

GENERAL NOTES:

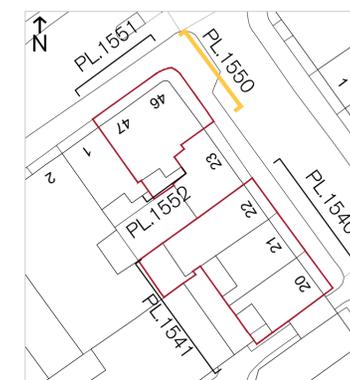
 **Outside Scope of Works**
Grey hatch indicates adjacent buildings.

NOTES:

- Existing painted metal railings and balustrade redecorated.
- New mechanical equipment and service runs to roofs. Refer to MEP information for details on services and structural engineers information for roof strengthening works.
- Existing painted metal bars redecorated white.
- New glazing to replace existing top panels modified for plant vent.
- New sash window.
- New wall-mounted external lights.
- New external door.
- Existing metal gangway retained and re-supported to structural engineers details. Existing painted metalwork redecorated black.
- New wall-mounted cycle stands.
- New metal bars installed externally to existing window to match existing.
- Existing rain water goods cleaned and redecorated black. Damaged or poorly installed components repaired and replaced.
- New external building signage.
- New metal balustrade painted black.
- New plant screen and door.
- New roof membrane overlaid onto existing asphalt roof on 22 Southampton Place and 46-47 Bloomsbury Square.
- New roof membrane overlaid onto existing asphalt roof on 20-21 Southampton Place.
- New 150mm louvre for shower and toilet.
- New 100mm kitchenette extract wall fan.
- New 100mm toilet extract wall fan.
- New 100mm louvre for shower.
- New 100mm louvre for future tea point fan connection.
- New free standing roof edge protection to flat roof perimeter.
- Existing mansard roofs retained and missing/damaged slates replaced.
- Damaged, slipped or missing slates to mansards to be replaced to match existing.
- New mechanical equipment located on roofs. Refer to MEP information for details on services and structural engineers information for roof strengthening works or raised kerbs.
- Existing chimney render and flashing's repaired.
- Existing parapet and party walls repaired.
- New extended external stairs to match existing.
- Condenser units in rear courtyard, refer to MEP information for details.
- New roof access hatches.
- Existing dormers leadwork, roofs and flashings to be repaired.
- New decking to rear external courtyards.
- Boosted cold water service to serve bib tap, refer to MEP drawings and schedules for details.
- All existing windows refurbished.



No. 46



1:50
0 1 2 3 4 5m

SPRATLEY & PARTNERS
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REV	ISSUED	DESCRIPTION	DRAWN	CHECKED
A	18.10.21	External works description.	RE	RE
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PROJECT	DESCRIPTION	DATE	SCALE AT A1	JOB NO
HOLBORN LINKS PROJECT 5 20-22 SP & 46-47 BS	46-47 BS PROPOSED FRONT ELEVATION (1 OF 2)	JULY '21	1:50	21.865
CLIENT	STATUS	DRAWN	CHECKED	REV
EDR	PLANNING	CW	RE	B

S
& P