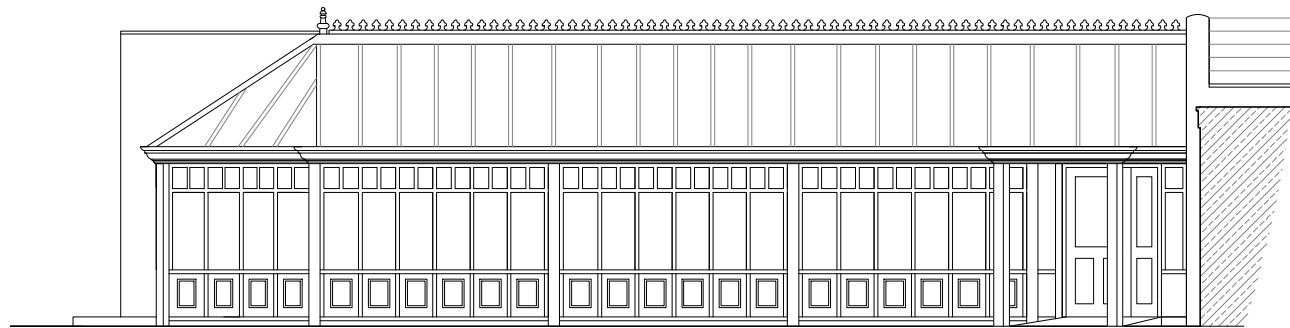
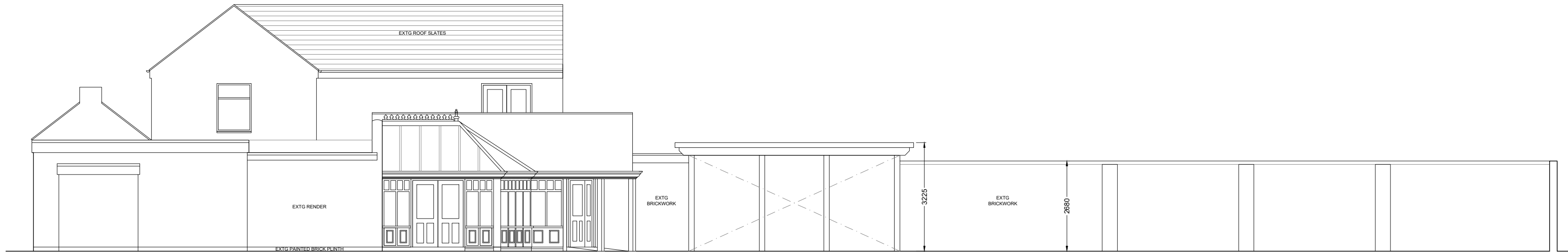
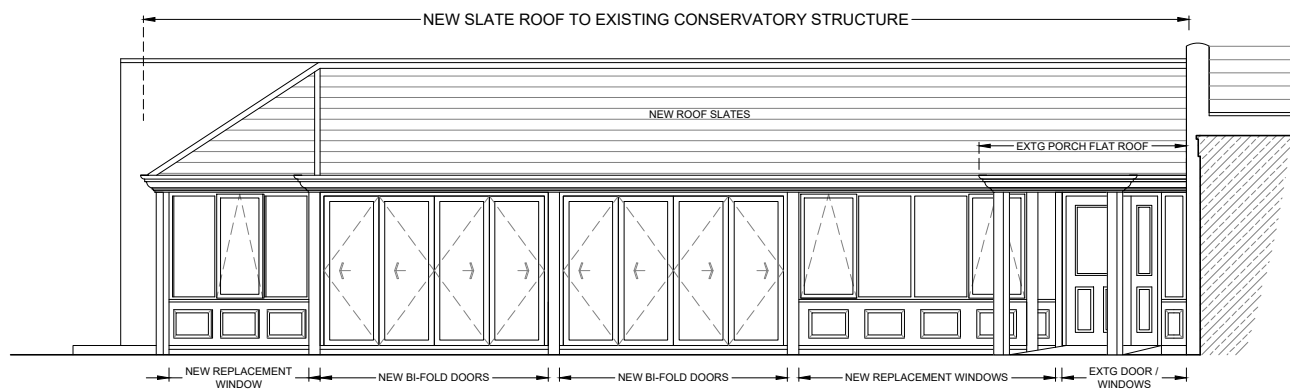




