



Existing Gable Elevation - (Fire Escape stair omitted for clarity)

existing flat roof removed and walls extended up in new blockwork with rendered walls - sandstone coping 400 x 50mm to wall head and toughened glass screen to wall top



Proposed Gable Elevation - (Fire Escape stair omitted for clarity)

existing chimneys to be inspected from high level scaffold and consideration of taking down and re-building with new lead trays to prevent water ingress

existing slate roof to be stripped off and re-laid with new breathable roof membrane

Velux Conservation rooflights size 550 x 1180mm with recessed flashing trims

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window boxes added to front elevation (may not require LBC)



Front Elevation to Harbour new timber double glazed door screen - existing railing to side of ramp removed

AS PROPOSED ELEVATIONS

metal grilles to basement louvres replaced with new galvanised metal grille with vertical bars and glazing to rear face to prevent water / vermin ingress

existing modern ramp removed and steps re-instated to frontage - paving repaired in new stone flags. This work is a positive intervention to the external appearance of the building.

extent of basement - full depth

existing flat roof removed and walls extended up in new blockwork with rendered walls - sandstone coping 400 x 50mm to wall head and toughened glass screen to wall top

new sw timber sliding sash window to match window below

existing mono pitch slate roof removed and existing wall built up in new cavity wall blockwork



Rear Elevation to car park

basement access - existing door and frame refurbished - repair works only of basement

new timber louvre bin store door

existing steel staircase removed due to decay and replaced with single flight galvanised steel staircase to first floor only. Stair spindles in 20mm square bar with flat top -50mm wide semi-round hand rail Existing fixings into the building to be removed and wall patch repaired.

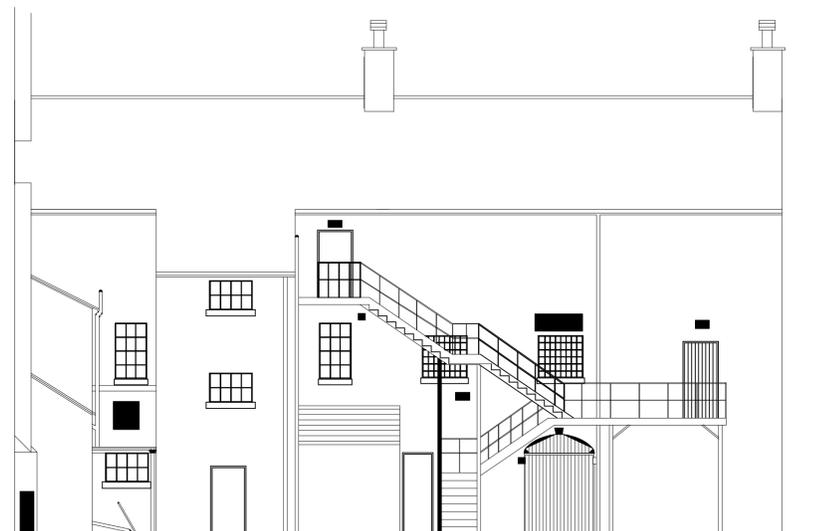
existing door replaced with new hardwood painted 6 panel solid core door and new hardwood frame - timber fencing to perimeter of existing staircase to be removed off site

meter room cedar timber screening to form storage 19 x 100mm wide boarding onto galvanised steel framework



Front Elevation to Harbour

AS EXISTING ELEVATIONS



Rear Elevation to car park