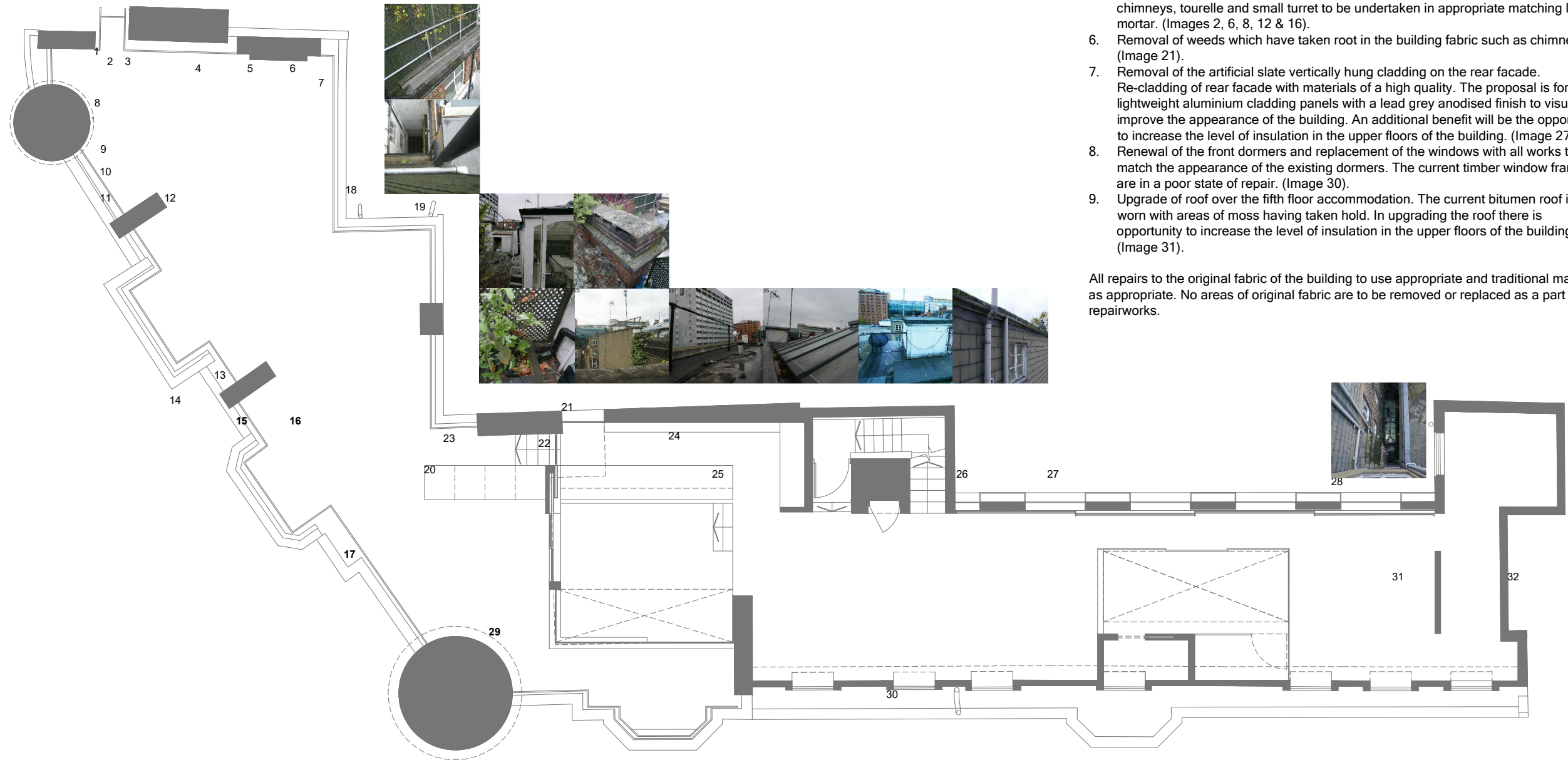
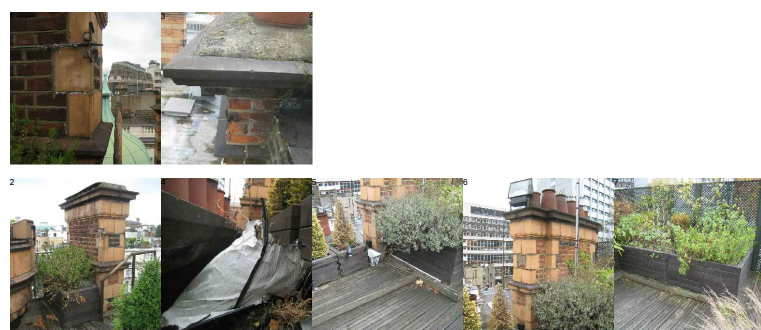


Schedule of Works providing Heritage Gain

1. Removal of glass and polished steel balustrade to Shaftesbury Avenue and Grape Street edges of existing roof terrace and replacement with a more appropriate metal balustrade. (Images 10 & 15).
2. Removal of Kee Klamp type balustrade to rear edges of existing roof terrace and replacement with a more appropriate metal balustrade. (Image 18).
3. Any necessary repairwork to the waterproofing layer of the roof below the existing roof terrace decking. (Images 5, 7 & 10).
4. Waterproofing at junctions of terracotta parapet coping and chimneys, tourelle and smaller turret to be checked and repaired. Bitumen based waterproofing painted over copings to be removed and re-pointing work to be undertaken using traditional matching lime mortar. (Images 11, 13, 15 & 17).
5. Necessary re-pointing to elements accessible from the terrace such as the chimneys, tourelle and small turret to be undertaken in appropriate matching lime mortar. (Images 2, 6, 8, 12 & 16).
6. Removal of weeds which have taken root in the building fabric such as chimneys. (Image 21).
7. Removal of the artificial slate vertically hung cladding on the rear facade. Re-cladding of rear facade with materials of a high quality. The proposal is for lightweight aluminium cladding panels with a lead grey anodised finish to visually improve the appearance of the building. An additional benefit will be the opportunity to increase the level of insulation in the upper floors of the building. (Image 27 & 28).
8. Renewal of the front dormers and replacement of the windows with all works to match the appearance of the existing dormers. The current timber window frames are in a poor state of repair. (Image 30).
9. Upgrade of roof over the fifth floor accommodation. The current bitumen roof is well worn with areas of moss having taken hold. In upgrading the roof there is opportunity to increase the level of insulation in the upper floors of the building. (Image 31).

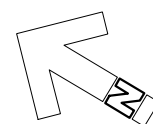
All repairs to the original fabric of the building to use appropriate and traditional materials as appropriate. No areas of original fabric are to be removed or replaced as a part of the repairworks.

A3 drawing



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