




# External Envelope: Proposed Wall Insulation Approach

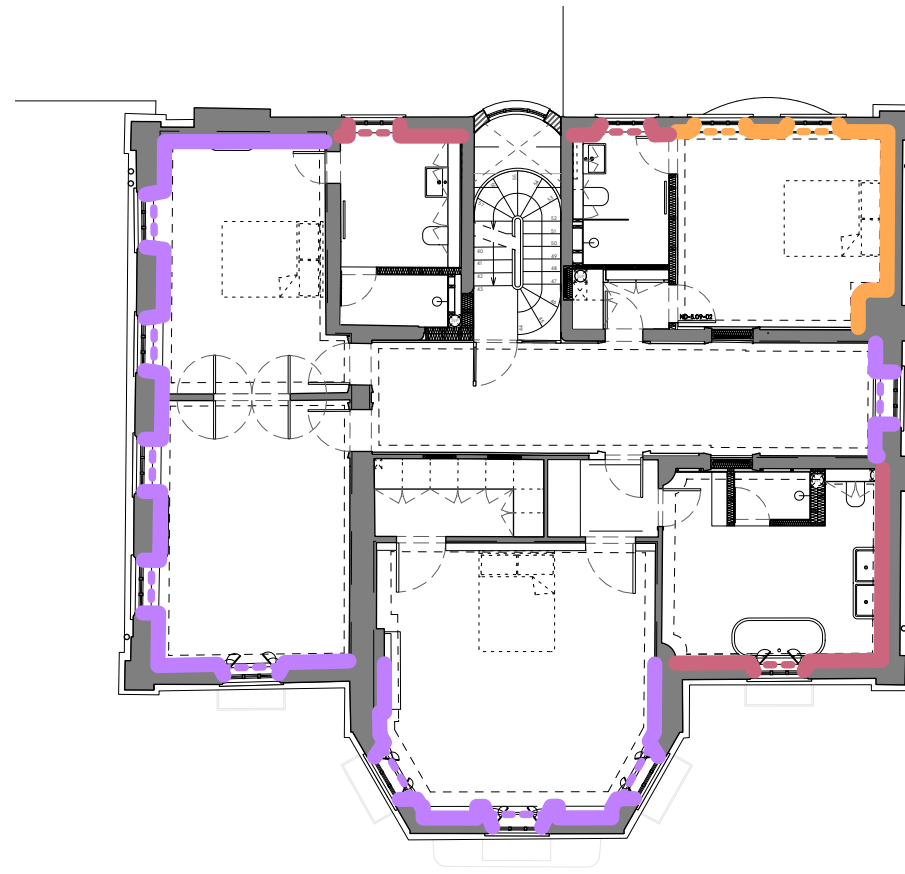
The adjacent diagram plans indicate the proposed external wall insulation approach and the relevant associated internal wall finishes.

To be read in conjunction with:

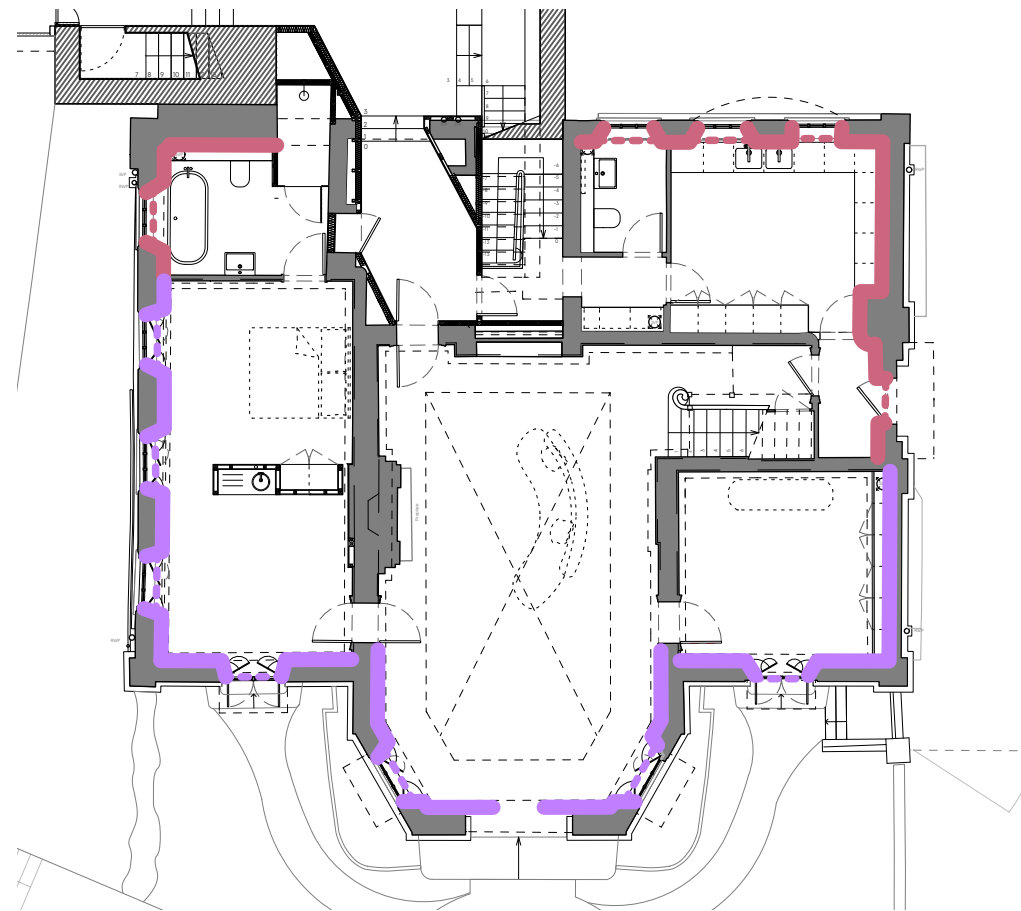
- Existing and proposed External Wall - Timber Panelling Scenarios, A070+ & A170+
- Existing and proposed Wall Build-ups, A190+
- Proposed panelling insulation methodology, A170

## KEY

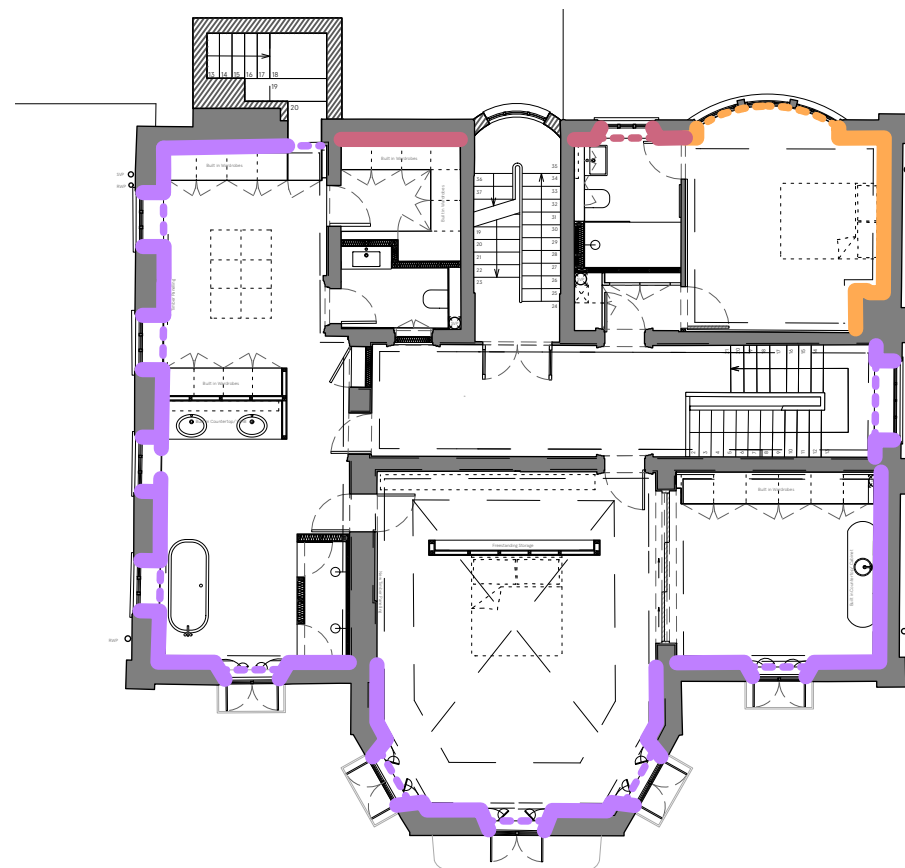
-  Existing panelled external walls to be internally insulated (within panel void). Refer to External Wall Types 01, 02 & 03.
-  Existing plastered external walls to be internally insulated. Refer to External Wall Type 04.
-  Existing plastered external walls to be panelled and internally insulated (within panel void). Refer to External Wall Type 05.



**Second Floor: Plan Diagram**  
Proposed External Wall Insulation Approach



**Ground Floor: Plan Diagram**  
Proposed External Wall Insulation Approach



**First Floor: Plan Diagram**  
Proposed External Wall Insulation Approach

## PLANNING ISSUE

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0m 0.2m 0.4m

Issued for planning 01.12.23 -  
Issue/Revision 1 Date 1 Rev 1

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Project: **Refurbishment & Proposed Extension**  
Address: **Frogna House, 99 Frogna, London, NW3 6XR**  
Subject: **External Envelope - Proposed Wall Insulation Approach**

Date: **30.11.23**  
Scale: **1:150**

Original size: **A3**

Drawing no: **298 A170** -

# Timber Wall Panelling External Walls

## Typical Arrangement - Proposed: Depth Scenario A

### 35mm Behind Panel Void

## Timber Wall Panelling Insulation and Refurbishment Methodology

- 00 - Prior to commencement of works:**
- Specialist historic panelling contractor to be appointed to undertake detailed survey of the panelling construction and substrate. To include:
    - Determination of the existing panel fixing method and assembly sequence.
    - Further opening-up of the panelling in a series of strategic locations to determine specific substrate depths and conditions.
    - Test disassembly of 1-2 panel bays in a location agreed with the CA.
    - Photographic, drawn and written record of the findings.
  - Based on the above, specialist contractor to provide detailed procedures for panelling disassembly and re-installation, including inventory/element marking to track location and temporary storage/protection measures.
  - Based on the above, architect to re-confirm insulation thicknesses and fixing specification.

