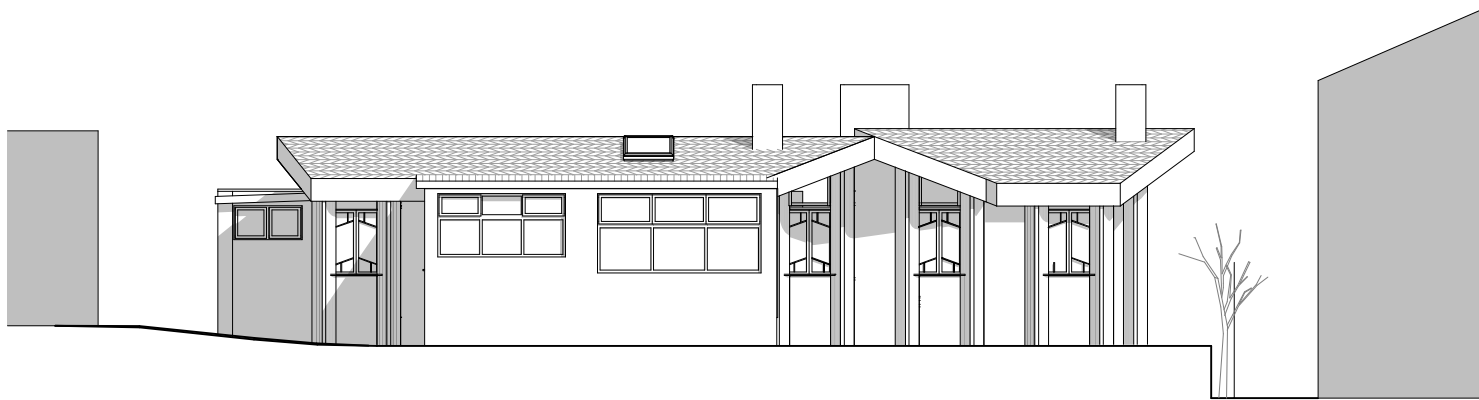


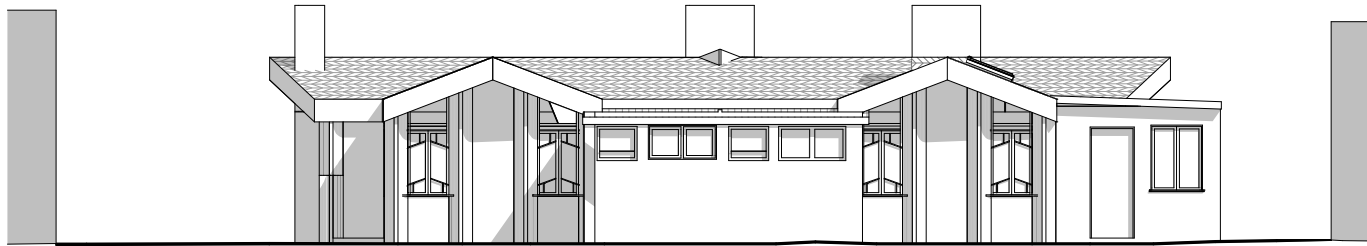
01 EXISTING EAST ELEVATION



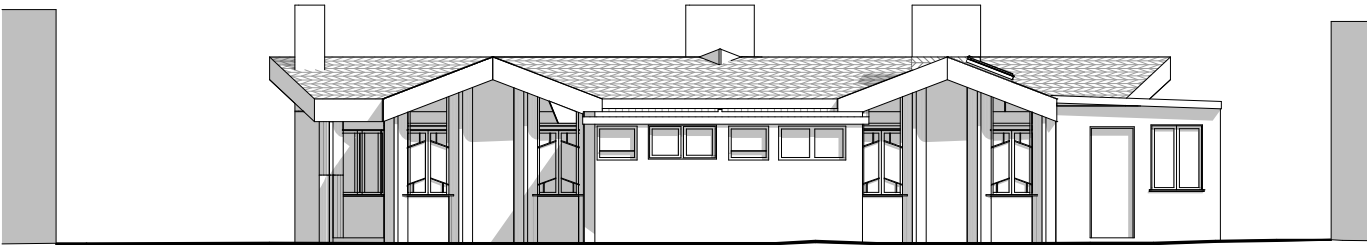
02 PROPOSED EAST ELEVATION

THE FORMER SALTER HOUSE
EXISTING & PROPOSED EAST ELEVATION





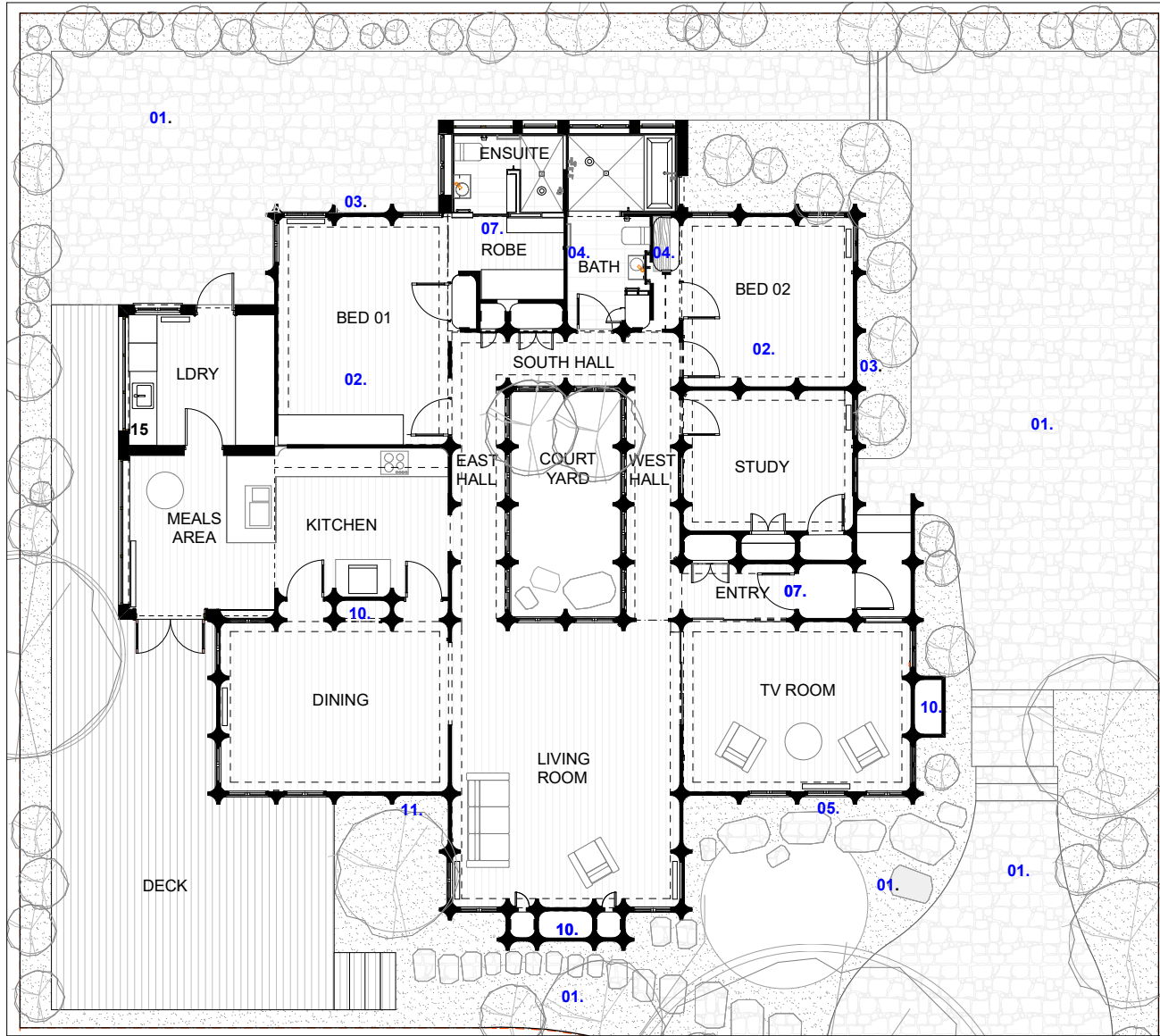
01 EXISTING SOUTH ELEVATION



02 PROPOSED SOUTH ELEVATION

THE FORMER SALTER HOUSE
EXISTING & PROPOSED NORTH ELEVATION





EXTERIOR WORKS

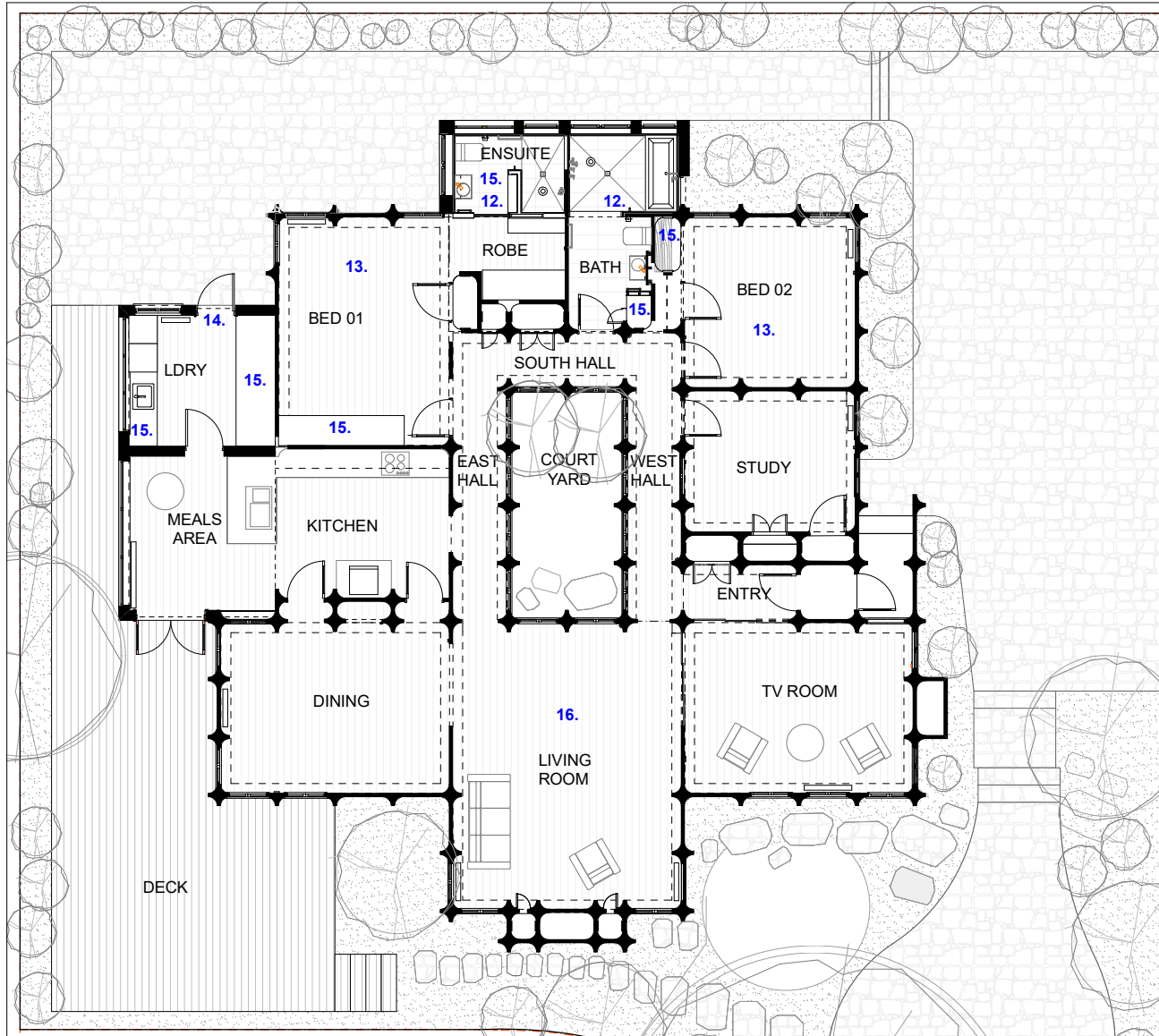
