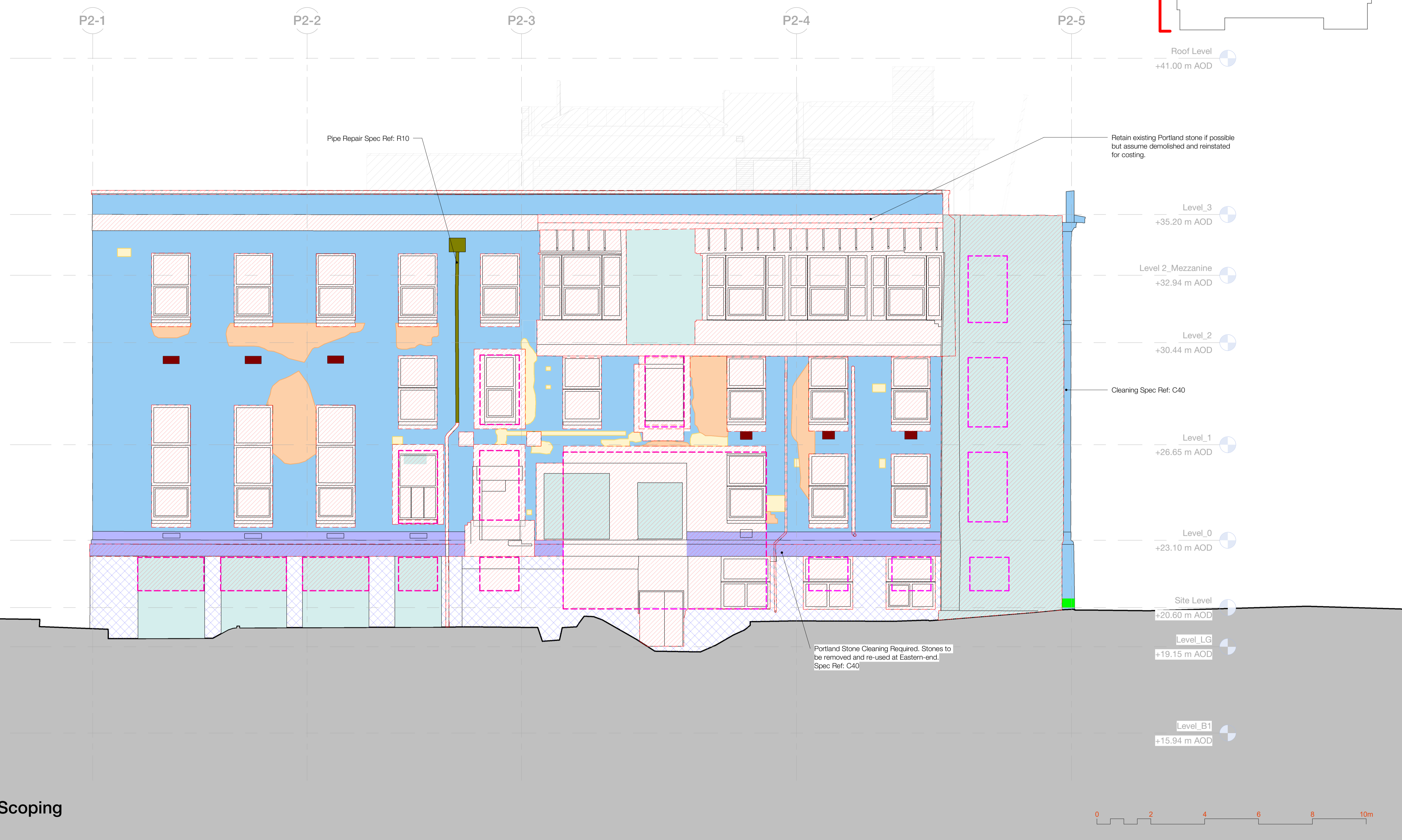
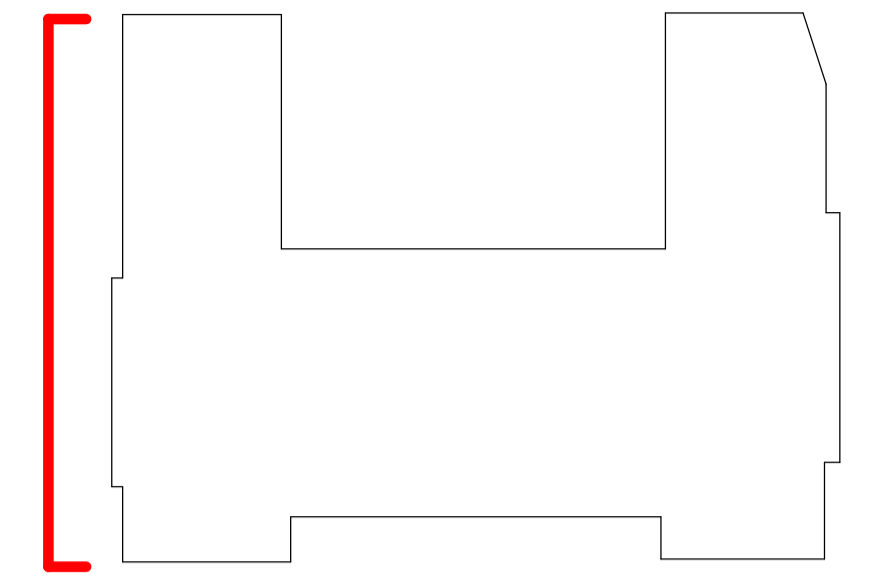


