

3.04 Proposed - Elevations



Do not scale off this drawing for construction. Responsibility is not accepted for errors made by others scaling from this drawing.
 All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.
 All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.
 Any variations or supplementary drawings are to be approved by the Architect.
 All ambiguities or discrepancies are to be referred to the Architect before commencing.

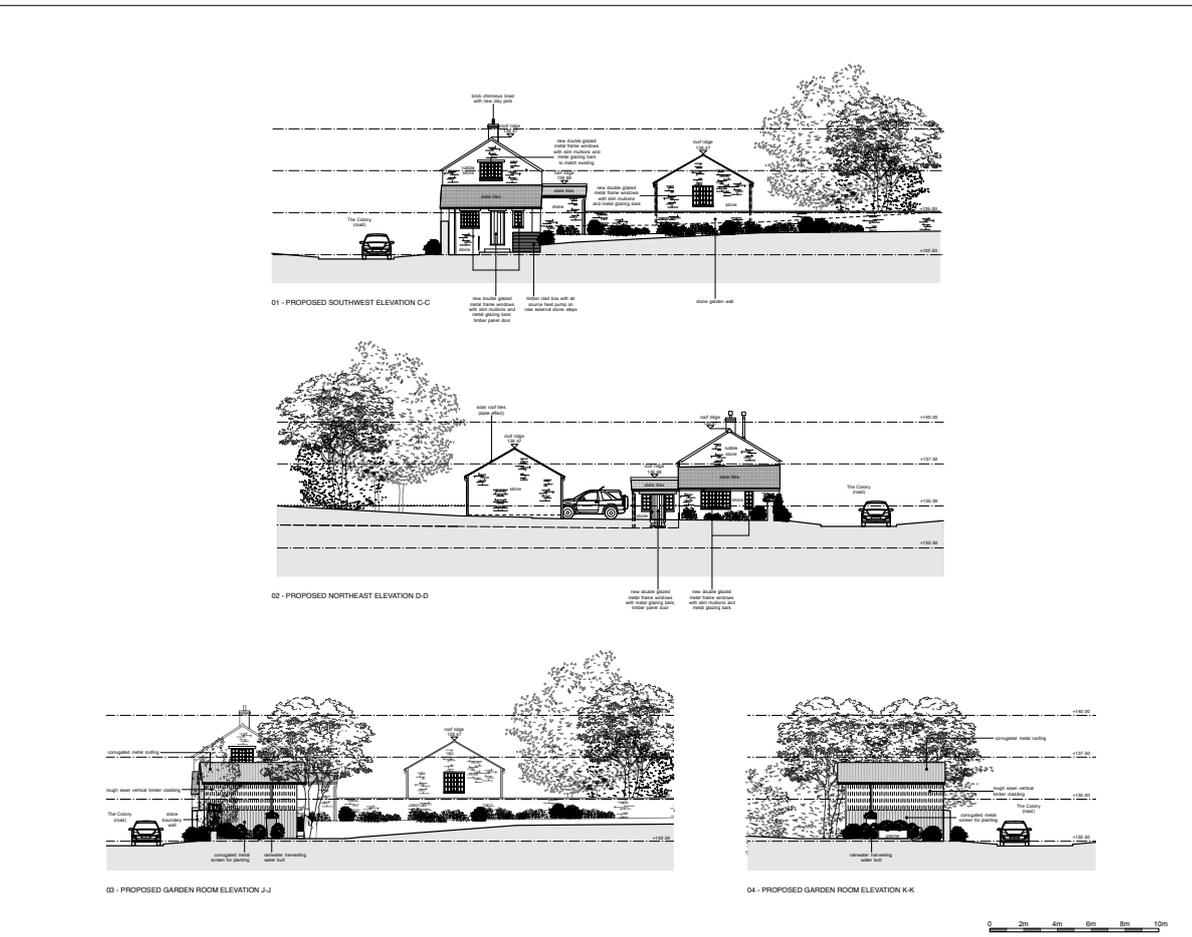
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PROJECT: BARTLETT COTTAGE, SIBFORD GOWERS, OX15 5RY

