© Copyright: All rights reserved. This drawing must not be reproduced without permission.
Do not scale from this drawing. All dimension are in millimetres unless otherwise stated.
Any discrepancies should be reported to the Architect.



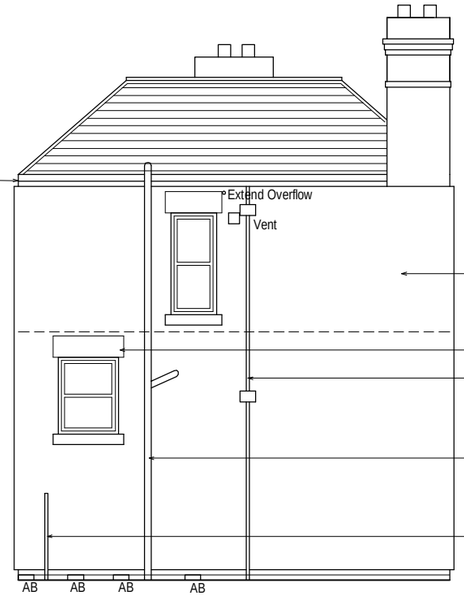
Refix incoming telephone line by service provider
Moulding to be exposed and Heads to be expressed in render to front only
M21/210 insulated render (colour terrecotta)
All cills to be expressed 60mm (colour: black)
Refix cast iron downpipe
Expose molding at door and window heads
Refix fence
M21/ 210 insulation to be cut around air bricks/vents with existing covers refitted or new covers provided as L10/ 51
C41/ 135 clean all air bricks.
M21/210 upvc bell trim to base of render
C41/820 repoint brickwork below dpc/EIF. Paint as M60/ 175 (black)

FRONT ELEVATION (A)



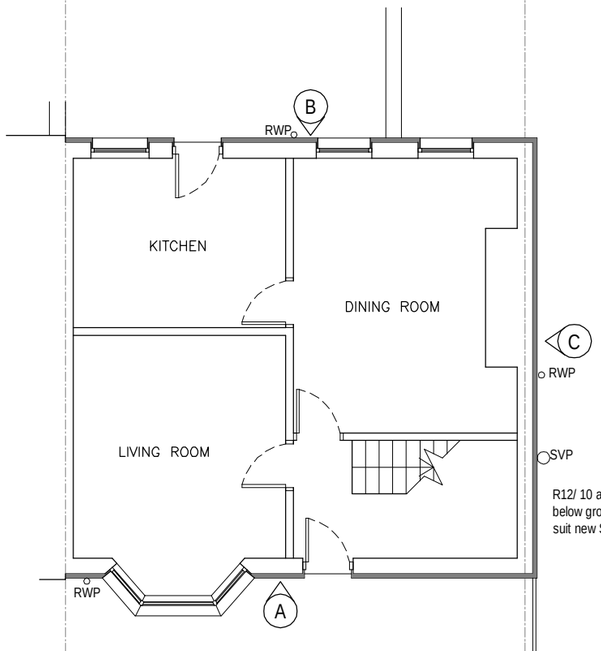
Refix cast iron gutter
M21/520 refix satellite dish, alarm box, lights, cables and other fixtures previously removed to storage
R10/610 Refix downpipe
M21/210 insulated render (colour cream)
All cills to be expressed 60mm (colour: black)

REAR ELEVATION (B)



