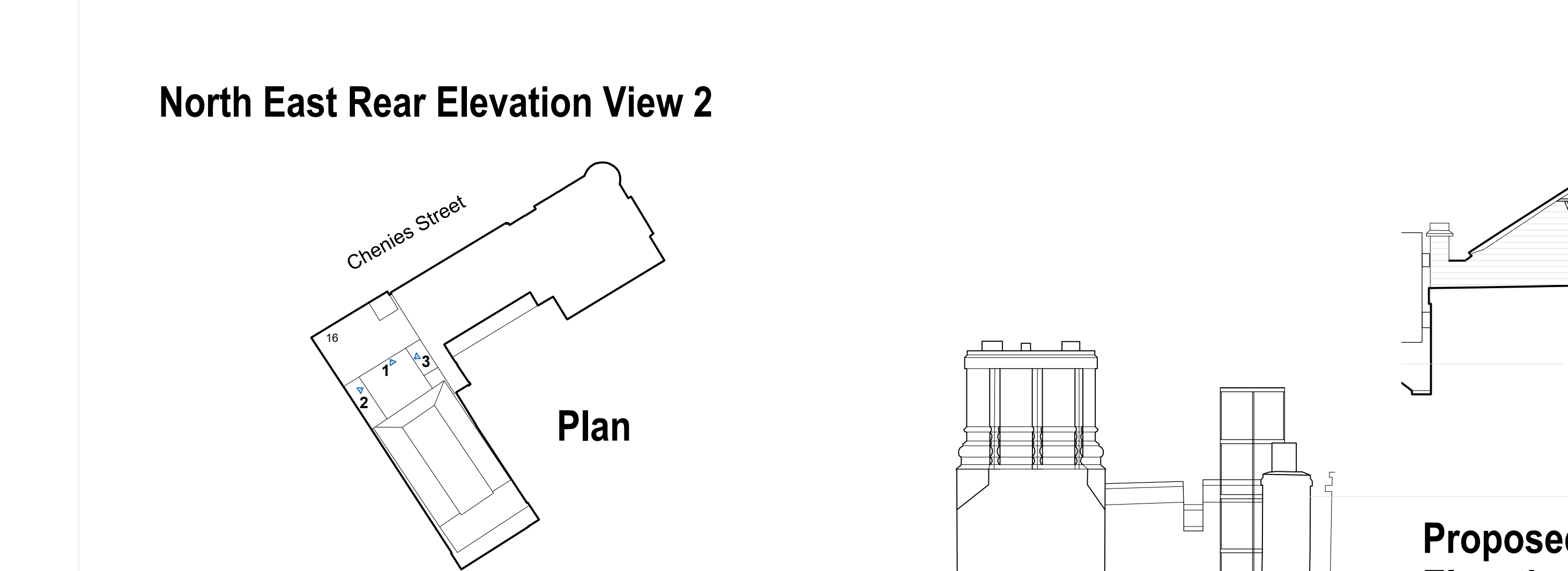


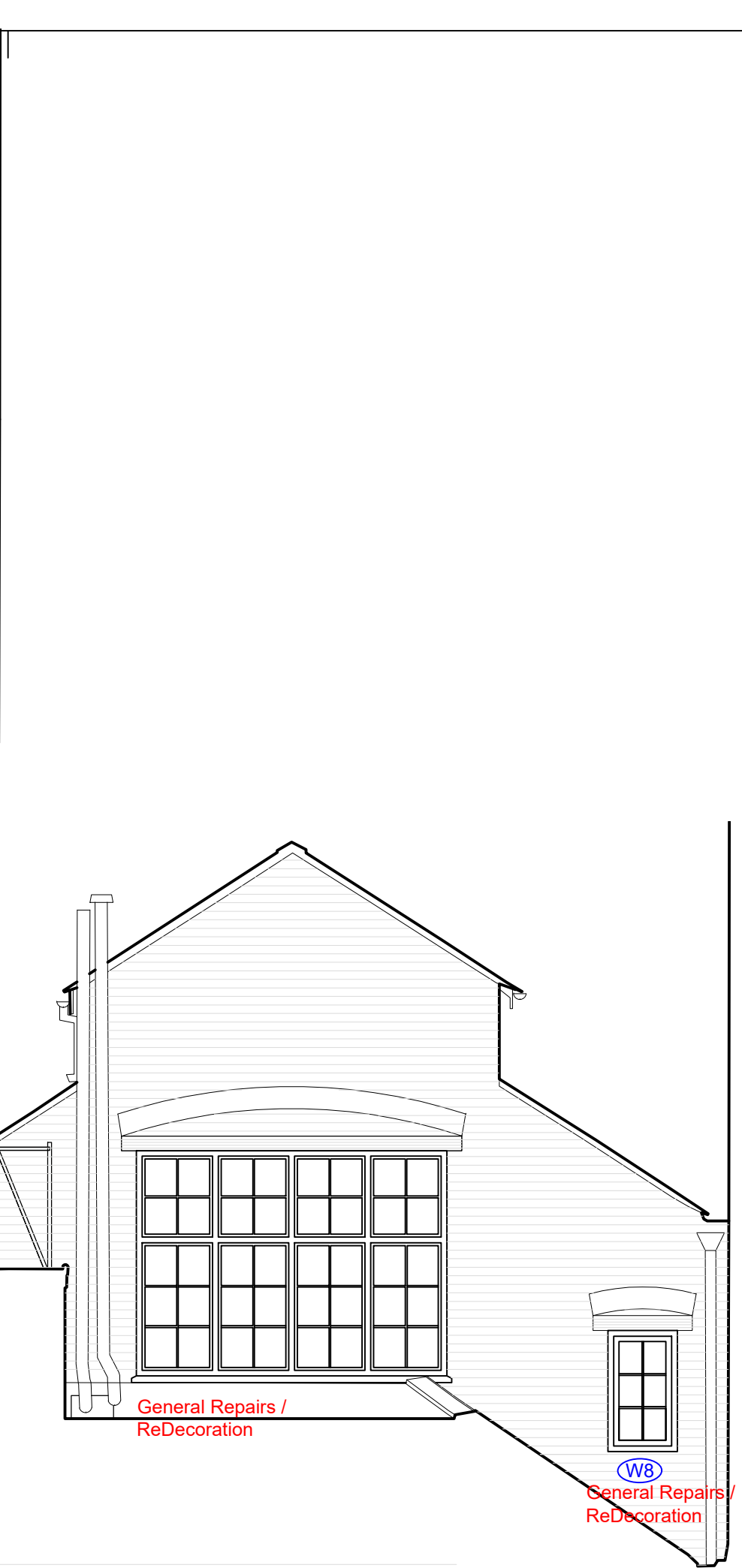
North West Rear Elevation View 3



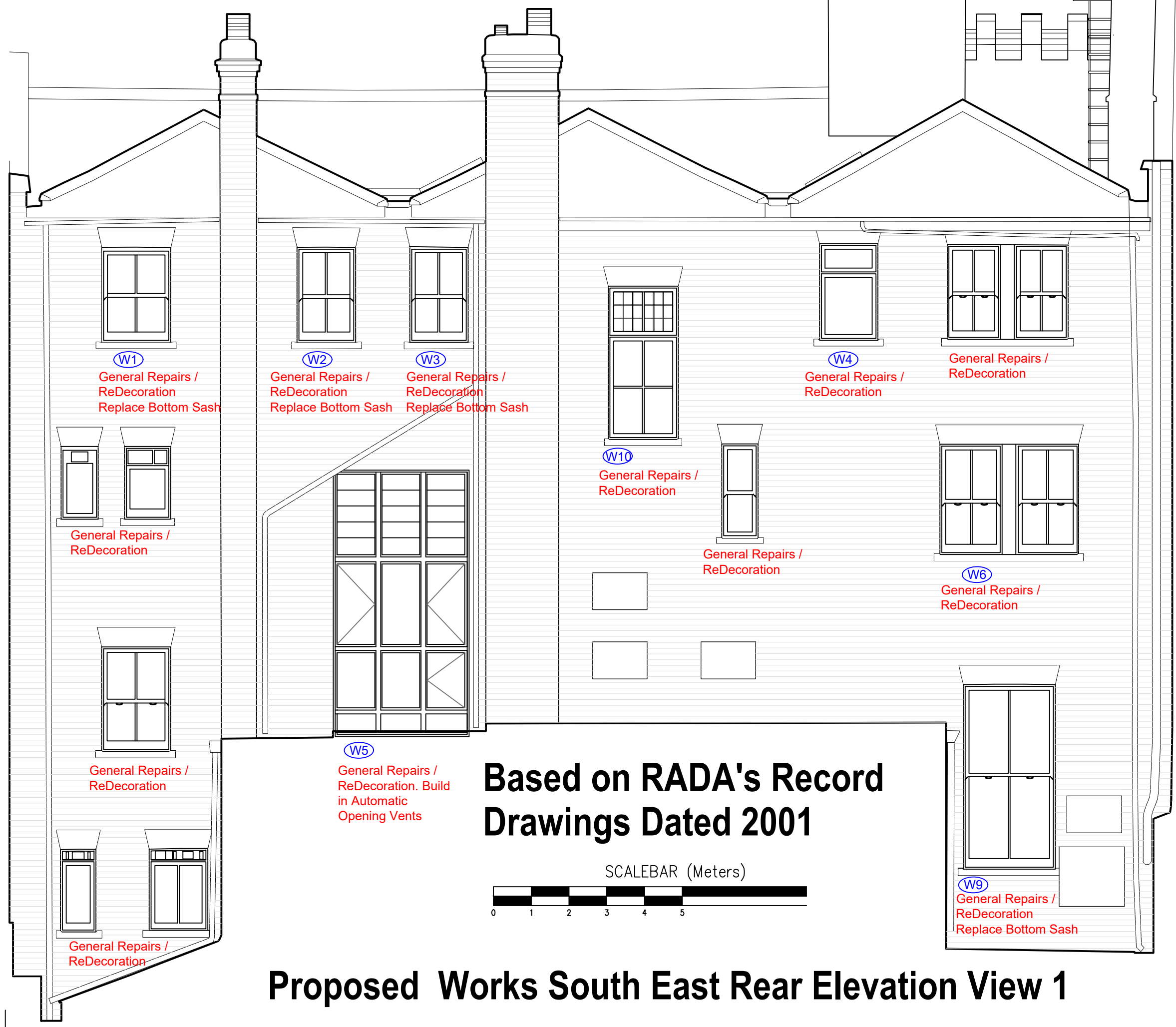
North East Rear Elevation View 2



South East Rear Elevation View 1



Proposed Works North West Rear Elevation View 3



Proposed Works South East Rear Elevation View 1



Proposed North East Works Rear Elevation View 2

Note:
This drawing is not to be scaled. Use written dimensions only.

Note:
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4. Where two or more drawings illustrate the same element of the works, the drawing at the largest scale shall take precedence. Where drawings are of the same scale the drawing with the later date (or revision date) shall take precedence.
5. Where drawings contain cross-references to a written specification that specification shall carry equal precedence with the drawing.
6. Do not scale drawings. Figured dimensions are to be worked to in all cases.
7. All dimensions indicated are structural unless specifically identified to the contrary.
8. Workmanship and materials are to be in accordance with all relevant British Standards, Codes of Practice, Agreement Certificates and manufacturer's written instructions that are current at the commencement of the Works. All materials and components are to be utilised strictly in accordance with the manufacturer's written instructions.
9. All works are to be carried out in strict accordance with the Building Regulations and to the entire satisfaction of the Building Inspector. Should this differ from that shown on the drawings, obtain the Surveyors approval prior to proceeding with the Works.
10. The inclusion on this drawing of any elements of the Works that are subject to detailed design by other parties (whether consultant specialist supplier/subcontractor) is purely indicative and is incorporated solely to illustrate its relationship to the adjoining construction. The liability for the design of those elements shall lie entirely with the relevant designer.