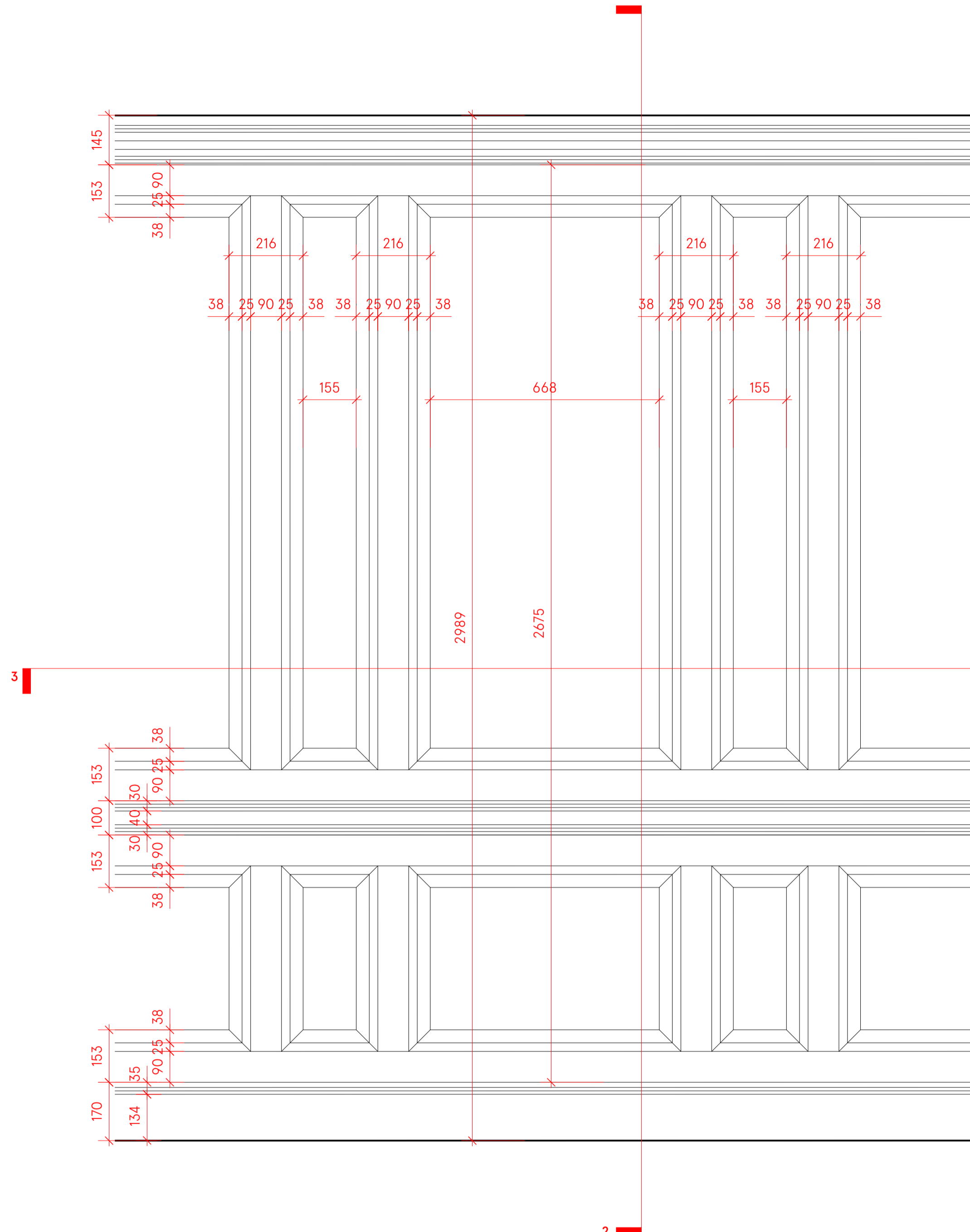
- 01 - Preparation & Disassembly:**
- Prepare a photographic record of the panelled walls to be insulated and name/key photos with precise location for record and future reference.
  - Each section of panelling is to be numbered and recorded.
  - Isolate and decommission any known live services within the panelling and carefully remove and dispose of all face-fix pipes, sockets and switch face-plates etc.
  - Carefully 'ease' apart all skirtings, cornices, face-fixed detailing etc by breaking paint seals and removing sealant, without causing any damage to the components.
  - Carefully de-mount all skirtings, cornices, face-fixed detailing etc and non-deteriorously mark to record location/orientation. Elements to be appropriately protected and stored until refurbishment/re-installation.
  - Carefully 'ease' apart all panelling components (stiles, muntins, rails, panels, beads etc) by breaking paint seals and removing sealant, without causing any damage to the components.
  - Carefully and in the agreed sequence, de-mount all panelling components (stiles, muntins, rails, panels, beads etc) and non-deteriorously mark to record location/orientation. Elements to be appropriately protected and stored until refurbishment/re-installation.
  - Remove and dispose of all services previously concealed within the panel void.
  - Prepare a photographic record of the previously panelled walls and name/key photos with precise location for record and future reference.
  - Advise the CA that the inner wall is ready for inspection.

- 02 - Insulation:**
- CA/ architect/ specialist contractor to inspect the revealed inner wall for signs of unknown damp, damage, concealed elements/finishes etc and confirm suitability to proceed, or agree further works required. U.N.O.
  - Remove any further redundant sub-structure and/or fixtures related to services, with care to retain all existing sub-structure and battering still required, to create obstruction free, exposed brick wall areas, ready for insulation.
  - Check the condition of the exposed brickwork and agree making good works if unsound.
  - Check the condition of the retained sub-structure and adjust/make good as required to suit the agreed panel re-installation arrangement and ensure sound fixing grounds for panelling.
  - Remove all dirt/ debris from the panelling void and ensure clean and dry.
  - Install insulation batts of the specified thickness so as to snugly fit between sub-structure across the full extent of the exposed brick wall. Insulation to be mechanically fixed back to the brickwork with mushroom headed fasteners at the specified spacings to avoid sag. Ensure continuity of insulation behind non-continuous sub-structure, with insulation thickness adjusted to suit the available depth.
  - Ensure continuity of insulation into floor and ceiling voids and around retained joists/beams. Coordinate works with flooring replacement works. Assume access to the floor/ ceiling voids to be from above where historic ceilings/ plaster detailing is being retained. Any modern, plasterboard ceilings to be opened-up from below to ensure suspended ceiling voids constructed under earlier ceilings are insulated and historic plaster is left undamaged.
  - Undertake 1st fix electrics for small power, data, lighting etc, avoiding sub-structure where possible and reusing existing service chasing/notching where feasible. No mechanical or public health services to be installed within panel voids.
  - Advise the CA that the inner wall is ready for inspection prior to panel re-installation.

- 03 - Panelling Refurbishment & Re-installation:**
- Check the condition of all disassembled panelling components (stiles, muntins, rails, panels, beads, skirtings, cornices etc).
  - Carry out localised/ individual joinery repairs to timber components to replace wood rot, make good defective joints and infill former service cut-outs using traditional joinery techniques. Ensure panel rebates, mortice and tenon joints, panel edge detailing etc are sound and free from obstructions, loose or detaching parts, cracking or flaking edges etc. Any new replacement timber sections are to be in a species of wood to match existing, orientated to match the existing grain and pre-treated.
  - The panelling is to remain on site at all times.
  - Check all paint/ lacquer coatings to the panelling components (stiles, muntins, rails, panels, beads etc). All sound, well adhered paint coatings to be retained and thoroughly rubbed-down in preparation for new paint treatments.
  - Remove all defective loose/detached/flaking paint and lacquer coatings from panelling components by rubbing down with abrasive papers back to bare timber. Edges to be rubbed down to a feather edge where adjoining sound, well adhered paint coatings being retained. Do not use naked flame to remove existing defective/detached/peeling paint finishes.
  - Knot, prime and stop any bare timber.
  - Make good any ceiling plasterwork removed to insulate the ceiling void.
  - Carefully and in the agreed sequence, re-assemble all panelling components (stiles, muntins, rails, panels, beads etc) according to their original location/orientation or the agreed modifications (if applicable).
  - Carefully re-install skirtings and cornices with traditional fixing techniques. Infill breaks in continuity with skirting/ cornice of a matching type and profile. Splice connections and carefully fill and rub-down joints to create a smooth, seamless surface. Knot, prime and stop any bare timber. Paint edges to be rubbed down to a feather edge where bear timber/plaster adjoins sound, well adhered, retained paint coatings.

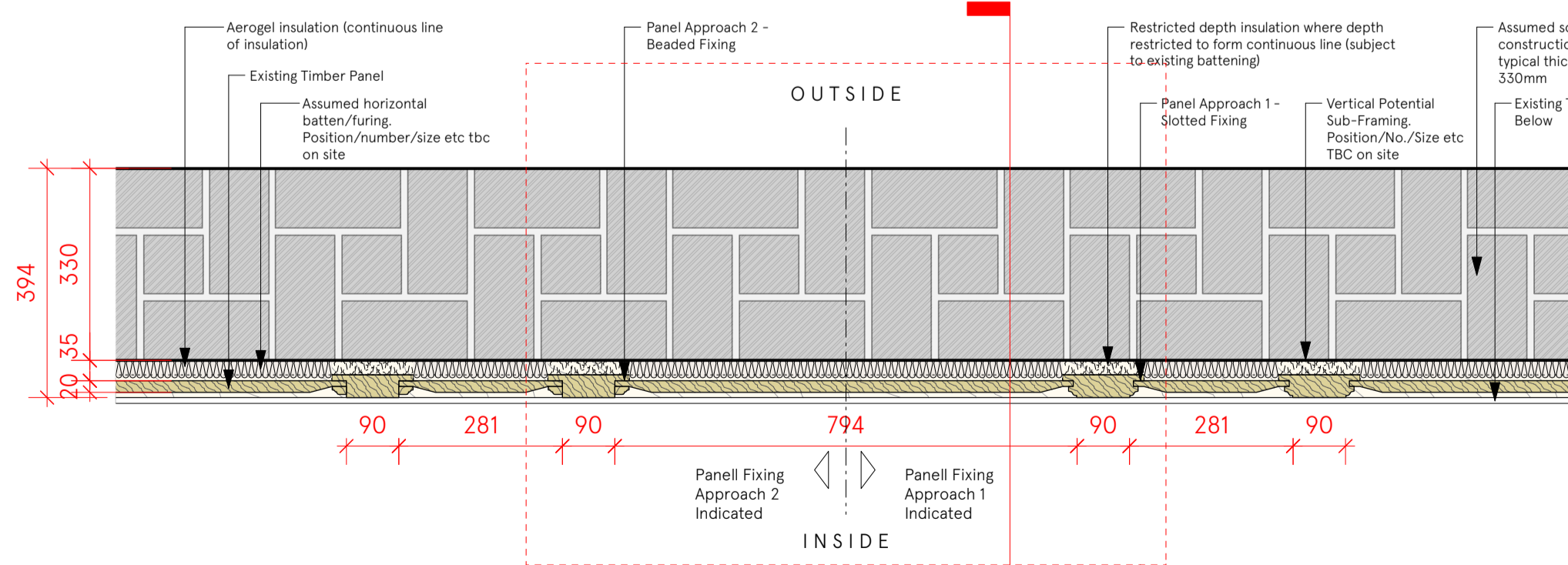
- 04 - Decoration:**
- Paint panelling, including skirtings and cornices, with min. 2no. coats of breathable, eggshell paint, in accordance with manufacturer's instructions. Colour to TBD. All prepared, bare timber to be primed in accordance with the manufacturer's instructions prior to painting.
  - Undertake 2nd fix electrics for small power, data, lighting etc.

- 05 - Further Notes on Any Additionally Required Repairs**
- Resin based repairs: Clean and dry timber to be treated. Use wood fillers to repair small cracks and irregularities. Carefully cut out worst decayed areas and replace with filler. Fillers to be based on wood dust mixed with a two-part epoxy resin. Use product in strict accordance with manufacturer's instructions.
  - Consolidation with epoxy resin: Clean and dry surface to be treated. Apply an epoxy resin-based system to damaged timber.
  - Spliced repairs: Clean and dry timber to be treated. Cut out rotten or damaged wood. Splice shaped timber inserts to match existing profile. Use appropriate interior wood glue, or similar and approved, to bond the new section of timber. Inserts to be made from good quality wood similar in species and moisture content to the existing timber. Inserts to be fitted with the grain orientated to match the existing. No defects on new timber such as shakes, resin pockets, knots or sapwood will be allowed for repairs.



