

GENERAL NOTES:

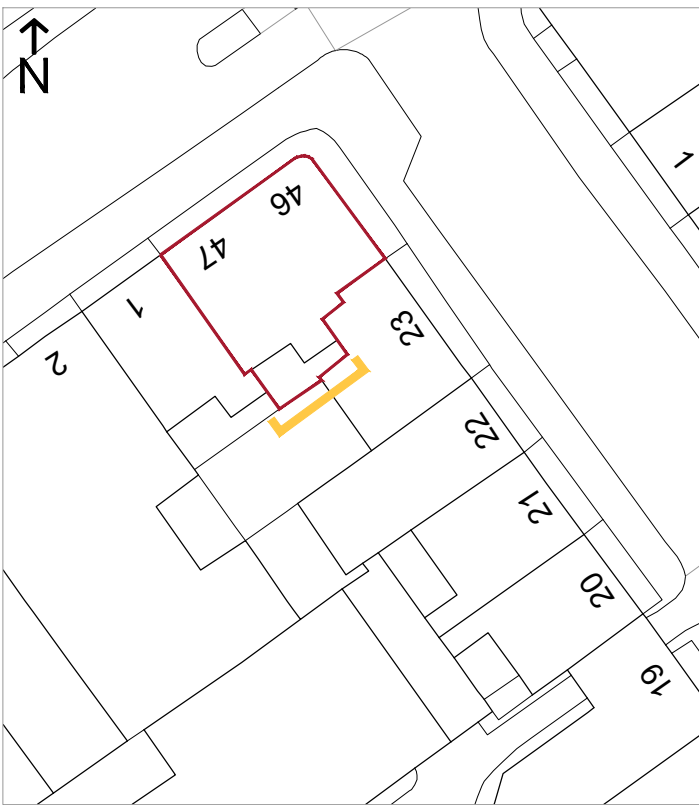
Outside Scope of Works
Grey hatch indicates adjacent buildings.

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 exiting 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.



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SPRATLEY & PARTNERS
7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS. 01491 411277
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REV.	ISSUED	DESCRIPTION
L2	26.07.24	General annotation updated.

DRAWN	CHECKED
RE	RE

PROJECT	HOLBORN LINKS
PROJECT 5	20-22 SP & 46-47 BS

DESCRIPTION	46-47 BS PROPOSED REAR ELEVATION
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DATE	JULY '21
SCALE AT A1	1:50

STATUS	PLANNING
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DRAWN	CW
CHECKED	RE

JOB NO	21.865
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DRAWING NO	PL.1552
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REV	L2
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& P