PROPOSED ELEVATIONS			
1:100 @ A1	1:200 @ A3	DEC 2020	PLAN
120	121	--	--



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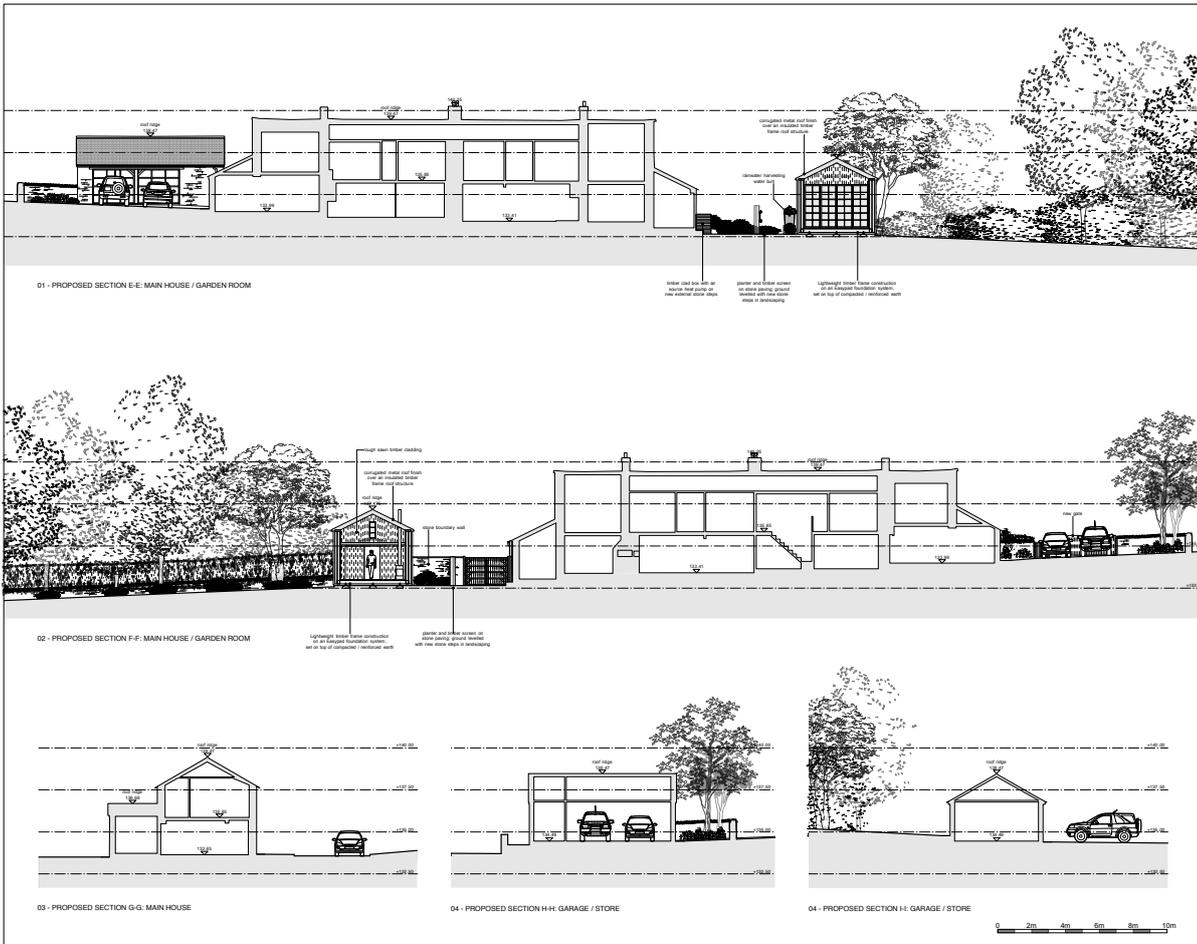
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PROPOSED ELEVATIONS			
1:100 @ A1	1:200 @ A3	DEC 2020	PLAN
120	122	--	--

3.04 Proposed - Sections



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PROPOSED SECTIONS

Scale	Date	Sheet
1:100 @ A1	DEC 2020	PLAN
1:200 @ A3		
120	131	--

4.0 Proposed Works

4.01 Restoration Works - Roof Works & Chimneys

With reference to Allcott Residential Building Survey (Level 3) conducted on 2 SEP 2020 and the accompanying plans.