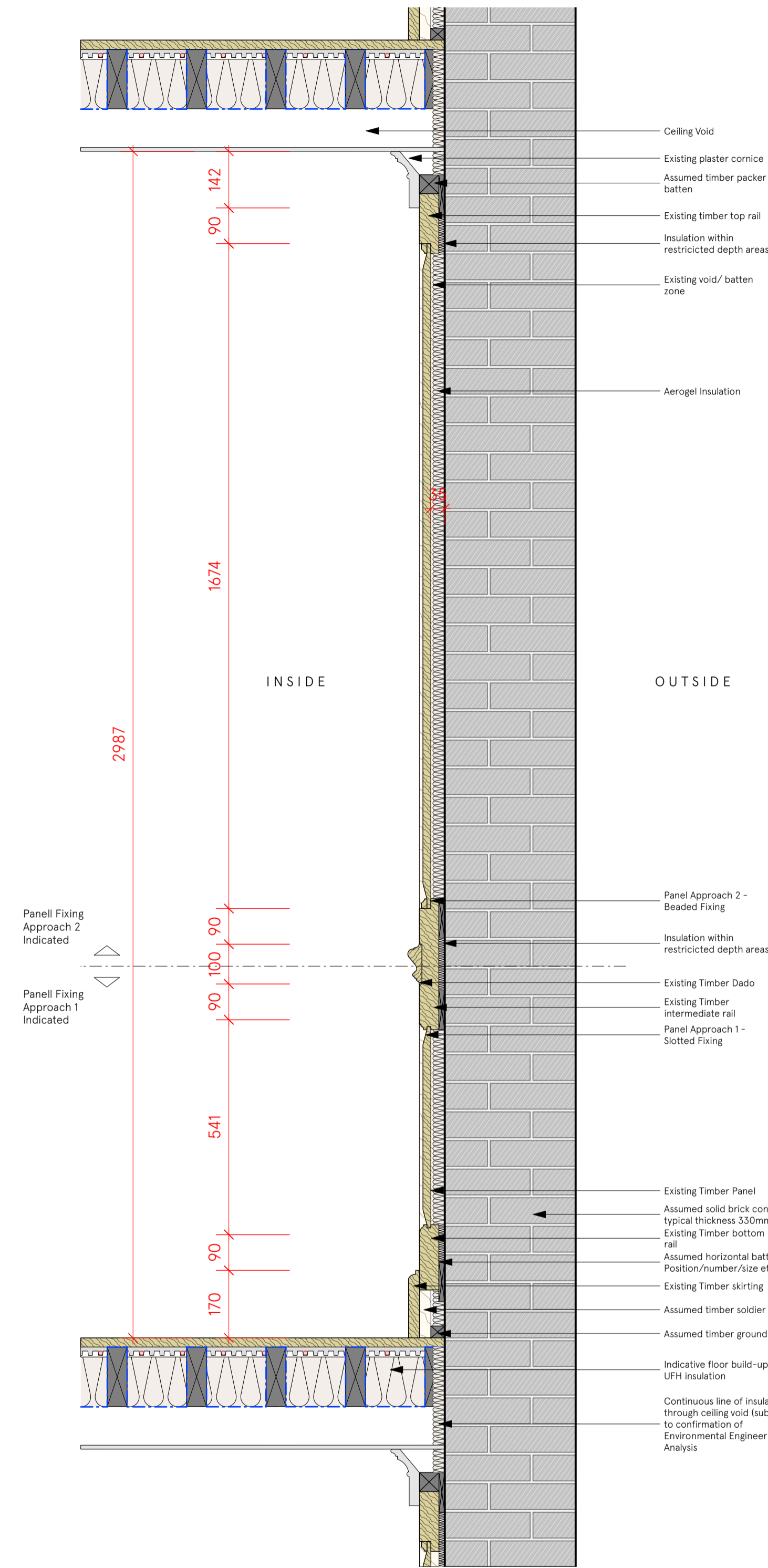
**1. Timber Panelling Depth Scenario A: Proposed**  
Existing Elevation

Scale 1:10@A1



**3. Timber Panelling Depth Scenario A: Proposed**  
Horizontal Section

Scale 1:10@A1

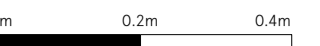


**2. Timber Panelling Depth Scenario A: Proposed**  
Vertical Section

Scale 1:10@A1

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## Notes

Based on site investigations, the existing timber panelling conditions to the external walls have been categorised into three typical scenarios:

**Scenario A:** a circa 35mm behind panel void. This is understood to be the most typical condition, and is the baseline assumption for insulation proposals.

**Scenario B:** a circa 90mm behind panel void. This is understood to be present where external masonry wall thicknesses vary, mid-floor height, concealed by vertical panelling.

**Scenario C:** a circa 140mm behind panel void. This is understood to be present where panelling has been build-out to accommodate deviations in the masonry wall line, with panelling continuing across.

The proposed insulation approach varies to suit the assumed scenario (refer to A170+).

The precise behind panel void conditions are to be confirmed on site following dis-assembly of the panelling, and the approach re-confirmed for each individual instance of wall. Refer to the panelling insulation methodology on A170 for further details.

All existing panelling fixing methods to be confirmed via on-site investigation works prior to commencement of main works. The assumed variations in panel fixing indicated on these drawings are:

**Assumed panel fixing approach 1:** panels secured into the rebated edge of the primary timber framing (sequential assembly / dis-assembly required).

**Assumed panel fixing approach 2:** panels secured into the rebated edge of the primary timber framing via a pinned bead (removal possible without full dis-assembly of the primary framing and non-sequentially).

- Read in conjunction with:
- External Envelope: Proposed Wall Insulation Approach, A120.
  - Existing Timber Wall Panelling: External Wall Scenario series, A170
  - Proposed Timber Wall Panelling: External Wall Scenario series, A170+
  - External Wall Type series A190+
  - Proposed Modification Plan series, A120+

All dimension and levels noted are indicative.

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Project: Refurbishment & Proposed Extension  
Address: Fregnal House, 99 Fregnal, London, NW5 6XR  
Subject: Proposed Timber Wall Panelling - External Walls: Scenario A

Date: 14.07.23  
Scale: 1:10

Original size: A1  
Drawing no: 298 A171 -

# Timber Wall Panelling External Walls

## Typical Arrangement - Proposed: Depth Scenario B

### 90mm Behind Panel Void

## Timber Wall Panelling Insulation and Refurbishment Methodology

### 00 - Prior to commencement of works:

- Specialist historic panelling contractor to be appointed to undertake detailed survey of the panelling construction and substrate. To include:
  - Determination of the existing panel fixing method and assembly sequence.
  - Further opening-up of the panelling in a series of strategic locations to determine specific substrate depths and conditions.
  - Test disassembly of 1-2 panel bays in a location agreed with the CA.
  - Photographic, drawn and written record of the findings.
- Based on the above, specialist contractor to provide detailed procedures for panelling disassembly and re-installation, including inventory/element marking to track location and temporary storage/protection measures.
- Based on the above, architect to re-confirm insulation thicknesses and fixing specification.

### 01 - Preparation & Disassembly:

- Prepare a photographic record of the panelled walls to be insulated and name/key photos with precise location for record and future reference.
- Each section of panelling is to be numbered and recorded.
- Isolate and decommission any known live services within the panelling and carefully remove and dispose of all face-fix pipes, sockets and switch face-plates etc.
- Carefully 'ease' apart all skirtings, cornices, face-fixed detailing etc by breaking paint seals and removing sealant, without causing any damage to the components.
- Carefully de-mount all skirtings, cornices, face-fixed detailing etc and non-deteriorously mark to record location/orientation. Elements to be appropriately protected and stored until refurbishment/re-installation.
- Carefully 'ease' apart all panelling components (sitles, muntins, rails, panels, beads etc) by breaking paint seals and removing sealant, without causing any damage to the components.
- Carefully and in the agreed sequence, de-mount all panelling components (sitles, muntins, rails, panels, beads etc) and non-deteriorously mark to record location/orientation. Elements to be appropriately protected and stored until refurbishment/re-installation.
- Remove and dispose of all services previously concealed within the panel void.
- Prepare a photographic record of the previously panelled walls and name/key photos with precise location for record and future reference.
- Advise the CA that the inner wall is ready for inspection.

### 02 - Insulation:

- CA/ architect/ specialist contractor to inspect the revealed inner wall for signs of unknown damp, damage, concealed elements/finishes etc and confirm suitability to proceed, or agree further works required. U.N.O.
- Remove any further redundant sub-structure and/or fixtures related to services, with care to retain all existing sub-structure and battening still required, to create obstruction free, exposed brick wall areas, ready for insulation.
- Check the condition of the exposed brickwork and agree making good works if unsound.
- Check the condition of the retained sub-structure and adjust/make good as required to suit the agreed panel re-installation arrangement and ensure sound fixing grounds for panelling.
- Remove all dirt/ debris from the panelling void and ensure clean and dry.
- Install insulation batts of the specified thickness so as to snugly fit between sub-structure with insulation thickness adjusted to suit the available depth. Insulation to be mechanically fixed back to the brickwork with mushroom headed fasteners at the specified spacings to avoid sag. Ensure continuity of insulation behind non-continuous sub-structure, with insulation thickness adjusted to suit the available depth.
- Ensure continuity of insulation into floor and ceiling voids and around retained joists/beams. Coordinate works with flooring replacement works. Assume access to the floor/ ceiling voids to be from above where historic ceilings/ plaster detailing is being retained. Any modern, plasterboard ceilings to be opened-up from below to ensure suspended ceiling voids constructed under earlier ceilings are insulated and historic plaster is left undamaged.
- Undertake 1st fix electrics for small power, data, lighting etc, avoiding sub-structure where possible and reusing existing service chasing/notching where feasible. No mechanical or public health services to be installed within panel voids.
- Advise the CA that the inner wall is ready for inspection prior to panel re-installation.

### 03 - Panelling Refurbishment & Re-installation:

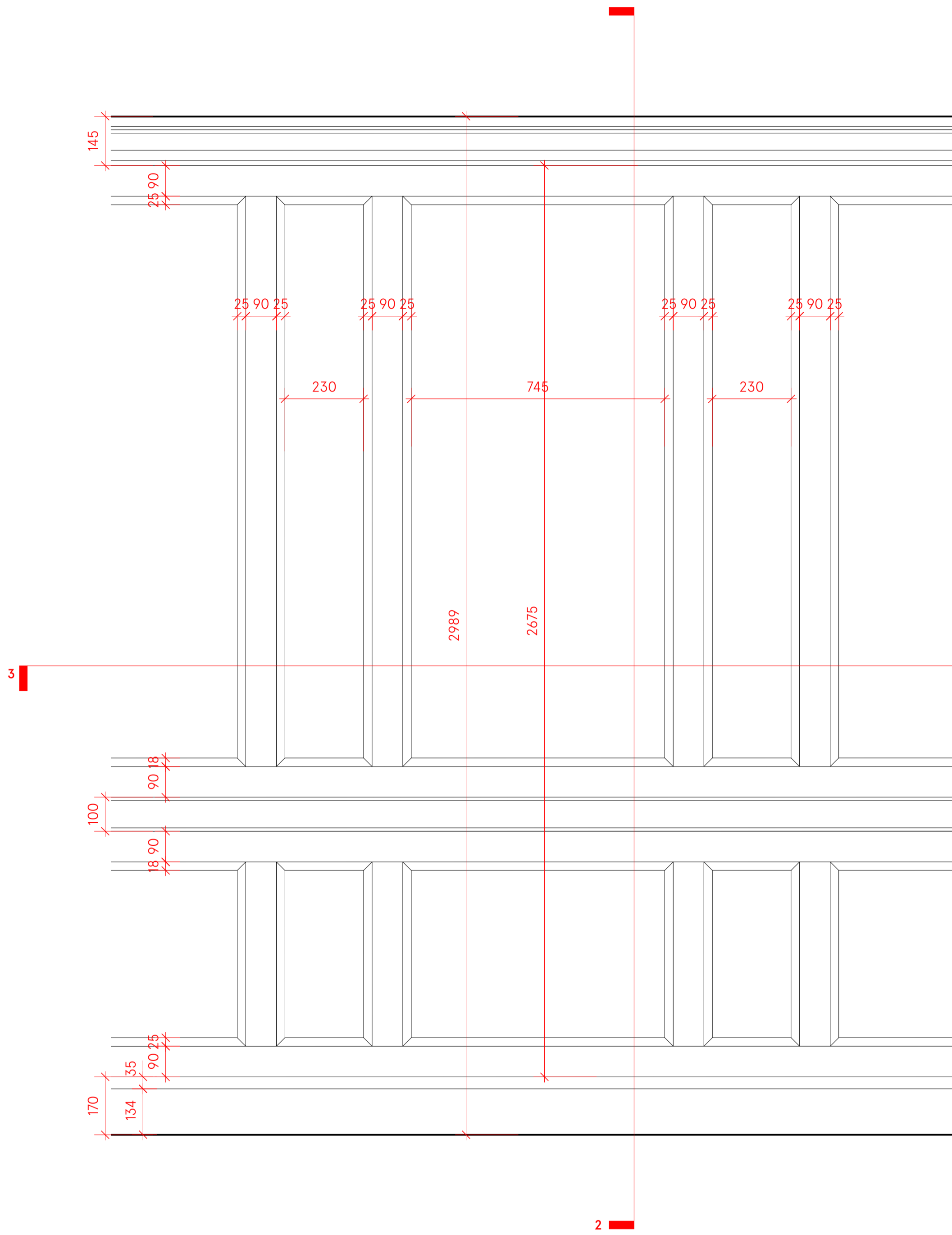
- Check the condition of all disassembled panelling components (sitles, muntins, rails, panels, beads, skirtings, cornices etc).
- Carry out localised/ individual joinery repairs to timber components to replace wood rot, make good defective joints and infill former service cut-outs using traditional joinery techniques. Ensure panel rebates, mortice and tenon joints, panel edge detailing etc are sound and free from obstructions, loose or detaching parts, cracking or flaking edges etc. Any new replacement timber sections are to be in a species of wood to match existing, orientated to match the existing grain and pre-treated.
- The panelling is to remain on site at all times.
- Check all paint/ lacquer coatings to the panelling components (sitles, muntins, rails, panels, beads etc). All sound, well adhered paint coatings to be retained and thoroughly rubbed-down in preparation for new paint treatments.
- Remove all defective loose/detached/flaking paint and lacquer coatings from panelling components by rubbing down with abrasive papers back to bare timber. Edges to be rubbed down to a feather edge where adjoining sound, well adhered paint coatings being retained. Do not use naked flame to remove existing defective/detached/peeling paint finishes.
- Knot, prime and stop any bare timber.
- Make good any ceiling plasterwork removed to insulate the ceiling void.
- Carefully and in the agreed sequence, re-assemble all panelling components (sitles, muntins, rails, panels, beads etc) according to their original location/orientation or the agreed modifications (if applicable).
- Carefully re-install skirtings and cornices with traditional fixing techniques. Infill breaks in continuity with skirting/ cornice of a matching type and profile. Splice connections and carefully fill and rub-down joints to create a smooth, seamless surface. Knot, prime and stop any bare timber. Paint edges to be rubbed down to a feather edge where bear timber/plaster adjoins sound, well adhered, retained paint coatings.