- 01. LANDSCAPING: DEMOLISH HARD AND SOFT LANDSCAPING, COVERED OVER POOL FOR WATER STORAGE TO SERVICE GARDEN, NEW PAVING, AND INDIGENOUS PLANTING.
- 02. SUB-FLOOR: MADE GOOD TIMBER SUB-FLOOR ROT, INCLUDING REMOVING EXISTING PUMICE.
- 03. VENTILATION: ADDRESSED DAMP ISSUES WITH THE REMOVAL OF GARDEN BEDS, AND IMPROVED SUB-FLOOR VENTILATION THROUGH MECHANICAL VENTILATION AND VENT HOLES.
- 04. WALLS: REPLACED TIMBER FRAMES WHERE AFFECTED BY DAMP AND/OR TERMITES; INSTALLED NEW PLASTERBOARD, SKIRTINGS, & ARCHITRAVES (TO 1960S ADDITIONS).
- 05. STRUCTURAL: STABILISED BOWING 'KNITLOCK' WALL AND REPAIRED CRACKS.
- 06. WINDOWS: MADE GOOD. TIMBER WINDOWS (SANDED, PAINTED) INCLUDING THE REMOVAL OF OLD INSECT SCREENS, SANDED, PAINTED, INSTALLED NEW INSECT SCREENS, RESTORED HARDWARE, INSTALLED NEW HARDWARE (WHERE REQUIRED), REPLACED OPAQUE GLAZING WITH CLEAR.
- 07. DOORS: NEW CUSTOM GLAZED MAIN ENTRANCE DOOR AND INSTALLED NEW DOOR HARDWARE THROUGHOUT.
- 08. EXTERNAL TIMBERWORK: MADE GOOD ROTTEN TIMBER FASCIA AND CANTILEVERED EAVES.
- 09. ROOFING: MADE GOOD AND REPAIRED LEAKS TO ROOFING, INCLUDING REPLACING BROKEN 'KNITLOCK' ROOF TILES.
- 10. FIREPLACES & CHIMNEYS: RE-INSTATED AND MADE GOOD FIREPLACES AND CHIMNEYS, INSTALLED NEW DAMPERS, REPLACING BRICKWORK AND FLASHINGS.
- 11. EXTERNAL PAINTING: 'KNITLOCK' WALLS AND TIMBERWORK PAINTED.

