

Date: 17/05/2015

Project: 71 Arlington Road, NW1 7ES

Specification of external works and alterations

Front of the house:

Sash windows

Renovate, restore and paint 5No of existing sash windows. Replace broken glass panels only. Wooden frame and sashes to be renovated without changing for new.

Entry door

Strip from old paint, make good, paint over. Ironmongery to be replaced with new

Basement entry door

Replace with new. Ironmongery replace with new.

Basement casement window

Replace with new to match window to No 69 Arlington Road.



Facade

Masonry - where necessary remove old paint and paint white.
Metal railings – where necessary remove old paint and paint white.

Front Yard

Install new paving slabs
Install new rain water drainage grill
Install new lead flashing to create parapet (aprox 10cm wide) above the vault doors to match No69
Install new door leading to the vaults and new ironmongery

Rear of the property:

Sash windows

Renovate, restore and paint 4No of existing sash windows. Replace broken glass panels only. Wooden frames and sashes to be reused where possible. Where necessary wooden elements to be replaced with new soft wood like for like elements

Casement windows

Renovate, restore and paint 2No of existing casement windows. Replace glass with new double glazed obscured glass.

Balcony door

Door to be removed. Wider concrete lintel to be installed to allow for wider opening. The opening to be widened and built up from the bottom to create casement window size opening. Size to match existing casement windows. Casement window to match existing casement windows.

Patio door

Existing door and side panels to be removed. Steel beam to be installed to allow for wider opening. New opening size to be approx 2400mm with two piers to each side of the opening. Three panels, aluminium, bi-fold door to be installed. Door to be sprayed to grey colour.

Patio

New rain water waste channel to be installed along the bi-fold door. New paving to be installed to the patio area and stairs

Brick wall

Remove old cement mix and re-pointing works to be completed to the entire wall. Colour of the concrete mix to match existing. Style of the pointing – flat, flush

Brick wall on the basement level to be rendered over and painted white to match existing