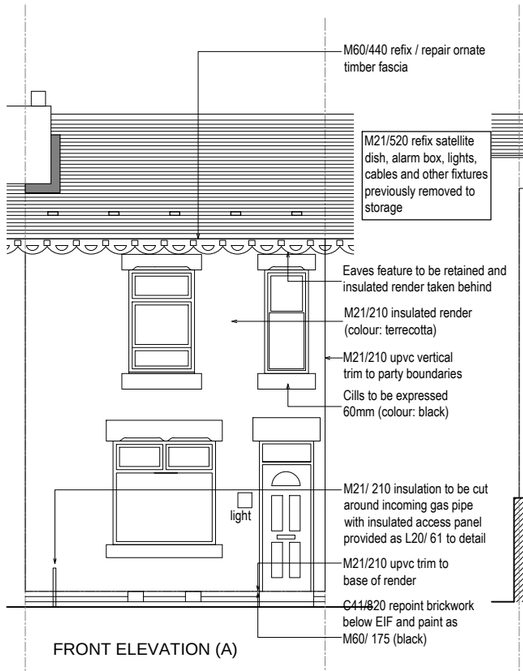
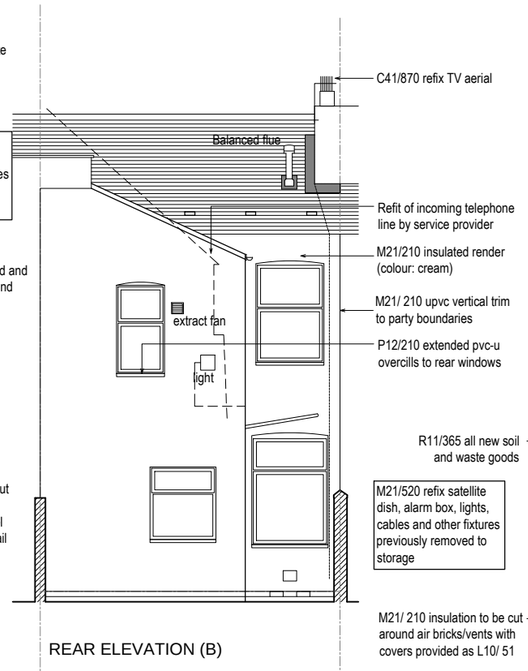
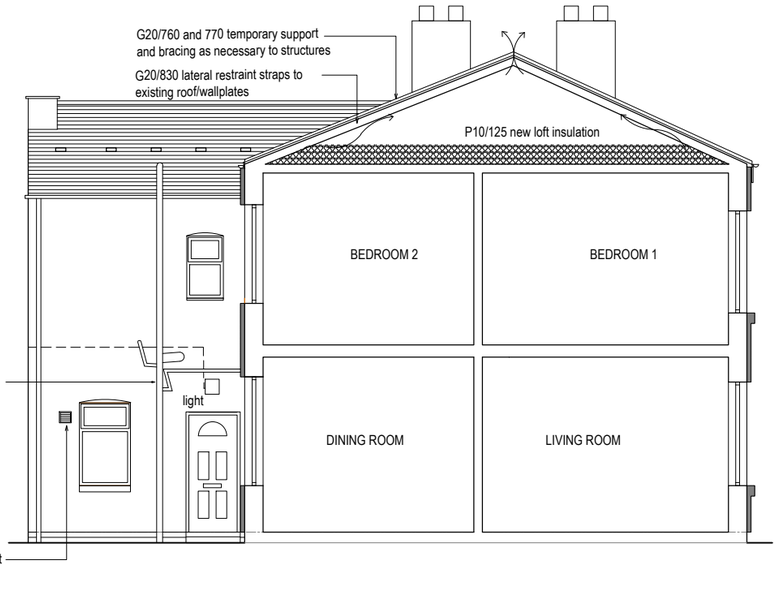
© Copyright: All rights reserved. This drawing must not be reproduced without permission.
Do not scale from this drawing. All dimension are in millimetres unless otherwise stated.
Any discrepancies should be reported to the Architect.

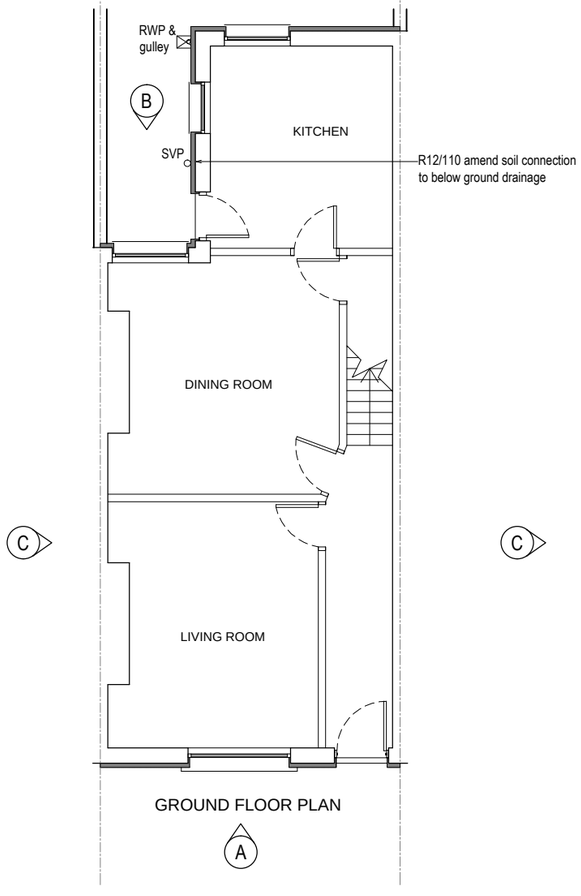


FRONT ELEVATION (A)



