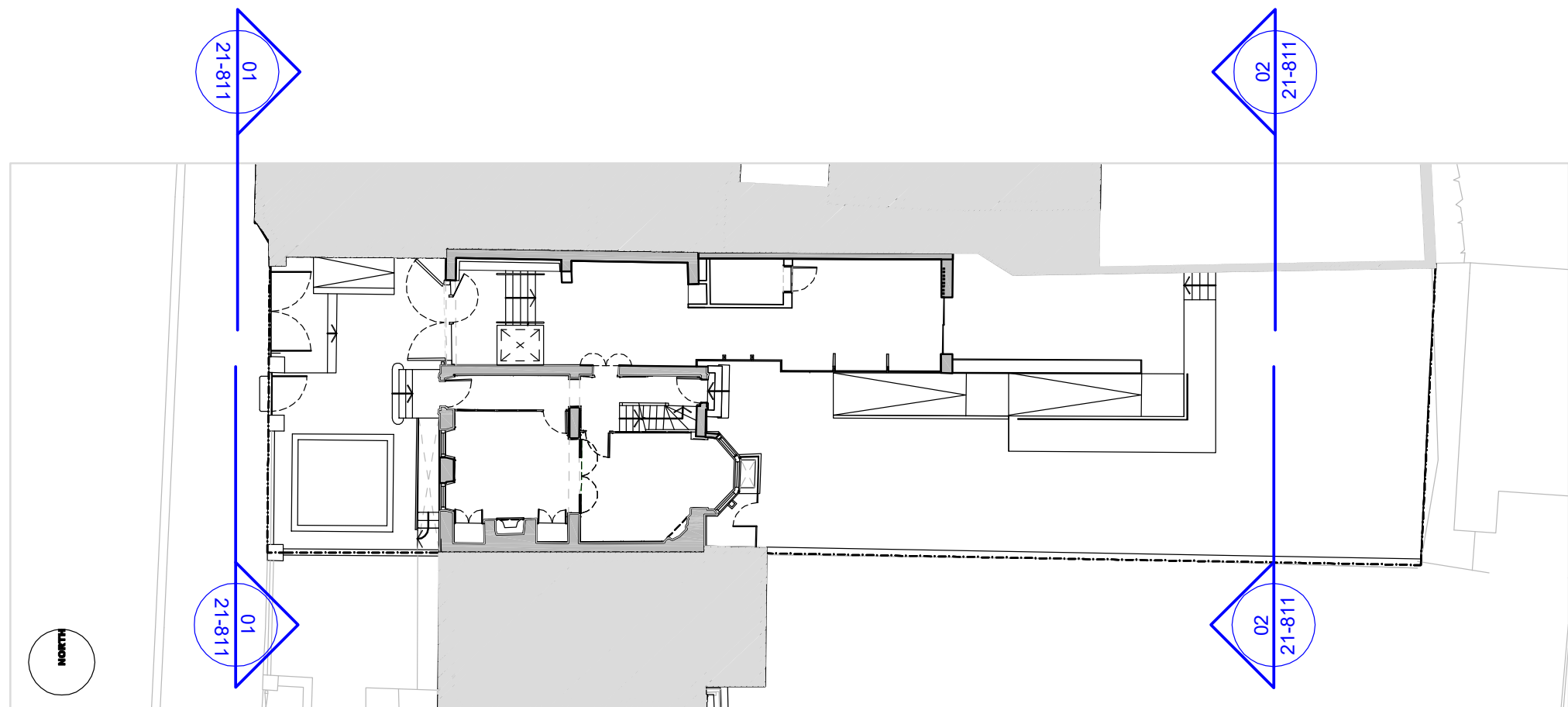




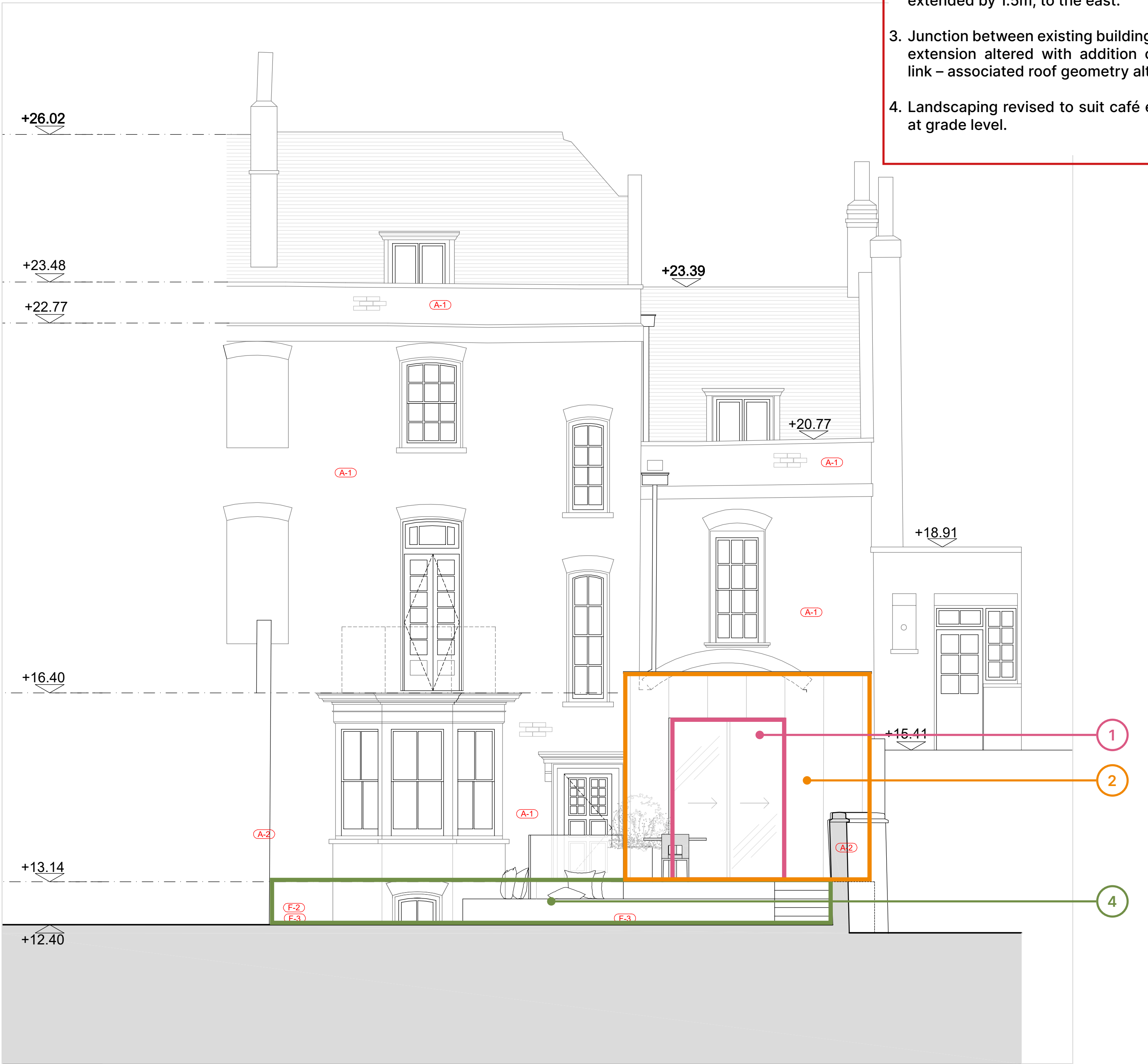
Key Plan (NTS)

- DRAWING NOTES:**
- A-1** : Brickwork restored in 2009 and looks to be in good condition. To be fully inspected nonetheless and if any minor repairs are required, to be completed like-for-like.
 - A-2** : Retain rear courtyard wall and carry out conservation brick repairs as required; rebuild any unsound and missing sections with brick to match the existing in lime mortar to complete the wall.
 - B-1** : Retain paving but improve surface to make the modern York stone slabs less slippery and improve DDA access.
 - B-2** : Provide escape steps to front light well with stone treads to match adjacent paving with simple handrail fixed to modern brickwork.
 - D-1** : Redecorate door and associated fan light, case, surround etc like for like.
 - D-2** : Modern gate and glazed screen entrance door. Repair window beads on door vision panels. Repair and redecorate like-for-like.
 - F-1** : Carry out localized alterations to rainwater gully/ adjust base of downpipe and drain cover to reduce water discharging on to paving and causing slip hazard.
 - F-2** : Install boiler vent and cast iron vent to ventilate damp cellar.
 - F-3** : Enhance rear garden - remove temporary hoarding and modern rubble. Provide simple paved and soft landscape scheme commensurate with building's original use of single dwelling.
- GENERAL NOTES:**
- Drawing to be read in conjunction with all other drawings, specifications, documents and Consultant information.
 - CAD drawings based on survey received 11/11/13; all dimensions to be site checked.
 - M&E items shown indicatively and are subject to further site investigations and detailing to determine suitable locations for free-standing radiators and any sockets/ switches.
 - Internal layouts shown for indicative purposes.

- Existing floor level retained, steps and platform lift omitted – rear addition façade extended down to ground level.
- Consented single storey rear addition extended by 1.5m, to the east.
- Junction between existing building and rear extension altered with addition of glazed link – associated roof geometry altered.
- Landscaping revised to suit café extension at grade level.



01 PROPOSED WEST ELEVATION
21-811 Scale 1:50



02 PROPOSED EAST ELEVATION
21-811 Scale 1:50

