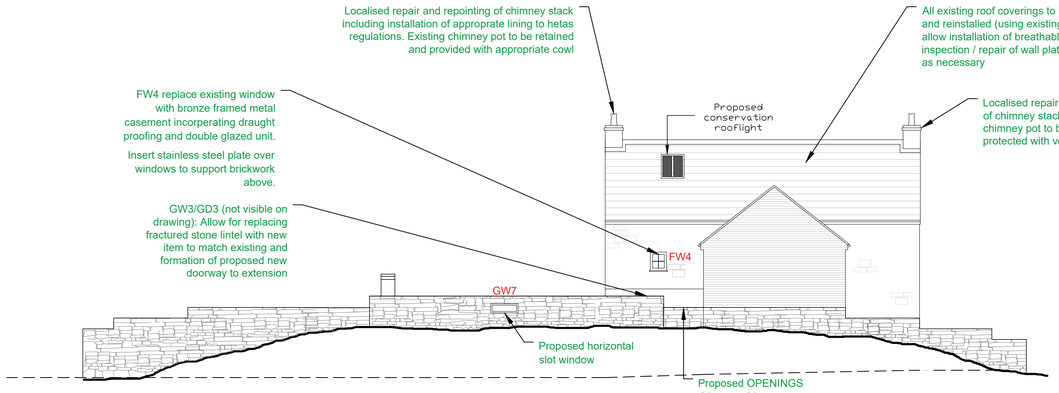
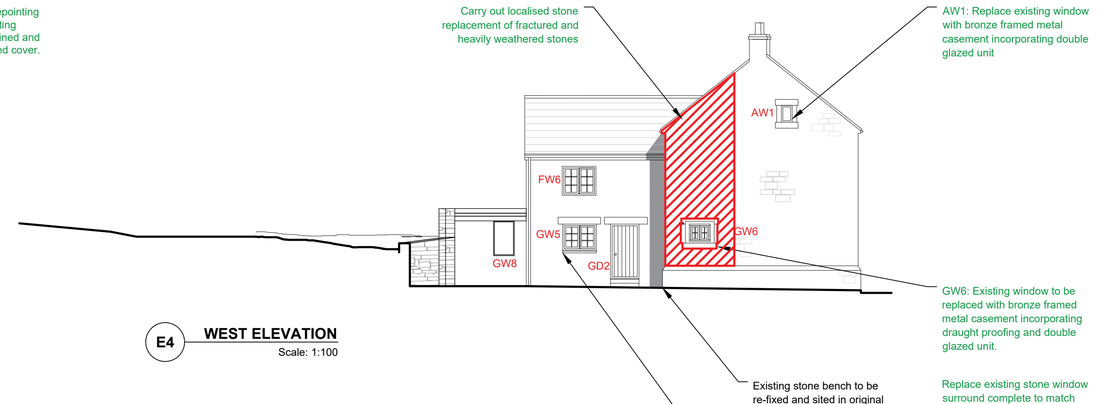
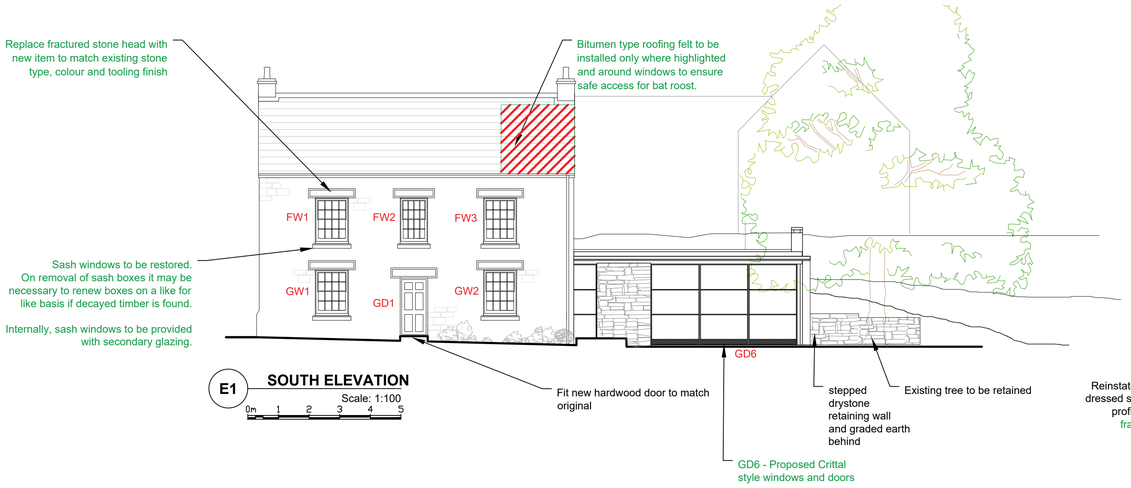


