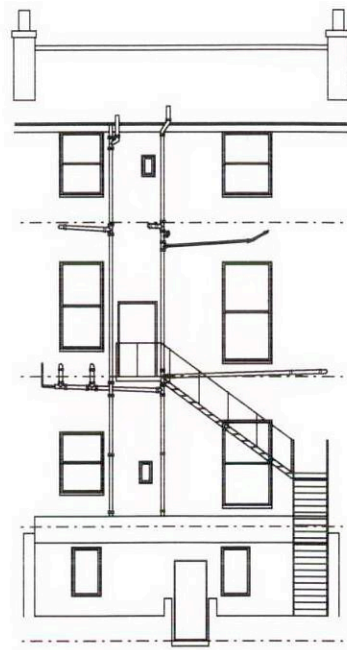
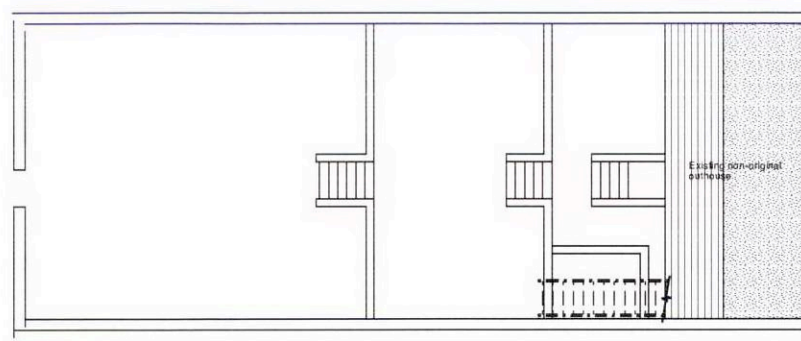