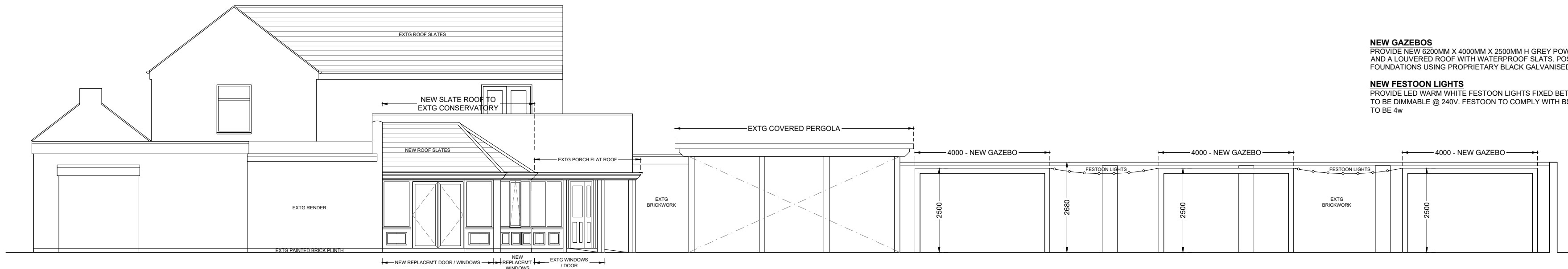
EXISTING SOUTH ELEVATION
SCALE 1:100



EXISTING WEST ELEVATION
SCALE 1:100



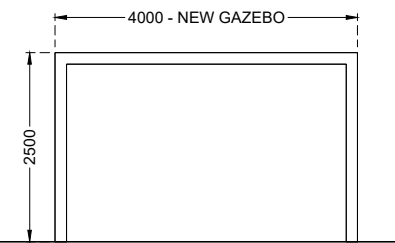
PROPOSED SOUTH ELEVATION
SCALE 1:100



PROPOSED WEST ELEVATION
SCALE 1:100

NEW GAZEBOS
PROVIDE NEW 6200MM X 4000MM X 2500MM H GREY POWDER COATED ALUMINIUM GAZEBO WITH 160X160MM POSTS & BEAMS AND A COVERED ROOF WITH WATERPROOF SLATS. POSTS FIXED TO NEW 450 X 450 X 450MM DEEP MASS CONCRETE PAD FOUNDATIONS USING PROPRIETARY BLACK GALVANISED CONCEALED POST BASE FIXINGS

NEW FESTOON LIGHTS
PROVIDE LED WARM WHITE FESTOON LIGHTS FIXED BETWEEN THE NEW PERGOLAS AS INDICATED. NEW FESTOON LIGHTS TO BE DIMMABLE @ 240V. FESTOON TO COMPLY WITH BS EN 60598-2-20 & EN 60598-1 WITH IP65 RATING AND EACH LAMP TO BE 4w

