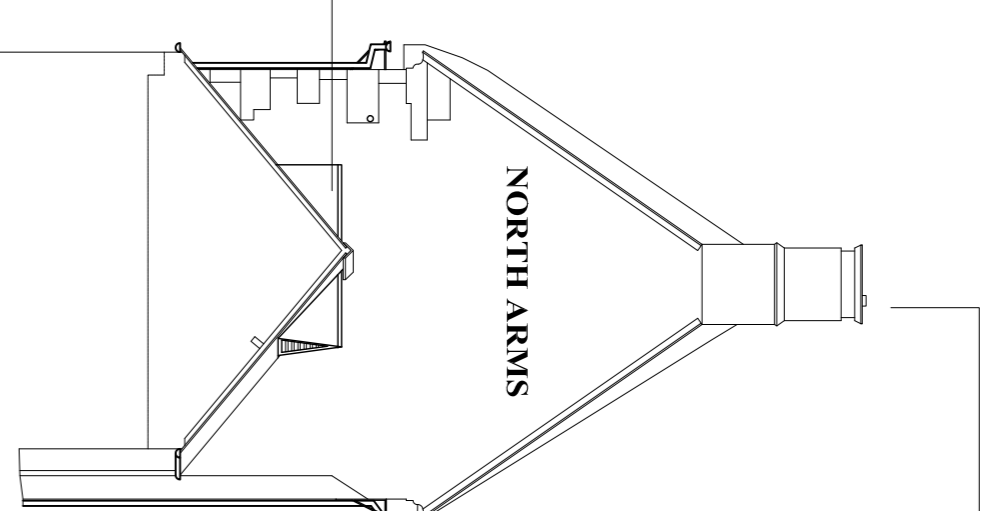


Repair brick chimneys. Cap redundant flues with ventilated pots, rebed pots to working flues

Redecorate existing cast iron gutter. New swan neck and downpipe

New timber louvre detail to front and rear of roof to accommodate air inlet for kitchen ventilation.



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 timber rainwater 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 remaining and lubricate and repair (leave in full working order).

Main Roof Tratch
Prepare tratch to both elevations back to sound base. Replace all gable and eaves timber work and tratch with cement treated to min 35% moisture content. Provide 35% moisture barrier. Cover whole roof with galvanised wire netting.
Replace cement fillers to each chimney with new.

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

New timber louvre detail to front and rear of roof to accommodate air intake for kitchen ventilation system.

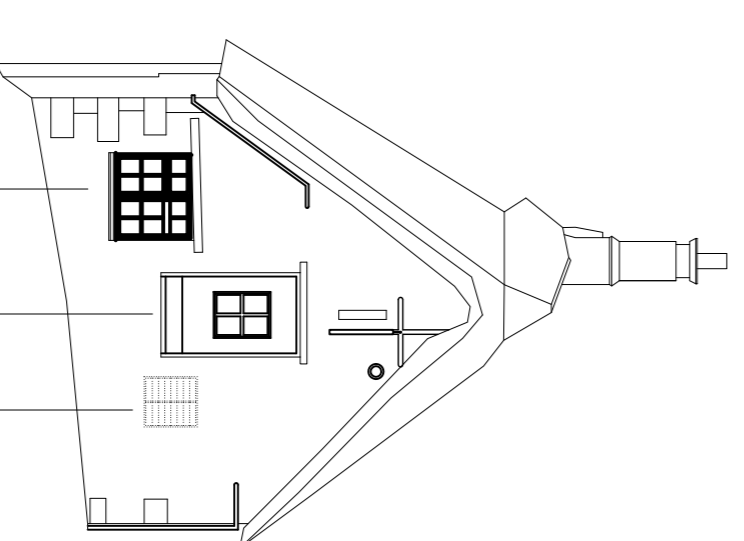
Replace existing door and frame with new timber door and frame
Repair each door and frame as determined by detailed survey. Prime and redecorate door and frame.

Repair all three brick chimneys

Replace door and frame to kitchen
Remove LPG Pipework and all cooling equipment
Provide temporary support and remove timber trach. Install new oak 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. Adjust underground drainage connection 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 cap. Strip and redecorate timber frame.

- F Kitchen louvre note amended Nov 2019
- E Kitchen extract louvre adjusted Nov 2019
- D Boiler 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. Jul 2019
- C Notes revised to existing external door to street Apr 2019
- B Notes updated boiler flue and soil pipe notes added. Kitchen extract louvre added to roof Oct 2018
- 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
CV37 8NF
Tel:01789 450283

Drawing No
2016-34/06F