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External works

Windows: The external windows are approximately 35 years old contain some areas of wet rot to the beads. The proposal is to replace all of beads in hardwood to match existing with a profile and style as currently provided. The current glazing is double glazed and our client will wish to include new double glazing units.

Doors: The two kitchen doors are non original and of limited robustness. Our client would like to replace the two doors with hardwood panelled and glazed units. The hallway door equally would need to be replaced to make more secure. The style of this would be to match existing.

Roof: Carry out isolated slate repairs, replacing any missing with natural slate.

To review the hip profile detail and repair.

Rainwater goods: To replace the defective gutters and downpipes in cast aluminium to replicate the existing half round profile gutters and 75mm diameter downpipes. Soil pipes to be 100mm cast aluminium. Finish black gloss.

Walls: to carry out isolated patch pointing repairs in lime mortar, colour and profile to match existing strap pointing. To carry out a light non-abrasive stone clean of the road elevations.

To remove the addled/defective paintwork to the rear outrigger external walls. To prepare and make good as above where necessary and to repaint in a white masonry paint previously painted areas (to match existing).

To fit 2 nr ornate security lights to the garden elevation, fitted just below gutter line and facing away from the highway.

Due to the remote location of the property installation of an intruder alarm is required - all fittings internally other than box and with some discrete security cameras to rear/garden elevations, approved by the Local Authority. It is considered colour of items to match stone to blend in.

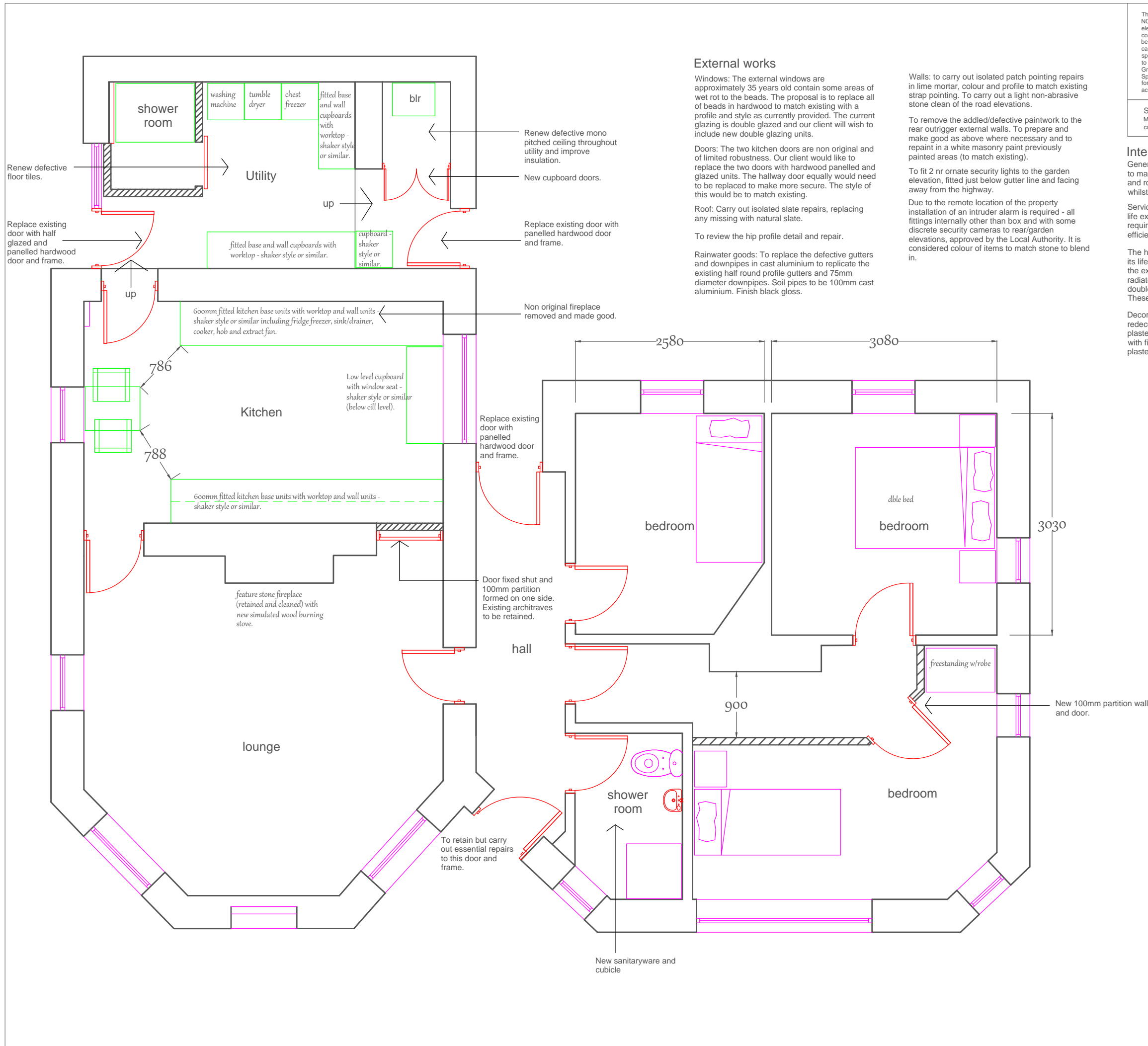
Internal works

General: The current owner and our client wishes to make minor alterations to the internal layout and room uses to provide for a family home, whilst retaining the character.

Services: The electrical installation is beyond its life expectancy and insufficient. A full rewire is required. Our client proposes to install LED efficient lights.

The heating system is basic and equally beyond its life expectancy. Our client proposes to retain the existing combi boiler but replace all the radiators and pipework. The existing radiators are double panelled steel radiators with a paint finish. These would be replaced like for like.

Decorations: the property requires full redecoration and minor internal patch repairs to plaster etc. All works planned to be undertaken with finishes and colours in keeping with current plaster and the use of heritage paints.



Project
The Old Toll House
 Oaks Brow
 Clayton le Dale

Drawing
Proposed Ground Floor



Drawn GG	Checked GG	Approved
Scale @ A3 1 : 50	Date Jun 2019	
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