



Existing lead forming bay window roof to be inspected and replaced like-for-like if found to be in poor condition.

Existing asbestos flue to be removed.

Existing lead valley currently formed without steps, with T-Pren joists to be removed.

Existing lead forming lantern to be removed.

Existing modern Conservatory constructed in aluminum and glass to be removed.

Inspection of roof has found that many roof slopes are without any felt or modern breather membrane, external review has also found that many of the existing slate tiles are in poor condition. Roof finish to be temporarily removed to enable installation of new breather membrane across entire roof surface. Existing slate tiles in good condition are to be reinstated.

Existing lead ridges, hips and flashing to be removed throughout.

- Thin dashed red line represents removal of building material.
- Red hatch represents removal of existing lead finish.
- Red dash-dot hatch represents temporary removal of existing slate tile finish.
- Grey hatch represents existing building material to be retained.

Proposed Scope of Works

General Throughout

- Existing slate tiles to be carefully removed to enable installation of new breather membrane across entire roof surface. Slate tiles in good condition to be reinstated.
- Existing lead flashings, lead roof bays and lead valleys to be checked and repaired as necessary.
- Existing rainwater good to be checked throughout and replaced like-for-like as necessary.

Conservatory

- Existing modern Conservatory constructed in aluminum and glass to be removed.

Asbestos

- Existing asbestos flue within roof space to be removed by specialist.
- Existing asbestos flue within chimney stack CS.02, flue 2.6 to be removed by specialist and replaced with chimney pot to match existing.
- Specialist asbestos contractor to survey and check for other forms of asbestos not already identified by building surveyor.

Roof Space

- Existing cold water tanks to be removed along with associated equipment.
- Spotlights to be removed throughout, existing lath and plaster ceilings to be repaired where penetrations have been made.
- Existing insulation to be retained and additional insulation to be laid perpendicular over existing ceiling joists.
- All existing redundant electrical equipment to be removed and replaced where required.

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P2 - Issued to Camden Council for Planning. 24.05.2024
D - Issued to client for approval. 16.05.2024
C - Issued to client for approval. 26.04.2024
P1 - Issued to Camden Council for Pre-App. 05.09.2023
B - Issued to QS for costing. 25.07.2023
A - Issued to Heritage Consultant. 17.05.2023

Revision	Date
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SIMON MORRAY-JONES
CHARTERED ARCHITECTS & DESIGNERS

21 MILSOM STREET, BATH BA1 1DE
TEL: 01225 787900 FAX: 01225 787901
EMAIL: sm-j@sm-j.com

Client

Elisabeth Krohn

Project

10 Park Village West,
Camden, London
NW1 4AE

Drawing Title

Proposed Roof Removal Plan

Scale @ A3 1:75	Drawn By SLK	Date May 2023
Job Number 1328	Drawing Number 104	Revision P2