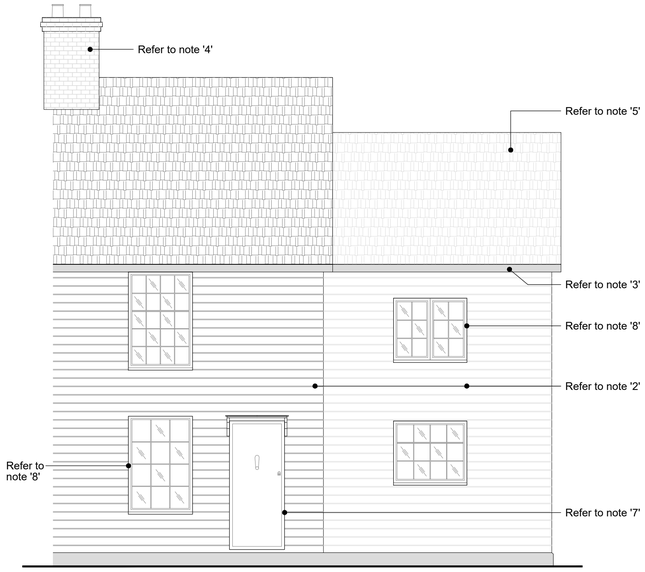
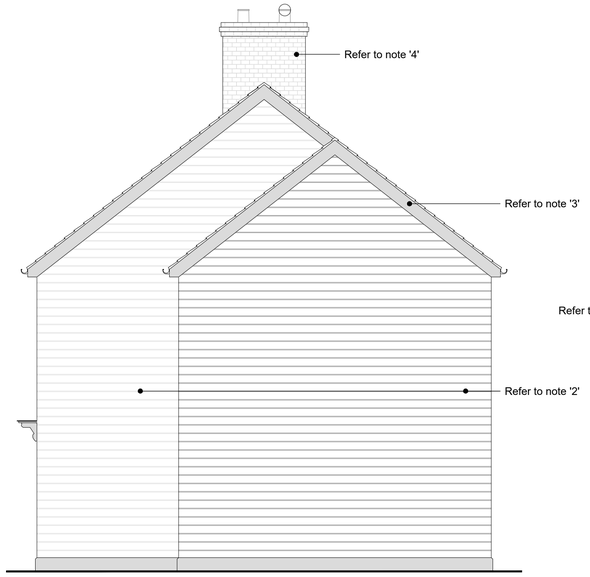
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NOTES:

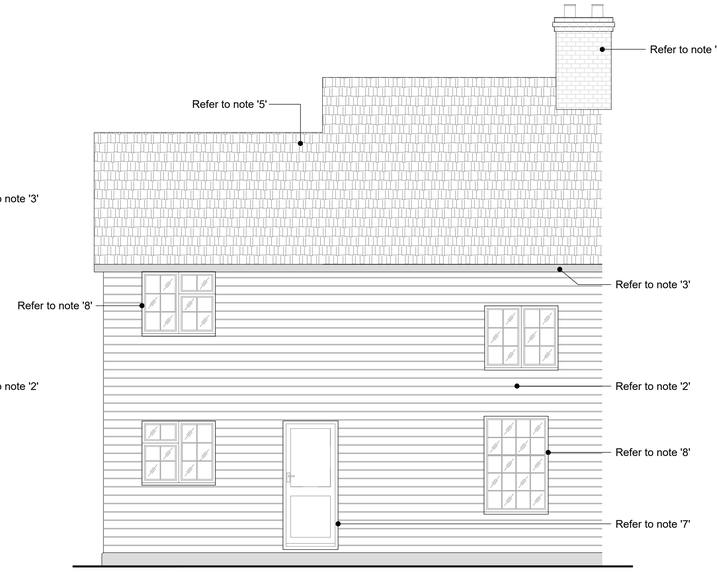
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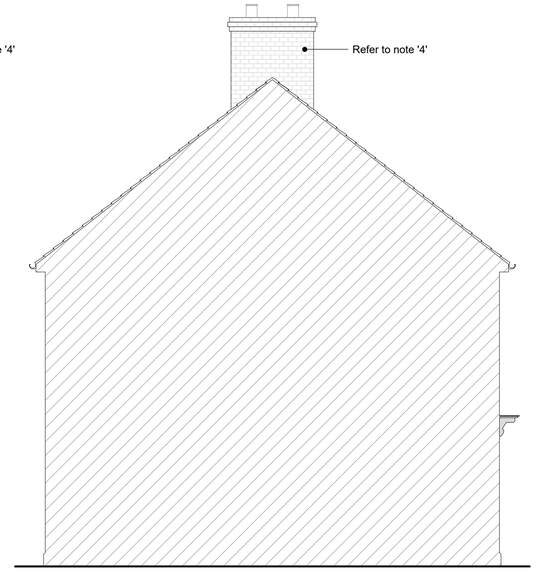
Proposed Front Elevation
(Scale = 1:50)



