



Reconstruct lantern lights in HW to match with opening casements on electronic controls & patent glazing system. All with laminated solar control glazing.

Take down existing timber structure & set aside as pattern for reconstruction to match precisely in new Hardwood for paint.

Carefully take down existing metal truss frame, strip, repair & refit to new timber structure.

Supply & fit new aluminum patent glazing system on new timber alters (layout & profile to closely replicate existing timber with powder coated finish), 6.4mm laminated safety glass with solar control coating.

Remove existing strengthening & reinforcement introduced to stabilise defective structure.

New 100mm 1/2 round cast iron gutters & 65mm circular downpipes with eared fittings. Set to min 1:80 falls to existing outlet positions.

New fixed & opening casements constructed in HW for paint to match existing precisely. Refurbish & refit existing ironmongery to opening lights with new to match as necessary.

All glazing to be 6.4mm laminated safety glass with solar control coating (putty fixed).

Take down & remove existing conservatory. Reconstruct in hardwood for paint to match original detailing precisely.

Break up & remove existing concrete repairs to lower frame section retaining oil externally. Reinstall in HW to match original provision.

Take down & remove existing stone built raised planters to perimeter. Reduce level of topsoil to floor level.

Patch repair render to existing plinth walls to match.

Take out & remove central raised planting bed. Excavate & lay new 100 thick concrete slab on 100 compacted hardcore with 50 screed at same level as existing. Supply & lay new floor tiles to match existing.

Refurbish existing floor tiles & insert new border tiles to match existing at edge of new ground level planting beds.

Refit existing WC with new Bathstone Savoy fittings in existing positions.

Generally remove 1960's joinery detailing & reinstate with detail to match original building.

Existing raised planting beds removed. Floor level beds reinstated. Make good to existing tiling adjoining introducing border tiles to match.

Remove central raised planting bed. Excavate & lay new 100 thick concrete slab with 50 screed at same level as existing. Supply & lay new floor tiles to match existing.

Dismantle existing conservatory & reconstruct timber frame in hardwood to match original detailing. Reuse original casements, glazing, joinery etc where possible. New cast iron 1/2 round gutter & circular downpipes.

Overhaul, ease & adjust existing glazed timber double doors.

Remove planting bed & make good to concrete floor & tiling to match. Introduce 3 No pairs outward opening double doors.

lintel bedded & pointed in lime mortar & tied with 55 Helifix bars @ 450 vertical c/c. Form new openings with splayed reveals internally. 140x215 FCC lintels over with min 150 end bearing. New timber door & glazed screen as detailed with stone external sill to match existing.

To enclose, construct new 100x50 SW stud partitions with Rockwool insulation fill. Lined both sides with 12.5 plasterboard & 3 skim. New timber panel double doors (2 No 686x1981) doors to match.

Lintel bedded & pointed in lime mortar & tied with 55 Helifix bars @ 450 vertical c/c. Form new opening with splayed reveals internally. 140x215 FCC lintels over with min 150 end bearing. New timber door as detailed with stone external sill to match existing.

New painted timber casement window as detailed in existing opening.

Prepare existing walls for damp proofing with 2 No coats Thorocast full height. Dry line internally with 75x50 treated SW stud framing with Celotex insulation fill. Finished with 12.5 plasterboard & 3 skim. New SW skirtings, window boards etc to match.

New painted timber casement window as detailed in existing opening.

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Prepare existing walls for damp proofing with 2 No coats Thorocast full height. Dry line internally with 75x50 treated SW stud framing with Celotex insulation fill. Finished with 12.5 plasterboard & 3 skim. New SW skirtings, window boards etc to match.

Enlarge existing opening & form new splayed reveals internally in stone.

New timber DHS windows with slate external cills as detailed & to match existing.

Take out & remove existing window. Infill opening in solid blockwork with stone external facing bedded & pointed in lime mortar to match. Form 2 No new openings with splayed reveals internally. 140x100 FCC lintels over with min 150 end bearing. Stone lintels externally to match existing.

Break up & remove existing conc floor & reduce level. Lay new floor of 150 compacted sand blinded hardcore, Visqueen DPM/radon barrier, 90 Celotex insulation, 150 gen3 concrete slab with 50 1:3 cement/sand screed. New finished level as Lobby/Dining Room.

Strip existing Kitchen fittings & refit as specified with existing services amended to suit.

Existing reveal.

Form new opening in existing wall with 140x100 FCC conc lintels over with min 150 end bearing on rebuilt reveals. Install new purpose made panel door to lead opening with new architrave frame. All to match existing.

Remove existing serving hatch & infill opening in lightweight blockwork with plaster & skim made good to match existing adjoining.

Re-align external levels.

Refurbish existing floor to Entrance Hall. Lift & relay stone slabs on sump replacing broken slabs with reclaimed to match.