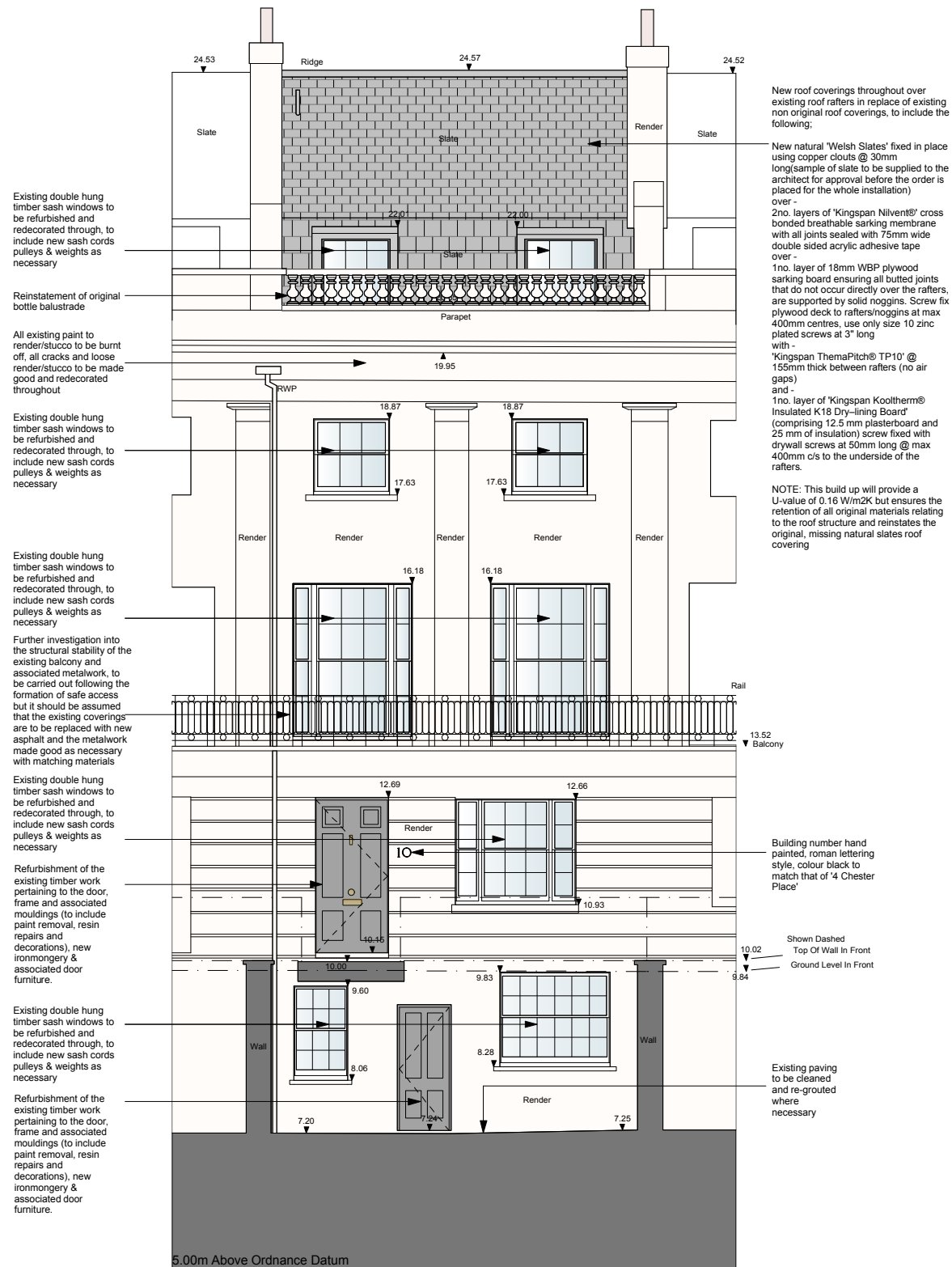


1m 2m 3m 4m 5m

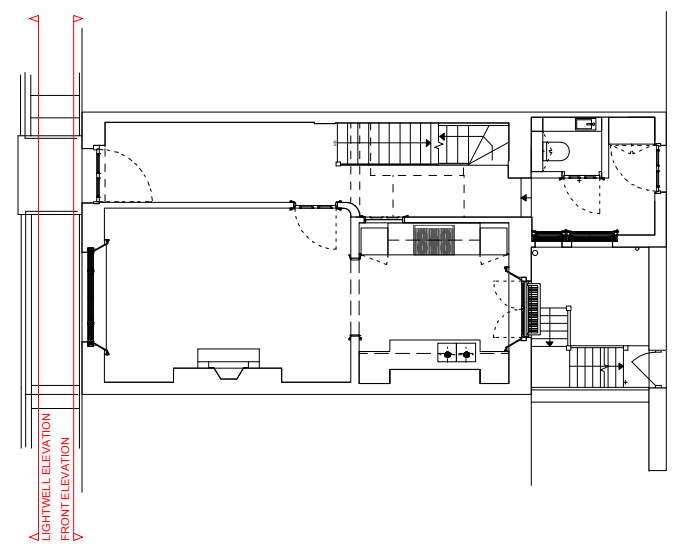


FRONT ELEVATION

New roof coverings throughout over existing roof rafters in replace of existing non original roof coverings, to include the following:  
 New natural 'Welsh Slates' fixed in place using copper clouts @ 30mm long/sample of slate to be supplied to the architect for approval before the order is placed for the whole installation)  
 over -  
 2no. layers of 'Kingspan Nilvent®' cross bonded breathable sarking membrane with all joints sealed with 75mm wide double sided acrylic adhesive tape over -  
 1no. layer of 18mm WBP plywood sarking board ensuring all butted joints that do not occur directly over the rafters, are supported by solid noggins. Screw fix plywood deck to rafters/noggins at max 400mm centres, use only size 10 zinc plated screws at 3" long with -  
 'Kingspan ThemaPitch® TP10' @ 155mm thick between rafters (no air gaps) and -  
 1no. layer of 'Kingspan Kooltherm® Insulated K18 Dry-lining Board' (comprising 12.5 mm plasterboard and 25 mm of insulation) screw fixed with drywall screws at 50mm long @ max 400mm c/s to the underside of the rafters.  
 NOTE: This build up will provide a U-value of 0.16 W/m<sup>2</sup>K but ensures the retention of all original materials relating to the roof structure and reinstates the original, missing natural slates roof covering

Existing double hung timber sash windows to be refurbished and redecorated through, to include new sash cords pulleys & weights as necessary  
 Reinstatement of original bottle balustrade  
 All existing paint to render/stucco to be burnt off, all cracks and loose render/stucco to be made good and redecorated throughout  
 Existing double hung timber sash windows to be refurbished and redecorated through, to include new sash cords pulleys & weights as necessary  
 Existing double hung timber sash windows to be refurbished and redecorated through, to include new sash cords pulleys & weights as necessary  
 Further investigation into the structural stability of the existing balcony and associated metalwork, to be carried out following the formation of safe access but it should be assumed that the existing coverings are to be replaced with new asphalt and the metalwork made good as necessary with matching materials  
 Existing double hung timber sash windows to be refurbished and redecorated through, to include new sash cords pulleys & weights as necessary  
 Refurbishment of the existing timber work pertaining to the door, frame and associated mouldings (to include paint removal, resin repairs and decorations), new ironmongery & associated door furniture.  