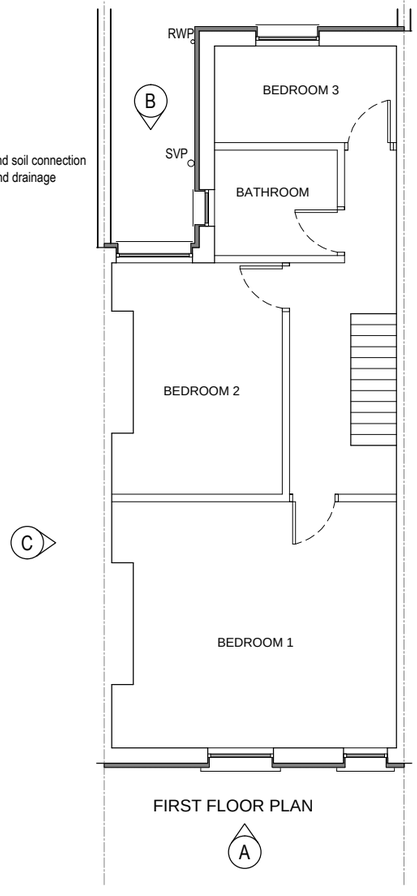
REAR ELEVATION (B)





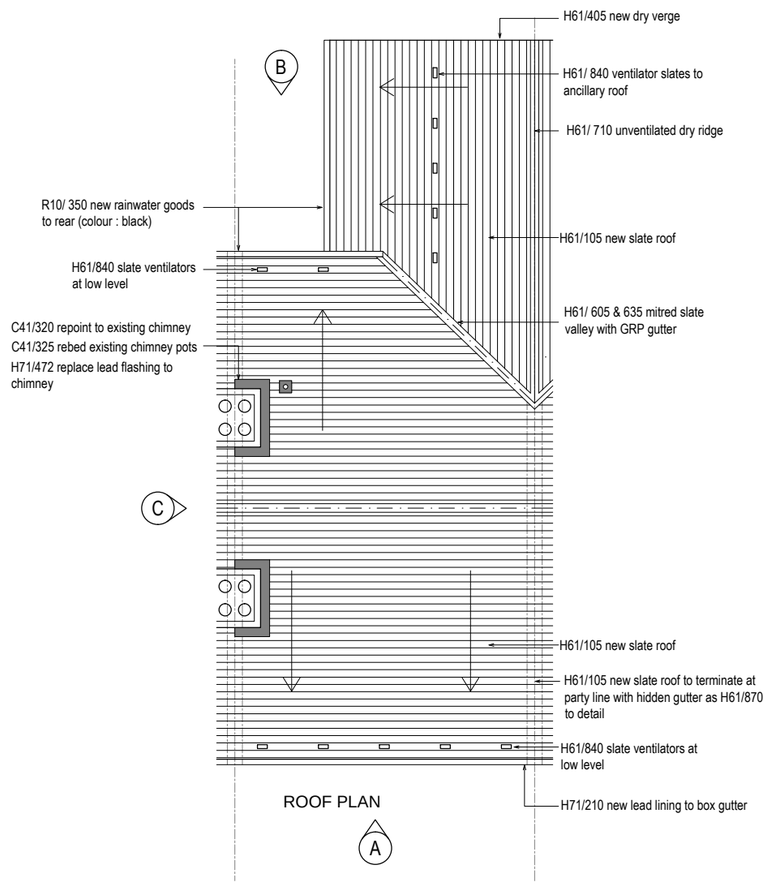
GROUND FLOOR PLAN

A



FIRST FLOOR PLAN

A



ROOF PLAN

A

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 on 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 shall include but not may be limited to the undernoted:

Demolition/Strip Out:
Generally the following works are to be undertaken in as NBS C20:
- Remove existing lining to box gutter to front.
- Carefully remove ornate timber fascia to front and store for re-use.
- Remove and dispose of existing PVC-U rainwater goods to rear.
- Remove and dispose of existing PVC-U soil and waste goods to rear elevation
- Remove and dispose of all timber fascias to rear.
- Carefully remove all lights, aerials, wall brackets, handrails, cables etc and store for re-use.
- Carefully remove and dispose of all roof coverings.
- Temporary removal of telephone line by service provider.

Damp Proof Course:
Undertake special investigation as NBS C11 to determine extent of any dpc and associated works required. All works shall be as shall be instructed on site 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 only
- Profile of existing stone/brick lintels to window/door heads shall be expressed (flush) to front only
- Extended pvc-u cills to rear windows

Roof:
- Repairs to roof timbers deemed necessary following survey as NBS C51 and C52
- Remedial works to roof as NBS G20
- Installation of slate and ridge ventilation to main roof as NBS H61
- Installation of slate ventilators to rear ancillary roof as NBS H61
- Replacement of all roof coverings as NBS H61
- Replacement of timber fascias to rear with PVC-U items as NBS G20
- Refixing and repairing of ornate timber fascia to front as NBS H60.
- Replacing lead lining to box gutter to front as NBS H71.

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 NBS C41
- Refixing 'live' aerials and cable as NBS C41

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

Drainage:
- Replace all rainwater goods 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

Revision	Description	Date	Drawn	Checked
A	ISSUED FOR PLANNING	01.02.13	SK	DW
	PLANNING			
-	First Issue. Issued for Comment/Approval.	01.02.13	MB	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 Refurbishment
Drawing:	23 East Grove, M13 0AX As Proposed

Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	Revision
1:50	1:100	29.01.13	MB	DW	4398	(2-) 261	A