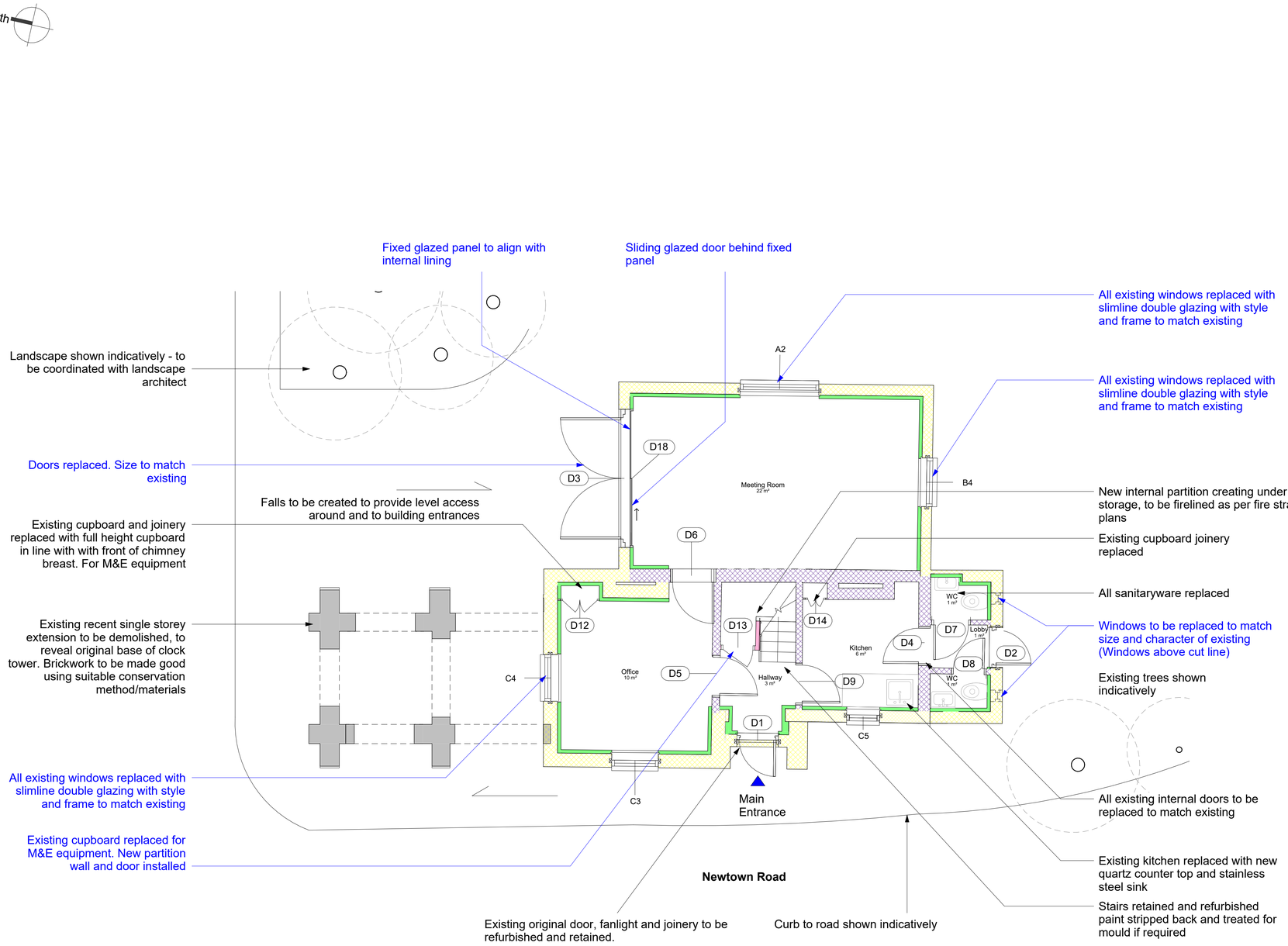


Planning Proposed Ground Floor Plan - Clocktower

1 : 50

General Points

1. All brickwork to be cleaned and repaired using suitable conservation methods where required.
2. Existing pier copings and other features to be retained and cleaned using using suitable conservation methods.
3. Existing roof of clock tower to be repaired and refurbished.
4. Existing wall ties, plates, and feature metal work to be retained where possible or replaced to match existing.
5. Existing timber roof structures retained where possible.
6. Existing timber eaves, soffits, fascias and barge boards to be retained, refurbished and repaired where possible.
7. All rainwater goods to be replaced to match existing.
8. Two new brick arches to match arch over main entrance to complete original segmental arch over link between Clock Tower and Gatehouse. New slate pitched roof over.
9. Existing recent single story extension to be demolished to reveal original base of clock tower. Plaster to be removed and brick to be made good using suitable methods.
10. All redundant surface mounted services, pipe-work, signs, boxes etc. to be removed and brickwork to be made good using suitable conservation method/materials.
11. All paint and plaster to be stripped off walls. Insulating lime plaster to be applied to inside of all external walls.
12. Internal doors to be replaced.
13. All existing windows to be replaced with slimline double glazing. Style and frame to match existing.
14. Existing roof tiles retained + reused where possible. Broken tiles to be replaced to match existing.

Wall Comments

1. Remove all redundant penetrations, services and any dilapidated finishes as noted on the existing drawings.
2. Remove existing mortar to brickwork and lintels / stonework.
3. Avoid disk cutter as this is likely to damage the bricks.
4. Pointing mortar to be removed back to bedding mortar.
5. Sections of dilapidated / failing brickwork and stonework to be repaired with like for like brickwork and stonework.
