

Repair brick chimneys. Cap redundant flues with ventilated pots, rebed pots to working flues

Redecorate existing cast iron gutter. New swan neck and downpipe

New timber louvre detail to front and rear of roof to accommodate extract ventilation from kitchen

Cut into existing chimney flue at first floor level within kitchen ceiling area. Install 2 no 315 x 351 square ducts into existing chimney flues extending up to the existing stack. Adjust haunch at pot arrangement to allow new ducts to terminate level and flush with the top of the stack.

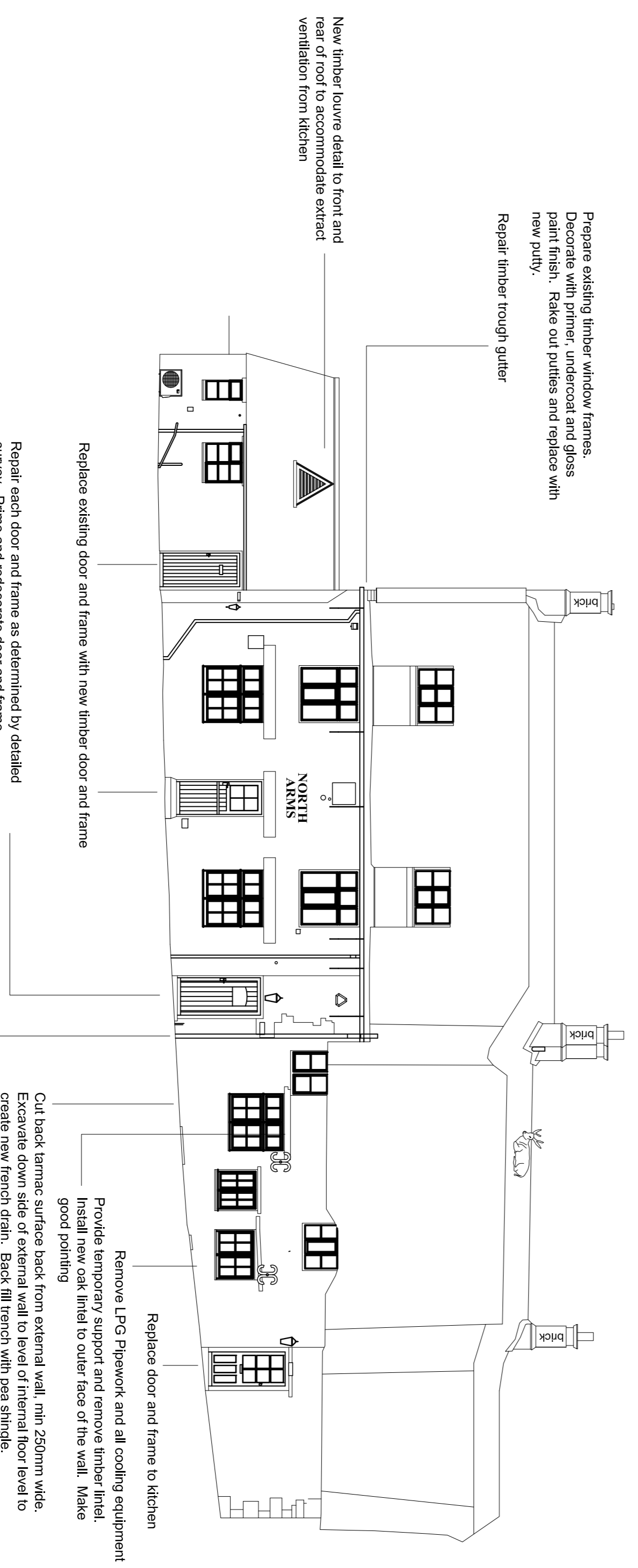
Decorate all existing fascia boards, replace PVC gutter to taller cornice to both front and rear elevations

Decorate timber window frames. Cut out and replace all putties. Redecorate timber linels  
Redecorate door canopy. Take off and refix slate covering

Open up existing door opening. Remove all internal wall linings used to seal the door opening. Assess door decay to the door and frame and undertake all necessary timber repairs. Remove rotting and illuminate and repair (leave in full working order).

Main Roof Trach  
Prepare fascia to both elevations back to sound base. Replace all gable and eaves timber work and feather with cementitious render to suit 350mm wide roof tiles. Replace roof with galvanised wire meshing. Cover whole roof with galvanised wire meshing.

Replace cement fillers to each chimney with new.



