

EXISTING FRONT ELEVATION
1:100

Balcony Replacement Works

- It is the client's preference to have the balcony design and installation works carried out by: Szerelmey, 369 Kennington Lane, Vauxhall, London SE11 5QY.
- The structural integrity of the design will be validated by: Ellis and Moore, consulting engineers.
- Note that the existing balcony is constructed with two separate sections of Portland stone, whereas the replacement balcony will be manufactured from three sections, owing to the fact that stones are no longer available in the original dimensions.
- Prepare existing opening for the new stonework balcony, including replacement stock brickwork to match existing as necessary around the opening.
- Supply, deliver to site, hoist to level and fix into position replacement stonework in natural Jordans Whitbed Portland Stone, comprising:
 - 1 No. left-hand balcony slab, overall size 1,665mm x 820mm x 89mm (approx.) thickness, with throat on underside of front edge and left-hand return.
 - 1 No. centre balcony slab, overall size 900mm x 820mm x 89mm (approx.) thickness, with throat on underside of front edge.
 - 1 No. right-hand balcony slab, overall size 1,665mm x 820mm x 89mm thickness, with throat on underside of front edge and right-hand return.
- Reinststate brickwork, render detail and rendered band course below. Stone to stone joints shall be grouted in molten lead and pointed in Mason's putty, as traditionally completed. Repairs to render shall be carried out to match existing using cement/sand render with an additive to prevent cracking.
- Re-pointing works carried out using cement/sand/lime [1,1.6] mix to allow for movement in the structure. The colour and profile will match existing.
- Carry out internal decoration and external decoration where works have been disturbed, to match existing.

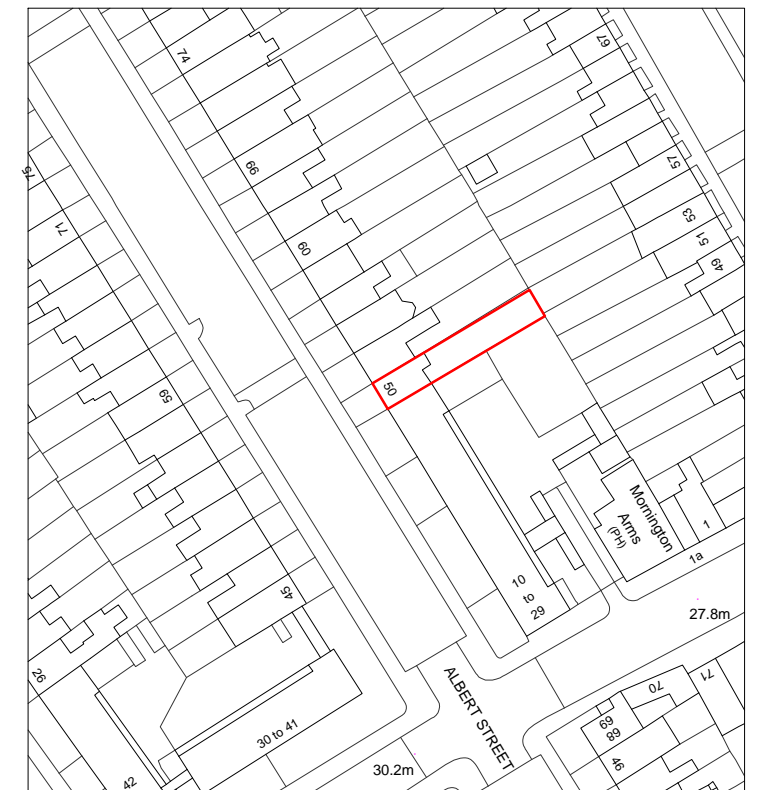


PROPOSED FRONT ELEVATION
1:100

Cast Iron Balustrade Railing Works

- Carefully dismantle the existing cast iron balustrade railings to the length of the balcony.
- Remove loose scale and rust from existing balustrading and clean down using sand blasting.
- Repair and make good any defects noted, such as rusted sections, or distorted members.
- Provide a key and supply and apply undercoat and black gloss finishing coats as detailed in section M60.
- Upon completion of the balcony stone works, carefully refit newly refurbished railings under this contract and set into pre-drilled holes, and caulk with molten lead to provide a traditional detail for refitting.

**LOCATION PLAN
1:1250**



Ordnance Survey, (c) Crown Copyright 2016. All rights reserved. Licence number 100022432

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, CoshH Regulations, Construction regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.

The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant consultants or specialists drawings. Any discrepancy to be notified to Baily Garner LLP and rectified before proceeding with the works on site or shop drawings.

Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

Do not scale drawings. Figured dimensions to be worked to in all cases.

This drawing and the copyrights and patents therein are the property of Baily Garner LLP and may not be used or reproduced without consent or attribution.

A3

CLIENT:
London Borough of Camden

ADDRESS:
**50 Albert Street
Camden
London, NW1 7NR**

PROJECT:
Balcony Replacement Works

TITLE:
Existing and Proposed Elevations

PURPOSE OF ISSUE:
Tender

SCALE: 1:100 DATE: 29/09/2016

JOB NO: 28486 DRAWING No: T 03 REVISION

REVISION D C DATE

BAILY · GARNER

146-148 ELTHAM HILL
LONDON SE9 5DY
t. 020 8294 1000
f. 020 8294 1320
e. general@bailygarner.co.uk