

Temporary protective panels to be removed.
The right hand elevation doorway to be opened up.

Doors to be fitted to both doorways with external quality four panel Victorian style leafs with top panels glazed. Refit and / or fit bras knob furniture.

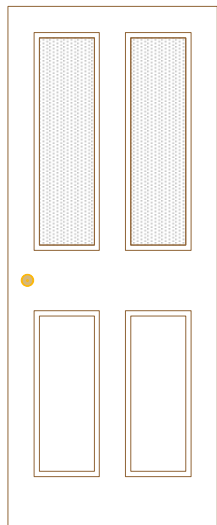
Joinery where rotten and defective to be cut out to sound wood and have new replacement section scarfed in to match. Treat wood with preservative where in contact with constant moisture. Small repairs can be made with resin to replicate mouldings where needed.

Windows to be re-glazed where necessary with main sheets of glass to front elevation replaced with 6mm toughened to comply with current safety regulations.

Gutter and downpipe to be replaced with new plastic cast iron effect goods by Brett Martin.

Stone plinth to be re-pointed with lime mortar NHL 3.5.

Paintwork to be carefully burnt off and prepared for new paint finish colour Victorian Eclectic 12 from the Crown Historic Colour Collection.



example of replacement door

the natural slate roof and lead flashings and soakers are in good condition so interference is not anticipated unless a defects become evident during renovation work and then these are to be discussed with the LPA with proposal for remedial works

plastic gutter and downpipe to be replaced with plastic cast iron effect system ie Brett Martin

This garden room is of later construction than the Presbytery as is evident by the relatively modern materials used in the construction.

The roof is natural slate with tile ridge and lead soakers and flashings and is in apparent good condition. There is standard torus fascia to the eaves with open soffit.

The side elevations are made up of panels with plain framework and fields. The frame around the door on the right hand elevation has a staff bead moulding to the reveal. The door in the left hand elevation is a modern 2XG with both panels glazed and brass knob furniture. The door opening on the right hand elevation has been filled in with non matching glazed panel with a glazed fan light over.

The front elevation comprises decorative timber mullions with radius tops of fine joinery with all panels glazed. this element would appear to have originated in a shop front of late C19 early C20 origin and is a dominant feature on approach to the Presbytery by the access driveway.

All joinery is finished in gloss paint colour dull mauve.

The superstructure is built off a plinth of natural pitch faced stone brought to courses.

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LEFT HAND ELEVATION



FRONT ELEVATION



RIGHT HAND ELEVATION



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Client:			
DOFNS Ltd			
Presbytery St Mary Sumner SK Glossop SK13 8D			
Alterations to Convert from 1 to 2 Dwellings			
Drawing:			
Garden Room			
Scale:		Date:	Drawn:
1:10/ 1:20		Jan 2021	CAB
Job No:	Dwg No:	Rev:	
3244	33	:	

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