



REAR ELEVATION OF PARAPET AS PROPOSED

SINCLAIR STREET ELEVATION AS PROPOSED

RAINWATER GOODS

- COMPREHENSIVE OVERHAUL OF EXISTING CAST IRON OGEE GUTTERING FULLY DECORATED. GUTTER INSTALLED ON NEW LEAD DPC TO PROTECT WALL HEAD TO SINCLAIR STREET.
- COMPREHENSIVE OVERHAUL AND REDECORATON OF EARED RECTANGULAR CAST IRON CONDUCTORS AND BRACKETS. NEW ACCESS PIPE INSTALLED TO BASE FOR FUTURE MAINTENANCE. INCLUDE FOR LOCALISED LIFTING OF PAVING SLABS TO REPAIR CONDUCTORS THAT GO INTO THE GROUND. RELAY ON COMPLETION.
- COMPREHENSIVE OVERHAUL, LOCALISED REPAIR AND REDECORATON OF DECORATIVE LEAD HOPPER, BELL AND PIPE OUTLET.

REPOINTING

RED SANDSTONE ASHLAR.

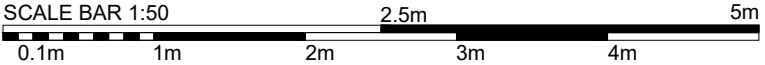
POINTING / GROUTING WORKS / STEAM CLEANING

- RAKE TAKING CARE NOT TO WIDEN JOINTS AND REPOINT 100% OF ASHLAR STONES USING GROUTING KIT WITH COLOUR MATCHED (RED) LIME MORTAR DUE TO DEPTH OF LOST MORTAR. INCLUDE TO RETURN FACES AND BACK OF PARAPET.
- GROUT SKY FACING JOINTS.
- TREAT ANY PLANT GROWTH WITH SYSTEMIC WEED KILLER AND REMOVE VEGETATION
- ALLOW FOR BIOCIDES WASH / DEGREEN
- FOLLOWING COMPLETION AND CURING OF POINTING ALLOW FOR MASONRY STEAM CLEANING USING DOFF TO AREA NOTED TO REMOVE BIOLOGICAL GROWTH AND POLLUTION TO STONE.

SASH AND CASE WINDOWS

- COMPREHENSIVE OVERHAUL AND REPAIR OF EXISTING TIMBER SASH AND CASE WINDOWS.
- ALLOW FOR STRIPPING PAINT TO ALL TIMBER ELEMENTS TO ALLOW CONDITION ASSESSMENT WITH FULL DECORATION FOLLOWING REPAIR.
- RENEW BURNT SAND MASTIC PERIMETER POINTING TO ALL REFURBISHED WINDOWS.

SHOULD THE CONDITION OF THE SASHES BE BEYOND REPAIR THEY WILL BE REPLACED ON A LIKE FOR LIKE BASIS BUT ENHANCED TO ALLOW INSTALLATION OF VACUUM GLASS UNITS TO IMPROVE THE THERMAL AND ACOUSTIC PERFORMANCE.



ZMARCHITECTURE

62 albin street
glasgow
g1 1ny
t 0141 572 7001

mail@zmarchitecture.co.uk
www.zmarchitecture.co.uk

CLIENT	38-40 SINCLAIR STREET, HELENSBURGH	STATUS	PLANNING
PROJECT	FABRIC REPAIR 64A SOUTH STREET		
	SINCLAIR STREET ELEVATION		
TITLE	AS PROPOSED		
JOB NO	24016	SCALE	1:50 @ A2 SIZE
DRAWN	TC	DATE	APRIL 25
Location	z:\Project Files\	DRG. No.	REV

AL(0)1500 A