

REVISION	DATE

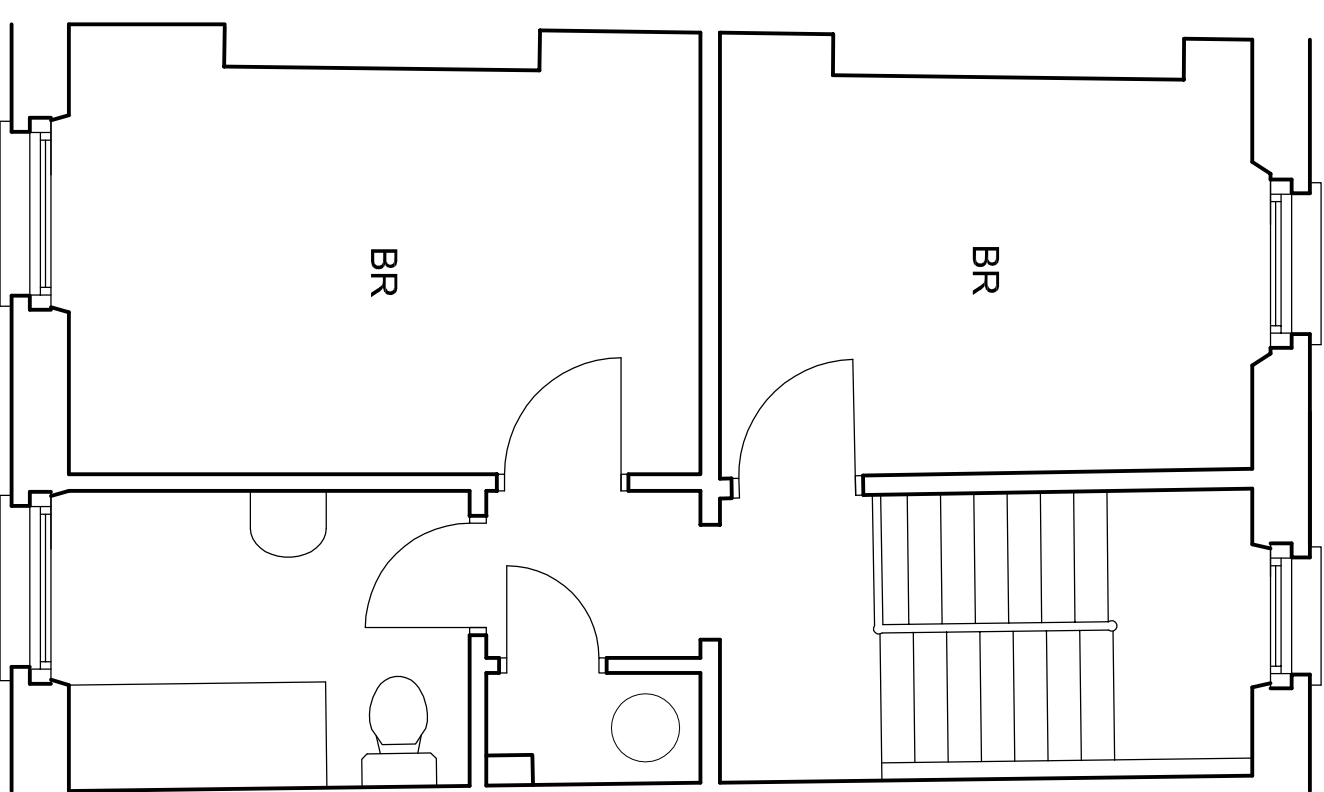
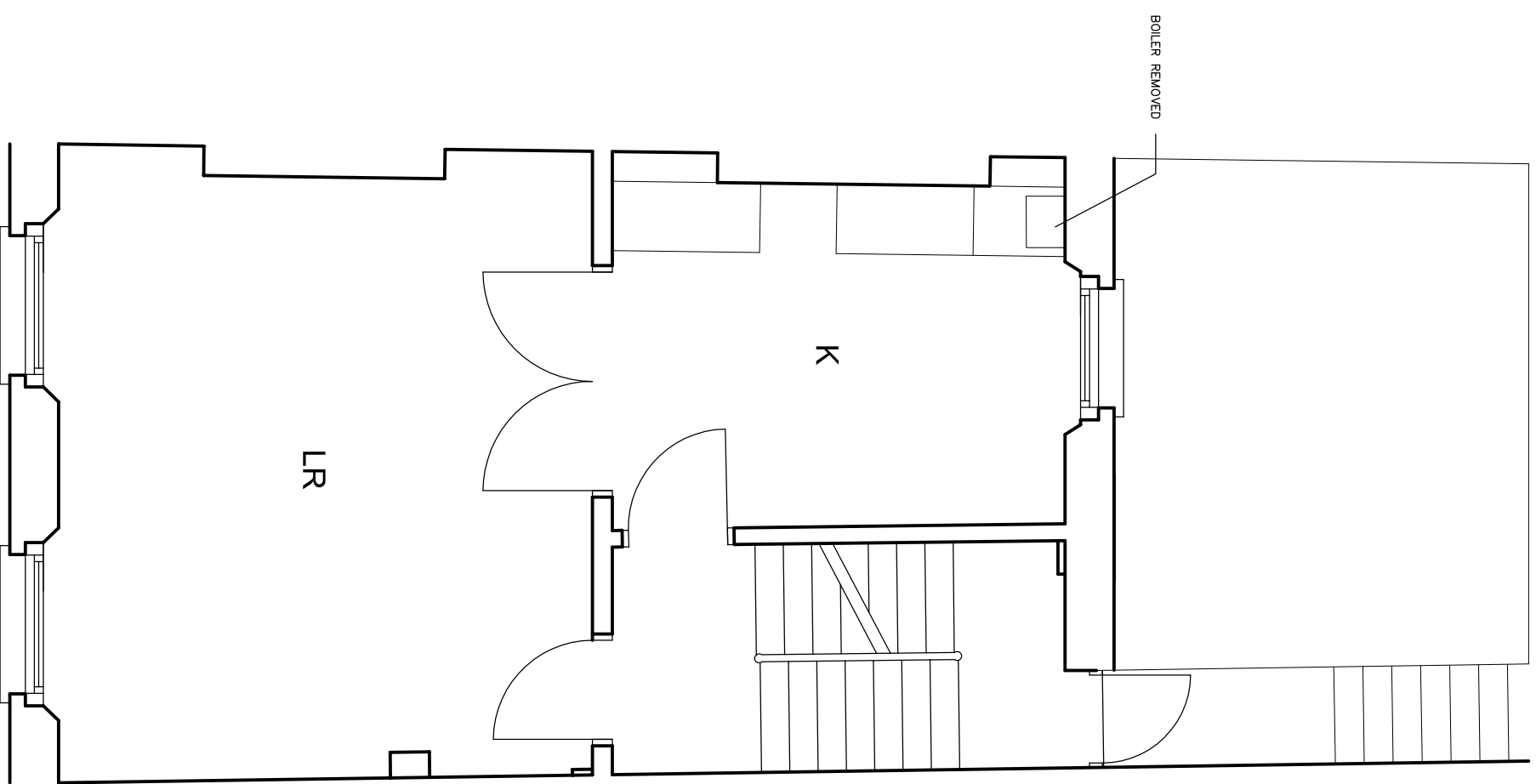
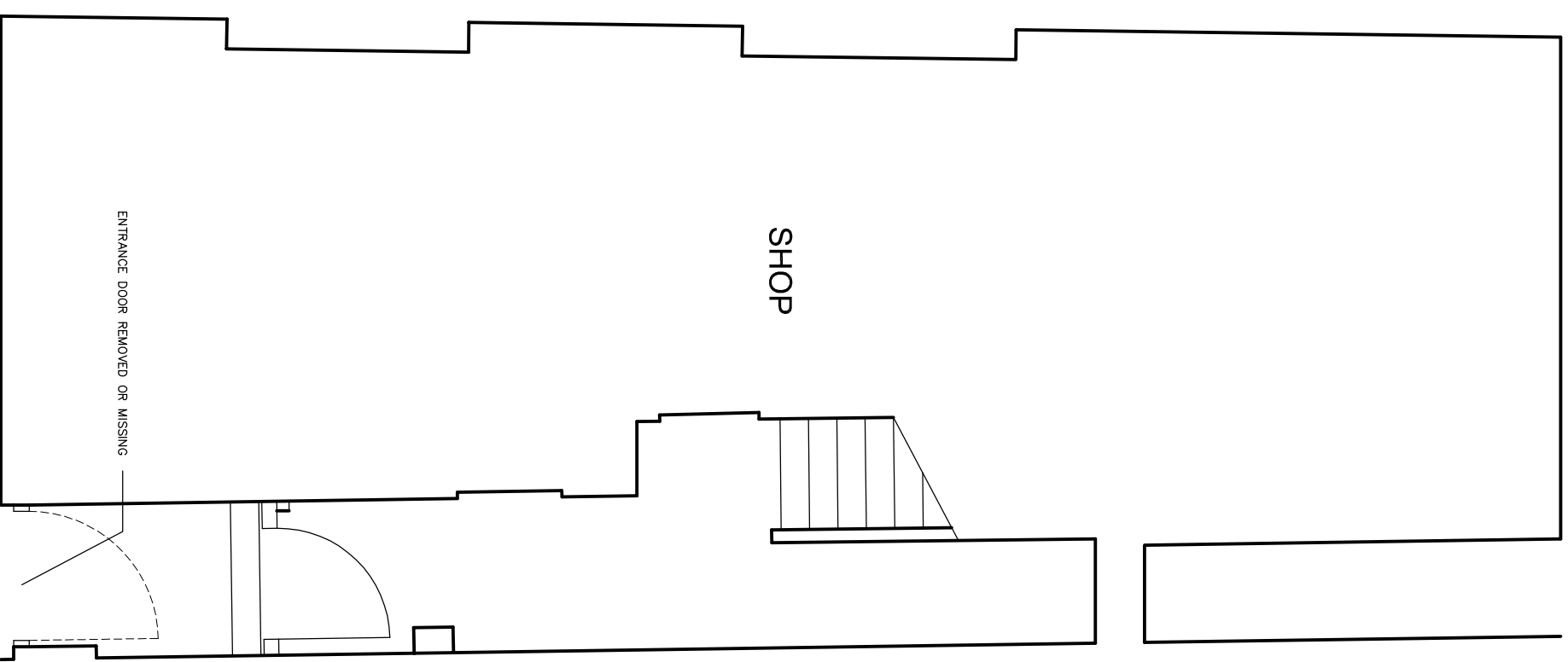
Do not scale this drawing.
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RANDALL SHAW BILLINGHAM
Architects Energy Consultants Planners
54 Harcombe Road London N16 0SA
e-mail: rsb@randallshaw.co.uk
tel: 020 7254 7472

JOB TITLE
CAMDEN MAJOR REPAIRS

DWG TITLE
**18 CAMDEN ROAD
PLANS AS EXISTING**

SCALE 1:50 @ A3 DWM bs
DATE 05/16 CHK kr
DWG NO 254/01 REV



NOTES

SUMMARY OF WORKS

Replace slate roof coverings and lead valley gutter, with lime render to front parapet, all as existing.

