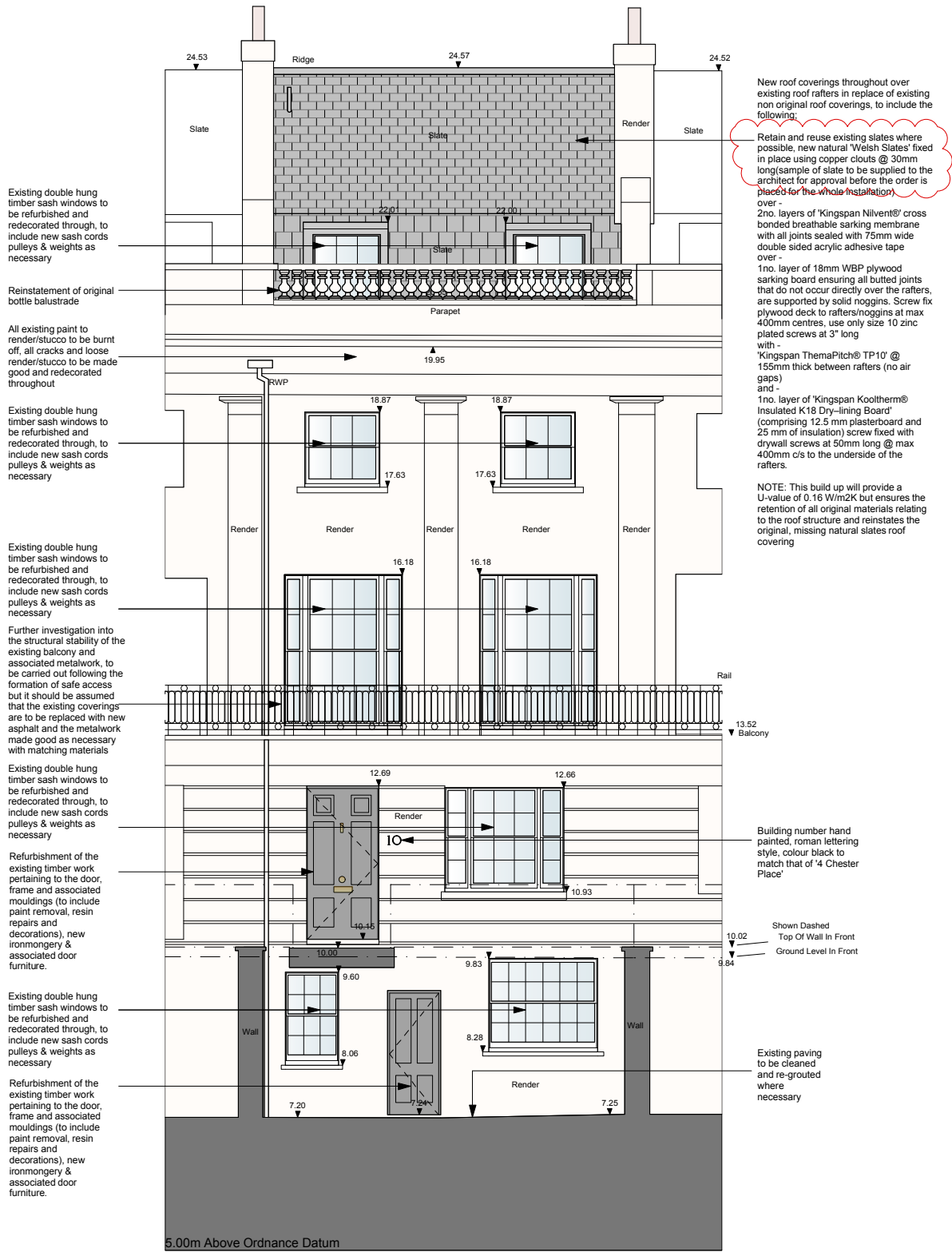




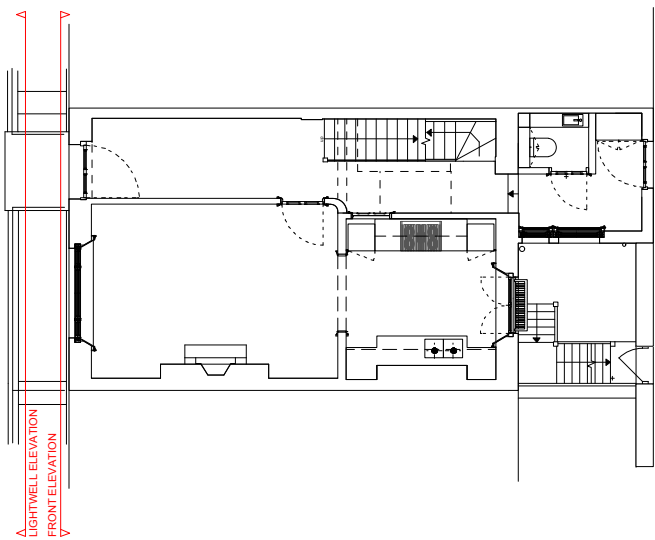
1:50@A3



FRONT ELEVATION

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
 - 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

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CLIENT	CROWN STATE				
PROJECT	10 CHESTER PLACE, LONDON NW1				
DRAWING TITLE	FRONT ELEVATION_AS PROPOSED				
DATE	171006	SCALE	1:50@A3	JOB NO.	471
DRWG NO.	PR.200	REV.	A		