Referring to the existing south-east (garden) elevation:

1 It was identified by the surveyor that there are light deterioration to the three chimney stacks.

The proposed restoration works includes the re-pointing of the brick mortar, redressing of lead flashing, replacement of cracked chimney pot works required to the existing chimney stacks

2 It was identified by the surveyor that there is undulation to the ridge tiles due to deterioration of the mortar pointing.

The proposed restoration works includes the re-pointing and re-bedding of the ridge tiles.

3 The existing roof is covered in slate tiles, there are slipped and damaged tiles.

The proposed restoration works includes the reinstatement of slipped tiles and replacement of damaged tiles with matching slate tiles.



Existing Chimney Stack - Left



Existing roof ridge - left side



Damaged and slipped slate tiles



Existing Chimney Stack - Central



Existing roof ridge



Existing Chimney Stack - Right



Existing roof ridge - right side

4.02 Restoration Works - Gutters and Fascia Boards

The existing gutters are mix of brown PVC and metal in a simple profile supported off metal brackets. Some of the gutters are in a poor state and pulling away and separated from the roof slate. Some of the existing timber fascias are in a poor state. The proposed restoration work is to replace all the existing with new conservation painted (colour to match window frames) metal gutter and down pipe system (in a sympathetic “deep round” profile). Existing fascias will be replaced with painted timber fascias. Other work include the incorporation of a felt support tray which will bridge the gap between the roof slates and the gutter to prevent ongoing saturation at the junction between the roof tile and adjacent building elements.



Similar conservation painted metal gutter and down pipe system



Similar conservation painted metal gutter and down pipe system



Existing Gutters



Existing Gutters



Existing Gutters

4.03 Restoration Works - Re-pointing and repair to stone walls to property

It was identified by the surveyor that there are significant erosion of and poorly applied mortar pointing to the south east elevation in various locations which includes but not exclusive to:

- The stone wall of single storey extension to the far left
- The stone wall outside of the "Games Room"
- The stone wall right of the entrance porch
- The stone wall left of the entrance porch
- The stone wall to north east elevation - top right between rafter an sloped roof
- The stone wall to north east elevation - gable
- The stone wall to north west elevation - at low level
- The stone wall to north west elevation - right hand of the right hand chimney stack
- The stone wall to north west elevation - far right - wall to "garden room"
- The stone wall to garage

The proposed restoration works includes the re-pointing of the stone mortar using a lime based mortar by qualified and specialist stone mason.



Stone wall outside of small single storey extension to the far left of property



Stone wall outside of "Games Room"



Stone wall right of entrance porch



Stone wall outside of small single storey extension to the far left of property



Stone wall generally between central and left hand chimney stacks



Stone wall left of entrance porch



Stone wall of north west elevation - low level



Stone wall to garage



Stone wall of north east elevation - top right between rafters and sloped roof



Stone wall of north west elevation - right hand side of right hand chimney stack



Stone wall of north east elevation - gable



Stone wall of north west elevation - far right - wall to "garden room"

4.04 Restoration Works - Repairs and Changing of Windows & Lintels

South East Elevation:

1 The existing 3nos roof lights are of some age, and the proposal is to replace them with new “conservation” roof lights (double glazed) to fit into the existing openings.

2 Inspection of the windows both at ground and first floor levels between the central stack and the left hand stack identified evidence of rot and decay. The windows have metal Crittall inserts which themselves were showing signs of corrosion particularly at cill level.

The proposal is to replace with new double-glazed metal frame windows to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame.

3 The lintel above the first floor left hand window has clearly suffered with decay in the past. The repair carried out previously appears basic.

The proposal is to replace the existing timber lintel with matching new timber lintel. A structural engineer will be appointed to size and proposed specification.



Existing South East Roof lights - left side



Existing South East 1st Fl Window -
between central stack and left hand stack



Existing South East 1st Fl Window - lintel



Existing South East Roof lights - right side



Existing South East Windows - Crittall style



Existing South East 1st Fl Window - cill

4 Timber windows to the right hand side of the entrance porch both at ground and first floor levels are in a dilapidated state. The proposal is to replace with new double-glazed metal frame windows to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame.