Repair brickwork, as required with lime mortar, struck to replicate existing

Render repairs around entrance and to protruding parapet cornice.

Replace lead flashing over shop front

Overhaul existing timber windows, with any replacement or pieced-in timbers to replicate existing.

Overhaul existing aluminium framed internal secondary glazing, or like-for-like replacement

Reinstate or replace timber front entrance door to match no 22 Camden Road in every respect

Overhaul existing rear access door or replace with part-glazed 4-panel timber door

Replace defective internal plaster

New plasterboard ceilings throughout

Retain all existing original features - architraves, under-window panels, dentill covering + half-round arch to ground floor

Fire insulation to first floor (60min fire-resistance) - 100mm Rockwool Flexi mineral wool insulation between joists on 25mm diam chicken wire as support.

Replace all square-edged floor boards + lay 3mm hardboard.

Upgrade partition between shop and entrance hall to provide 60 minutes fire-resistance

Overhaul staircase, including replacing stair treads and square section balusters, as required. Staircase to match existing on completion.

Replace all internal doors to staircase, with fire-resisting doors to habitable rooms (all new doors 4-panel)

Overhaul living/ kitchen doors

New kitchen fittings

New bathroom fittings

Remove redundant HW cylinder

New electrical services, gas, central heating, H+CW services and waste plumbing pipework

Mains operated fire protection system, including smoke, heat + carbon monoxide detectors

Redecorate complete - internally, and all external woodwork, render and stone dills

