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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.
Upon close inspection after the erection of the scaffold this brickwork was found to be sound - the distorted appearance from the garden is due to attempts to tie the brickwork into the coursing of the adjacent building
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 tied back into facade and redecorated with exterior grade paint finish.
Existing balcony to be repaired in line with structural engineers report and redecorated. Brickwork to be carefully removed where necessary for new supports to be retained and replaced with mortar to match existing after the works are complete. Access to be restricted.
Area of existing brickwork to be restrained in place using remedial DryFix ties in line with structural engineer's details, ties will not be visible.
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 (4)AD002

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

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 crill 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 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 redecorated 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
Existing railings amended locally to the steps to comply with building regulations. Additional perforated panel applied to be yard side of the railings to be galvanised and painted black

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



REVISION / DESCRIPTION	DRAWN	CHECKED	DATE
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F - For Planning and Listed Building Consent Application	NA	AC	17/12/18
E - For Planning and Listed Building Consent Application	MF	AC	05/11/18
D - For Listed Building Consent Discharge Condition 6	LBE	AC	25/07/18
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



BDP.

18 Brewhouse Yard
Clerkenwell
London, EC1V 4LJ
United Kingdom
T +44 (0)20 7812 8000
F +44 (0)20 7812 8399
www.bdp.com

British Museum
Perimeter Properties Refurbishment

P2007246

DRAWING TITLE: 1-1A Montague Street
Proposed Rear Elevation

SCALE: 1:50@A1

DATE: April '17

REVISION: F