### 04 - Decoration:

- Paint panelling, including skirtings and cornices, with min. 2no. coats of breathable, eggshell paint, in accordance with manufacturer's instructions. Colour to TBD. All prepared, bare timber to be primed in accordance with the manufacturer's instructions prior to painting.
- Undertake 2nd fix electrics for small power, data, lighting etc.

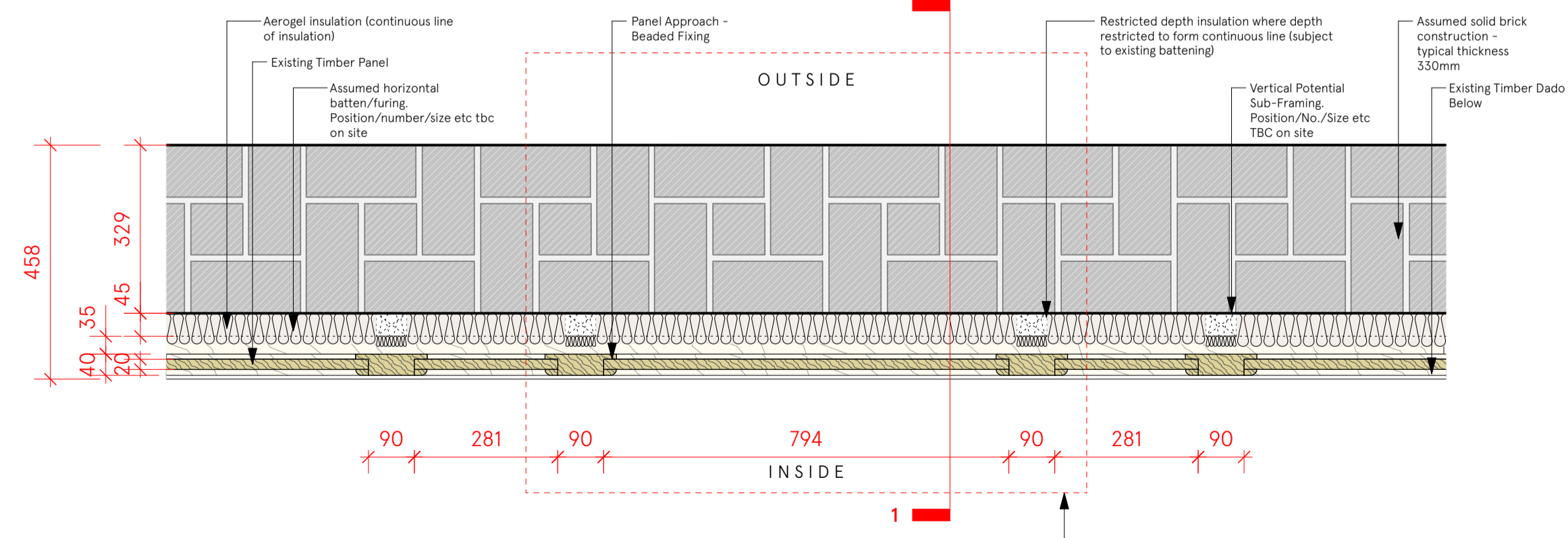
### 05 - Further Notes on Any Additionally Required Repairs

- Resin based repairs: Clean and dry timber to be treated. Use wood fillers to repair small cracks and irregularities. Carefully cut out worst decayed areas and replace with filler. Fillers to be based on wood dust mixed with a two-part epoxy resin. Use product in strict accordance with manufacturer's instructions.
- Consolidation with epoxy resin: Clean and dry surface to be treated. Apply an epoxy resin-based system to damaged timber.
- Spliced repairs: Clean and dry timber to be treated. Cut out rotten or damaged wood. Splice shaped timber inserts to match existing profile. Use appropriate interior wood glue, or similar and approved, to bond the new section of timber. Inserts to be made from good quality wood similar in species and moisture content to the existing timber. Inserts to be fitted with the grain orientated to match the existing. No defects on new timber such as shakes, resin pockets, knots or sapwood will be allowed for repairs.



1. Timber Panelling Depth Scenario B: Proposed Existing Elevation

Scale 1:10@A1



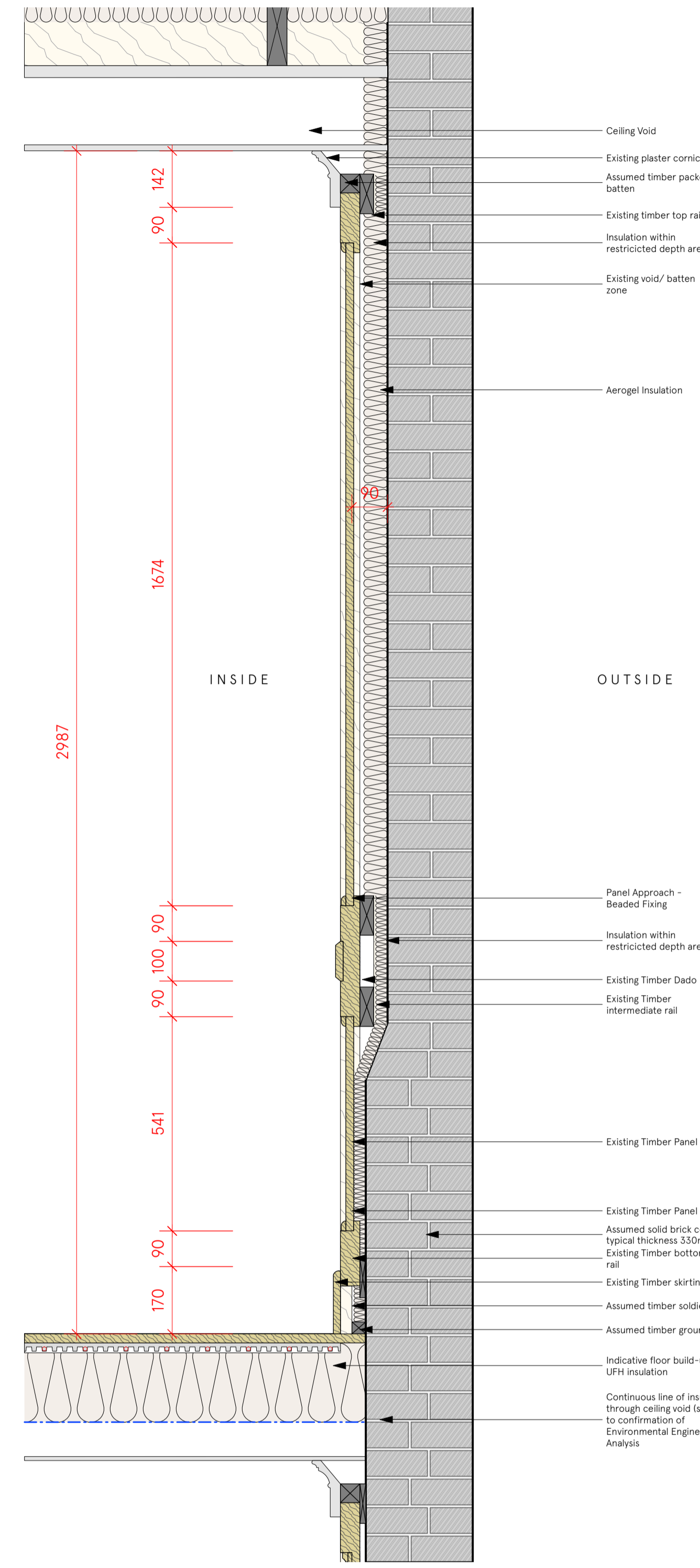
2. Timber Panelling Depth Scenario B: Proposed Vertical Section

Scale 1:10@A1



3. Timber Panelling Depth Scenario B: Proposed Horizontal Section

Scale 1:10@A1

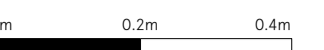


2. Timber Panelling Depth Scenario B: Proposed Vertical Section

Scale 1:10@A1

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### Notes

Based on site investigations, the existing timber panelling conditions to the external walls have been categorised into three typical scenarios:

**Scenario A:** a circa 35mm behind panel void. This is understood to be the most typical condition, and is the baseline assumption for insulation proposals.

**Scenario B:** a circa 90mm behind panel void. This is understood to be present where external masonry wall thicknesses vary mid-floor height, concealed by vertical panelling.

**Scenario C:** a circa 140mm behind panel void. This is understood to be present where panelling has been build-out to accommodate deviations in the masonry wall line, with panelling continuing across.

The proposed insulation approach varies to suit the assumed scenario (refer to A170+).

The precise behind panel void conditions are to be confirmed on site following dis-assembly of the panelling, and the approach re-confirmed for each individual instance of wall. Refer to the panelling insulation methodology on A170 for further details.

All existing panelling fixing methods to be confirmed via on-site investigation works prior to commencement of main works. The assumed variations in panel fixing indicated on these drawings are:

**Assumed panel fixing approach 1:** panels held in slotted rebates to the edges of the primary timber framing (sequential assembly / dis-assembly required).

**Assumed panel fixing approach 2:** panels secured into the rebated edge of the primary timber framing via a pinned bead (removal possible without full dis-assembly of the primary framing and non-sequentially).

- Read in conjunction with:
- External Envelope: Proposed Wall Insulation Approach, A120.
  - Existing Timber Wall Panelling: External Wall Scenario series, A170
  - Proposed Timber Wall Panelling: External Wall Scenario series, A170+
  - External Wall Type series A190+
  - Proposed Modification Plan series, A120+

All dimension and levels noted are indicative.

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Project: Refurbishment & Proposed Extension  
Address: Fregnal House, 99 Fregnal, London, NW5 6XR  
Subject: Proposed Timber Wall Panelling - External Walls: Scenario B

Date: 14.07.23  
Scale: 1:10

Original size: A1

Drawing no: 298 A172 -

# Timber Wall Panelling External Walls

## Typical Arrangement - Proposed: Depth Scenario C

### 140mm Behind Panel Void

## Timber Wall Panelling Insulation and Refurbishment Methodology

- 00 - Prior to commencement of works:**
- Specialist historic panelling contractor to be appointed to undertake detailed survey of the panelling construction and substrate. To include:
    - Determination of the existing panel fixing method and assembly sequence.
    - Further opening-up of the panelling in a series of strategic locations to determine specific substrate depths and conditions.
    - Test disassembly of 1-2 panel bays in a location agreed with the CA.
    - Photographic, drawn and written record of the findings.
  - Based on the above, specialist contractor to provide detailed procedures for panelling disassembly and re-installation, including inventory/element marking to track location and temporary storage/protection measures.
  - Based on the above, architect to re-confirm insulation thicknesses and fixing specification.

