



REV.	ISSUED -	DESCRIPTION -	DRAWN -	CHECKED -
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PROJECT HOLBORN LINKS EXTERNAL WORKS	DESCRIPTION 20-22 SP PROPOSED ROOF PLAN
CLIENT	
EDR	

DATE SCALE AT A1

APR '22 1:50

STATUS
DRAFT

DRAWN CHECKED
JO RE

DRAWING NO PL.1311



SPRATLEY & PARTNERS
7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS . 01491 411277
ISSUED ONLY FOR THE PURPOSE INDICATED. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS COPYRIGHT.

2 TIMBER WORKS 2.2 Replacement of component 3 SPOT ALTERATIONS 3.1 Adjust flat roof substrate to eliminate pooling 3.2 Remove board 3.3 Remove felt lining and make good 4 ROOFING WORKS 4.1 Tiled incl. renewal of lead flashings 4.2 Slated incl. renewal of lead flashings 4.3 Lead incl. renewal of lead flashings 4.4 Lead Flashings only 4.5 Asphalt incl. renewal of lead flashings 4.6 Felt incl. renewal of lead flashings 4.7 Cleaning flat roofs/ balconies 5 SURFACE FINISHES 5.1 Unprofiled Render (walls, plinths etc.) 5.1.1 <20mm crack width & <30mm depth 5.1.2 New and repairs >20x20mm 5.2 Profiled Render (cornices etc.) 5.3 Tile grouting 5.4 Painting 5.4.1 Masonry paint 5.4.2 Masonry paint - breathable 5.4.3 Joinery paint 5.4.4 Metalwork paint 6 OTHER WORKS 6.2 Metal drainage goods 6.2.1 Fully Disassemble and Clean 6.2.2 Repair 6.2.3 Replace 6.3 Replacement glazing

GENERAL NOTES

Plans & ElevationsSchedule of Works

location in every way.

General works:

KEY

2021/5686/P and 2021/6112/L.

5.4.1 unless noted otherwise.

1 MASONRY WORKS

1.3 Repointing

1.1 Cleaning Masonry

1.2 Repairing Masonry

1.2.1 Resin repair

1.2.2 Replacing elements

1.3.1 Standard pointing

1.3.2 Tuck pointing

All base information and drawings have been taken from survey drawings by Plowman Craven. All dimensions are to be checked on site by the contractor and any discrepancies reported to the architect. Proposals subject to listed building consents.

All works subject to Contract Administrator and Local Authority

All repair/replacement to exactly match existing surrounding

Complementary external works for 20-22 Southampton Place and 46-47 Bloomsbury Square are covered under applications

Only high level works indicated are those visible from ground; full extent of works subject to full access.

See S+P Schedule of Work for details of Item nos. below.

Clean all parts of <u>all</u> walls (including rendered), roofs, gutters etc. to 1.1.5 in addition to notes otherwise.
 Repaint all painted masonry and decorative elements to

Repaint all painted timber elements to 5.4.3 unless noted

 Repaint all rainwater pipes, railings, metal stairs and other metal elements to 5.4.4 unless noted otherwise.

Remove all metal window security bars (cutting fixings if unavoidable), repaint as 5.4.4 and re-secure in place.
Making good of fabric associated with the upgrading of existing external services allowed for elsewhere.

All drawings to be read in conjunction with all information: