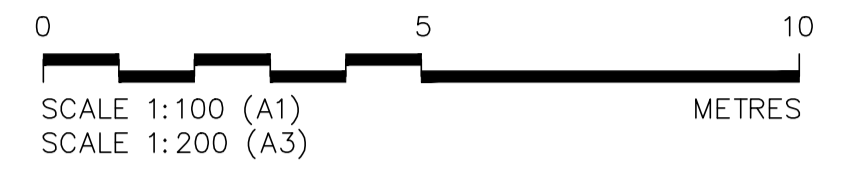


DO NOT SCALE FROM THIS DRAWING

DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTS AND ENGINEER'S CONTRACT DRAWING & SPECIFICATIONS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS BY SITE MEASUREMENT BEFORE ORDERING MATERIALS OR MANUFACTURING COMPONENTS. SUBSTITUTE MATERIALS & PRODUCTS TO THOSE NAMED WILL BE ACCEPTABLE IF PROVEN TO BE OF EQUAL OR HIGHER PERFORMANCE AND NOT IN CONFLICT WITH OTHER ELEMENTS.

NOTES

All drawings are based on a scaled PDF not a survey. All dimensions to be checked on site and confirmed with Conservation Architect.



- Existing grey metal mesh
- Existing polycarbonate panel

- Vegetation - Algae/Moss build up
- Missing Stone - Partial or whole stone missing
- Eroded Stone - Due to weathering/water damage

General Note:

Due to limited roof access, inspection undertaken from ground level and tower parapet. Carry out a closer roof inspection, by scaffolding, to ascertain any repairs required to slates, battens, underlay, gutters and flashing's. Replace slates and lead flashing to all areas of roof as RGA condition survey and specification and LSA recommendations.

Cleaning

All areas to be DOFF cleaned early in contract. Conservation Architect to explore stonework and re survey after cleaning and identify any further cracking and repairs.

Repointing

From initial condition survey allow for 75% of ashlar to be repointed and approx 60% repointing to ragstone in lime mortar in accordance with RGA specification.

Repointing to include all elevations, all sky facing surfaces, all buttresses, open joints around downpipes, all main cornices along gutters, all copings, parapets and pinnacles. Rake out loose and cement mortar, re point 100% with lime mortar in accordance with RGA specification.

Stone Replacement

Re survey previous stone indents after cleaning to confirm if structurally sound. If acceptable aesthetically leave in situ.

Stone details; pinnacles, molded copings and crosses to be cleaned and repaired by approved conservator not the contractor. All repairs shown are provisional and subject to inspection and recommendations by conservator on site.

Full stone replacement schedule to be completed following scaffolding erection and stone cleaning.

Windows

Remove existing discolored polycarbonate panels or mesh panel and replace with black stainless steel grilles set out in each individual light.

Clean all plain glass windows in situ.

For leaded glass and stain glass, where possible clean and repair insitu, otherwise remove and repair in workshop. If remove, install a temporary board in light. If replacement lead required, retain as much as possible of existing lead. Replace broken quarries and refix to ferramenta with copper wire.

Staining to stonework on tower above window

Parapets, copings and pinnacles eroded, missing pieces of stone and at risk of falling

Open joints to parapet. Stone replacement to confirmed on closer inspection.

Slate tiles to drain water from perimeter of parapet are cracked and loose. Outlets from base of parapet are in asphalt and in poor condition.

Eroded/Partial missing stone to ragstone on tower buttress.

Leaf guard missing, hopper overflowing and causing water damage to stone below.

Loose and broken slate tiles throughout all roofs.

Stone below on stair tower is water damaged and discoloured. Washed out mortar joints and mos/algae build up.