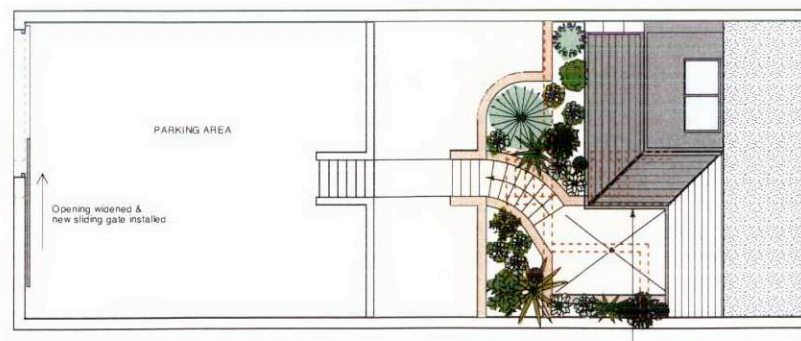
EXISTING FRONT ELEVATION  
SCALE 1:100



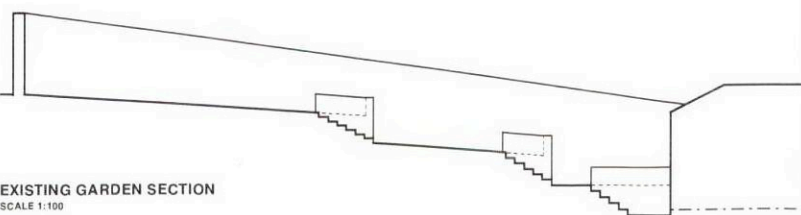
EXISTING REAR ELEVATION  
SCALE 1:100



EXISTING GARDEN PLAN  
SCALE 1:100



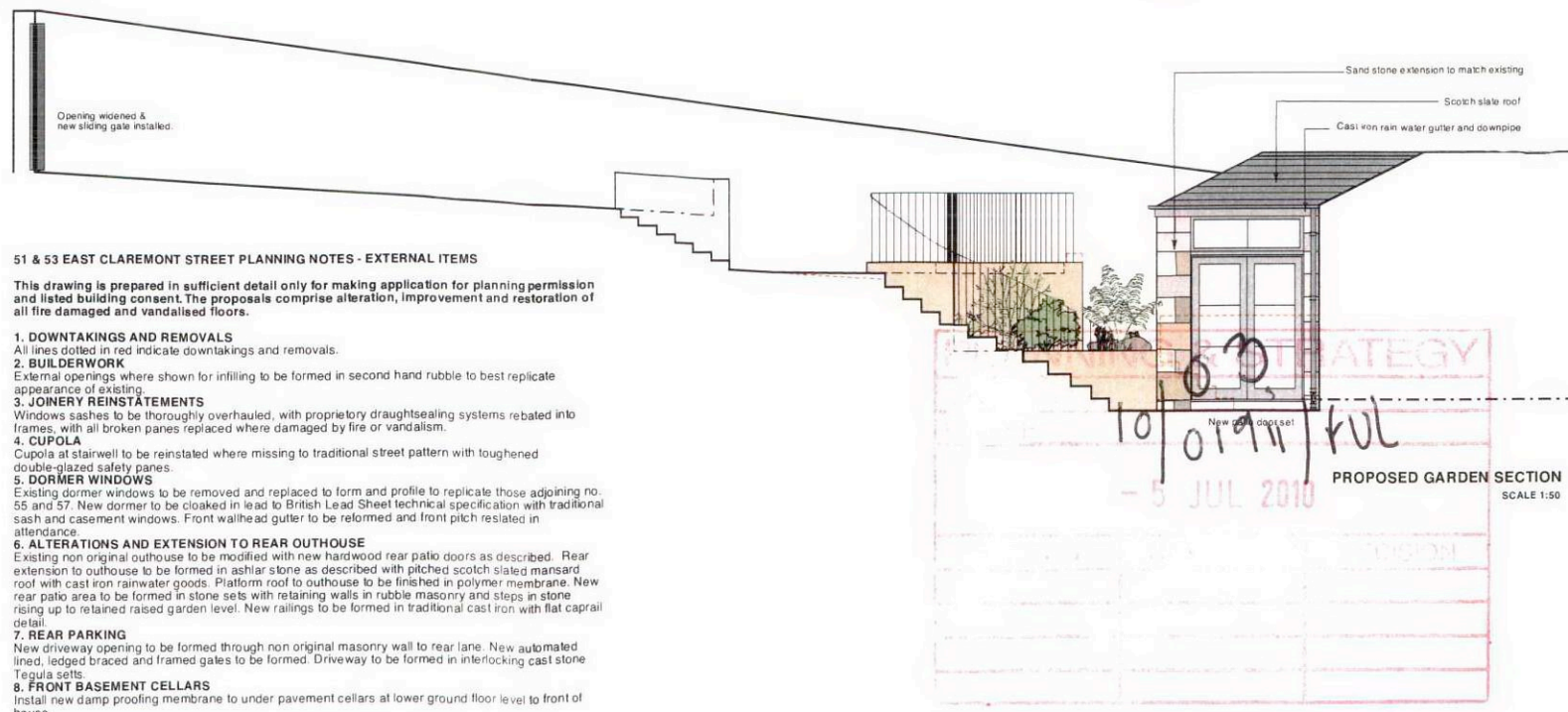
PROPOSED GARDEN PLAN  
SCALE 1:100



EXISTING GARDEN SECTION  
SCALE 1:100



PROPOSED FRONT ELEVATION  
SCALE 1:50



PROPOSED GARDEN SECTION  
SCALE 1:50

Existing cupola removed following fire damage. Form new cupola over main stair well to best replicate Georgian style with timber frame and lead cladding externally.

Slate pitched roof with lead flashings to match existing.

Increase width of existing dormer windows to match adjacent property at No. 57 East Claremont Street.

Reinstate astragals.

Dormer windows clad in lead to match existing.

Infill non-original escape stair door in sand stone keyed into existing wall to match.

New cast iron planter balcony.

Remove non-original metal escape stair.

Sandstone cope.