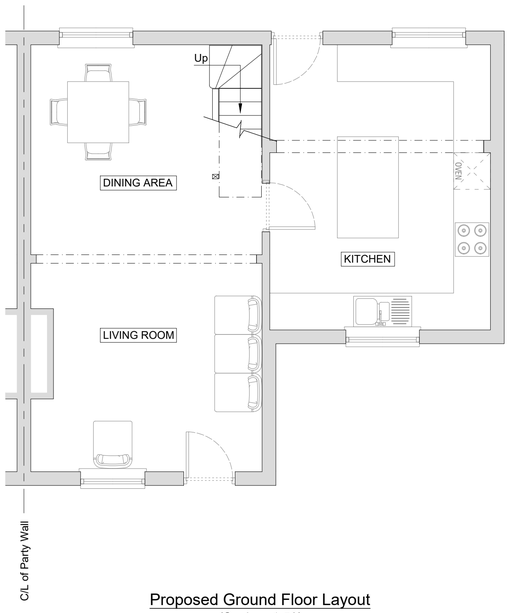
Proposed Right Hand Side Elevation
(Scale = 1:50)



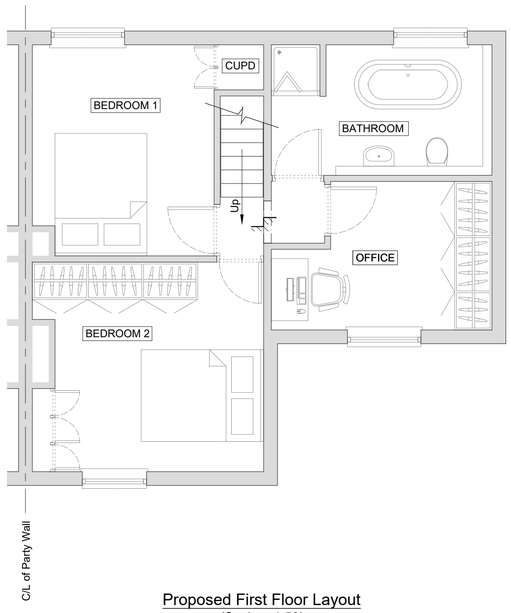
Proposed Rear Elevation
(Scale = 1:50)



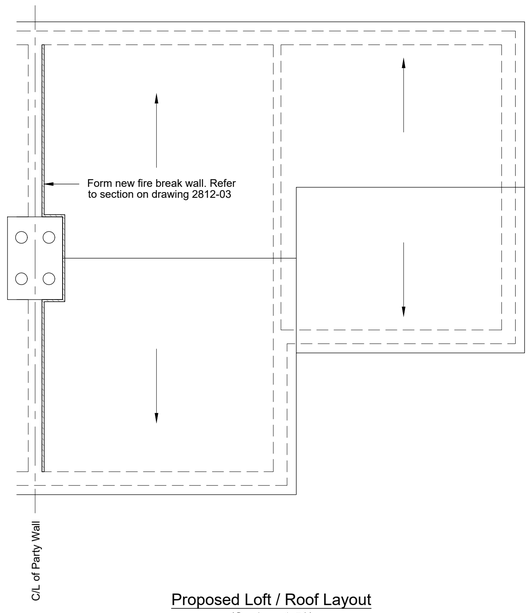
Proposed Left Hand Side Elevation
(Scale = 1:50)



Proposed Ground Floor Layout
(Scale = 1:50)



Proposed First Floor Layout
(Scale = 1:50)



Proposed Loft / Roof Layout
(Scale = 1:50)

LISTED BUILDING CONSENT WORKS:

1. Restore the timbers that have been affected by moisture.
2. Reapply paint to the entire exterior of the house.
3. Fix fascias, soffit, and barge boards as necessary and repaint them.
4. Conduct repairs on the chimney, including repointing and fixing the brickwork where required. Replace the cement fillet flashing with new code 4 lead flashing. Perform flaunching repairs. The use of cement mortar, render, or any cementitious material is not suitable, as cement lacks the breathable properties essential for historic buildings. Any existing cement materials should be substituted with lime-based alternatives, such as lime mortar for chimney flaunching. Engineering bricks are not acceptable as replacements. Replacement bricks should be handmade and match the existing ones. It is recommended to consider turning spalled bricks to minimize the need for new bricks. When new bricks are necessary, they should match the existing ones.
5. Conduct repairs on the roof using similar materials. Repoint the ridge tiles and repair or replace any slipped or broken tiles as needed. Clean the entire roof to enhance its appearance.
6. Ensure that the repairs to gutters are made using cast iron or metal.
7. **Doors:** Replace front and back doors along with their seals, perform repair work on the door frames, and repaint them.
8. **Windows:** All front and rear windows to be restored by Scott James sash windows restoration services as follows; Retrofitting windows with Toughened VIG double glazing, draught-proofing, restoration and exterior painting

Rev A. Fire wall section added to drawing 2812-03. 28.11.2025

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Project: 21 Rose Cottage, High Wych Road, Sawbo. CM21 0HE
Title: Proposed Layouts and Elevations
Scale: As shown @A1 (x2@A3)
Date: September 2025
No.: 2812.02
Rev.: A