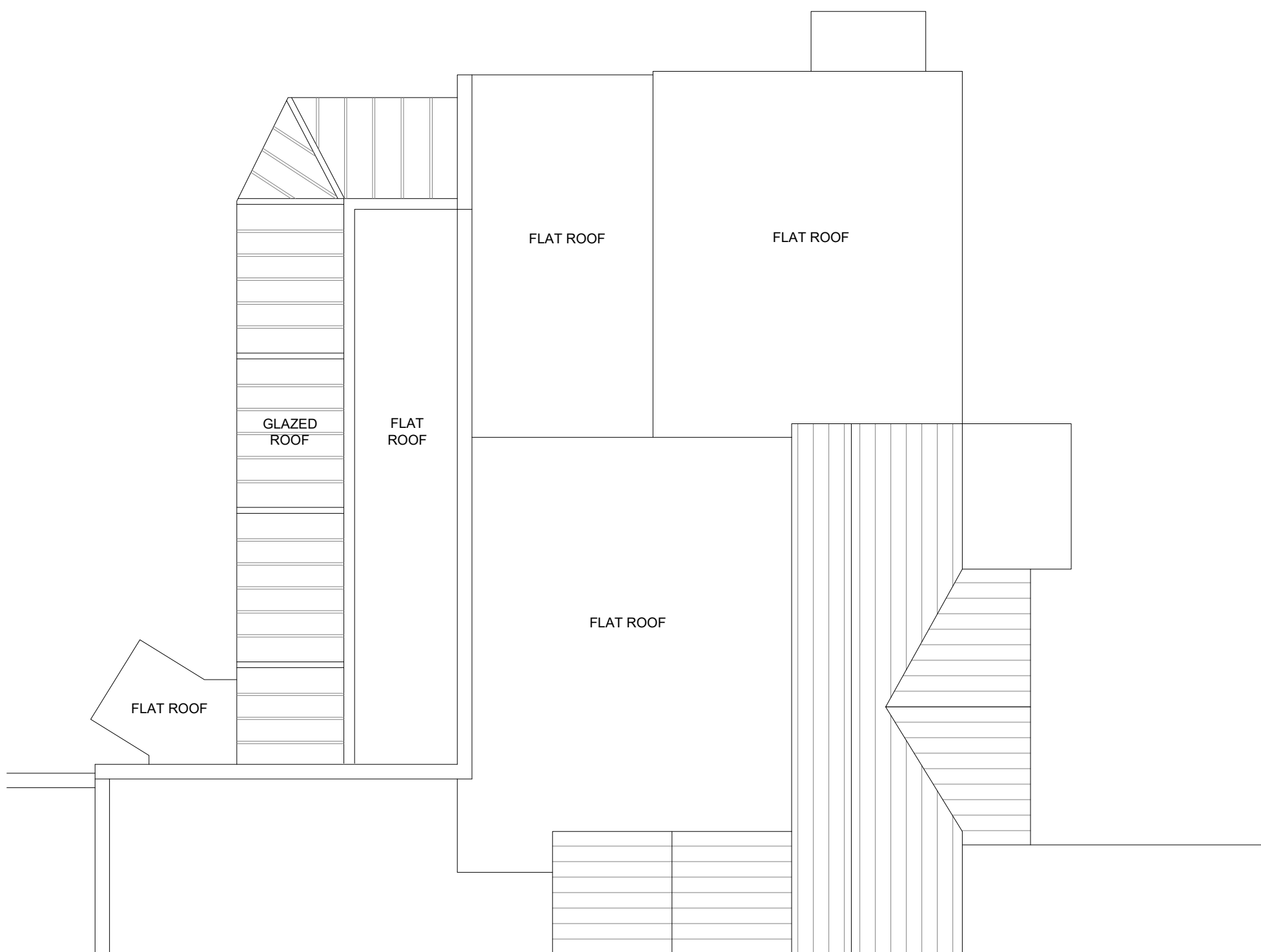


NEW GAZEBOS - PROPOSED NORTH & SOUTH ELEVATION
SCALE 1:100

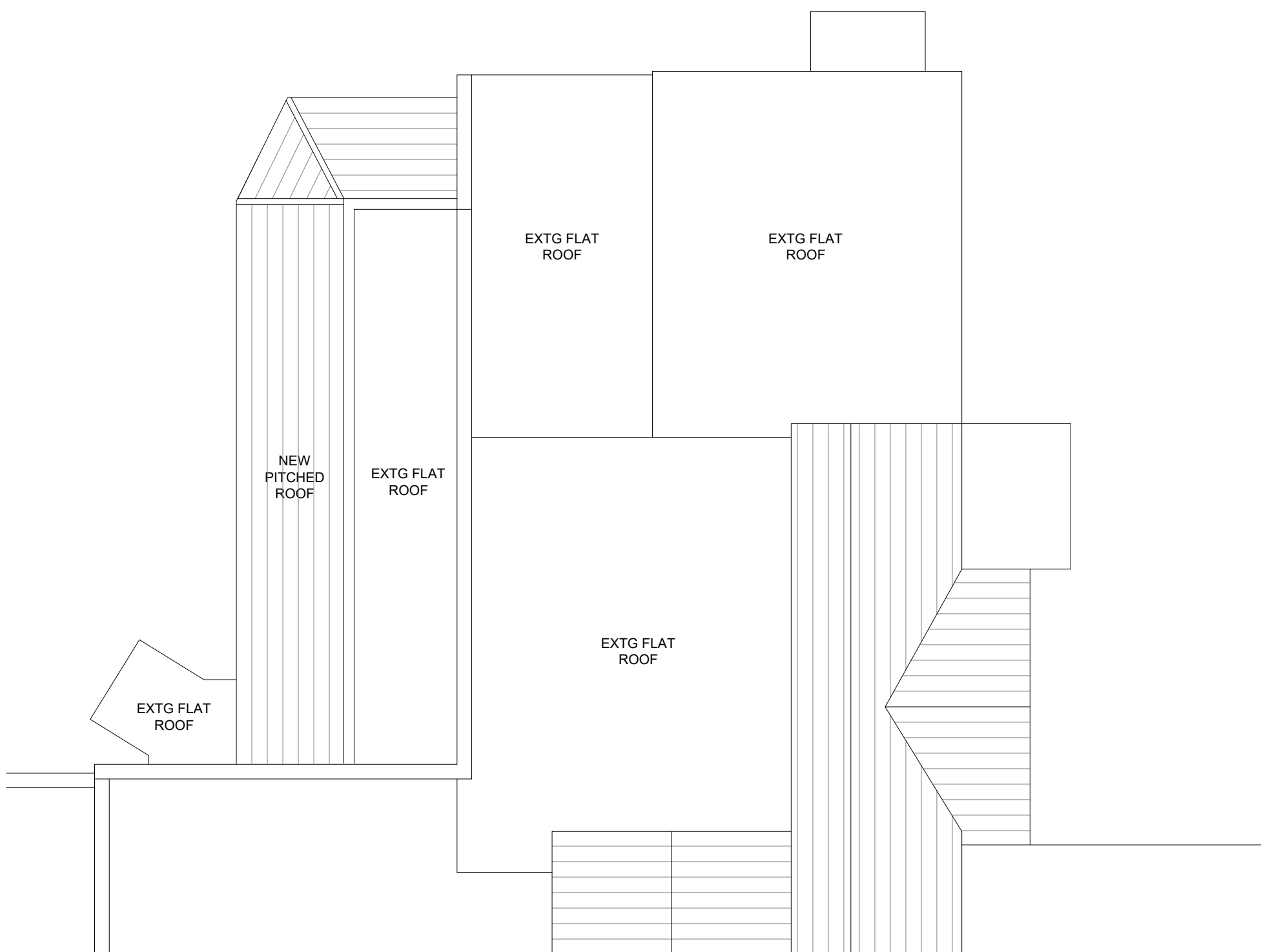
DESCRIPTION OF EXTERNAL WORKS
ALTERATIONS TO THE EXISTING CONSERVATORY INCLUDING NEW SLATE ROOF FINISH & NEW BI-FOLD DOORS & REPLACEMENT WINDOWS AS DESCRIBED BELOW

- EXISTING CONSERVATORY STRUCTURE**
- REMOVE THE GLAZED ROOF PANELS AND PROVIDE A NEW PITCHED ROOF SUPPORTED OFF THE EXISTING STRUCTURE. NEW PITCHED ROOF FINISHED USING FIBRE CEMENT SLATES ROOF SLATES. RIDGE & HIP TILES TO MATCH EXISTING SLATES IN TERMS OF COLOUR. RIZE WITH PAINTED TIMBER FASCIA / SCOFFIT BOARD AND EXISTING CAST IRON PROFILED GUTTERING & DOWNPIPES RETAINED. ALL TO BE PAINTED MATT BLACK.
 - REPLACE THE EXISTING PAINTED TIMBER CLADDING WITH NEW PAINTED TIMBER CLADDING WITH APPLIED DECORATIVE MOULDS. ALL TO BE PAINTED IN DULUX HERITAGE DH SLATE (GREEN) MATT PAINT.
 - PROVIDE POWDER COATED ALUMINIUM DOUBLE GLAZED BI-FOLD DOORS & FRAMES IN RAL COLOUR TO MATCH DULUX HERITAGE DH SLATE (GREEN).
 - PROVIDE POWDER COATED ALUMINIUM DOUBLE GLAZED REPLACEMENT WINDOWS IN RAL COLOUR TO MATCH DULUX HERITAGE DH SLATE (GREEN).