01 PROPOSED GROUND FLOOR PLAN



THE FORMER SALTER HOUSE
PROPOSED FLOOR PLAN





INTERIOR WORKS

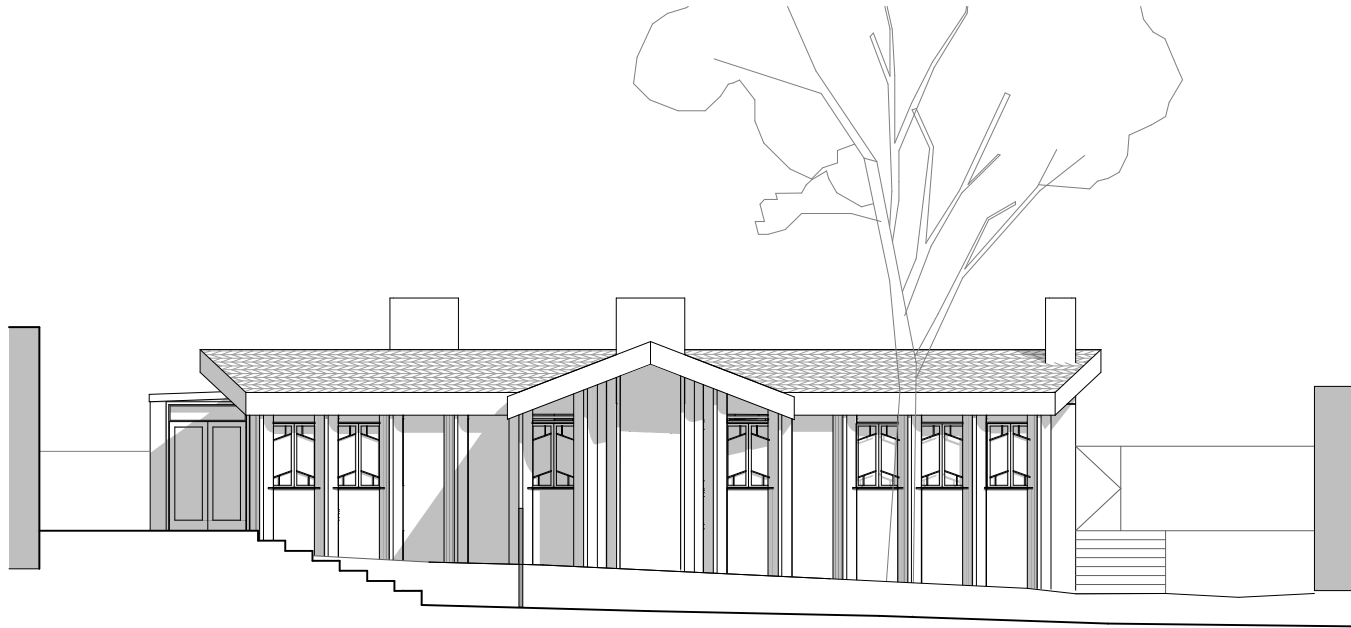
- 12. WET AREAS: NEW FIT OUT TO BATHROOM, ENSUITE AND LAUNDRY.
- 13. FLOORING: NEW TIMBER FLOORING TO BED 01 & BED 02, MADE GOOD EXISTING TIMBER FLOORING, AND SANDED, STAINED, AND FINISHED THROUGHOUT.
- 14. EXISTING JOINERY: MADE GOOD AND RE-FITTED WITH NEW INTERNAL SHELVING AND HANG BARS, ETC.
- 15. NEW JOINERY: INSTALLED NEW JOINERY TO BED 01, BED 02, ROBE, LAUNDRY, BATHROOM, AND ENSUITE.
- 16. INTERNAL PAINTING: PAINTED 'KNITLOCK' WALLS, TIMBERWORK, AND JOINERY.