A NOTES AMENDED 6/16

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JOB TITLE

CAMDEN MAJOR REPAIRS

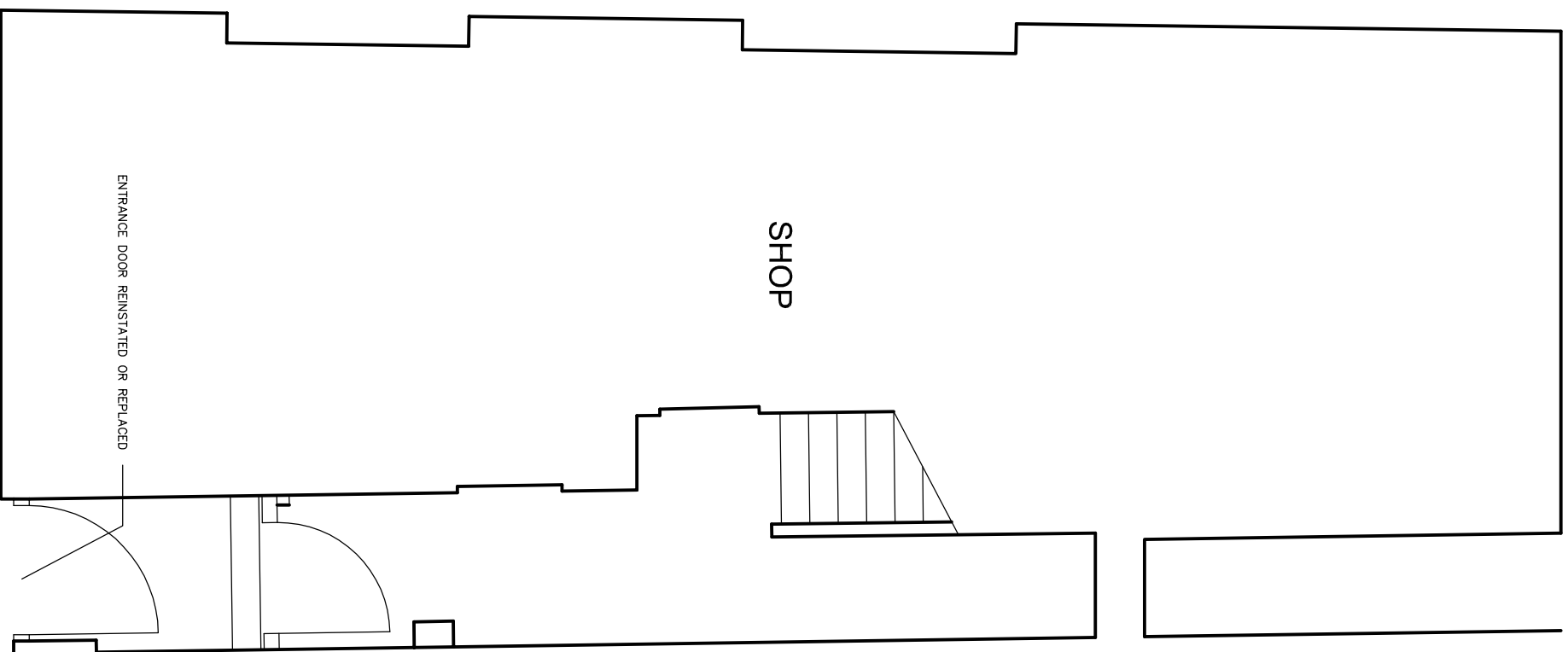
DWG TITLE

18 CAMDEN ROAD
PLANS AS PROPOSED

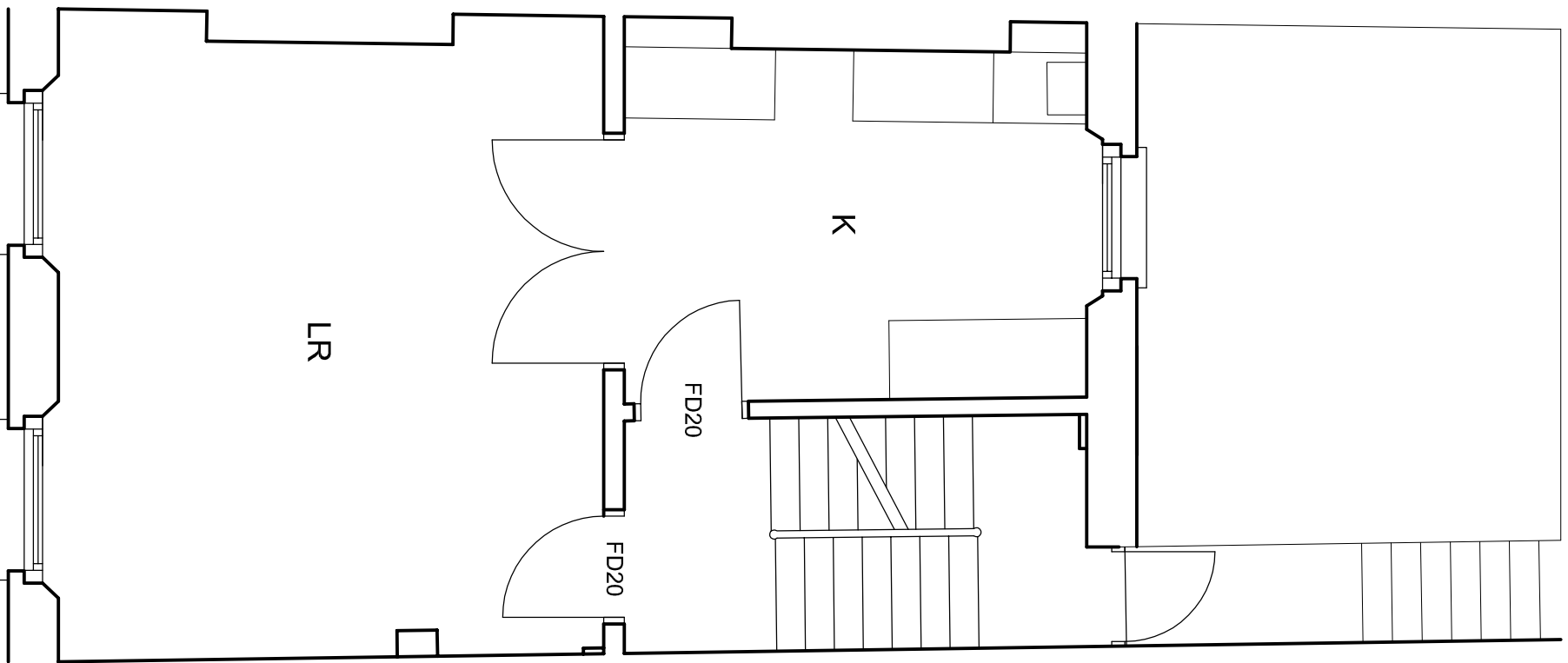
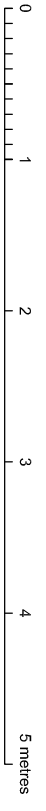
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DATE 05/ 16 CHK. kr