- EXISTING ENTRANCE PORCH**
- RETAIN THE EXISTING ENTRANCE PORCH STRUCTURE AND REPAIR / REDECORATE AS DESCRIBED BELOW.
 - REDECORATE THE EXISTING PORCH FLAT / CAST IRON PROFILED GUTTERING / DOWNPIPE. ALL TO BE PAINTED MATT BLACK.
 - REDECORATE THE PORCH CAST IRON SUPPORT POSTS / SPANDRELS PAINTED IN DULUX HERITAGE DH SLATE (GREEN) MATT PAINT.
 - REDECORATE THE EXISTING PAINTED TIMBER ENTRANCE DOOR, PAINTED TIMBER WINDOWS & PAINTED TIMBER STALLISERS IN DULUX HERITAGE DH SLATE (GREEN) MATT PAINT.



EXISTING PART ROOF PLAN
SCALE 1:100



PROPOSED PART ROOF PLAN
SCALE 1:100

FUSION BY DESIGN

All design work and information provided on this drawing must under NO circumstances be reproduced in any form without the prior written approval by Fusion by design.

NOTE TO ALL CONTRACTORS:-
Under NO circumstances must dimensions be scaled from this drawing. All contractors must be responsible for taking and checking all dimensions upon visiting site. All contractors must advise the DESIGNER immediately, in writing, of any discrepancies.

This drawing is to be read in conjunction with the bill of quantities / specification and any related drawing. The contractor must ensure that all items detailed on this drawing are included when tendering even if not covered by the specification. The Designer must be advised in writing of all such items. Any discrepancies between drawings and specification must be resolved with the Designer prior to commencing works.

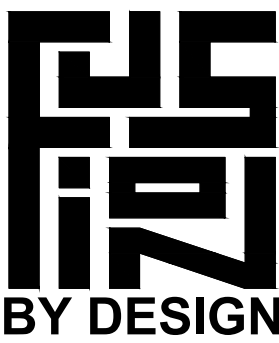
All structural work must be carried out in strict accordance with the drawing and calculations provided by the appointed Structural Engineer. All structural work must be inspected at all relevant stages by both the Structural Engineer and Building Inspector. Any changes or alterations must have their express written approval. Any costs incurred due to either claims for damages, loss of trade, etc by failing to do so will be the sole liability of the contractor.

All works must be carried out in strict accordance with all Local Authority, British & European Standards. If in doubt, it is the responsibility of the contractor to contact all relevant parties.

Under the guidance of CDM 2015, the designer will not commence work in relation to a project unless satisfied that the client is aware of their duties fully owned and obligated to them under these regulations. This drawing precludes Fusion by Design Ltd., from the role of Principal Designer unless otherwise contractually engaged.

E.	DL	PROPOSED WEST ELEVATION UPDATED	15.09.21
D.	DL	EXTENSION PROPOSAL REMOVED & CONSERVATORY STRUCTURE REFURBISHED.	03.09.21
C.	DL	EXTENSION SOUTH ELEVATION UPDATED	14.06.21
B.	DL	PROPOSED ELEVATIONS UPDATED	05.05.21
A.	DL	CLIENT MEETING MODIFICATIONS	01.04.21

Revision



FUSION BY DESIGN
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Client

J.W. LEES & CO.

Job Title

THE RED LION,
530-532 WILMSLOW ROAD,
MANCHESTER, M20 4BT

Drawing Title

EXISTING & PROPOSED EXTERNAL ELEVATIONS

Scale 1:100 @ A1	Drawing No 4007-PL05	Revision E
Date SEPT 2021		
Drawn By DL		