01 PROPOSED GROUND FLOOR PLAN



THE FORMER SALTER HOUSE
PROPOSED FLOOR PLAN





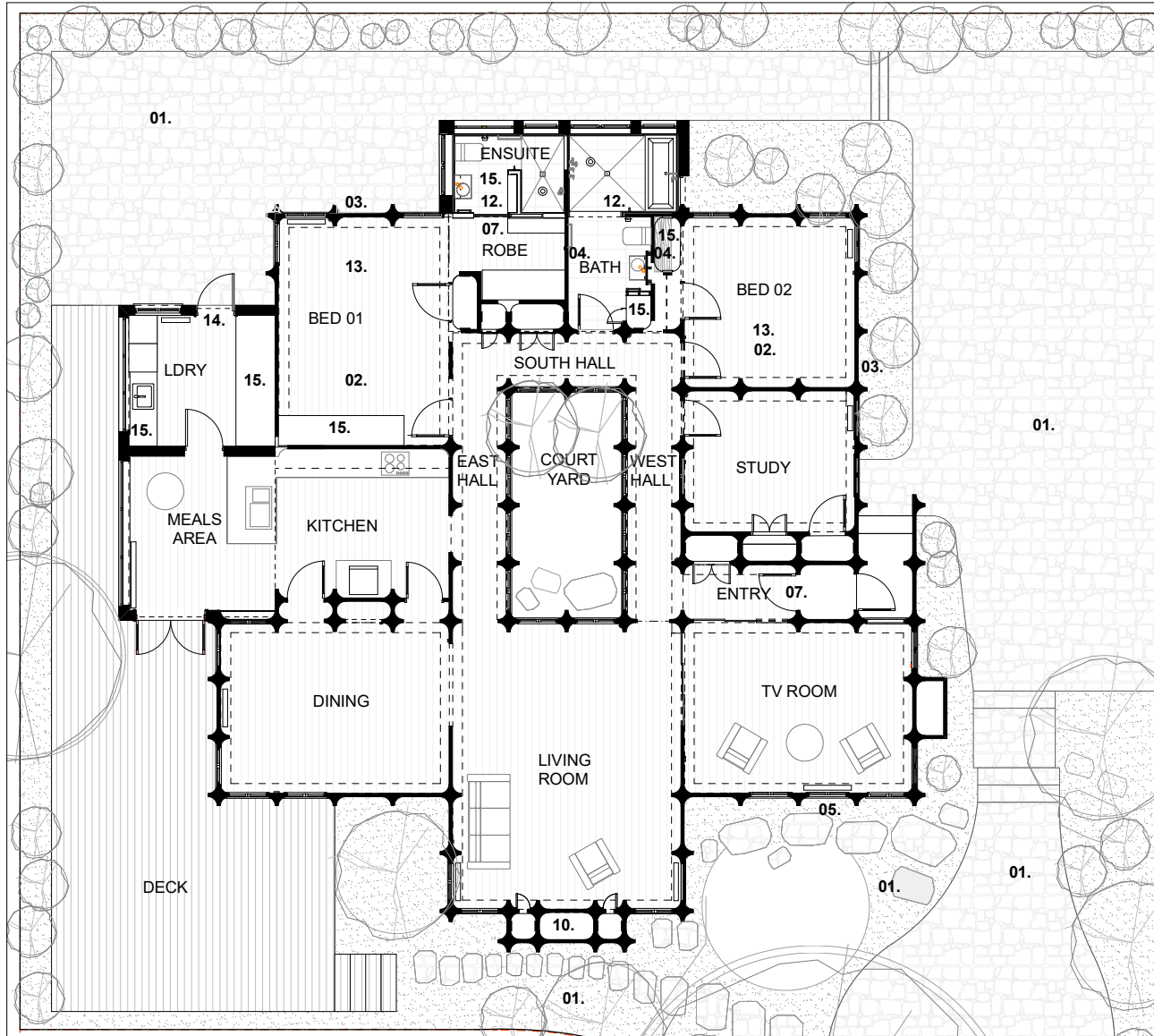
01 EXISTING NORTH ELEVATION



02 PROPOSED NORTH ELEVATION

THE FORMER SALTER HOUSE
EXISTING & PROPOSED SOUTH ELEVATION





EXTERIOR WORKS

- 01. LANDSCAPING: DEMOLISH HARD AND SOFT LANDSCAPING, COVERED OVER POOL FOR WATER STORAGE TO SERVICE GARDEN, NEW PAVING, AND INDIGENOUS PLANTING.
- 02. SUB-FLOOR: MADE GOOD TIMBER SUB-FLOOR ROT, INCLUDING REMOVING EXISTING PUMICE.
- 03. VENTILATION: ADDRESSED DAMP ISSUES WITH THE REMOVAL OF GARDEN BEDS, AND IMPROVED SUB-FLOOR VENTILATION THROUGH MECHANICAL VENTILATION AND VENT HOLES.
- 04. WALLS: REPLACED TIMBER FRAMES WHERE AFFECTED BY DAMP AND/OR TERMITES; INSTALLED NEW PLASTERBOARD, SKIRTINGS, & ARCHITRAVES (TO 1960S ADDITIONS).
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- 07. DOORS: NEW CUSTOM GLAZED MAIN ENTRANCE DOOR AND INSTALLED NEW DOOR HARDWARE THROUGHOUT.
- 08. EXTERNAL TIMBERWORK: MADE GOOD ROTTEN TIMBER FASCIA AND CANTILEVERED EAVES.
- 09. ROOFING: MADE GOOD AND REPAIRED LEAKS TO ROOFING, INCLUDING REPLACING BROKEN 'KNITLOCK' ROOF TILES.
- 10. FIREPLACES & CHIMNEYS: RE-INSTATED AND MADE GOOD FIREPLACES AND CHIMNEYS, INSTALLED NEW DAMPERS, REPLACING BRICKWORK AND FLASHINGS.
- 11. EXTERNAL PAINTING: 'KNITLOCK' WALLS AND TIMBERWORK PAINTED.

INTERIOR WORKS

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- 16. INTERNAL PAINTING: PAINTED 'KNITLOCK' WALLS, TIMBERWORK, AND JOINERY.