6. Brickwork to be sensitively cleaned to remove dirt, graffiti, algae etc. Initial test sections should be carried out using water and low volume low pressure water lance.
7. All existing paint and plaster to be removed. A solvent-based or alkali-based paint removal may be required for paint removal.
8. External walls to be repointed with natural hydraulic lime (NHL) with a strength and colour matching the existing.

Window Comments

1. All windows to be new timber frames with slimline double glazing to best match style and material

Planning Deviations

Blue notes mark minor deviations from previous planning application

0 5m

Drawing Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Existing elements based on survey provided by client
4. Unless shown otherwise, all dimensions are to structural surfaces.
5. All work must comply with relevant building Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect
6. All drawings must be read and printed in colour

THIS IS NOT A CONSTRUCTION DRAWING, IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

Site Plan -
Clocktower Highlighted in Blue



Construction Types -
Clocktower

- Existing walls
- Existing masonry wall with Wall Type A1 - Proposed Wall Lining
- Wall Type B1 - Proposed Internal Partition Wall
- Wall Type B2 - Replastering of Existing Internal Masonry Walls
- Floor Type A2 - Upgrades to Existing Ground Concrete Floor
- Floor Type A3 - Upgrade to Existing Suspended Timber Ground Floor
- Floor Type B1 - Proposed Intermediate Floor
- Roof Type A1 - Update to Existing Slate Roof

rev	date	note
P02	16/10/24	Updates following planning consultant comments
P01	04/10/24	Issued for planning condition discharge

PURPOSE OF ISSUE
PLANNING

MAP
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PROJECT NO:
2415

PROJECT
Newtown Works - Clocktower

TITLE
Planning Proposed Ground Floor Plan - Clocktower

CLIENT
Ashford International Development Co Ltd

DRAWN BY	CHECKED BY	DATE
KS	LN	04/10/24

SCALE (@ A1)	PROJECT
As indicated	Q145

ORIGINATOR	VOLUME	LEVEL	FILE TYPE	DISCIPLINE
MAP	CT	GF	DR	A

DRAWING NUMBER	REV
40003	P02