Key to existing materials:

Walls:	Timber frame with white painted brickwork noggins (front range)
	Load bearing white painted brickwork (rear range)
Roof:	Combed wheat reed (thatch)
Windows and doors:	Painted timber frames with single glazing
Chimneys:	Brickwork
Conservatory:	Timber framed with single ply roof



North Elevation



West Elevation

0 5 10 M

1:100 @ A3

PLANNING & LISTED BUILDING CONSENT Notes

A. All Drawings to be read in conjunction with supporting Design & Heritage Statement
B. Do not scale from this drawing use figured dimensions only. All dimensions are to be checked on site.
C. Contractor to report any discrepancies, drawing errors and omissions to Chalk Architects immeadiatley
D. All structural elements to Structural Engineer's details and specifications
E. All work subject to Listed Building Consents & Planning Approval including conditions issued by Local Planning Authority
F. All work to comply with guidance within relevant UK Building Regulations Approved Documents
G. All work subject to the Party Wall Act etc 1996.

HERITAGE & CONSERVATION Notes

A. No historic fabric to be removed or altered unless otherwise stated. If in doubt, please contact Chalk Architects or the Local Authority Conservation Officer
B. All historic lath & plaster work to be retained and reconsolidated unless otherwise stated
C. Windows. All existing windows and ironomgery to be retained unless otherwise stated. Existing windows to be draughtproofed and redecorated with minimal 'spot' repairs to timber
D. No cement or gypsum based products to be used without express consent from Chalk Architects. All existing cement based products to be removed carefully by hand ensuring historic substrate is not damaged
E. All new decoration to lime plaster to be either a) limewash or b) distemper applied strictly to manfacturers instructions and specification.

Revision: Date: Reason:

PLANNING & LBC

Old Manor Cottage [BA13 4NY] **23-05-E120**

Existing Elevations N&W

Scale:	Paper size:	Date:	Drawn by:	Checked by
1:100	A3	24/06/2023	JM	AM

Chalk.

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