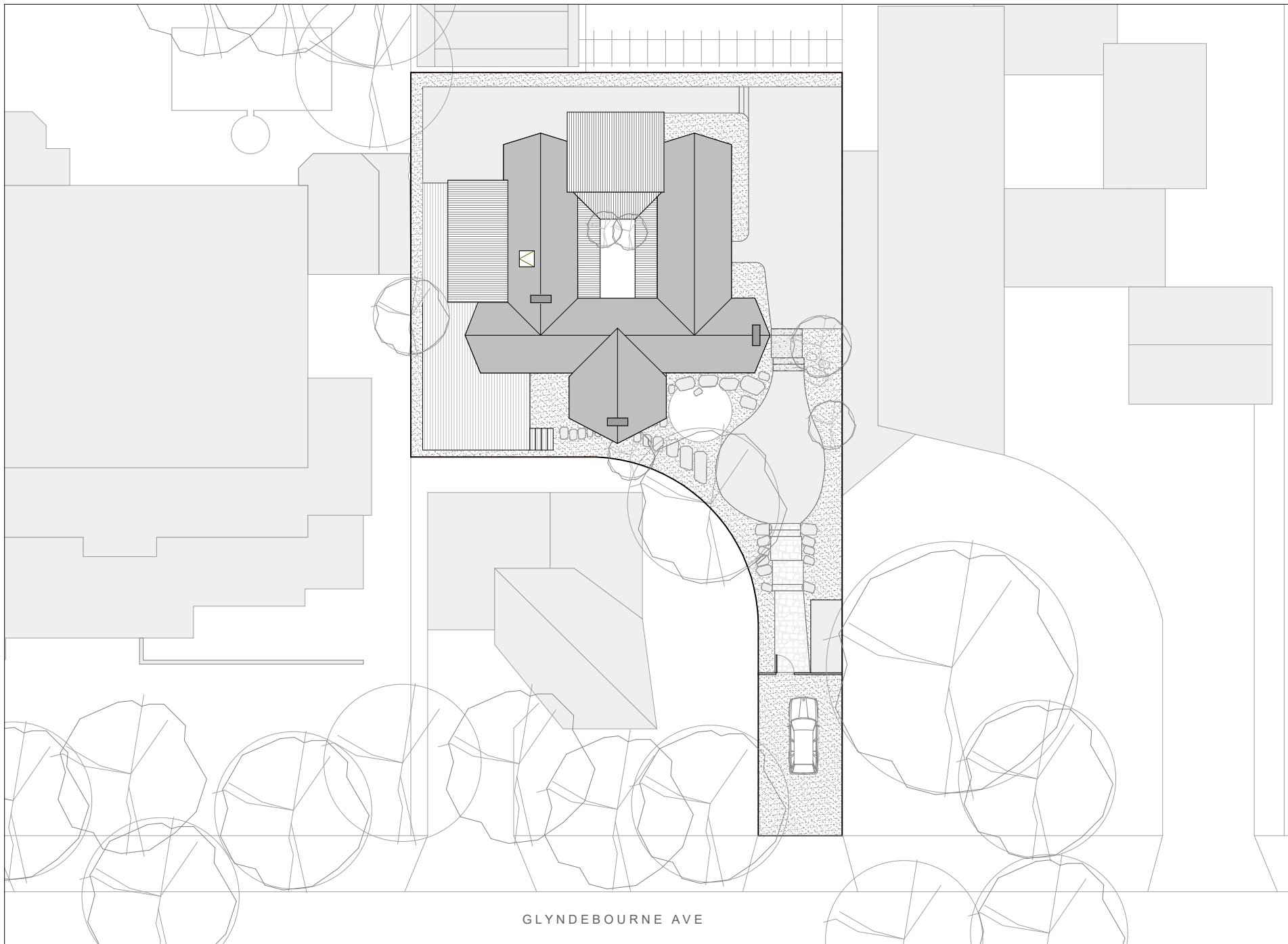
SERVICES

- 17. ELECTRICAL: RE-WIRED (WHERE POSSIBLE), INSTALLED LOW VOLTAGE LIGHTING AND NEW CUSTOM-MADE LIGHT SWITCHES AND POWER POINTS.
- 18. PLUMBING: REPLACED/REPAIRED/CLEANED DOWNPIPES, GUTTERS, STORMWATER, AND LEAKING PIPES, UPGRADED GAS, AND RELOCATED AND CONCEALED ALL EXTERNAL PIPEWORK.
- 19. HEATING/COOLING: INSTALLED HYDRONIC HEATING, REPLACED AIR CONDITIONING DUCTWORK AND FLOOR GRILLS.

