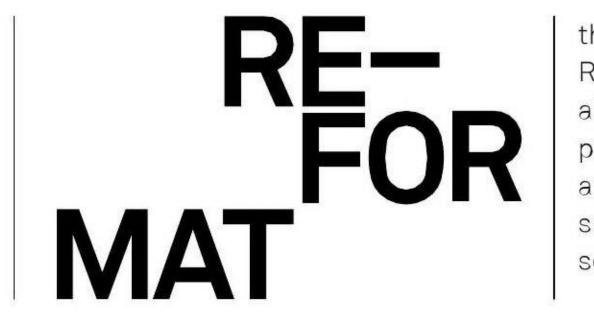


Photo as existing



Photo as existing - Bricked in opening Photo as existing





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New services to be installed in floor zones with boards lifted locally from above. Basement to be utilised for access for ground

Existing light fittings to be replaced. Surface mounted ceiling fittings to be provided with wiring in floor or ceiling zones.

New skirtings to be agreed with Planning Department but generally to be 200mm deep unless agreed otherwise.

Generally original construction is to be retained as existing and where required covered with independent dry lining.

All existing windows to be re-furbished and re-decorated. It is anticipated that only minor repairs will be required with no

Any internal shutters that are permanently fixed shut are to be refurbished and brought back in to use if possible. If not

Generally there do not appear to be problems with damp walls but many walls are solid brick and so internal linings will

All windows will be retained with single glazing. If the performance of the windows need to be enhanced to comply with

Building Regulations then secondary glazing to be installed internally. If not required for Building Regulation consent then

Ground levels to be reduced externally to below existing ground floor levels. It is not intended to provide or renew horizontal

No significant repairs to any existing timbers are proposed at this stage but if required at a later date then a specification will

dpc's at ground level as the building does not show signs of damp problems. If after further investigation a new damp proof

replacement windows needed. If a window does need to be replaced then the new window will be manufactured to match the

External brickwork repairs will be subject to specialist input at a later date. Existing cracks and 'blown' brick faces are to be

New more efficient radiators to be installed but utilising existing locations and pipework where possible.

New doors to be solid timber 6 panel door unless otherwise indicated.

All panelling to be re-instated where doors are infilled.

possible then they are to remain as existing and decorated.

existing secondary glazing units are to be removed.

be provided by a specialist consultant.

repaired. Lime monitor to match original pointing to be used for repairs.

All existing through building ties and spreaders to be retained for stability.

generally comprise dry lining to allow the external brick to breathe naturally.

course is required then this will be subject to the advice of a specialist consultant.

All decorative plaster coving to be repaired to match existing where not complete.

floor services.

existing.