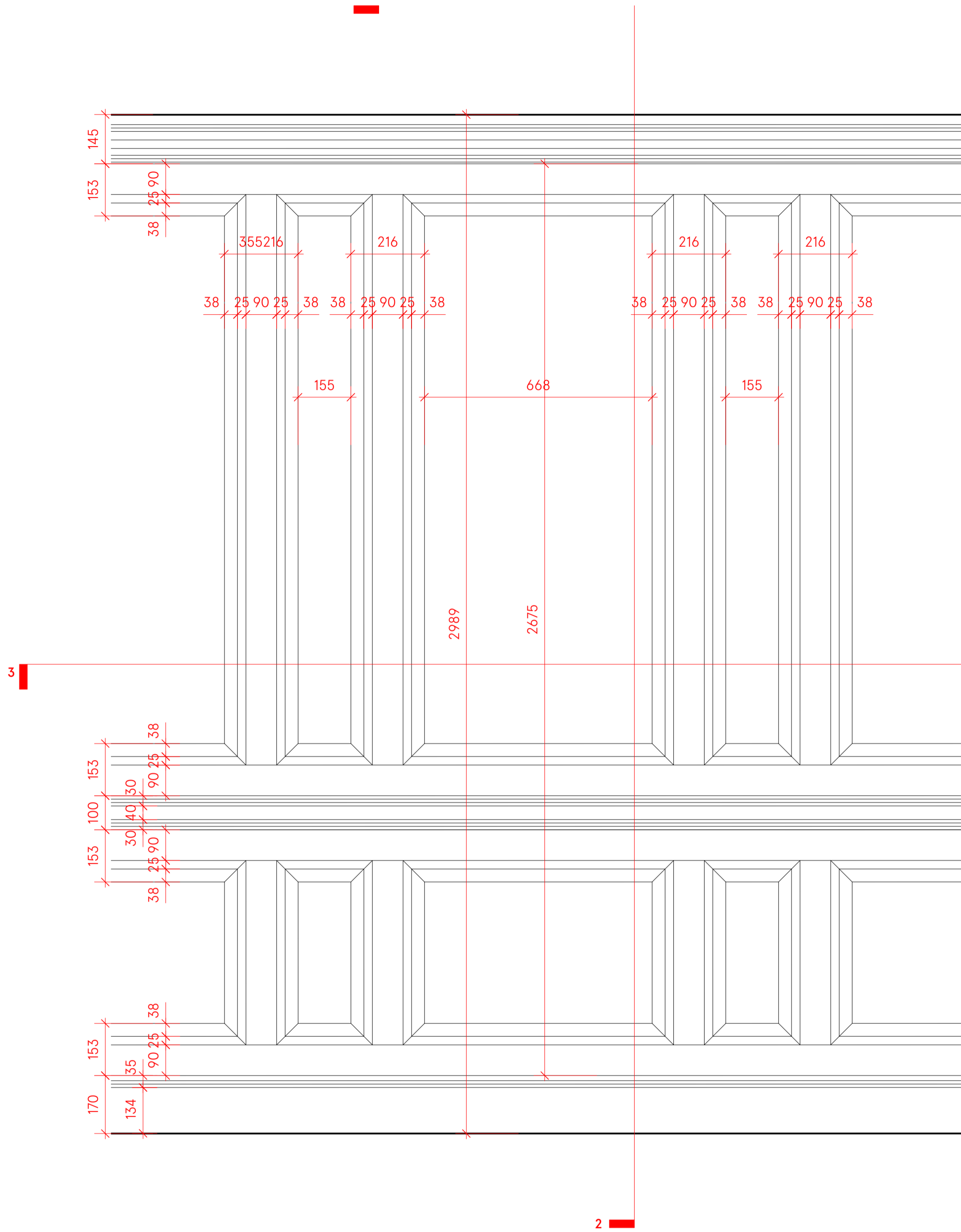
- 01 - Preparation & Disassembly:**
- Prepare a photographic record of the panelled walls to be insulated and name/key photos with precise location for record and future reference.
  - Each section of panelling is to be numbered and recorded.
  - Isolate and decommission any known live services within the panelling and carefully remove and dispose of all face-fix pipes, sockets and switch face-plates etc.
  - Carefully 'ease' apart all skirtings, cornices, face-fixed detailing etc by breaking paint seals and removing sealant, without causing any damage to the components.
  - Carefully de-mount all skirtings, cornices, face-fixed detailing etc and non-deteriorously mark to record location/orientation. Elements to be appropriately protected and stored until refurbishment/re-installation.
  - Carefully 'ease' apart all panelling components (stiles, muntins, rails, panels, beads etc) by breaking paint seals and removing sealant, without causing any damage to the components.
  - Carefully and in the agreed sequence, de-mount all panelling components (stiles, muntins, rails, panels, beads etc) and non-deteriorously mark to record location/orientation. Elements to be appropriately protected and stored until refurbishment/re-installation.
  - Remove and dispose of all services previously concealed within the panel void.
  - Prepare a photographic record of the previously panelled walls and name/key photos with precise location for record and future reference.
  - Advise the CA that the inner wall is ready for inspection.

- 02 - Insulation:**
- CA/ architect/ specialist contractor to inspect the revealed inner wall for signs of unknown damp, damage, concealed elements/finishes etc and confirm suitability to proceed, or agree further works required.
  - Remove any further redundant sub-structure and/or fixtures related to services, with care to retain all existing sub-structure and battering still required, to create obstruction free, exposed brick wall areas, ready for insulation.
  - Check the condition of the exposed brickwork and agree making good works if unsound.
  - Check the condition of the retained sub-structure and adjust/make good as required to suit the agreed panel re-installation arrangement and ensure sound fixing grounds for panelling.
  - Remove all dirt/ debris from the panelling void and ensure clean and dry.
  - Install insulation batts of the specified thickness so as to snugly fit between sub-structure across the full extent of the exposed brick wall. Insulation to be mechanically fixed back to the brickwork with mushroom headed fasteners at the specified spacings to avoid sag. Ensure continuity of insulation behind non-continuous sub-structure, with insulation thickness adjusted to suit the available depth.
  - Ensure continuity of insulation into floor and ceiling voids and around retained joists/beams. Coordinate works with flooring replacement works. Assume access to the floor/ ceiling voids to be from above where historic ceilings/ plaster detailing is being retained. Any modern, plasterboard ceilings to be opened-up from below to ensure suspended ceiling voids constructed under earlier ceilings are insulated and historic plaster is left undamaged.
  - Undertake 1st fix electrics for small power, data, lighting etc, avoiding sub-structure where possible and reusing existing service chasing/notching where feasible. No mechanical or public health services to be installed within panel voids.
  - Advise the CA that the inner wall is ready for inspection prior to panel re-installation.

- 03 - Panelling Refurbishment & Re-installation:**
- Check the condition of all disassembled panelling components (stiles, muntins, rails, panels, beads, skirtings, cornices etc).
  - Carry out localised/ individual joinery repairs to timber components to replace wood rot, make good defective joints and infill former service cut-outs using traditional joinery techniques. Ensure panel rebates, mortice and tenon joints, panel edge detailing etc are sound and free from obstructions, loose or detaching parts, cracking or flaking edges etc. Any new replacement timber sections are to be in a species of wood to match existing, orientated to match the existing grain and pre-treated.
  - The panelling is to remain on site at all times.
  - Check all paint/ lacquer coatings to the panelling components (stiles, muntins, rails, panels, beads etc). All sound, well adhered paint coatings to be retained and thoroughly rubbed-down in preparation for new paint treatments.
  - Remove all defective loose/detached/flaking paint and lacquer coatings from panelling components by rubbing down with abrasive papers back to bare timber. Edges to be rubbed down to a feather edge where adjoining sound, well adhered paint coatings being retained. Do not use naked flame to remove existing defective/detached/peeling paint finishes.
  - Knot, prime and stop any bare timber.
  - Make good any ceiling plasterwork removed to insulate the ceiling void.
  - Carefully and in the agreed sequence, re-assemble all panelling components (stiles, muntins, rails, panels, beads etc) according to their original location/orientation or the agreed modifications (if applicable).
  - Carefully re-instate skirtings and cornices with traditional fixing techniques. Infill breaks in continuity with skirting/ cornice of a matching type and profile. Splice connections and carefully fill and rub-down joints to create a smooth, seamless surface. Knot, prime and stop any bare timber. Paint edges to be rubbed down to a feather edge where bear timber/plaster adjoins sound, well adhered, retained paint coatings.

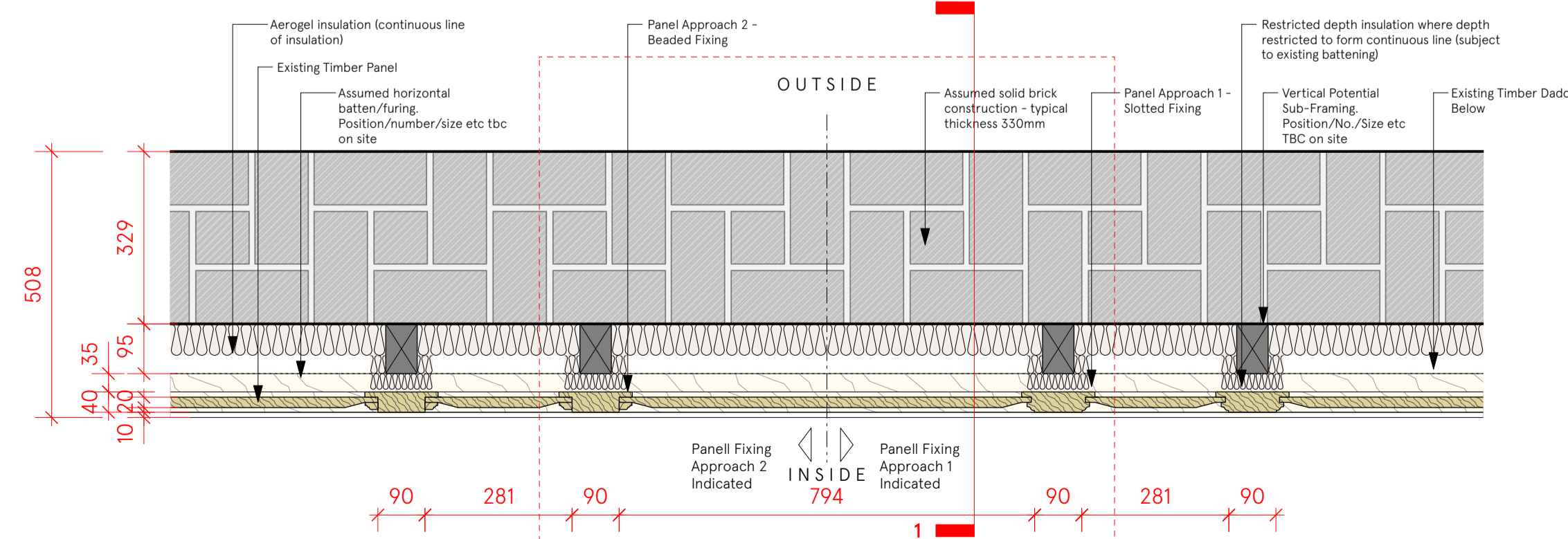
- 04 - Decoration:**
- Paint panelling, including skirtings and cornices, with min. 2no. coats of breathable, eggshell paint, in accordance with manufacturer's instructions. Colour to TBD. All prepared, bare timber to be primed in accordance with the manufacturer's instructions prior to painting.
  - Undertake 2nd fix electrics for small power, data, lighting etc.

- 05 - Further Notes on Any Additionally Required Repairs**
- Resin based repairs: Clean and dry timber to be treated. Use wood fillers to repair small cracks and irregularities. Carefully cut out worst decayed areas and replace with filler. Fillers to be based on wood dust mixed with a two-part epoxy resin. Use product in strict accordance with manufacturer's instructions.
  - Consolidation with epoxy resin: Clean and dry surface to be treated. Apply an epoxy resin-based system to damaged timber.
  - Spliced repairs: Clean and dry timber to be treated. Cut out rotten or damaged wood. Splice shaped timber inserts to match existing profile. Use appropriate interior wood glue, or similar and approved, to bond the new section of timber. Inserts to be made from good quality wood similar in species and moisture content to the existing timber. Inserts to be fitted with the grain orientated to match the existing. No defects on new timber such as shakes, resin pockets, knots or sapwood will be allowed for repairs.



