



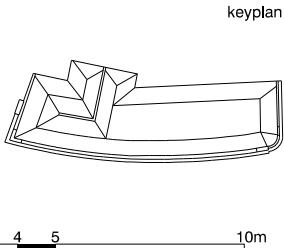
proposed repairs - elevation 04 east

revision:	date:	note:
P01	n/a	n/a
P02	20251031	update & planning issue
P03	20260623	omit disclaimer/add scale bar

- legend**
1. existing stone facade cleaned, loose material, staining and dirt removed to agreed specification. includes marble steps to main entrance.
 2. removed fittings - make good with agreed mortar.
 3. former penetration; remove surrounding broken stone and replace with new, with agreed mortar.
 4. existing lead dressing to top of cornice to be carefully removed. repair any holes/depressions in the existing upper surface with new stone and/or mortar. reinstall lead dressings, c/w lead welts, laps, wedges to mortar joints above upstands and mortar/lead-compatible sealant.
 5. excessively frayed stone to be repaired/refaced/removed and replaced with agreed new stone, c/w approved mortar.
 6. condition of extg stone behind former extensions to be inspected following demolition to determine best course of action, envisaged scenarios; (i) repair, clean & expose (ii) where extg is beyond repair, install new stone cladding fixed back to extg substrates
 7. lead cover flashings to existing neighbouring roof to be replaced.
 8. existing chipped/eroded window cills to be repaired/patched with new stone c/w with approved mortar.
 9. existing chimney pots to be assessed and repaired/replaced as required, flaunching to top of chimney stack to be reinstated.
 10. Cartouche lettering to be reinstated, in suitable weather-resistant materials, tba.
 11. repair gaps & chips in copings & string courses, rake out & repoint mortar joints with approved mortar, including chimney stack.
 12. balcony 'floor' lead weather protection to be stripped & reinstated. lead outlet pipe replaced & downpipe cleaned and repainted.

notes: to be read in conjunction with structural engineers condition report. the above is not comprehensive but indicates typical repairs in approximate locations. all repairs to be assessed, advised, & carried out by specialist subcontractor, to an agreed schedule of repair works.

all mortars to be colour coordinated & approved specification. all new stone to match extg from approved quarries, tooled & dressed to match extg. all lead work to be undertaken in accordance with Lead Sheet Association guidance for listed buildings.



project
Buxton Masterplan

job no.
7667

title
block 8 winster place - proposed repairs - elevation 04 east

scale
1:200 @ A3

drawing no.
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