

IMPORTANT NOTES

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATION, ALL RELEVANT BRITISH STANDARD SPECIFICATION, CODES OF PRACTICE, LOCAL AUTHORITY BY LAWS, AND IN COMPLIANCE WITH THE LOCAL AUTHORITY APPROVALS. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.

WHERE WRITTEN DIMENSIONS ARE PROVIDED THESE SHOULD BE TAKEN IN PREFERENCE TO SCALED OFF MEASUREMENTS BUT THEY MUST BE STILL CHECKED ON SITE OR BY REFERENCE TO THE AGENT.

THE PARTY WALL ACT CAN APPLY TO CERTAIN KINDS OF DEVELOPMENT WHERE YOU ARE BUILDING EXTENSIONS OR ALTERING BUILDINGS CLOSE TO YOUR NEIGHBOUR'S PROPERTY. PLEASE NOTE, THAT IN CERTAIN SITUATIONS YOU WILL NEED TO ENGAGE A PARTY WALL SURVEYOR FOR FURTHER INFORMATION AS TO WHETHER THE PARTY WALL ACT WOULD APPLY TO THE WORKS DESCRIBED ON THESE PLANS, YOU CAN VISIT THE OFFICE OF THE DEPUTY PRIME MINISTER WEBSITE AT [WWW.ODPM.GOV.UK](http://www.odpm.gov.uk)

PLEASE NOTE THAT THIS LEGISLATION IS NOT ENFORCED BY THE LOCAL AUTHORITY AND/OR THE BUILDING INSPECTOR AND UNLESS SEPARATELY INSTRUCTED, WE DO NOT GET INVOLVED WITH PARTY WALL MATTERS.

IF THE PROPOSED WORKS ARE TO BE CARRIED OUT BY MORE THAN ONE CONTRACTOR THEN THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 WILL APPLY. FOR FURTHER INFORMATION PLEASE SPEAK TO THE AGENT OR LOOK ON www.hug.gov.uk



Existing Stone Lintel
& Cill to Barn

7 - 12 Provide temporary support to the existing stonework and remove existing window. Remove the existing bricks that have been installed around the opening. Install new 230mm deep square edge stone lintels with a 120mm overhand on each side (to match the existing stone lintel's on the barn). Install new 150mm deep square edge stone cills with a 60mm overhand on each side (to match the existing stone lintel's on the barn). Windows 7 & 8 are to have a 100mm wide square edge detail stone mullion in position of the render mullions now. Reclaimed stone matching in size and colour is to be sourced to patch up where the bricks have been removed. All new stonework is to be fixed in place using the previously agreed lime mortar mix. Finally re-install the previously removed windows.



Existing lintel and cill in place where previous window was historically located

16 Provide temporary support to the existing stonework and remove existing window. Remove the existing bricks that have been installed around the opening. Install new 230mm deep square edge stone lintels with a 120mm overhand on each side (to match the existing removed window in this location, as shown above). Install new 150mm deep square edge stone cills with a 60mm overhand on each side (to match the existing removed window in this location, as shown above). Reclaimed stone matching in size and colour is to be sourced to patch up where the bricks have been removed. All new stonework is to be fixed in place using the previously agreed lime mortar mix. Finally re-install the previously removed windows.



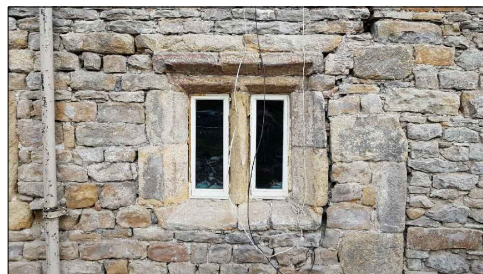
1 Provide temporary support to the existing opening and remove existing window. Remove the existing bricks that have been installed around the opening. Install new 230mm deep square edge stone lintels with a 120mm overhand on each side (to match the existing removed window in this location, as shown above). Install new 150mm deep square edge stone cills with a 60mm overhand on each side (to match the existing removed window in this location, as shown above). Reclaimed stone matching in size and colour is to be sourced to patch up where the bricks have been removed. All new stonework is to be fixed in place using the previously agreed lime mortar mix. Finally re-install the previously removed windows.



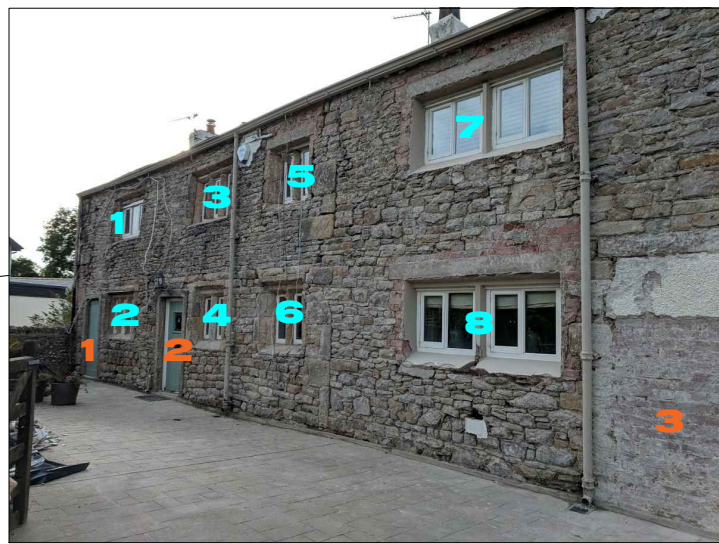
3 Where the stone cill and mullion is damaged, cut the stone removing rough edges. Then create template of the cut sandstone and shape new stone to match. New matched stone pieces are then to be fixed in place using the previously agreed lime mortar mix.



5 Provide temporary support to the existing opening and remove existing window. Where the stone cill is damaged, cut the stone removing rough edges. Then create template of the cut sandstone and shape new stone to match the existing first floor window cills. The concrete lintel is to be removed and disposed of offsite. New lintel templates are to be created to match the existing stone lintels to the first floor windows and new stone shaped to suit. New matched stone is to be fixed in place using the previously agreed lime mortar mix. Re-install the previously removed windows.

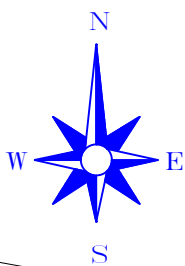


6 Provide temporary support to the existing opening and remove existing window. Remove the existing delaminated stone mullion. Create new template of mullion based on the removed mullion and the other existing ground floor mullions. Shape new stone as per template. New matched stone is to be fixed in place using the previously agreed lime mortar mix. Re-install the previously removed windows.



3 Removed existing brick and dispose of offsite. Make good the door jambs using reclaimed stone matching in colour and size. Create new hardwood timber door casing and hardwood door to match door 1. Fix in place and paint to match the existing.

Site Plan
(Scale 1:100)



Crabtree Cottage

A.	Parking space shown on plan	19/09/18
Revision		Date
<div>HOLDEN Lancashire LIMITED</div>		
83 Blackburn Road, Rishton, BB1 4ER Mob: 07738162386 Email: james@holdenlancs.com Website: www.holdenlancs.com		
Drawing Title: Proposed External Repairs		
Site Location: Crabtree Cottage, Wiswell		
Drawing Status: Proposed Plan		
Date: 26/09/2018	Drawn by: JHolden	
Scale: NTS @ A1	Ref: 002	Revision: --
Client: Mr & Mrs Dodd		