Repairing/ Renovating/ Conserving Timber sash windows
Repair scope and methodology
1. The scope of conservation and repair of sash windows to the rear elevation.
2. The works are intended to provide a long term repair solution to stabilise the condition of the timber windows and retain the existing glass. The conservation strategy is summarised as follows:
2.1. Paint removal and preparation. Modern paint coatings are to be removed from external joinery surfaces to exposed sound lead oil paints below. Where lead oil paints are delaminating and detaching from the timber substrate, the paint in effected areas is to be stripped back to bare surfaces.
2.2. Joinery repair. Where timber decay occurs, joinery repairs are to be carried out.
2.3. Existing repairs. Where existing timber repairs are poorly executed or failing, these are to be replaced with new joinery repairs.
2.4. Window cill repairs. Cills with significant timber decay are to be replaced.
2.5. Sashes are to be removed for repair.
2.6. Temporary protection. Temporary weathertight protection screens are to be installed into window openings whilst the sashes are repaired.
2.7. Restoring opening windows. Sash windows are to be serviced and made openable. Please note, some upper sashes are fixed shut with paint and screw fixings.
2.8. Variations in repair scope. The contractor should survey the windows once paint preparation is complete to confirm the scope of repair. The contractor is to agree any variation in the amount and scope of repairs/ possible renewal of sashes with the Conservation Advisor.
2.9. Linseed oil paint. Following completion of repair work, all external joinery surfaces are to be repainted with linseed oil paints.
3. Areas of decayed timber are to be repaired using traditional joinery techniques in accordance with the following technical publications:
3.1. The Society for the Protection of Ancient Buildings, 'Repair of Wood Windows'. December 2019
3.2. English Heritage (now Historic England), 'Practical Building Conservation: Timber'. Ashgate 2012
3.3. M Tutton, E Hirst and J Pearce. 'Windows: History, Repair and Conservation'. Donhead 2007

360 Softwood for joinery repairs to sash windows
Species: Slow grown Scots Pine, pinus sylvestris. Fine grain heartwood with narrow, less pronounced, growth rings. Sapwood should not be used
1. Quality: Generally to BS EN 942; free from decay and insect attack (except pinhole borers).
1.1. Appearance class: Class J2.
2. Treatment: None required
3. Moisture content on delivery: 13-19%
370 Hardwood for joinery repairs
1. Description: For window cills
2. Species: European oak
3. Quality: Generally to BS EN 942; free from decay and insect attack (except pinhole borers).
3.1. Appearance class: Class J2.
4. Treatment: None required
5. Moisture content on delivery: 13-19%
Resin Repair System - Where agreed with the Conservation Officer replace rotten timbers using 'Dry Flex Systems' from Repair Care
Replacement Sashes - Where sashes are agreed beyond repair with the Conservation Officer the Contractor is to carry out full site measurements for the manufacture of replacement sashes in timber as described above.
Existing historic glazing to be retained for reuse in new sashes
Alteration Works to Window W5 - Subject to agreement with the Conservation Officer carry out alterations to top lights and remove glazing for essential Fire Safety Works.
Build in automatic opening vents made to fit opening sizes. Natural louvred smoke ventilators, single glazed louvres, manual call points, VCP battery backup. Vents to be connected to the fire alarm as specified by the M&E Consultant.

B	Additional notes in red shown. Proposed automatic vents W10 omitted	PH	24/04/25
A	Window repairs to be carried out in accordance with the Conservation Officer's Approval	PH	17/04/25

Rev.		Initials	Date
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Regulated by RICS

Client
Royal Academy of Dramatic Art

Job Title
Fire and Compliance Upgrade Project
16 Chenies Street, London WC1E 7EX

Drawing Title
Existing and Proposed Elevations
Showing Window Replacement and Repairs

Scale 1:100@A1	Date Feb 2025	Drawn PH
Job No. 224-11-02	Drawing No. PL -001	Status Planning /Listed Building Revision B

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