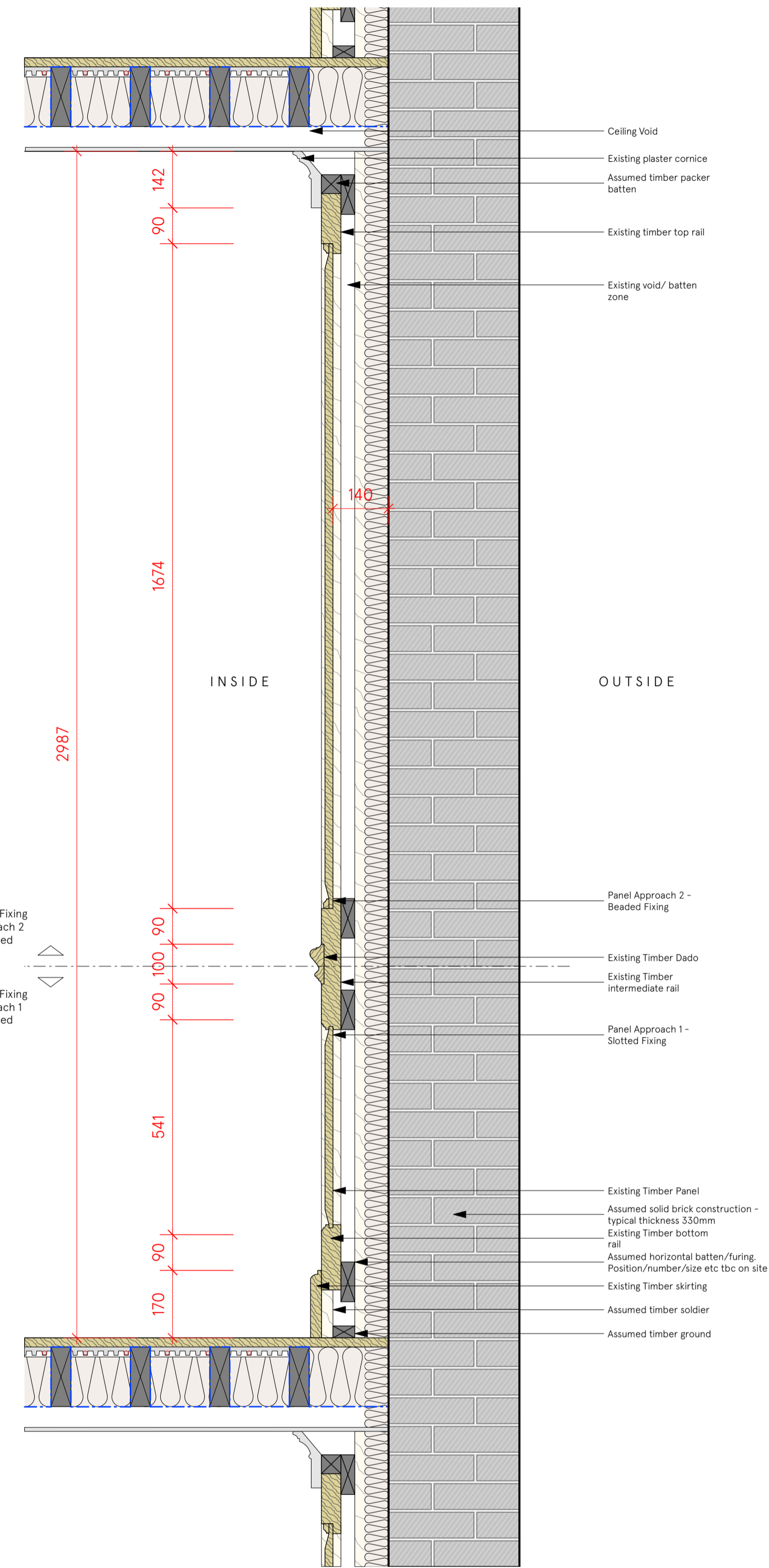
**1. Timber Panelling Depth Scenario C: Proposed**  
Existing Elevation

Scale 1:10@A1



**3. Timber Panelling Depth Scenario C: Proposed**  
Horizontal Section

Scale 1:10@A1

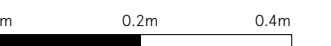


**2. Timber Panelling Depth Scenario C: Proposed**  
Vertical Section

Scale 1:10@A1

## PLANNING ISSUE

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## Notes

Based on site investigations, the existing timber panelling conditions to the external walls have been categorised into three typical scenarios:

**Scenario A:** a circa 35mm behind panel void. This is understood to be the most typical condition, and is the baseline assumption for insulation proposals.

**Scenario B:** a circa 90mm behind panel void. This is understood to be present where external masonry wall thicknesses vary, mid-floor height, concealed by vertical panelling.

**Scenario C:** a circa 140mm behind panel void. This is understood to be present where panelling has been build-out to accommodate deviations in the masonry wall line, with panelling continuing across.

The proposed insulation approach varies to suit the assumed scenario (refer to A170+).

The precise behind panel void conditions are to be confirmed on site following dis-assembly of the panelling, and the approach re-confirmed for each individual instance of wall. Refer to the panelling insulation methodology on A170 for further details.

All existing panelling fixing methods to be confirmed via on-site investigation works prior to commencement of main works. The assumed variations in panel fixing indicated on these drawings are:

**Assumed panel fixing approach 1:** panels secured into the rebated edge of the primary timber framing (sequential assembly / dis-assembly required).

**Assumed panel fixing approach 2:** panels secured into the rebated edge of the primary timber framing via a pinned bead (removal possible without full dis-assembly of the primary framing and non-sequentially).

Read in conjunction with:  
- External Envelope: Proposed Wall Insulation Approach, A120.  
- Existing Timber Wall Panelling: External Wall Scenario series, A170  
- Proposed Timber Wall Panelling: External Wall Scenario series, A170+  
- External Wall Type series A190+  
- Proposed Modification Plan series, A120+

All dimension and levels noted are indicative.

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Issue/Revision 1 Date 1 Rev 1

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www.hayhurstand.co.uk

Project: Refurbishment & Proposed Extension  
Address: Fregnal House, 99 Fregnal, London, NW3 6XR  
Subject: Proposed Timber Wall Panelling - External Walls: Scenario C

Date: 14.07.23  
Scale: 1:10  
Original size: A1

Drawing no: 298 A173 -

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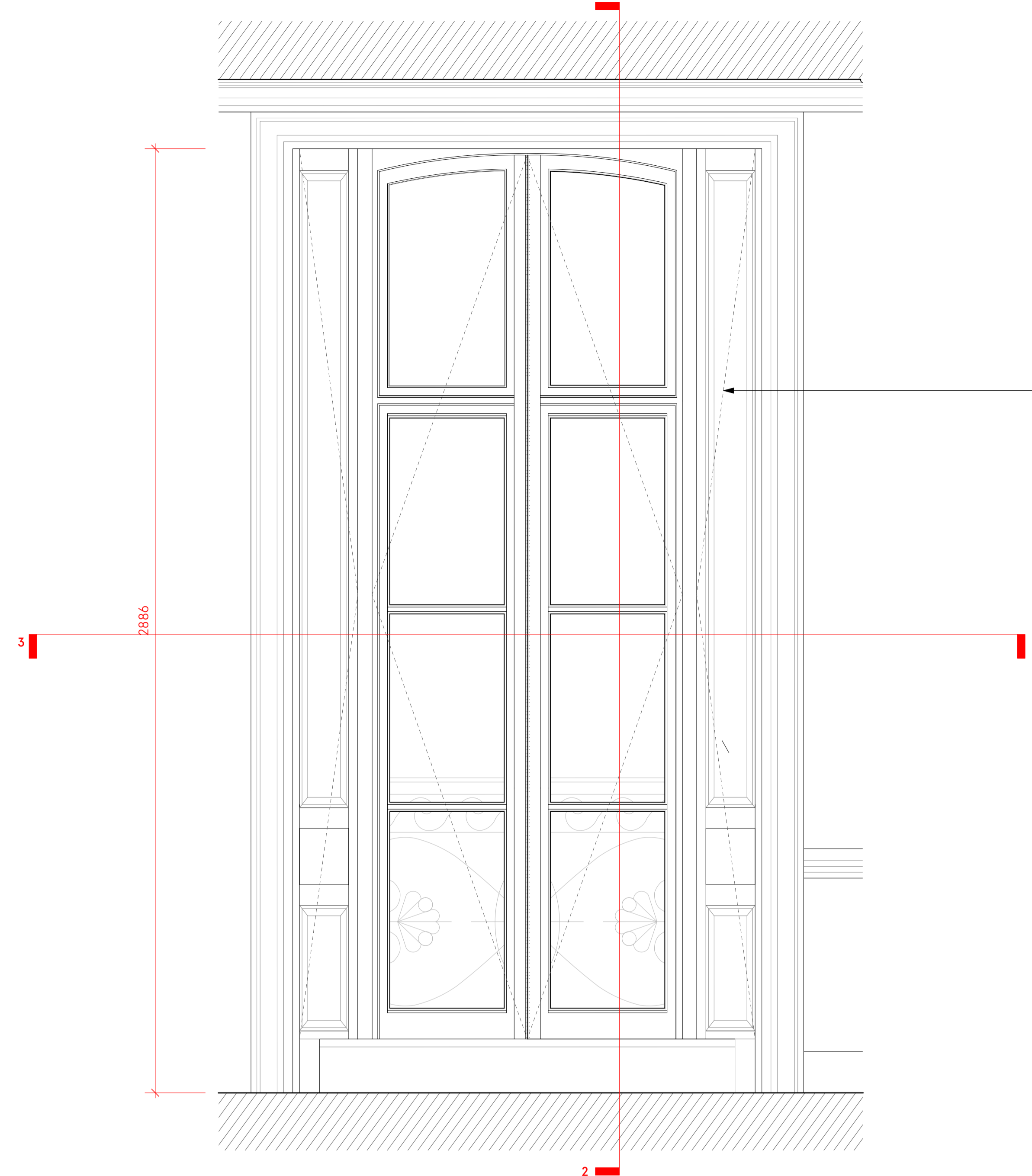
0m 0.2m 0.4m

**Notes**

- Read in conjunction with:
- External Envelope: Proposed Wall Insulation Approach, A170.
  - Existing Timber Wall Panelling: External Wall Scenario series, A170+
  - Proposed Timber Wall Panelling: External Wall Scenario series, A170+
  - External Wall Type series A190+
  - Proposed Modification Plan series, A120+

