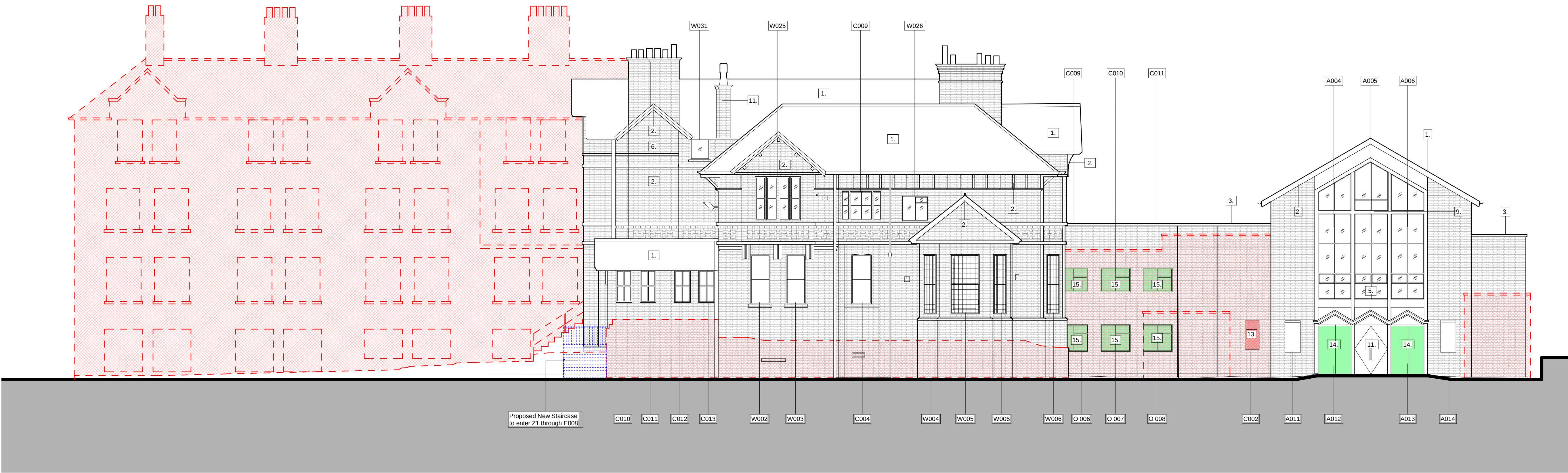




JC20_Proposed South Alteration Elevation
1 : 100

KEY NOTES

General Notes

- All external windows to be replaced or with better thermally performing windows of similar visual appearance/composition, or repaired if deemed of significant architectural quality.
- Full replacement of rotting timber sills to St. Gabriel's chapel windows.
- All existing roofs to be lined internally with insulation to upgrade external fabric.
- Guttering to be replaced in full.
- All foul water downpipes to be removed from remains of existing building .

Roofing

1. Slates to be stripped and re-laid over new breather membrane and battens. Localised repairs to replace rotten elements of the roof structure required. Leadwork to be replaced when roof coverings are replaced.
2. Exposed roof joinery (eaves boards, barge boards etc.) to be replaced or splice repaired.
3. Flat roof covering - vegetation growth to be cleared, covering to be renewed where necessary (further inspection required to determine detailed condition of flat coverings).
4. Lead flashing to west side of chapel removed - flashing to be replaced in areas where missing.
5. Porch roof to Chapel to be made good, flashings and seals to be replaced

Walls

6. Isolated patch repointing is required to the external walls, particularly at higher levels and around chimney stacks. Areas of brickwork at high level on the west elevation of the villa to be cut out and replaced.
7. Sections of masonry to be rebuilt on The Lodge chimney stack and the flat roof parapet on the south elevation.
8. Pre-cast concrete coping to parapet to be rebbed and repointed between joints above library.
9. Exposed concrete mullion to Chapel south elevation to be repaired where cracked.
10. Newly exposed wall to be upgraded to building regs standard - to be clad in buff brick to match existing

Windows & Doors

11. External door to be replaced with glazed performance rated and secure door.
12. New external door/window to be performance rated and secure aesthetic to match existing.
13. Removed door/window to be bricked up in buff brick to match existing and internally lined with sufficient build-up to meet building regs standards.
14. Existing external door to Chapel south elevation to be replaced with matching glazing panels to match existing
15. Existing windows to newly exposed south elevation to be removed and made larger.
16. Existing kitchen pass to east elevation of The Chapel to be converted in external window to match existing.

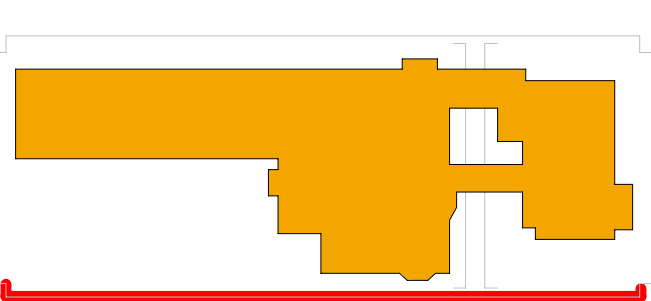
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Do not scale off dimensions.

All dimensions to be checked on
site by contractor.

Contractor to report any dimensional
discrepancies, errors or omissions
prior to commencing on site.

KEY

- - - Demolition Extent
- Demolished
- New External Wall
- Removed
- Proposed



Rev	Date	Description
P01	2022-07-08	Planning Issue



Project Title
St Gabriel's Manchester

Status
PLANNING

Drawing Title
**St Gabriel's & Chapel
Proposed Alterations
South Elevation**

Project No
10349

Scale

1:100 @ A1

10349-SHP-Z1-A-B5D8-JC20-EL-ES-001

Revision
P01

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