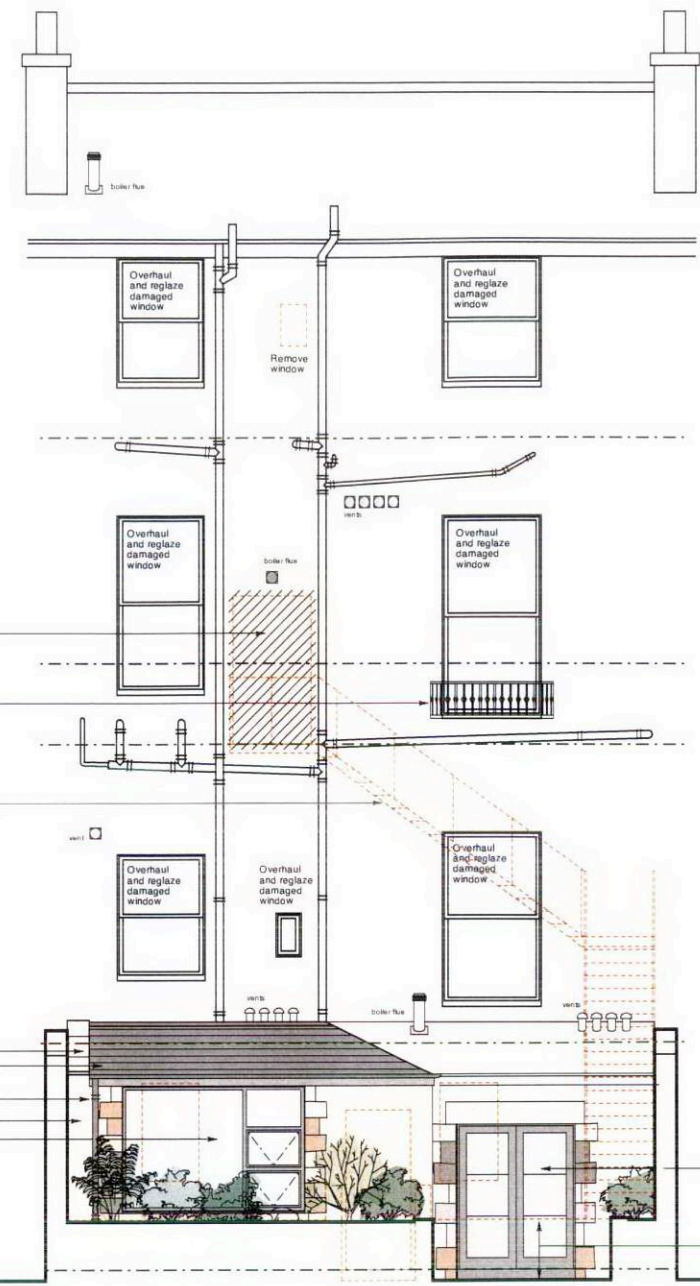
Scotch slate roof.

Cast iron rainwater gutter and downpipe.

Sand stone extension to match existing.

Double glazed aluminium framed window.

Replace fire escape door blank with new 4 panel door to replicate street pattern.



EXISTING REAR ELEVATION  
SCALE 1:50

**51 & 53 EAST CLAREMONT STREET PLANNING NOTES - EXTERNAL ITEMS**

This drawing is prepared in sufficient detail only for making application for planning permission and listed building consent. The proposals comprise alteration, improvement and restoration of all fire damaged and vandalised floors.

- 1. DOWNTAKINGS AND REMOVALS**  
All lines dotted in red indicate downtakings and removals.
- 2. BUILDERWORK**  
External openings where shown for infilling to be formed in second hand rubble to best replicate appearance of existing.
- 3. JOINERY REINSTATEMENTS**  
Windows sashes to be thoroughly overhauled, with proprietary draughtsealing systems rebated into frames, with all broken panes replaced where damaged by fire or vandalism.
- 4. CUPOLA**  
Cupola at stairwell to be reinstated where missing to traditional street pattern with toughened double-glazed safety panes.
- 5. DORMER WINDOWS**  
Existing dormer windows to be removed and replaced to form and profile to replicate those adjoining no. 55 and 57. New dormer to be clad in lead to British Lead Sheet technical specification with traditional sash and casement windows. Front wallhead gutter to be reformed and front pitch reslated in attendance.
- 6. ALTERATIONS AND EXTENSION TO REAR OUTHOUSE**  
Existing non original outhouse to be modified with new hardwood rear patio doors as described. Rear extension to outhouse to be formed in ashlar stone as described with pitched scotch slated mansard roof with cast iron rainwater goods. Platform roof to outhouse to be finished in polymer membrane. New rear patio area to be formed in stone sets with retaining walls in rubble masonry and steps in stone rising up to retained raised garden level. New railings to be formed in traditional cast iron with flat caprail detail.
- 7. REAR PARKING**  
New driveway opening to be formed through non original masonry wall to rear lane. New automated lined, ledged braced and framed gates to be formed. Driveway to be formed in interlocking cast stone Tegula sets.
- 8. FRONT BASEMENT CELLARS**  
Install new damp proofing membrane to under pavement cellars at lower ground floor level to front of house.



**MR. & MRS. W. CLARK**  
PROPOSED ALTERATIONS TO  
51 & 53 EAST CLAREMONT STREET,  
EDINBURGH.

**EXISTING & PROPOSED  
ELEVATIONS & SECTIONS  
SITE & LOCATION PLAN**

Scale 1:50	Date: 4/6/2010
Drawing No. 10.12 / PL03	
DO NOT SCALE FROM THIS DRAWING	