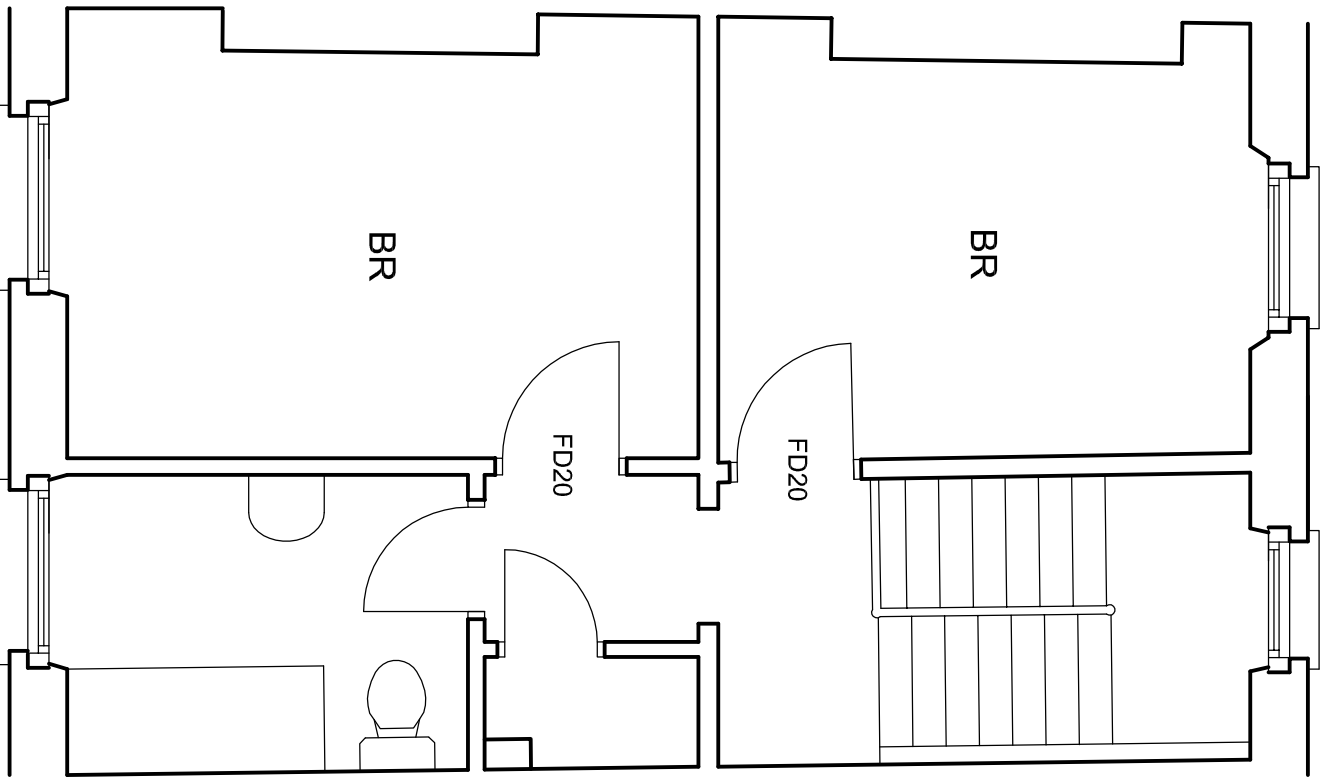
DWG NO. 254/ 02 REV. A



Ground



1st

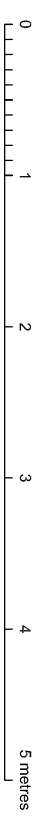
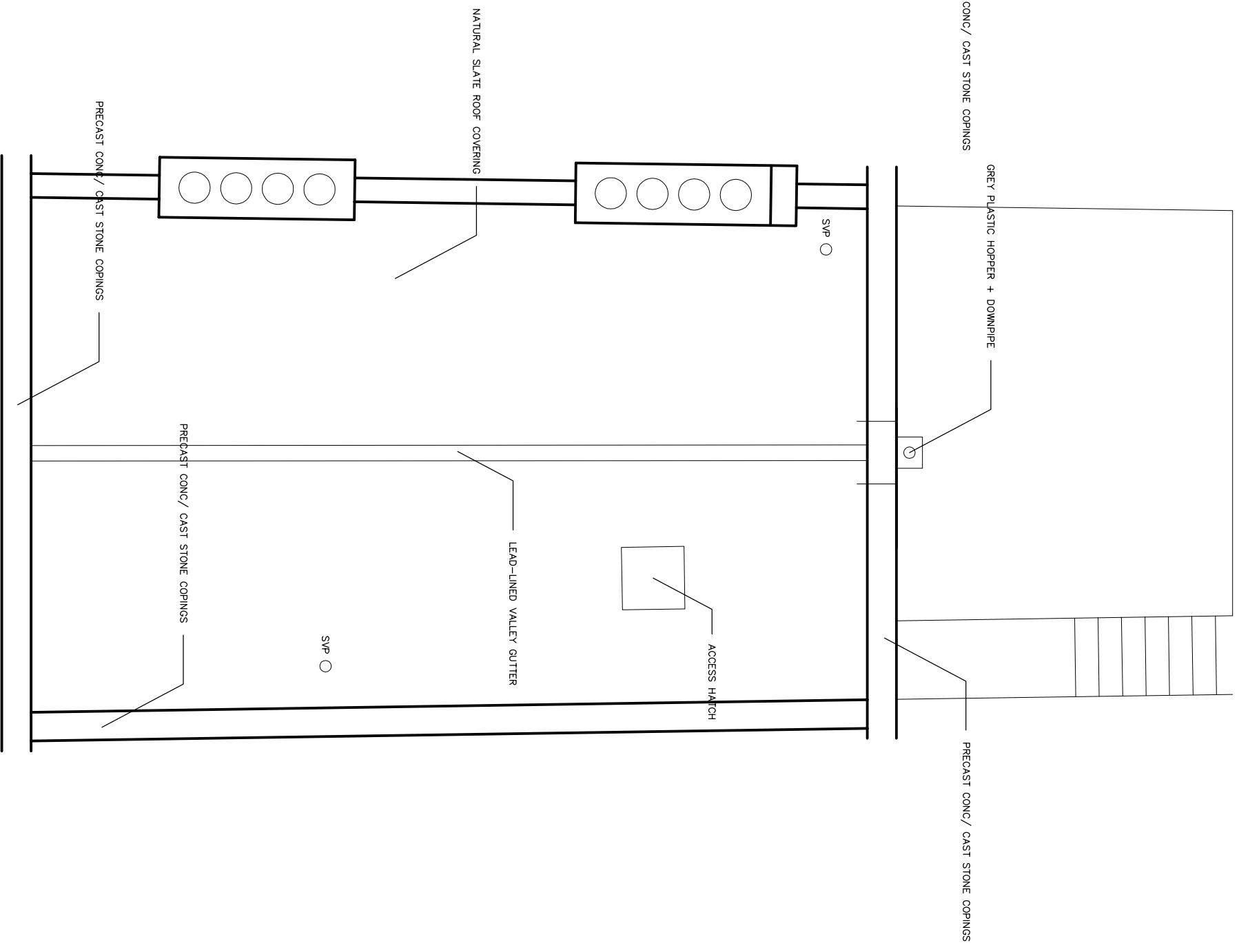
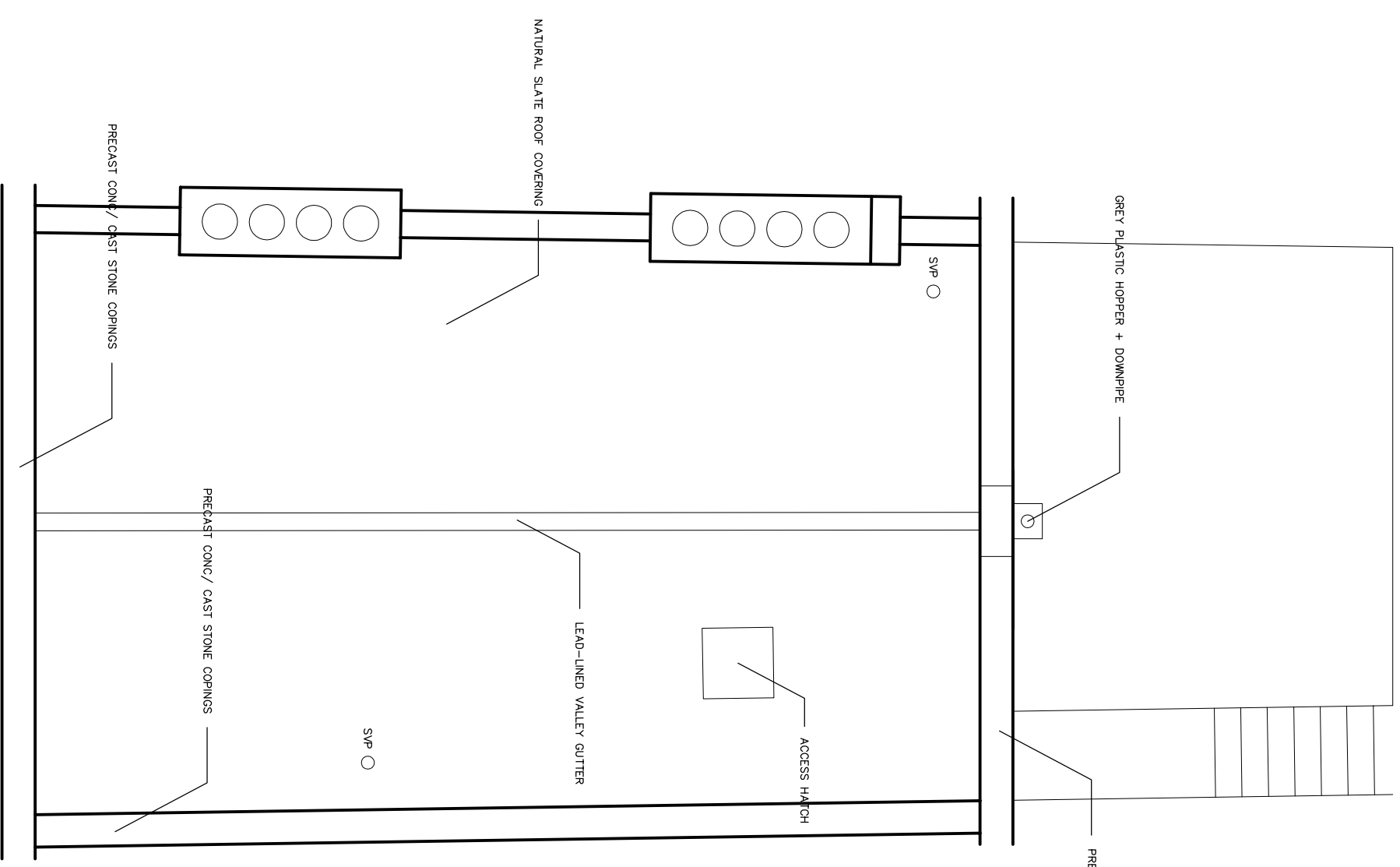


2nd

NOTES

MATERIALS

- All repairs + replacement work to match existing in every respect
- Cast stone copings to front, back and party walls
- Sand/ cement render to internal (roof) face of front parapet wall
- Natural slate roof coverings
- Lead lined valley gutter
- Lead abutment flashings
- Plastics RW hopper and downpipe (existing Grey, painted Black)
- Plastics SVPs
- Lead covered access hatch.



