

PROPOSED SCOPE OF WORK

The following captures headline proposals only and should be read in conjunction with the Heritage, Design & Access Statement (HDAS) for a more detailed explanation. Each item is numbered in the HDAS and corresponds with the numbers noted on the proposed plans and elevations.

- 1

Item 1 - Roof Repairs

Proposed Works: Existing rooflight to be reduced in size to increase clearance between upstand and parapet wall to introduce suitable flashing detail in order to address suitable flashing detail.
- 2

Item 2 - Parapet Repairs

Proposal Works Local repairs required to third floor parapet to adress failing lead flashing, pointing and spalled brickwork all of which are contributing to internal water ingress.
- 3

Item 3 - Repairs to Concrete Coping

Proposed Works : Local repairs required to third floor parapet concrete coping to address a number of defects within the concrete, including large cracks, exposed reinforcement and DPC.
- 4

Item 4 - Timber Window Repairs

Proposed Works - Local repairs needed to timber window elements to address failed or failing components.
- 5

Item 5 - Stucco Render Repairs

Proposed Works: Rebuild existing stuccy render detailing across princiapl facade to address various areas of failed, spalled and genearily degraded render detailing.
- 6

Item 6 - Front Parapet Wall

Proposed Works: Bituminous waterproof covering to be reapplied to front gutter course and parapet coping to reinstate waterproofing coating.
- 7

Item 7 - Render Repairs / Replacement

Proposed Works: Re-render principal elevation from basement to first floor level to addres large areas of saturated render.
- 8

Item 8 - Decoration of Previously Painted Masonry

Proposed Works: Decorate all previously painted external surfaces to address poor decorative condition and restore the building's appearance.
- 9

Item 9 - Brick Repairs Adjacent Front Door

Proposed Works: Masonry wall adjacent front door should be rebuilt to match original profile and affected surfaces re rendered.
- 10

Item 10 - Drainage Repairs

Proposed Works: Repair defective below ground drainage and introduce new hardstanding and drainage to light well. Works are vital to address excess ground water and halt ongoing movement of the building.
- 11

Item 11 - Internal Masonry

Proposed Works: Rebuild failing pier brickwork beneath modern concrete lintel. Orginal bricks and surrounding plaster are saturated and failing underneath modern engineering bricks.
- 12

Item 12 - External Staircase Repairs

Proposed Works: Access stairs to lightwell should be repaired including steelwork and finishes.
- 13

Item 13 - Corbelled Brickwork Foundations

Proposed Works: Reinstate missing brickwork from foundations - assumed to have been removed in the past for services.
- 14

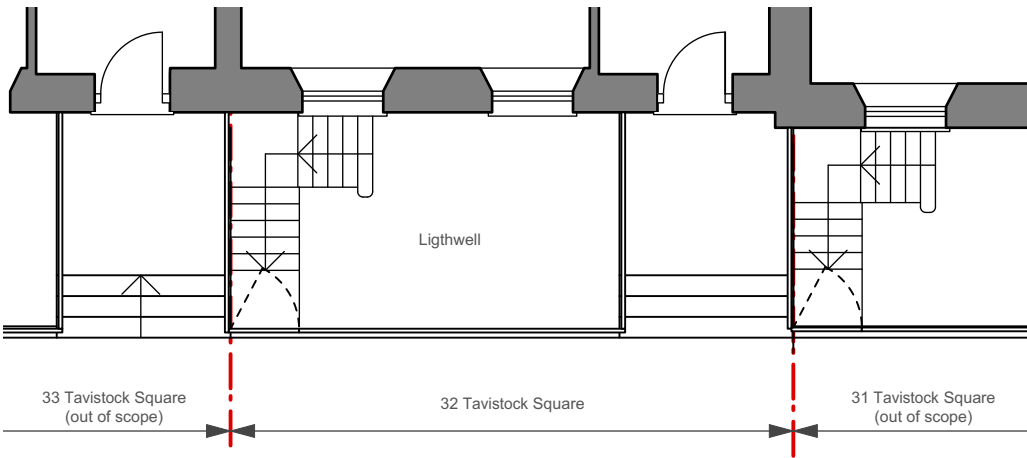
Item 14 - First Floor Balcony

Replace failed asphalt waterproofing to first floor balcony. Further investigations required to establish extent of corrosion to cast iron cantilevered members.

EXISTING & PROPOSED LIGHTWELL

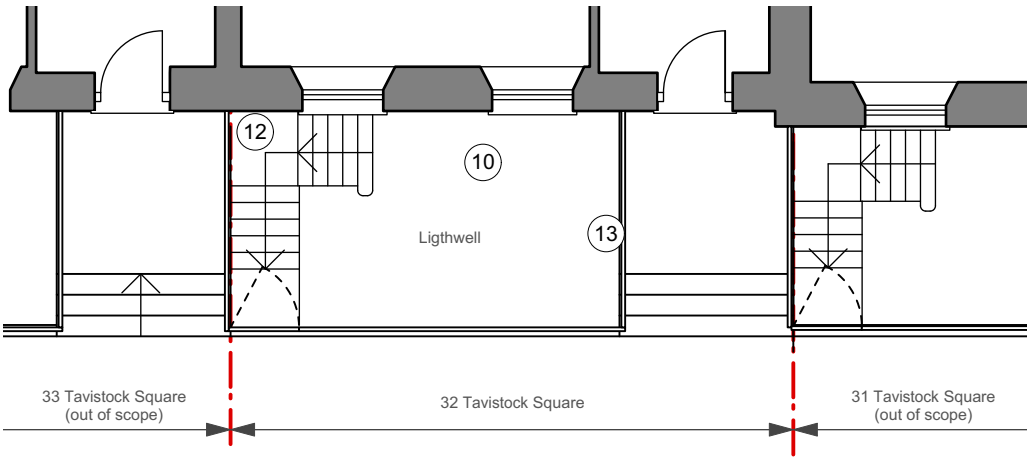


Scale 1:100 @ A3



EXISTING LIGHTWELL

Scale 1:100 @ A3



PROPOSED LIGHTWELL

Scale 1:100 @ A3



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32 Tavistock Square
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Client
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Drawn ML

Checked KS

Rev Date By Ap Note

Drawing Title
Lightwell

Project Number Drawing Number Revision

210163-1306

Purpose/Status
PLANNING

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