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**NOTES**

- (X-X-DXX) EXISTING DOOR
- \*(X-X-DXX) NEW DOOR
- (X-X-DXX) NEW DOOR TO REPLACE EXISTING ASBESTOS CONTAINING DOOR
- (X-X-WXX) EXISTING WINDOW NUMBERS

All existing chimney pots to receive new terracotta ventilated cap.  
 Mortar repairs to chimney stacks if required.

Existing balustrade to be refurbished to ensure stability and redecorated with exterior grade paint finish to match existing colour.

Carefully remove and replace existing brickwork to align with adjacent. New lime mortar pointing.  
 Organic growth to be removed

Localised non hydraulic lime mortar repointing where required

Existing balcony to be repaired and redecorated. Access to it to be restricted.

Existing tie bars to be redecorated with exterior grade paint finish to match colour of existing

All existing windows, reveals and cills, joinery and shutters to be repaired and redecorated as necessary.

All existing rainwater goods and exterior pipework to be cleaned / redecorated to match existing finish

Cracking to brickwork to be repaired. Replacement of bricks where required and new bricks where missing.

Existing railing to be repaired and redecorated with exterior grade paint finish

Existing balcony to be repaired and redecorated. Access to it to be restricted.

Minimum area of existing displaced brick to be removed and replaced with a blend of saved brick and reclaimed brick to match existing

New external replacement light fittings. Refer to M&E specifications

New timber lintel behind window. Refer to structural engineer detail 10, drawing 063007-07

Railing in for ground to be modified and redecorated. Refer to detail (41)AD002

Existing slate roof, flashings, ridge tiles, ridge pointing, valley gutters, copings, render to parapet walls and localised mortar repairs to be repaired and reintegrated as necessary in matching materials and techniques

Redundant vent pipes to be removed and holes to be blocked up with finishes to match existing adjacent.

Existing roof including parapet walls and copings to be cleaned and repaired if necessary

All existing windows, reveals and cills, joinery and shutters to be repaired and redecorated as necessary.

All metal windows to be redecorated

Existing light fittings and cabling to be removed

Existing critical type window to be replaced with new sash window to match heights and materials of existing sash windows in the adjacent Montague Street facing rooms. Existing security bars to be removed.

Existing window cill height

Existing roof including parapet walls and copings to be repaired if necessary

New extract duct from kitchenette and WC at ground floor level

Existing window to be replaced for a sash window to match existing windows. Existing security bars to be removed.

External timber panelling to be stripped back repaired and redecorated in exterior grade paint finish to match colour of existing

Stucco render to be repaired and re-decorated with breathable mineral paint finish in colour to match existing.

Existing doors to be redecorated with exterior grade paint finish

Existing door containing asbestos to be replaced with new to match existing. Refer to detail drawing (32)AD001

New railing added to existing parapet in design and finish to replicate existing adjacent. Height to comply with building regulations.

Decorative Iron Railings around Balconies at First and Third Floors  
 Balconies unsafe - No Access



REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
C	For Planning and Listed Building Consent Application	LBE	MB	23/06/17
B	For Planning and Listed Building Consent Application	LBE	MB	01/06/17
A	For comments	LBE	MB	12/05/17
FIRST ISSUE		LB	MB	28/04/17

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British Museum  
 Perimeter Properties Refurbishment

P2007246

DRAWING TITLE	SCALE
1-1A Montague Street Proposed Rear Elevation	1:50@A1
Planning and LBC Application	April '17
(15)AE002	C