

GENERAL NOTES:

Outside Scope of Works
Grey hatch indicates adjacent buildings.

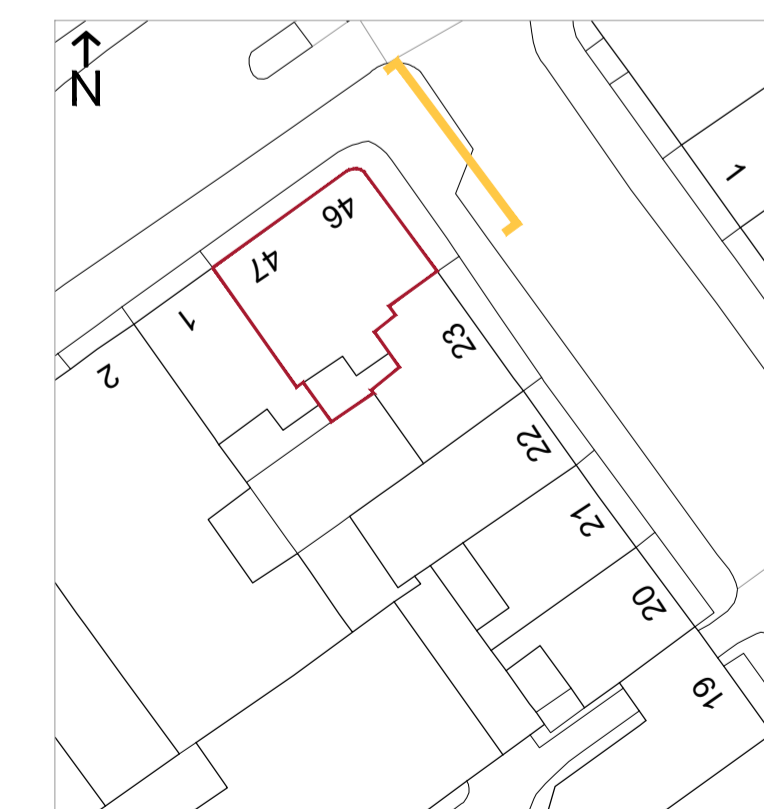
NOTES:

- Existing painted metal railings and balustrade redecorated.
- New mechanical equipment and service runs to roofs. Refer to MEP information for details on services and structural engineers information for roof strengthening works.
- Existing painted metal bars redecorated white.
- New glazing to replace existing top panels modified for plant vent.
- New sash window.
- New wall mounted external lights.
- New external door.
- Existing metal gangway retained and re-supported to structural engineers details. Existing painted metalwork redecorated black.
- New metal bars installed externally to existing window to match existing.
- Existing rain water goods cleaned and redecorated black. Damaged or poorly installed components repaired and replaced.
- New metal balustrade painted black.
- New plant screen and door.
- New roof membrane overlaid onto existing asphalt flat roof areas.
- Existing parapet gutters to be overlaid with liquid applied waterproofing.
- New vent for shower and toilet extract, cast iron air brick painted to match surrounding finish, details to be agreed.
- New vent for kitchenette extract wall fan, cast iron air brick painted to match surrounding finish, details to be agreed.
- New vent for toilet extract wall fan, cast iron air brick painted to match surrounding finish, details to be agreed.
- New vent for shower extract, cast iron air brick painted to match surrounding finish, details to be agreed.
- New free standing roof edge protection to flat roof perimeter.
- Existing tiles to mansard roofs carefully removed, new membrane installed below and repairs to timber undertaken, tiles reinstated with localised replacement of missing/damaged tiles to match existing.
- New casement window to match existing.
- New mechanical equipment located on roofs. Refer to MEP information for details on services and structural engineers information for roof strengthening works or raised kerbs.
- Existing chimney render and flashing's repaired.
- Existing parapet and party walls repaired.
- New extended external stairs to match existing.
- Condenser units in rear courtyard, refer to MEP information for details.
- New roof access hatches.
- Existing dormers leadwork, roofs and flashings to be repaired.
- New decking to rear external courtyards.
- Boosted cold water service to serve bib tap, refer to MEP drawings and schedules for details.
- All existing windows refurbished unless noted as new.



With exception of works to parapet gulleys, tile replacement, and cast iron air bricks, all external works have already secured Full Planning & Listed Building Consent under application refs. 2023/0224/P and 2023/0882/L. They have been detailed on the plans for completeness.

All external fabric repairs have already secured Listed Building Consent 2022/1811/L.



SPRATLEY & PARTNERS
7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS. 01491 411277
ISSUED ONLY FOR THE PURPOSE INDICATED. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS COPYRIGHT.

REV	ISSUED	DESCRIPTION	DRAWN	CHECKED
L2	26.07.24	Annotation updated.	RE	RE

PROJECT	DESCRIPTION	DATE	SCALE AT A1	JOB NO
HOLBORN LINKS PROJECT 5 20-22 SP & 46-47 BS	46-47 BS PROPOSED FRONT ELEVATION (1 OF 2)	JULY '21	1:50	21.865

STATUS	DRAWING NO	DRAWN	CHECKED	REV
PLANNING	PL.1550	CW	RE	L2

S
& P