



OUTLINE WORKS SPECIFICATION FOR EXISTING FACADE.

GENERAL - ALL PAINT LAYERS TO BE PEARED DOWN AND REMOVED. ALL EXISTING JOINERY TO BE RETAINED AND MADE GOOD IF REQUIRED. SEVERELY ROTTEN TIMBER FLAT PANELS TO BE REPLACED WITH HARD WOOD SUBSTITUTES. SMALL ROTTEN AREAS WITHIN ORIGINAL PANELS, MOLDINGS, OR FLUTINGS TO BE TWO STAGE EPOXY FILLED AND SANDED TO MATCH ORIGINAL TIMBER PROFILE - WITH THE ONUS OF RETAINING AS MUCH EXISTING JOINERY AS POSSIBLE. ALL WOOD WORK TO BE SANDED AND PAINTED WITH PRIMER AND TWO TOP COATS IN WHITE.

- 1
- ONE ORIGINAL DOOR MOLDING PANEL EXISTS TO THE L/L RIGHT HAND LEAF OF THE RIGHT HAND DOOR. ALL OTHER MOLDINGS FORMING LOW LEVEL PANELS TO DOORS AND BELOW WINDOWS ARE TO BE REMOVED AND REPLACED WITH NEW HARD WOOD PROFILES TAKEN FROM THE ORIGINAL. A SAMPLE PROFILE WILL NEED TO BE TAKEN FROM THE ORIGINAL TO ENABLE THE MATCHING OF THE NEW PROFILE.
- 2
- ENTRANCE DOOR PILASTER MOLDINGS ARE NOT ORIGINAL. THESE ARE TO BE REMOVED AND REPLACED WITH AN AGREED HARDWOOD SUBSTITUTE PROFILE. A PROPOSAL WILL BE SUBMITTED TO CAMDEN FOR APPROVAL. THE CURRENT PROPOSAL IS TO MATCH A SIMILAR DETAIL LOCATED AT 'THE OLD EAGLE PUB' A FEW HUNDRED YARDS AWAY. THE PROPOSED MOLDING HAS A MORE ROUNDED PROFILE AND IS ONCE WEATHER STRUCK IN KEEPING WITH THE PERIOD.
- 3
- NEW HARDWOOD MULLION TO SUB DIVIDE THE LARGE AREA OF GLAZING. WIDTH OF MULLION TO MATCH MULLION DIRECTLY ABOVE, TOGETHER WITH BEADING PROFILE. NEW HARDWOOD NON OPENABLE SINGLE GLAZED WINDOWS FORMED WITH TOUGHENED GLASS. GLASS TO BE OPAQUE TO 1800mm FROM INTERNAL FFL. EXISTING CASEMENT TO BE REMOVED FOR RENOVATION.
- 4
- NEW SINGLE GLAZED HARDWOOD FANLIGHTS TO BE INSTALLED WITHIN THE INNER SQUARE PANEL OF THE EXISTING CASEMENT. OPENING FANLIGHT SECTION AND GLAZING FRAME AND BEAD PROPORTIONS - A PROPOSAL WILL BE SUBMITTED TO CAMDEN FOR APPROVAL. EXISTING CASEMENT TO BE REMOVED FOR RENOVATION. EXISTING CASEMENT SURROUND WILL HAVE GLAZING AND LEAD WORK REFURBISHED, NEW COLOURED GLAZING PANELS TO MATCH TO REPLACE DAMAGED OR MISSING AREAS.
- 5
- SIGN FRONTAGE BOARD AND MOLDINGS NOT ORIGINAL. INVESTIGATION HAS REVEALED (SEE SUBMITTED SITE IMAGES) THAT NO ORIGINAL FEATURES EXIST UNDER. THE PROPOSAL IS TO REINSTATE THE CANTED FLAT FASCIA IN A HARDWOOD WITH A PERIMETER MOLDING TO AGAIN MATCH A SIMILAR DETAIL LOCATED AT 'THE OLD EAGLE PUB'. THIS PROPOSAL WILL MATCH THE 'ITEM 2' PROFILE PREVIOUSLY SUBMITTED.
- 6
- EXISTING DOORS TO BE REMOVED FOR RENOVATION, IN CONJUNCTION WITH ITEM 1. ALL GLAZING AND LEAD WORK REFURBISHED. NEW COLOURED GLAZING PANELS TO MATCH TO REPLACE DAMAGED OR MISSING AREAS. DOORS TO BE RE-HUNG THEN WEATHER SEALED.DOOR SURROUNDS AND REVEALS TO BE MADE GOOD. LOW LEVEL AREAS TO ALL REVEALS ARE ROTTEN AND REQUIRE EXTENDING TO THRESHOLD LEVEL. TIMBERS TO BE REPLACED WITH HARDWOOD PANELS TO MATCH THICKNESS.
- R
- TIMBERS THAT ARE ROTTEN OR DAMAGED.

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TITLE
**Wilmot Place Elevation (North East)
Street Frontage - Proposed Facade Works**



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A	05.05.10	ITEM 5 REVISED AFTER SITE INVESTIGATION WORKS.
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