

- Remove aerial and old BT connections.
- Cap un-used chimneys with ventilated C-caps.
- Fully re-roof using Tudor handmade clay tile range (40% Sussex Brown, 40% Medium Antique and 20% Jubilee). Conduct necessary structural repairs.
- General repairs to chimney breasts and flaunching, re-point with lime mortar. Replace damaged lead flashings.
- Refurbish and repaint in black colour rain water goods if possible. Replace like-for-like if beyond repair.
- Locally repair and repoint brickwork on all elevations, as required.
- General re-wire and replumbing - Conversion from oil to gas-fired central heating.
- Replace all radiators with new cast iron style traditional radiators.
- Generally strip back and redecorate of painted joinery.
- Existing windows and doors retained, to be refurbished:
 - Replace decayed timber.
 - Replace putty as needed
 - Reseal frames against masonry with burnt sand mastic
 - Retain glass wherever possible.
 - Replaced damaged lead flashings.
 - Replace all damaged seals and draught strips.
 - Remove modern cementitious mortar from sills and repoint with lime mortar.
 - Redecorate windows throughout.
 - Generally make good and refurbish, as far as possible, existing historical ironmongery, replacing modern pieces with appropriate ironmongery to match period pieces
- Modern windows to be replaced as per window schedule and dwg 204
- Install new secondary glazing to retained windows, unless stated differently.