5 Timber windows to the left hand side of the entrance porch are in a substantially dilapidated state and will benefit from replacement. There is some cracking above the ground floor window to the left hand side of the entrance porch. The lintel above the first floor window to the left hand side of the entrance porch is in a dilapidated state. The proposal is to replace with new double-glazed metal frame windows to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame. The proposal is to replace the existing timber lintels with matching new timber lintels. A structural engineer will be appointed to size and propose the specification.

5 Timber windows to either side of door of the entrance porch are in a poor state. The proposal is to replace with new double-glazed metal frame windows to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame.



Existing South East Windows - left of porch



Existing South East Windows - right of porch



Existing South East Windows - right of porch



Existing South East Windows - right of porch

South West Elevation:

6 The timber window at first floor level is in a dilapidated state. The proposal is to replace with new double-glazed metal frame windows to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame.

7 The ground floor windows are in a dilapidated state. The proposal is to replace with new double-glazed metal frame windows to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame.

8 There is some slight cracking to the left and right hand sides of this elevation at the lowest point of the roof line most likely as result of light roof spread. As part of re-pointing works , crack stitching is proposed in order to tie the stone quoins to the main stone wall.



Existing South West Elevation



Existing South West Elevation - 1st fl window



Existing South West Elevation - ground fl windows



Existing South West Elevation - roof right



Existing South West Elevation - roof left

North East Elevation:

8 The windows are in a dilapidated state. The proposal is to replace with new double-glazed metal frame windows to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame matching to existing.



Existing North East Elevation



Existing North East Elevation - windows



Existing North East Elevation - window left

North West Elevation:

9 The timber window at ground and first floor level are in a dilapidated state. The proposal is to replace with new double-glazed metal frame windows to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame.

10 The lintels above the first floor windows have clearly suffered with some decay and deterioration over the life of the building however in large part they appear original and at this stage no failure is noted. However where more significant deterioration is noted particularly to the right hand side of this elevation.

11 The ground floor window with honeycomb glazing will be retained and refurbished.

12 The existing 2nos roof lights are of some age, and the proposal is to replace them with new "conservation" roof lights (double glazed) to fit into the existing openings.



Existing North West Elevation



Existing North West Elevation - general state of windows



Existing North West Elevation - window with honeycomb glazing



Existing North West Elevation - right side



Existing North West Elevation - 1st Fl Windows - lintels



Existing North West Elevation - roof lights



Existing North West Elevation - left side



Existing North West Elevation - far right window

4.05 Restoration Works - Repairs and Changing of Doors & Lintels

South East Elevation

1 The existing pair of timber doors to the “games room” are in substantially dilapidated state. The timber lintel above the left hand doors is clearly of some significant age. It is showing signs of decay which is exacerbated as a result of the deterioration of pointing at the junction between the timber lintel and the stonework. There is some evidence of slight diagonal cracking to suggest some deflection as a result of the deterioration of the lintel.

The proposal is to replace with new double-glazed metal frame doors to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame. The existing timber lintel (subject to further inspection by structural engineer) to be maintained. The mortar pointing will be renewed to its perimeter and the timber treated with appropriate protective treatment.

2 The pedestrian access door left of the central stack is in a dilapidated state.

The proposal is to replace with new double-glazed metal frame doors to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame.

3 The existing double doors to the right hand side of this elevation are in a dilapidated state.

The proposal is to replace with new double-glazed metal frame doors to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame.



Existing door to Games Room



Existing pedestrian access door left of central stack



Existing timber lintel to Games Room door



Existing double doors to right of this elevation

South West Elevation

- 4 The pedestrian access door is in a dilapidated state. The proposal is to replace with new timber panel door with 2 stone external steps



Existing pedestrian access door

North East Elevation

- 5 The existing "stable" style side entrance door is in a poor state. The proposal is to replace with new timber panelled door.