01 PROPOSED GROUND FLOOR PLAN



THE FORMER SALTER HOUSE
PROPOSED FLOOR PLAN



GLYNDEBOURNE AVE

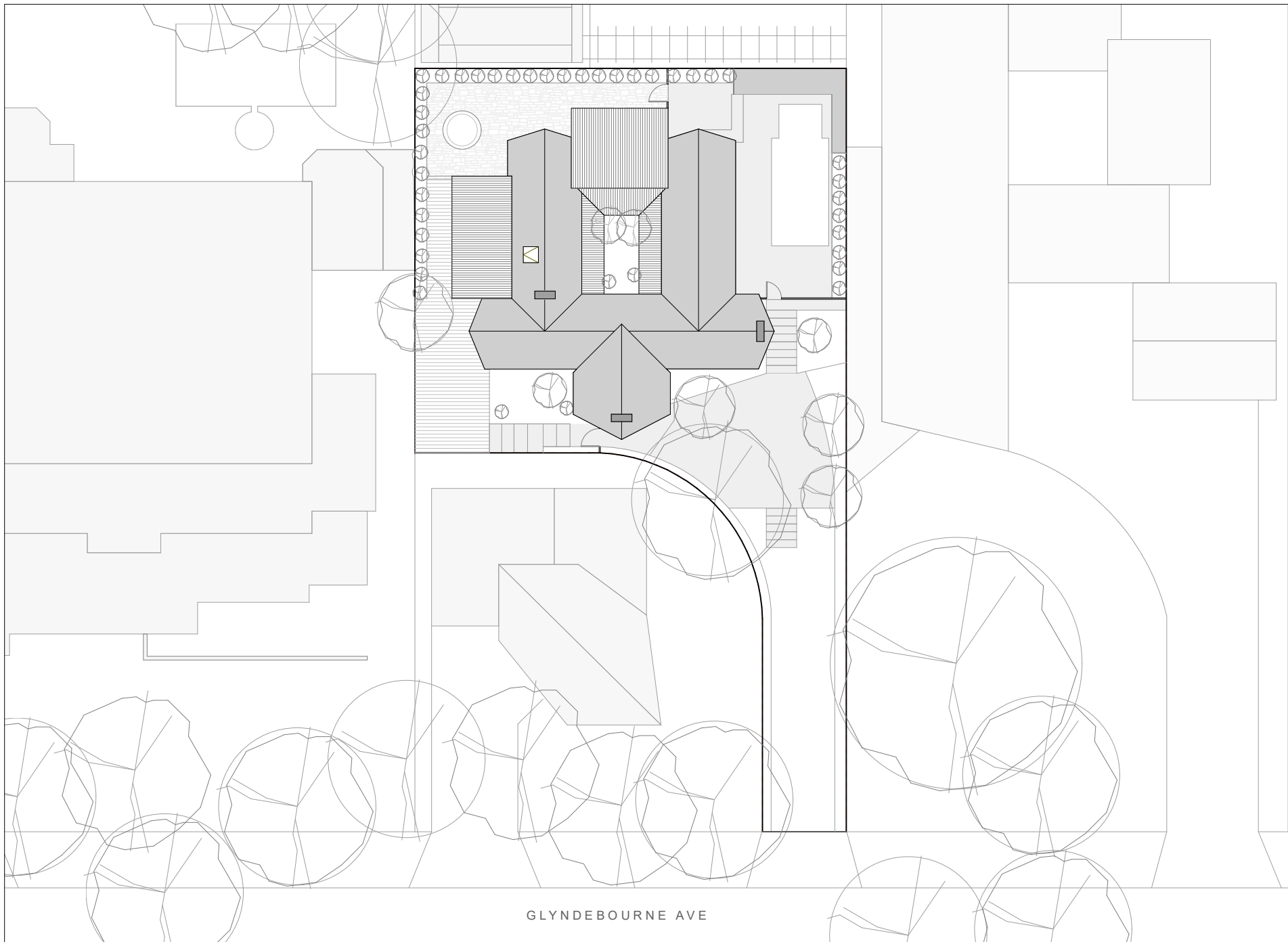


THE FORMER SALTER HOUSE
PROPOSED SITE & CONTEXT PLAN



JaneCameronArchitects

architect hewson



GLYNDEBOURNE AVE



THE FORMER SALTER HOUSE
EXISTING SITE & CONTEXT PLAN



JaneCameronArchitects

architect hewson



01 EXISTING WEST ELEVATION



02 PROPOSED WEST ELEVATION

THE FORMER SALTER HOUSE
EXISTING & PROPOSED WEST ELEVATION

