

Localised repair to dormer window where external material has become loose due to water damage. Proposed repair to return envelope to the original.

Hatched area denotes area of roof for potential repairs. Repairs to be localised where possible and where no repairs required, roof tiles are to be protected throughout the duration of the works. Damaged tiles only are to be replaced to match existing adjacent aging and staining.

Where works to roof are to be carried out, roof tiles are to be carefully removed and stored for reuse once waterproofing repairs have occurred.

Rainwater gutter to entire perimeter to remain as existing and repaired locally where necessary.

Localised repairs to RH french window due to water damage to the timber frame.

Lines denote areas of flashing to ridges and flat roofs to be repaired. Repairs are to be localised and new lead flashing to match existing adjacent.

Repairs to lead roof where damage has occurred. Lead flashing to match existing. Where damage discovered to structure, to be repaired and resealed prior to laying the new flashing.

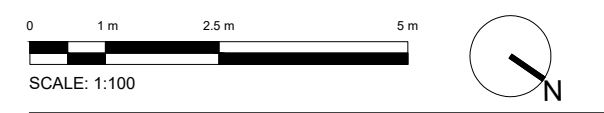
Notes:

- This drawing is based on measurements taken on site, to the extent where access was available, visual observations and historic outline plans of the below floor level.
- Pipe sizes and flow direction have been visually assessed from the surface and should be considered as approximate only.
- Roof repair works are to be undertaken following substantial leaks through damaged external envelope.
- Damage to the roof has created a serious threat to the structural integrity and thus is proposed to be repaired to mitigate and prevent further damage.
- All repairs are to be in keeping with existing materials and building methods
- Existing roof tiles are to be carefully removed where necessary and stored during the works to avoid additional damage to tiles.
- Where existing damaged tiles, to be replaced with new to match existing. Please note the entire roof will be checked for damaged tiles to be replaced where necessary.
- All new flashing to match existing and where damaged structure below, to be repaired and re-sealed.

KEY:

- Hatch denotes area of roof proposed for repair
- Line denotes area of lead flashing proposed for repair
- Line denotes area of dormer windows proposed for repair

01 Proposed Roof Plan
Scale 1:100



version	date	author	version notes
P1	As dwg	As dwg	Initial Issue

project: 56 Redington Road, London NW3 7RS
 title: Proposed - Roof Plan
 scale: 1:100 @ A3
 date: 21.05.24
 author: NV
 status: Planning
 job no.: NW37RS - 02
 ver: P1

FOR PLANNING APPLICATION PURPOSES ONLY
 This drawing has been produced for Dr. Manuela Granzioi for the project/site named as 56 Redington Road, NW3 and is submitted as part of a planning application relating to this site name only and is not intended for use by any other person or organisation or for any other purpose.
 21.05.24

DO NOT SCALE FROM THIS DRAWING - Verify all dimensions on site