EXTERNAL REFURBISHMENT of REAR ELEVATION

Execute the following works in the removal of the raised toilet extension at the rear of the property.

Provide screening at ground level to provide protection of persons using the access to adjoining properties.
Erect scaffolding to facilitate careful demolition of the extension and removal of material from site.
Disconnect all services to the extension and isolate.
Provide temporary screening to two access doors at ground floor. Carefully remove the cast iron balconies to the two French windows at ground floor including the removal of the cast iron brackets and balusters for reuse on site, including the steel staircase.

Take down roofing slates and store all materials for reuse in adjacent garage together with scrap metals from the building.
Carefully build new door way in coursed stonework to match existing centred on staircase window above
Make good to masonry including removal of all dry lining materials and plaster.
Carefully remove cast iron columns supporting the extension and reuse on prepared new concrete foundations to support the reconstruction of the balconies. Having stripped prepared and repainted cast iron balcony brackets refix them in position indicated to create new access to the rear door .

Construct new balcony platforms on cast iron brackets using similar construction and materials to the original construction . Having stripped repaired as necessary and repainted balusters refix them in new position with new handrail to link with the reused steel stairs adopted to link the balcony with ground level in a safe and secure manner. Remove the low stone wall and steps , excavate for and lay new concrete foundation on the line of the outside of the cast iron columns Reuse stone to construct a wall in the new position infill and compact and finish in two coat tarmacadam to blend with existing.

REAR ELEVATION AS PROPOSED

Basement rear door, damaged and decayed, to be replaced with Accoya two panel door with semi circular head . Spray finished in Royal or Dark Blue
Semi circular head and upper panel in clear double glazed units

REAR ENTRANCE REOPENED. (Existing masonry retained)

PROPOSED ALTERATIONS TO REAR ELEVATION

92 NEW NORTH ROAD EDGERTOH HUDDERSFIELD

Scales 1 to 100 and 1 to 25 DWG RE 003 ¢ D
Amended April 2020