. Existing pebbledash replaced with new stucco/ender external finish and paint to match existing ground floor.
43. Existing steel beams retained
44. New plasterboard suspended ceiling
45. Original cornices repaired and matched where sections missing
46. New plaster/lath ceiling
47. New painted timber balustrade
48. Fancoil ventilation unit
49. New external unit for air source heat pumps.
50. New built in shelving
51. New fire surround and grate



1
PL_38 Elevation to Conway Street as proposed



2
PL_38 Elevation to Fitzroy Square as proposed