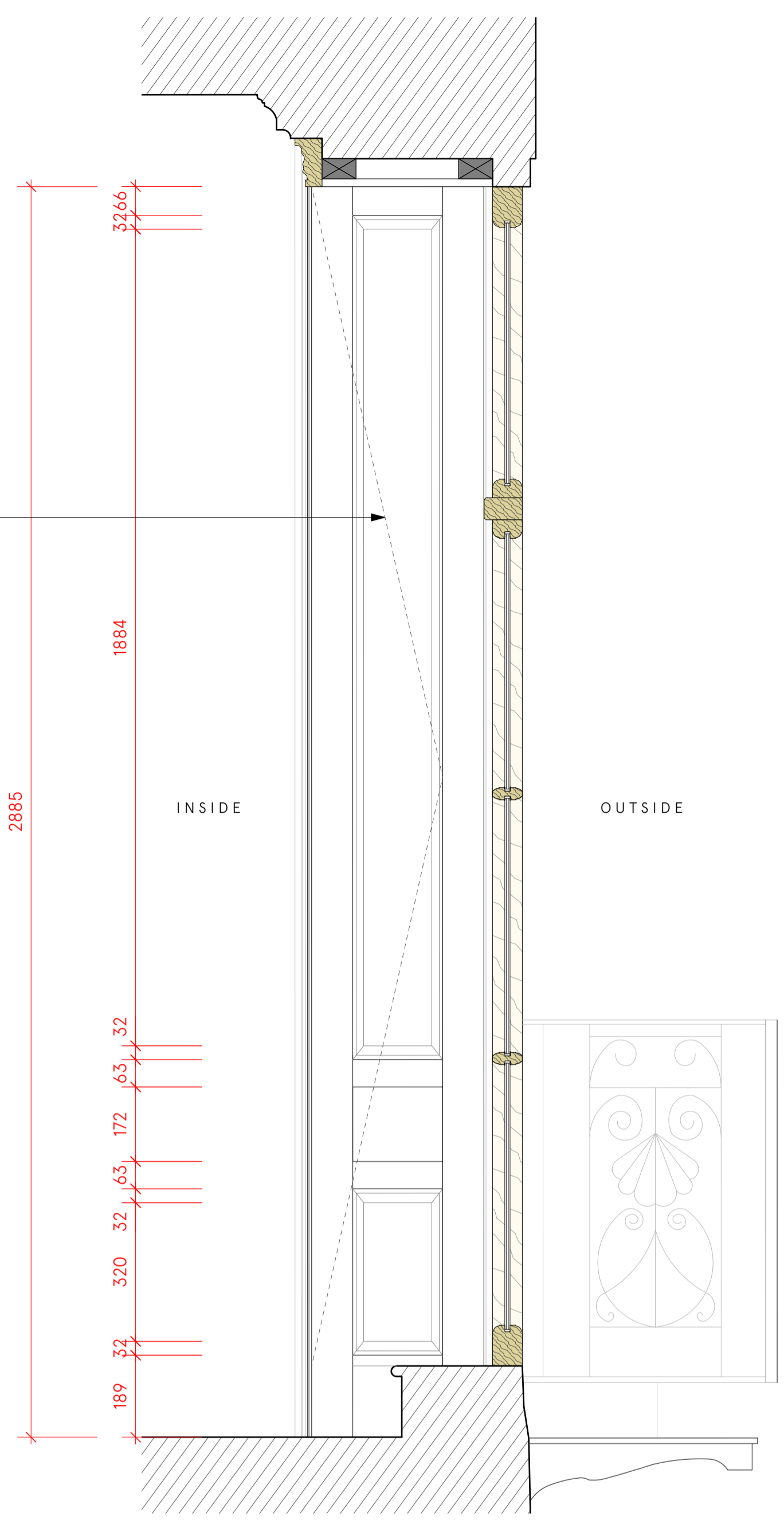
All dimension and levels noted are indicative.

The precise behind panel void conditions are to be confirmed on site following dis-assembly of the panelling, and the approach re-confirmed for each individual instance of wall. Refer to the panelling, insulation methodology on A170 for further details.



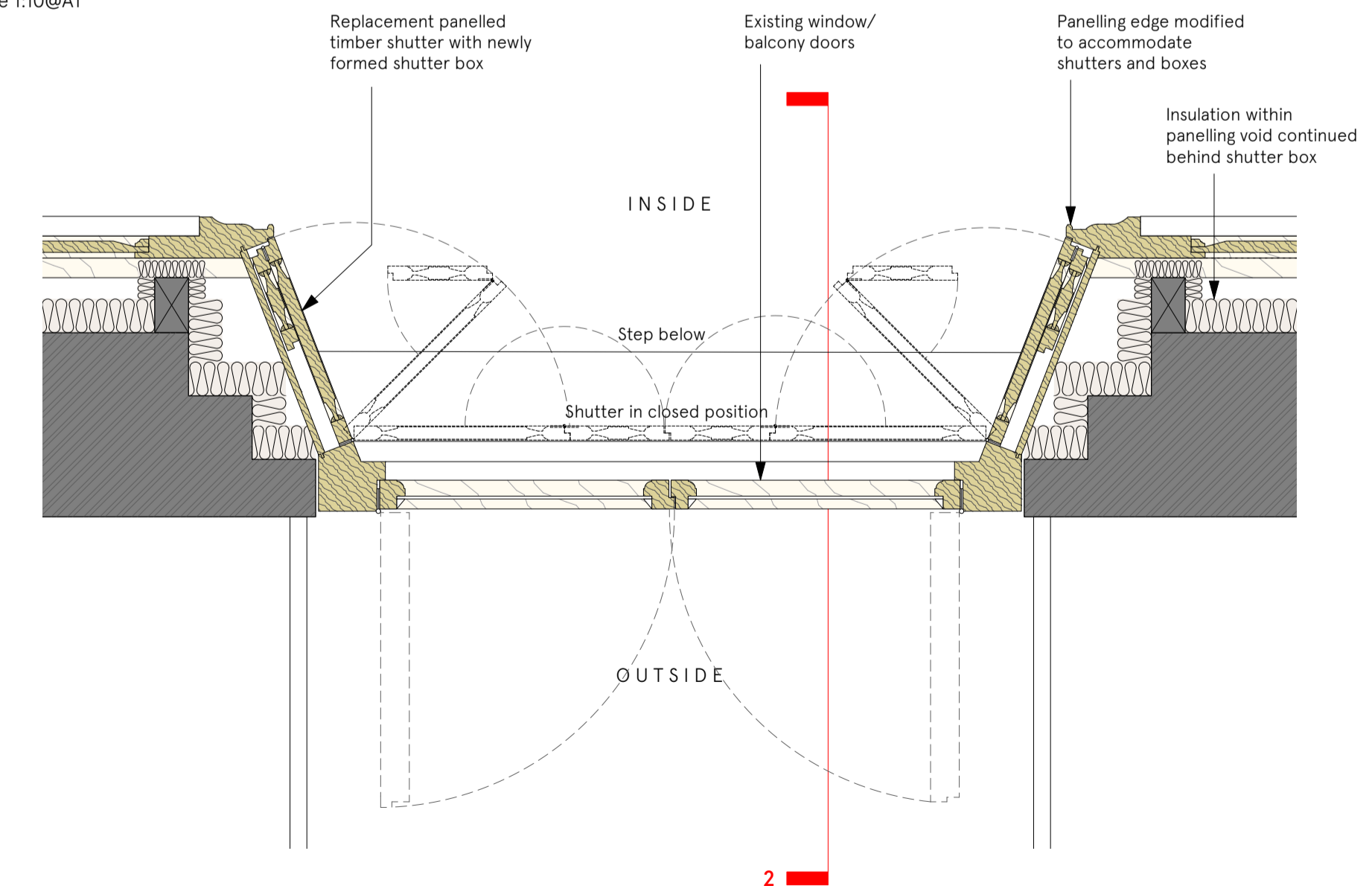
**1. Typical Internal Window Elevation Detail**  
Proposed Internal Elevation

Scale 1:10@A1



**2. Typical Window Detail Section**  
Vertical Section

Scale 1:10@A1



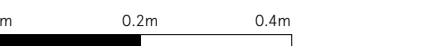
**3. Typical Flared Window Plan Detail: Proposed**  
Horizontal Section

Scale 1:10@A1

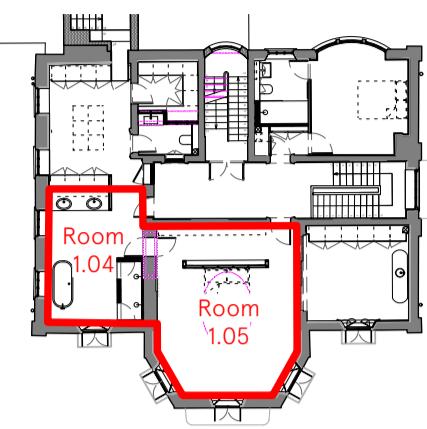
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Issue/Revision 1	Date 1	Rev 1
Hayhurst & Co Architects 26 Fournier Street, London, E1 6QE +44 (0) 20 7247 4028 mail@hayhurstand.co.uk www.hayhurstand.co.uk		
Project:	Refurbishment & Proposed Extension	
Address:	Frognaal House, 99 Frognaal, London, NW3 6XR	
Subject:	Indicative Details - Shutter Reinstatement - South Elevation	
Date:	14.07.23	
Scale:	1:10	
Original size:	A1	
Drawing no:	298 A174 -	

**PLANNING ISSUE**

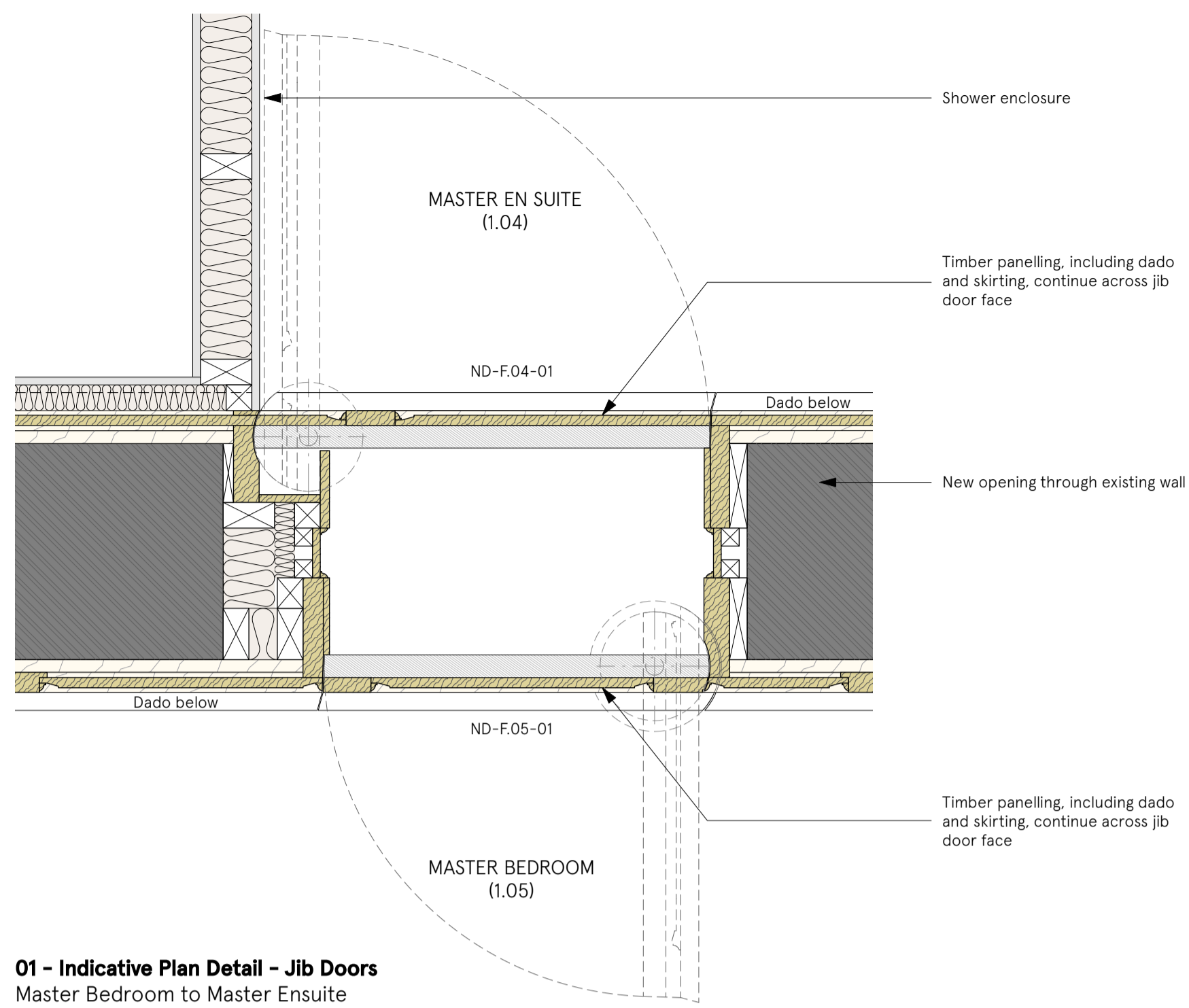
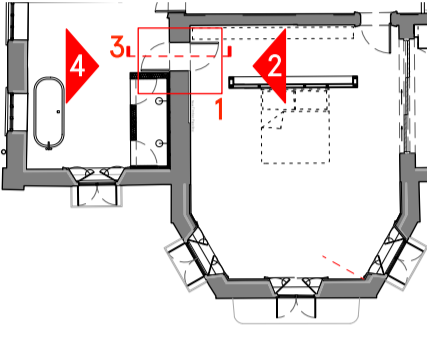
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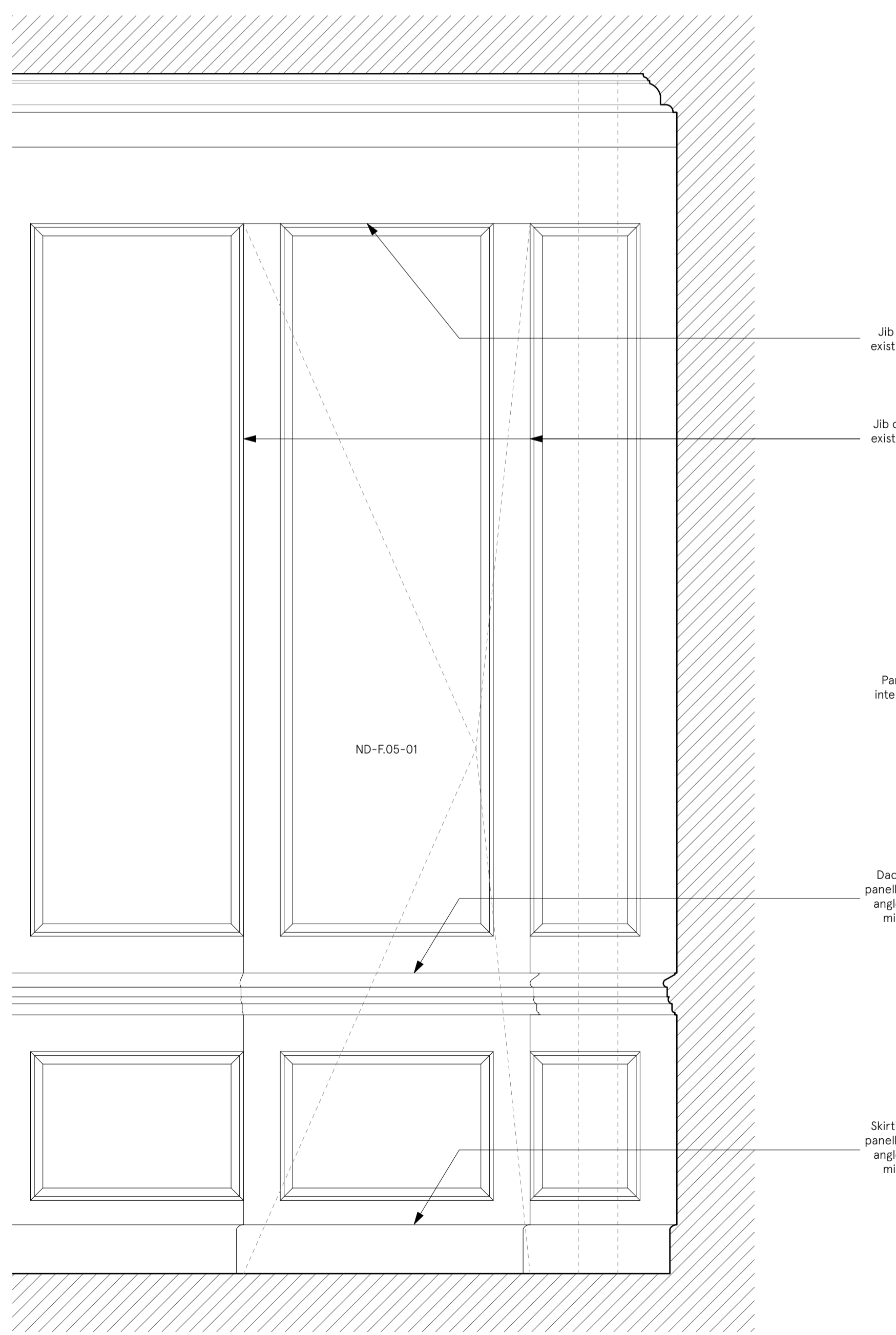
**KEY PLAN**