 Existing double hung timber sash windows to be refurbished and redecorated through, to include new sash cords pulleys & weights as necessary  
 Refurbishment of the existing timber work pertaining to the door, frame and associated mouldings (to include paint removal, resin repairs and decorations), new ironmongery & associated door furniture.

CHESTER PLACE



ALBANY STREET

LIGHTWELL ELEVATION

- GENERAL NOTES:
- All original double hung timber sash windows to be refurbished and redecorated through, to include new staff and parting beads, sash cords, pulleys & weights as necessary, to be assessed on an individual basis
  - Pointing to rear elevation to be raked out and reset using lime based mortar to match original in colour, texture and strike pattern
  - All existing paint to render/stucco to be burnt off, all cracks and loose render/stucco to be made good and redecorated throughout
  - All existing paint to metalwork to be burnt off, all rust treated with phosphoric acid where possible and cut out and lead filled or welded where it has progressed to cause structural failure and all metalwork redecorated throughout
  - New secondary glazing to the inner face of all rear elevation fenestration by Selectaglaze [www.selectaglaze.co.uk](http://www.selectaglaze.co.uk)
  - All original cornices/covings to be exposed and all missing/damaged sections to be made good using moulds formed from the original cornices/covings where possible.
  - All existing lathe and plaster ceilings to be retained and made good with new lime based plaster. Where the original installations have failed or separated from there substrates they are to be replaced with new lathe and plaster to match the existing
  - Where modern plasterboard ceilings have been installed, they are to be replaced with modern materials
  - All non-original floor coverings to be removed, all existing joists to be levelled, new plywood subfloors to be installed with new floor coverings above
  - All original floor boards to be carefully removed and numbered to allow refitting in the original locations, only where necessary to allow new mechanical & electrical installations, the installation of rockwool insulation between the joists and the leveling of joists as necessary using treated softwood furring sections.

NOTES:  
 DO NOT SCALE FROM THIS DRAWING.  
 ALL DIMENSIONS TO BE CHECKED ON SITE.  
 ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY

**TF ARCHITECTURE**  
 2-3 WOODSTOCK STREET  
 LONDON W1C 2AB  
 T. 020 7052 0756  
 F. 020 7052 0757  
 E. [info@tfarchitecture.com](mailto:info@tfarchitecture.com)

CLIENT	CROWN STATE			
PROJECT	10 CHESTER PLACE, LONDON NW1			
DRAWING TITLE	PLANNING	FRONT ELEVATION_AS PROPOSED		
DATE	170811	SCALE	1:50@A3	JOB NO. 471
		DRWG NO.	PR.200	REV.