


LINE OF EXISTING KERB.

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. PROPOSAL TO REMOVE AND INVESTIGATE TIMBERS BELOW WHICH MAY BE THE ORIGINAL SIGNAGE. IF INVESTIGATION DOES NOT REVEAL ORIGINALS, A SUBSTITUTION PROPOSAL WILL BE SUBMITTED TO CAMDEN FOR APPROVAL. A PROPOSAL AGAIN MAY BE TO MATCH A SIMILAR DETAIL LOCATED AT 'THE OLD EAGLE PUB'.
- 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.

| CLIENT Kamen Construction Ltd PROJECT 234 Royal College Street, NW1 9NJ TITLE Willmot Place Elevation (North East) Street Frontage - Proposed Facade Works | |  The Studio, Kamen House 62-66 Farringdon Road London EC1M 3JB T. 0153872225 E. design@visionarchitecture.co.uk in association with | <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td colspan="3"> DO NOT SCALE this drawing. Use figured dimensions ONLY. This drawing is the copyright of vision architecture ltd. Any discrepancies between this drawing and other information shall be reported to the Architect. MODIFICATIONS to be made solely on ORIGINAL DIGITAL MEDIA. </td> </tr> <tr> <td colspan="2"> PROJECT No va0606 </td> <td> DRAWING No (GA)3500 </td> </tr> <tr> <td> DRAWN: MA STATUS: </td> <td> CHKD: MA SCALE: 1:50@A3 </td> <td> REVISION ORIGIN: 24.02.10 PLANNING </td> </tr> </table> | REV | DATE | DESCRIPTION | DO NOT SCALE this drawing. Use figured dimensions ONLY. This drawing is the copyright of vision architecture ltd. Any discrepancies between this drawing and other information shall be reported to the Architect. MODIFICATIONS to be made solely on ORIGINAL DIGITAL MEDIA. | | | PROJECT No va0606 | | DRAWING No (GA)3500 | DRAWN: MA STATUS: | CHKD: MA SCALE: 1:50@A3 | REVISION ORIGIN: 24.02.10 PLANNING |
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