**ROOF PLAN
AS EXISTING**

**ROOF PLAN
AS PROPOSED**

A NOTES AMENDED 6/16

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JOB TITLE
CAMDEN MAJOR REPAIRS

DWG TITLE
**18 CAMDEN ROAD
ROOF PLAN**

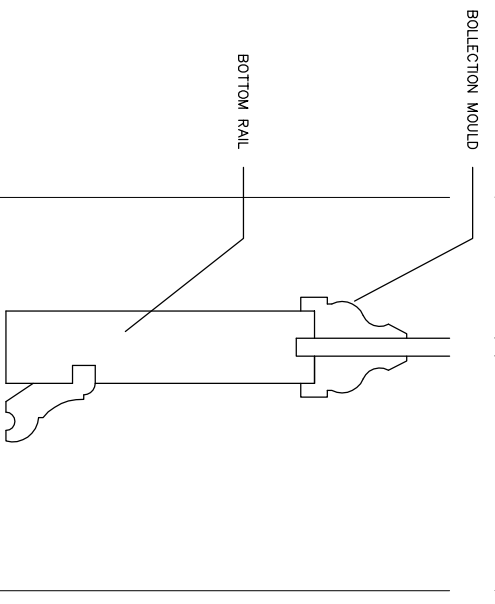
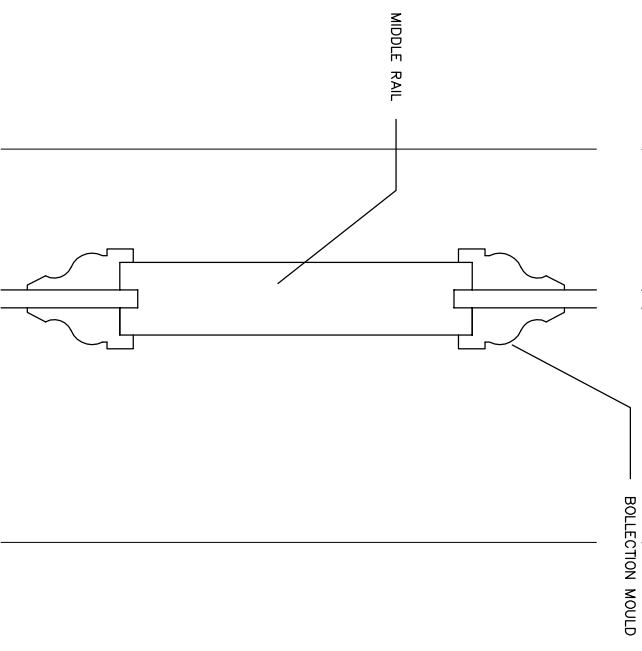
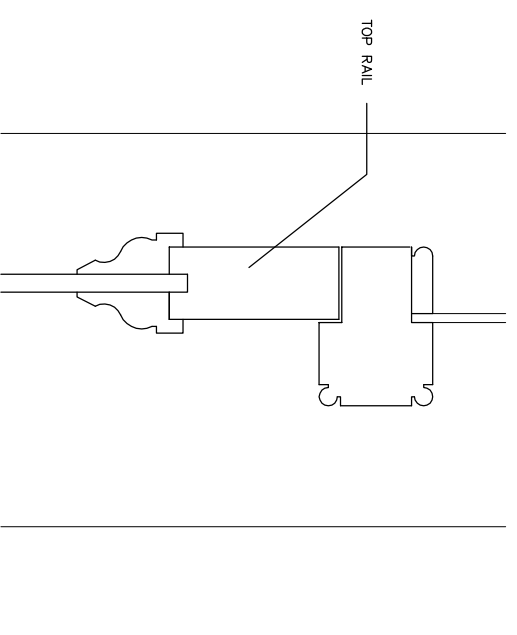
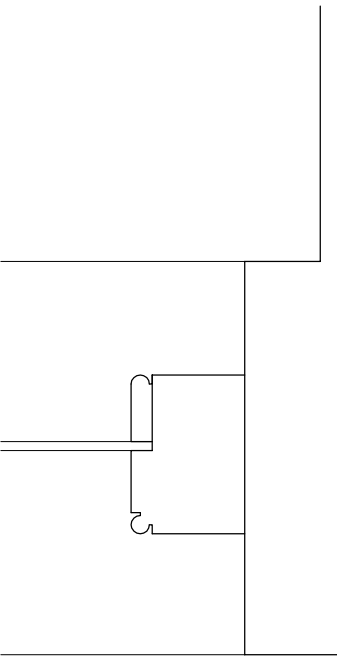
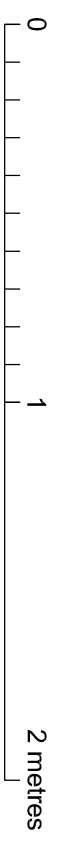
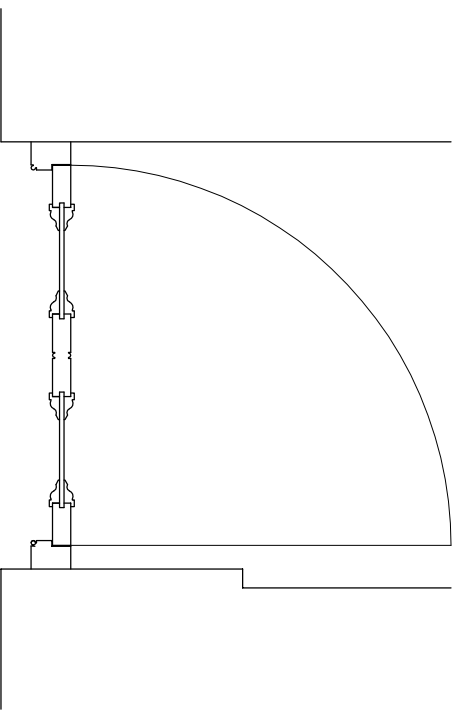
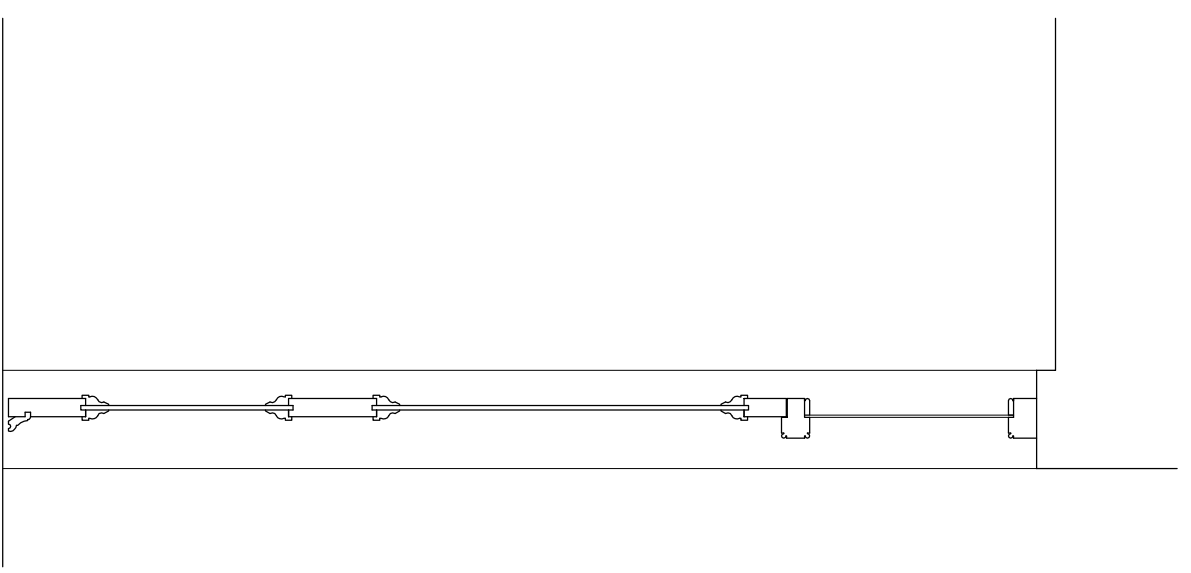