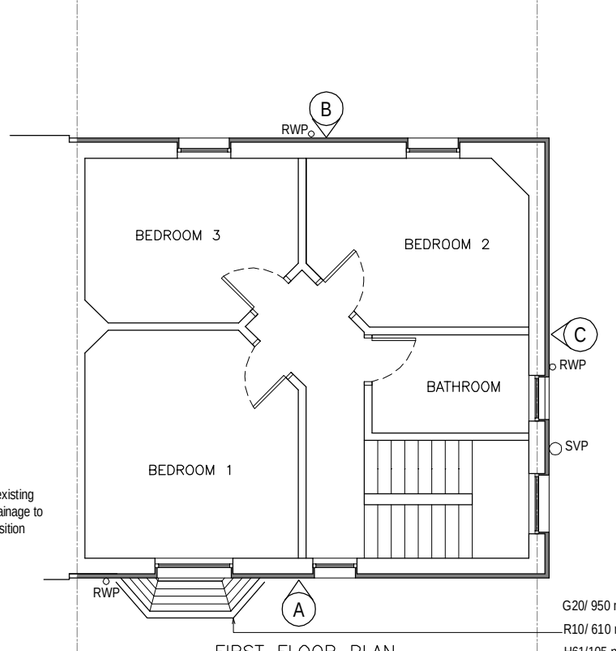
M21/210 insulated render (colour terrecotta)
Heads to be expressed (flush)
R10/350 new down pipe
R11/365 all new soil and waste goods
M21/ 210 insulation to be cut around incoming gas pipe with insolated access panel provided as L20/ 61 to detail

SIDE ELEVATION (C)



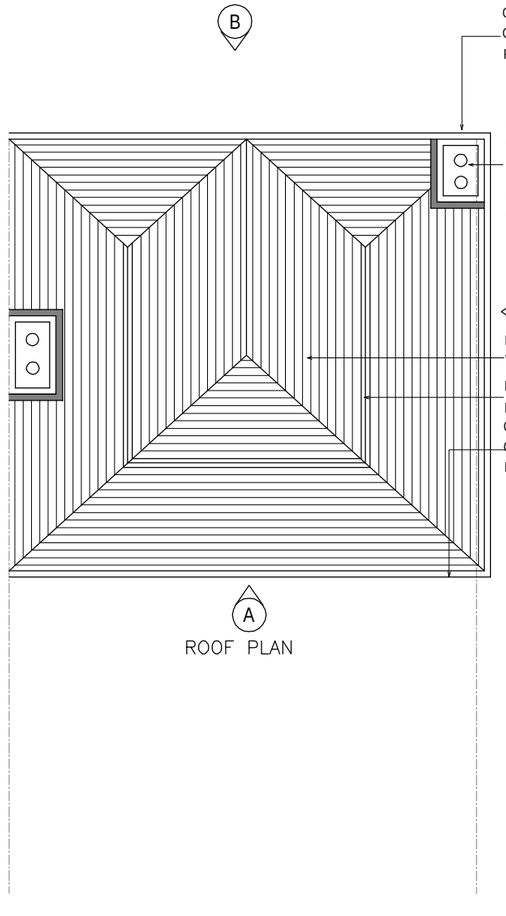
R12/ 10 amend existing below ground drainage to suit new SVP position

GROUND FLOOR PLAN



G20/ 950 new fascias throughout
R10/ 610 refix all existing gutters
H61/105 new slate roof
H71/ 410 lead abutment flashing

FIRST FLOOR PLAN



G20/ 905 over fascia ventilation
G20/ 950 new fascias throughout
R10/ 610 refix all existing gutters
C41/320 repoint to existing chimneys
F30/325 rebed existing chimney pot
H71/472 replace lead flashing to chimney
H61/ 605 & 635 mitred slate valley with GRP gutter
H61/105 new slate roof
H61/705 ventilated dry ridges
G20/ 950 new fascias throughout
G20/ 905 over fascia ventilation
R10/ 610 refix all existing gutters

ROOF PLAN

GENERAL NOTES

All work is to be in accordance with Current Building Regulations. relevant British Standards, Codes of Practice and to the approval of the Local Authority.

Figured dimensions are to take preference over those scaled. All dimensions are to be checked c site prior to commencement of work on site.

The Contractor shall be responsible for checking all component references and sizes prior to ordering materials. The manufacturers recommendations with regards to handling, storage, and installation must be strictly adhered to.

The requirements of the Construction (Design and Management) Regulations 1994 will apply to this contract.