**Key**

**General Notes:**

- Brick appearance categories aligns with HBA's visual survey document 'BEMP-HBA-P2-XX-RP-A-00-0001'
- Retain if possible but assume demolished and reinstated for costing purposes.
- Internal finishes: Assumed that external skin will need to be removed and reinstated. Further works to be defined by condition survey.
- All Redundant MEP equipment is to be removed and concealed facade made good.

- Brick Appearance B  
*Abuse: stains, discoloration and soiling on the brick surfaces.*  
Spec Ref: C40
- Brick Appearance C  
*Brick and mortar appears to be damaged, fractured and/or displaced. Establish cause of defect before repairing via condition survey. Assumed that external skin will need to be removed and reinstated. Further works to be defined by condition survey.*  
Spec Ref: C41
- Grilles to be Cleaned, Restored and Repaired  
Spec Ref: R10
- Granite Cleaning Required  
Spec Ref: C40
- Areas of Facade to be Overclad
- Rainwater Pipe Repair  
Spec Ref: R10
- General Cleaning Required  
*Demolition areas not included*  
Spec Ref: C40
- Portland Stone Cleaning Required  
Spec Ref: C40
- Areas of structural demolition/external fabric removal.
- Area with Temporary Covering - Not Surveyed
- Proposed Through-Wall Opening
- Not within Scope



**North Elevation - Restoration Scoping**  
1 : 75

Rev	Description	Date
P01	Stage 04 Issue	16.02.24
P02	For Review & Comment	13.06.24

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No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

**Note**  
Design package is based on measured survey data by SES received on 27.03.23 and the visual survey by HBA 'BEMP-HBA-P2-XX-RP-A-00-0001'. The limitations of the visual survey are set out within the report. Current information has been produced in the absence of a condition survey. There is the possibility that hidden issues of the building fabric may require adjustment to this design at a later stage. Designs should be read in conjunction with the heritage reports produced by Alan Baxter Associates.  
Repairs and cleaning to heritage brickwork and Portland stone require condition survey and detailed inspection by a cleaning/repair specialist to establish the full scope and methodology of works. Input is required to determine extent of reusable facade materials, including material compatibility between new and old. Specialist subcontractor input is required to fully coordinate designs for curtain walling, windows and reconstituted Portland stone cladding. These inputs may have implications on detailed setting-out and other consultants' designs.  
Current information represents design intent appropriate to this work stage and has not benefited from specialist subcontractor inputs noted above. Further co-ordination and technical development will be required following insight provided by others and prior to construction using specialist subcontractors and suppliers.

Scale @ A1	Date	Job Number
As indicated	13/06/24	17056A
Drawn By	Checked By	Status
LZ	JP	S3
Drawing No.	Rev	Purpose of Issue
BEMP-HBA-P2-ZZ-DR-A-00-1206	P02	For Review & Comment

Project  
**IoN/DRI Redevelopment Project**  
256 Grays Inn Road, London, WC1X 8LD

Drawing  
**North Elevation - Facade Restoration Scoping**

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