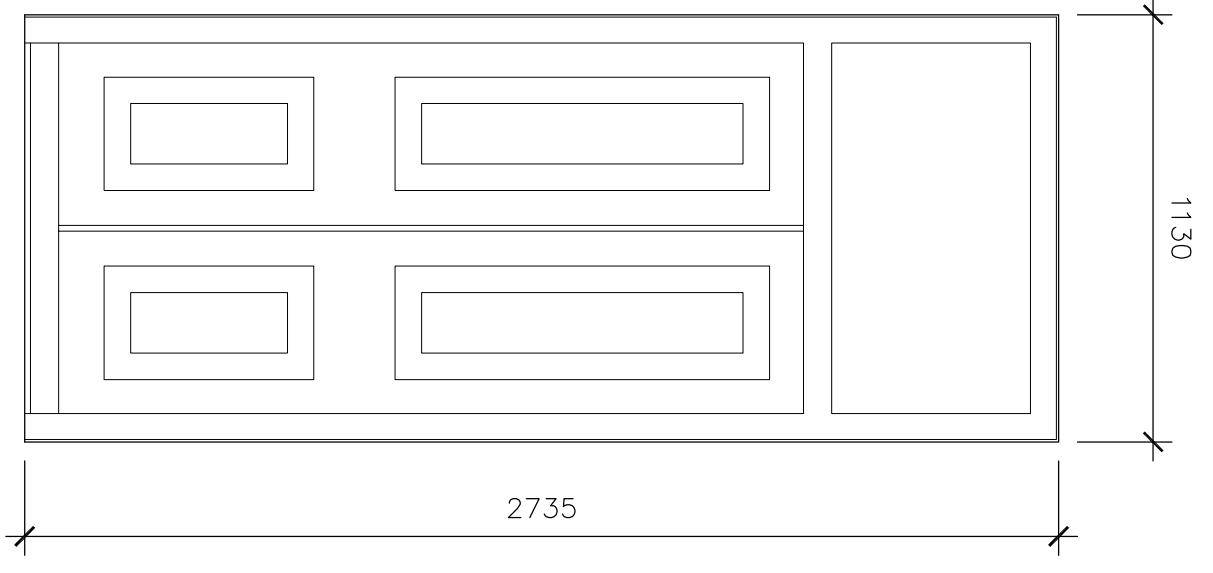
SCALE	1:50 @ A3	DWN	bs
DATE	05/16	CHK	kr
DWG NO.	254/03	REV.	A

NOTES

MATERIALS

Four panel timber door, to match adjoining properties in every respect, gloss painted.

Laminated glass fanlight with internal beads.



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JOB TITLE
CAMDEN MAJOR REPAIRS

DWG TITLE
18 CAMDEN ROAD
ENTRANCE DOOR

SCALE 1:20, 5 @ A3 DWM bs
DATE 05/16 **CHK** kr
DWG NO. 254/04 **REV.**