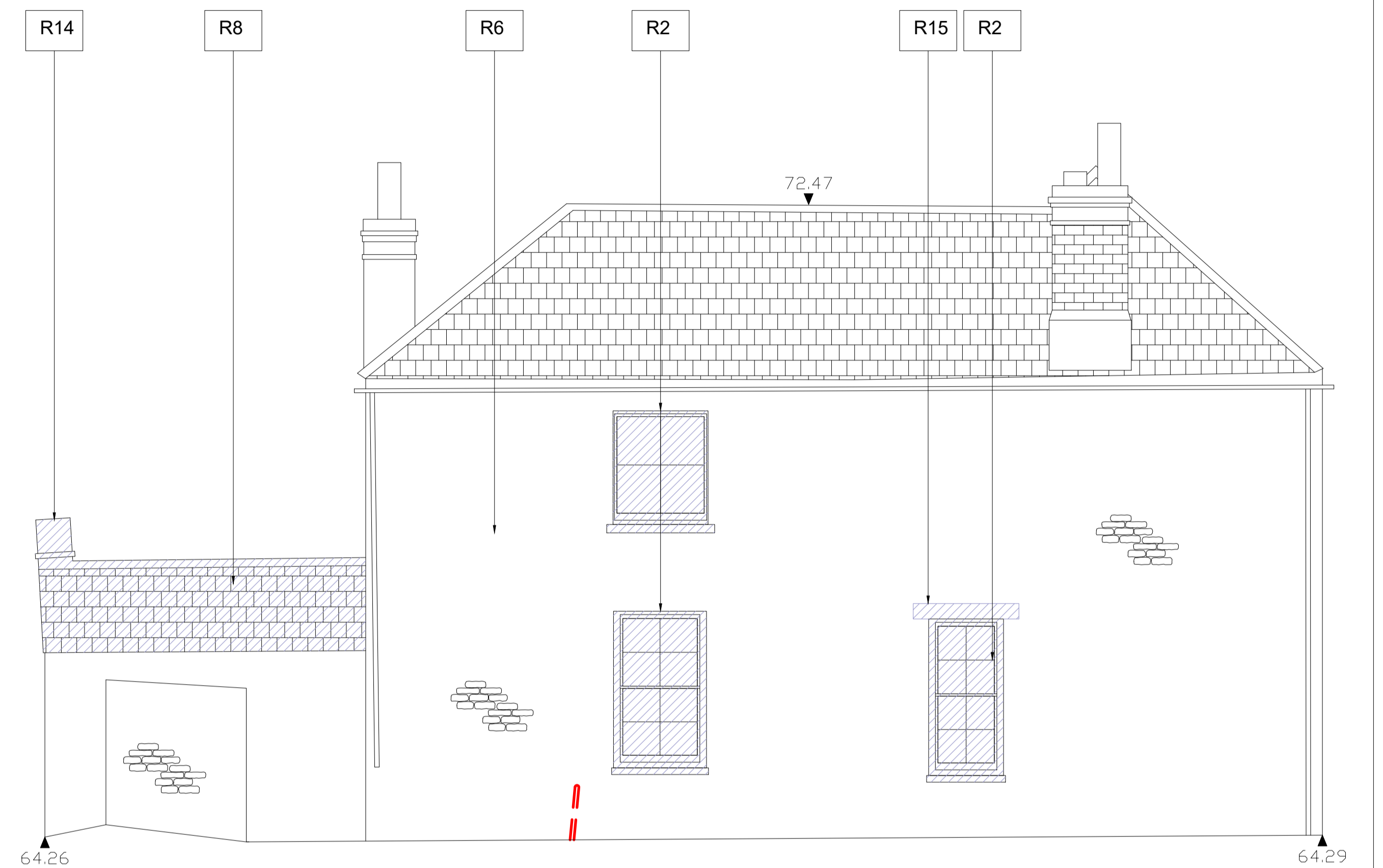


1.0 North Elevation

Scale 1:100 @ A3 / 1:50 @ A1



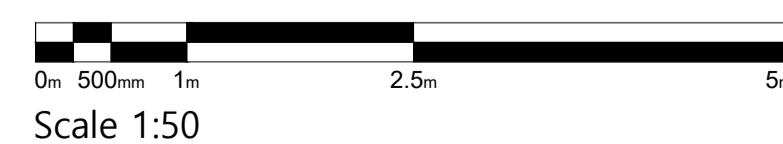
2.0 West Elevation

Scale 1:100 @ A3 / 1:50 @ A1

Repairs

- R2** Overhaul existing sash windows and install double glazed units in existing rebates.
- R6** The wall is to be strengthened and restrained through restraint tie system such as Helifix and as directed by a structural engineer.
- R8** Carry out re-roofing of the existing slate roof to provide breathable insulation between and above rafters. This will involve raising the roof by approx. 100mm.
- R10** Overhaul leaded light window and install secondary double glazing.
- R11** Replace existing rooflight with conservation style rooflight.
- R12** Remove existing over-mortared abutment flashing and replace with new abutment flashing to match existing.
- R13** There is a gap between the north range and catslide roof. Remove tiles locally and allow for repairs to valley boarding and rafters. Reform valley with valley tiles.
- R14** Remove and refix mortar capping to chimney to ensure that chimney is adequately capped off with ventilation.
- R15** Lintel has dropped and should be inspected by a structural engineer.

- Generally;
- Remove climbing vegetation and carry out repointing to all elevations in lime mortar
 - To chimneys, carry out repointing and replace lead flashing including back gutters.
 - Replace existing cast iron gutters and downpipes using increased profile rainwater goods to accommodate modern rainfall patters.
 - Carry out replacement of missing roof tiles.
 - Carry out investigations of footings locally through excavating trial pits around the perimeter of the house to establish their construction and whether underpinning will be required.



A May23 AO JPM Revised following CO comments
 - Apr22 AS JPM First issue

ISSUE DATE DRAWN CHECKEDDESCRIPTION

JAMES MACKINTOSH ARCHITECTS

DESIGN / CONSERVATION / HISTORIC INTERIORS

E. studio@jmackintosh.com
 T. 01608 692310 W. www.jamesmackintosharchitects.com

PROJECT Stratfield Farm

CLIENT Manor Oak Homes

DRAWING STATUS Existing

DRG TITLE North and West Elevations
 Existing Elevations

JOB/DRG No. 219/104

SCALE 1:50@A1

REVISION A