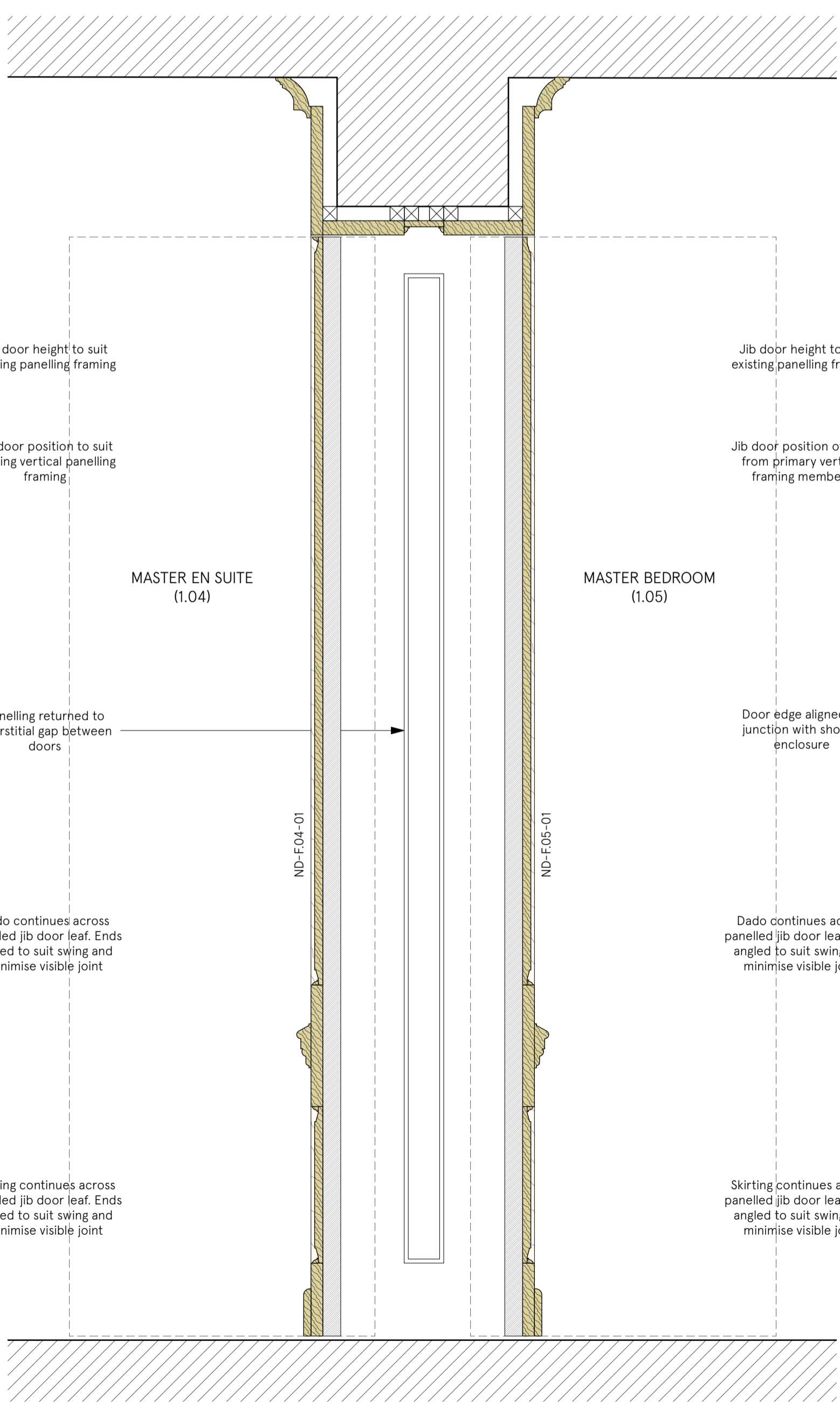
**ROOM PLAN**



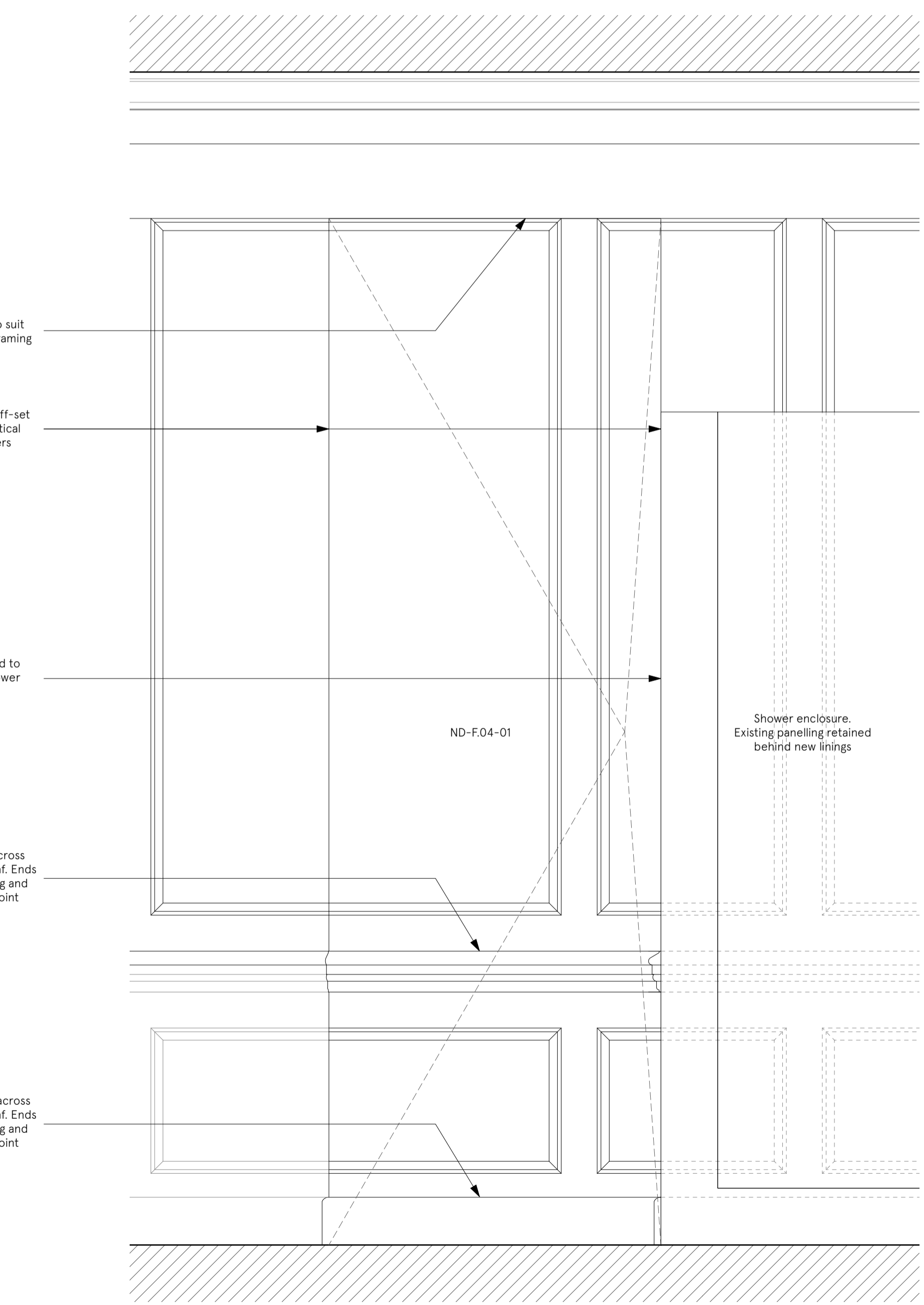
**01 - Indicative Plan Detail - Jib Doors**  
Master Bedroom to Master En Suite



**02 - Indicative Elevation - Jib Door**  
Master Bedroom to Master En Suite



**03 - Indicative Section - Jib Doors**  
Master Bedroom to Master En Suite



**04 - Indicative Elevation - Jib Doors**  
Master En Suite to Master Bedroom

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Project: Refurbishment & Proposed Extension Address: Froggnal House, 99 Froggnal, London, NW5 6XR Subject: Indicative Details - Jib Doors - Master Bedroom to En Suite	
Date: 25.09.23	
Scale: 1:10	
Original size: A1	
Drawing no: 298 A175	