Repair all three brick chimneys

Prepare existing timber window frames. Decorate with primer, undercoat and glass paint finish. Rebed out putties and replace with new putty.  
Repair timber trough gutter

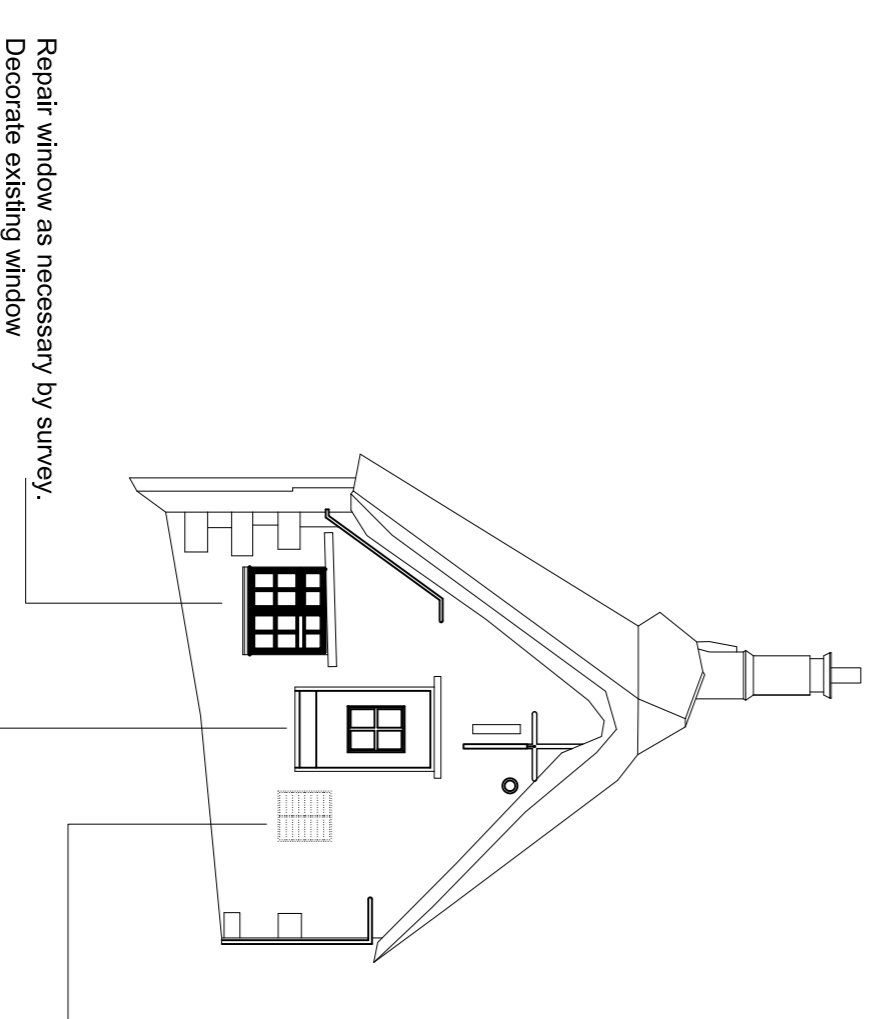
New timber louvre detail to front and rear of roof to accommodate extract ventilation from kitchen

Replace existing door and frame with new timber door and frame

Repair each door and frame as determined by detailed survey. Prime and redecorate door and frame.

Replace door and frame to kitchen  
Remove LPG pipework and all cooling equipment  
Provide temporary support and remove timber lintel. Install new brick lintel to outer face of the wall. Make good pointing

Cut back tarmac surface back from external wall, min 250mm wide. Excavate down side of external wall to level of internal floor level to create new french drain. Back fill trench with pea shingle.  
Existing soil pipe to be replaced with new cast iron pipe with new underground drainage commission accordingly.



Repair window as necessary by survey.  
Decorate existing window

Remove old kitchen extractor grill. Fill in opening with stone to match existing.  
Carefully repair external timber panelling to gable cor. - Strip and redecorate timber frame.

- E Kitchen extract louvre adjusted
- D Balier flue and second floor extract notes all deleted. New notes added for extract duct to chimney flue, roof louvre lint revised and modified. Soil stack retained.
- C Notes revised to existing external door to street
- B Notes updated balier flue and soil pipe notes added. Kitchen extract louvre added to roof
- A Elevation updated to match plans, old doorway reopened for ext door, notes added

Drawn By	SS	Scale	1:100 at A1
Checked	SS	Date	Sept 2016

**Drawing**  
**Proposed Elevations**

**Project**  
North Arms  
Wroxton

**Client**  
Wroxton College

**Brear Associates**  
The Beer House  
Atherstone Hill  
Atherstone on Stour  
Stratford on Avon  
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**Drawing No**  
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