The contractor is to prepare a schedule of dilapidation including all party wall issues prior to commencement of work on site.

CONSTRUCTION NOTES

Previous Works:
The property has been subject to a previous refurbishment contract which included but was not limited to the following:
- Replacement PVC-U doors and windows
- Replacement of soil, waste and rainwater goods to front and rear.
- Provision of new kitchen and bathroom
- Installation of new DPC to front and rear

Proposed Works:
In general terms, and subject to the full investigation, the works carried out under this contract sh include but not may be limited to the undernoted:

Demolition/Strip Out:
Generally the following works are to be undertaken in as NBS C20:
- Carefully remove, refurbish and store on site for re-use existing PVC-U rainwater goods.
- Remove existing PVC-U soil and waste goods to rear elevation
- Remove and dispose of all timber fascias
- Remove and dispose of all redundant aerials and cable, incoming services, brackets etc.
- Carefully remove all lights, aerials, wall brackets, handrails, cables etc and store for re-use.
- Carefully remove and dispose of all roof coverings including front bay.
- Temporary removal of fixing brackets for incoming telephone line by service provider

Damp Proof Course:
Undertake special investigation to determine extent of any dpc and associated works required as NBS C11. All works to be as instructed by CA.
- Installation of dpc shall be in accordance with NBS C45
- Replastering to affected areas as NBS N20

External Wall:
Works to front and rear solid walls shall include the following:
- Repairs and removal of fittings as NBS C41
- Repointing below DPC/EIF level as NBS C41
- Installation of EIF system as NBS M21
- Painting exposed brickwork below DPC/EIF level as NBS M60
- Refixing/reinstating previously removed items (inc incoming telephone service) as NBS M21

Windows/ Doors
- Retain existing UPVC windows and doors.
- Existing stone/brick cills shall be expressed (60mm projection) to front and rear
- Profile of existing stone/brick lintels to window/door heads shall be expressed (flush) to front on

Roof:
- Repairs to roof timbers deemed necessary following survey as NBS C51 and C52
- Remedial works to roof as NBS G20
- Installation of eaves and ridge ventilation to main roof as NBS H61
- Installation of ventilator tiles to rear ancillary roof NBS H61
- Replacement of all roof coverings including front bay as NBS H61
- Replacement of timber fascias to rear with PVC-U items as NBS G20

Chimneys:
- Repointing and re-flaunching shared chimney stacks to client side as NBS C41
- Provision of new new flashing's as NBS H71
- Rebedding previously replaced chimney pots/vent terminals as NBSC41
- Refitting 'live' aerials and cables as NBS C41

Loft Insulation:
- Installation of thermal insulation to the main and ancillary roof spaces as NBS P10

Drainage:
- Replace rainwater goods to front as NBS R10
- Refix existing PVC-U rainwater goods previously removed to rear as NBS R10
- Replace soil and waste goods to rear of property as NBS R11
- Amend existing below ground drainage to suit new SVP position as NBS R12

Kitchen:
Not applicable unless dpc works are required. In which case the base units and worktops must be carefully removed, stored and refixed

Bathroom:
Not applicable

Revison	Description	Date	Drawn	Checked
A	Issued for Planning	21.11.12	SK	DW
	PLANNING			
-	First Issue. Issued for Comment/Approval.	02.11.12		DW
	PRELIMINARY ISSUE			

Halliday Meecham Architects Limited
111 Piccadilly, Manchester M1 2HY
t: +44 (0)161 661 5566
f: +44 (0)161 661 5567
e: hma@hallidaymeecham.com
w: www.hallidaymeecham.com

architecture
interior design
space planning
urban planning
project management
planning supervisors

Halliday Meecham

Client:	EASTLANDS HOMES
Project:	Eastlands Homes Miscellaneous Properties
Phase / Location:	External Refurbisment
Drawing:	21 Old Hall Drive, M18 7FU As Proposed

Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	Revision
1:50		01.11.12	LE	DW	4398	(2-) 166	A