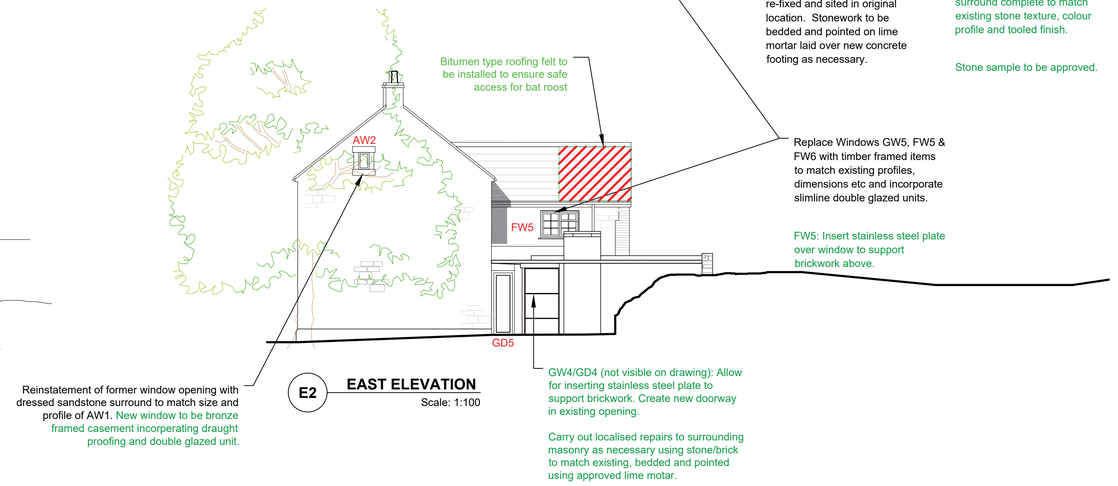
E3 **NORTH ELEVATION**
Scale: 1:100



E4 **WEST ELEVATION**
Scale: 1:100



E1 **SOUTH ELEVATION**
Scale: 1:100
0m 1 2 3 4 5



E2 **EAST ELEVATION**
Scale: 1:100

PROPOSED EXTERNAL WORKS - General Notes

- All existing stonework and brickwork to be retained. Any localised masonry repairs to be carried out with stone or brick to match existing and samples approved by Architect.
- Allow for careful raking out (using hand tools only) of motar joints to all elevations to remove existing cement mortar. Allow for localised stone / brick replacement where necessary using matching masonry (to be approved by Conservation Architect). Repair all masonry joints using lime mortar mix (to be approved by sample, by Conservation Architect).
- All new mortar to be approved natural hydraulic lime mix as specified by Conservation Architect.
- Timber sash windows to be restored. Any replacement to use timber to match size and type of existing, using existing as template.
- Movement fractures to be carefully raked out to remove cementitious mortar and debris. Stainless steel bed-joint reinforcement (i.e. HeliFix HeliBar) to be inserted within bed joints, across fractures at intervals as specified. All open joints to be repointed with specified and approved lime mortar mix.
- Specialist stone repair mortar to be used where appropriate following sample approval from Conservation Architect.
- Ensure voids at eaves level are not blocked during renovation works to maintain air circulation around roof timbers.
- All existing roof coverings to be removed and reinstalled to allow localised timber repairs to be carried out to wall plate, rafters and installation of breathable roofing felt with improved ventilation at eves. Where common Pipestrelle bats are known to roost non-breathable bitumin felt must be installed to an area of approximately 2m/sq.
- All leadwork to valleys and abutment, to be renewed with new lead with all existing tiles that are in good condition to be refitted, any replacements shall match existing.

GENERAL NOTES:

1 All finishes disturbed and all damage caused resulting from the works is to be made good.

2 This drawing is to be read in conjunction with Drawing Nos issued with the prefix 1160/ and any specification of materials and works together with any accompanying schedules that may be issued.

3 Inform the Architects of all untoward findings or discrepancies.

4 Written dimensions are to be taken in preference to scaled. All dimensions are to be confirmed on site prior to commencement of the works. Do not scale from these drawings. If in doubt ask.

5 Where Architects approval is required the Architects confirm that a minimum of 1 week notice must be given for inspection.

6 Where possible the Architects have undertaken not to specify deleterious materials.

7 This drawing is copyright ©. Smith and Roper retain copyright of this drawing and other project documents under the Copyright Designs and Patents Act 1988 with all rights reserved excepting that Smith and Roper hereby grant license to the client named below for the use of such drawings and documents in matters relating only to the project stated below. Under no circumstances may this drawing or associated documents be copied in whole or in part or used elsewhere without the express permission of Smith and Roper.

FITNESS OF MATERIALS:
All materials shall be new unless otherwise stated and shall comply with the current British Standards/Codes of Practices and or have a BBA Certificate. All materials/components shall be used and fixed in accordance with the manufacturer's recommendations. The Architects are to be informed of any anomalies or discrepancies. Where possible the Architects have undertaken not to specify deleterious materials.
No dimensions other than those indicated should be taken from the drawings.
Construction dimensions should be checked by the main contractor prior to the commencement of work.

Key:

Revision Notes:
REV B - 10-2022 - Notes amended
REV C - 10-2022 - Notes amended elevation edited

SMITH AND ROPER
ARCHITECTS AND SURVEYORS
Established 1918
Buxton Road, Bakewell, Derbyshire, DE45 1BZ
TEL: 01629 812722 FAX: 01629 814390
www.smithandroper.com

Project Title:
WHITEHOUSE FARM
IRETON WOOD

Drawing Title:
FARMHOUSE RENOVATION AND EXTENSION ELEVATIONS AS PROPOSED

Drawn/Check: **GRLS-SG-TCS-CFE**	
First Issue: DECEMBER 2021	RIBA Stage: **4**
Current Issue: OCTOBER 2022	Scale: **1:100 at A1**
Drawing Number: **1160-300**	Revision: **C**