Existing "stable" style side entrance door

North West Elevation

6 The existing main entrance is showing signs of deterioration. The proposal is to replace with new timber panelled door, style will be in keeping with the house



Existing main entrance door

4.06 Restoration Works - Garage - Incorporation of “natural slate solar thermal collector system” to south east facing roof

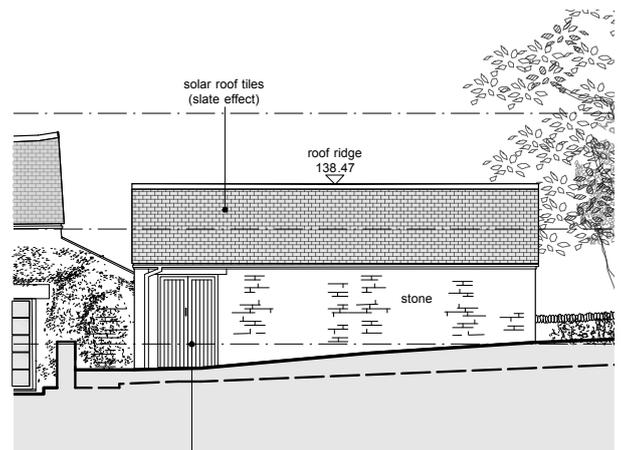
1 The proposal is to replace the existing slate roof tiles of the south east facing roof of the garage with a discrete “natural slate solar thermal collector system”, such as Thermoslate System by Cupa Group. (<https://www.cupapizarras.com/uk/thermoslate/solar-collectors/>) The final roof covering will be natural slate to match with the existing roof slate covering. This is to take advantage of the orientation of this roof and harness natural solar energy.



Existing slate roof tiles of garage



Existing slate roof tiles of garage



Proposed south east elevation of garage



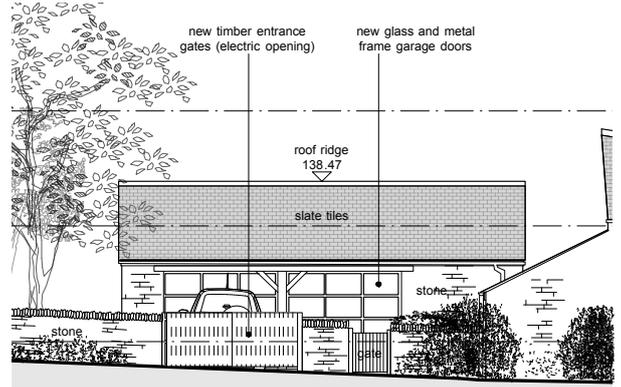
Thermoslate System by Cupa Group

4.07 Restoration Works - Garage - New Automatic Glazed Metal Framed Garage Doors

The proposal is to incorporate new hinged Glazed “Crittall Style” Metal Framed Garage Doors to the existing door openings. The style will be in keeping with the property.



Existing north west elevation of garage



Proposed north west elevation of garage



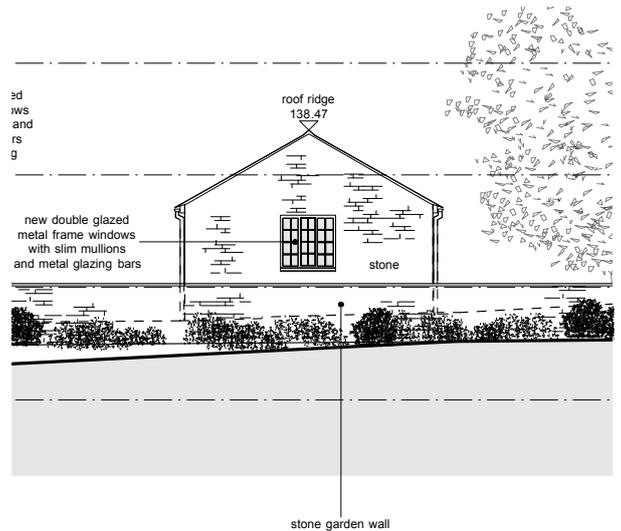
Reference of similar garage doors

4.08 Restoration Works - Garage - Replacement of existing window

The existing south west facing window is in a dilapidated state. The proposal is to replace with new double-glazed metal frame window to match the existing with slim mullions and metal glazing bars, set in a fixed timber surround frame.



Existing south est facing window of garage



Proposed south west elevation of garage