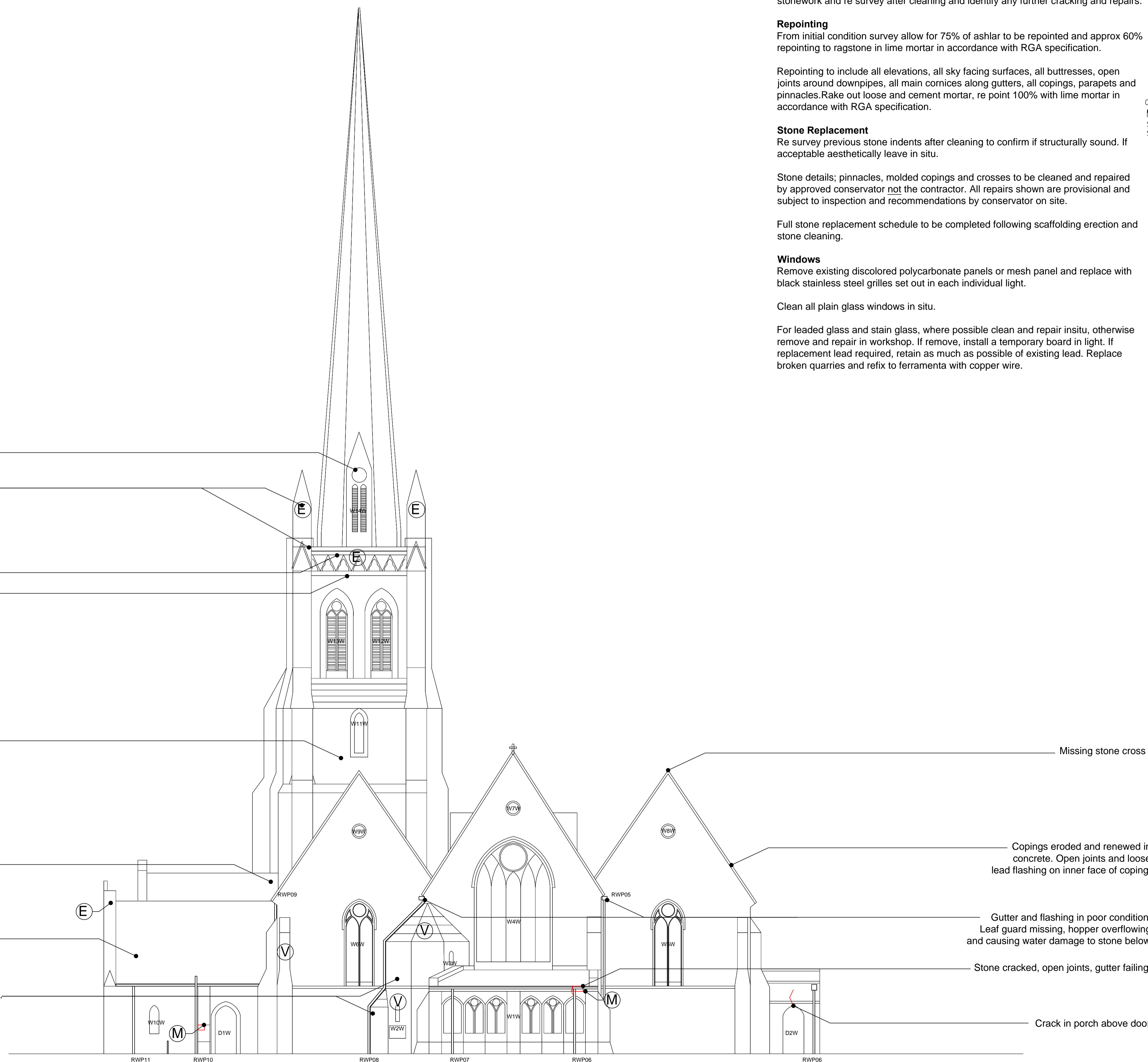
Missing stone cross

Copings eroded and renewed in concrete. Open joints and loose lead flashing on inner face of coping.

Gutter and flashing in poor condition. Leaf guard missing, hopper overflowing and causing water damage to stone below

Stone cracked, open joints, gutter failing.

Crack in porch above door



A	17/02/2015	For Planning
-	19/12/2014	For DAC
REV	DATE	DESCRIPTION

FOR PLANNING			
JOB TITLE			
Christ Church			
Hampstead			
DRAWING TITLE			
West Elevation			
Existing Condition			
JOB NO	DWG NO	REV	
537A	SU06	A	
DRAWN BY	SCALE (AT A1)	DATE	
JMc	1:100 (1:200@A3)	Dec14	

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