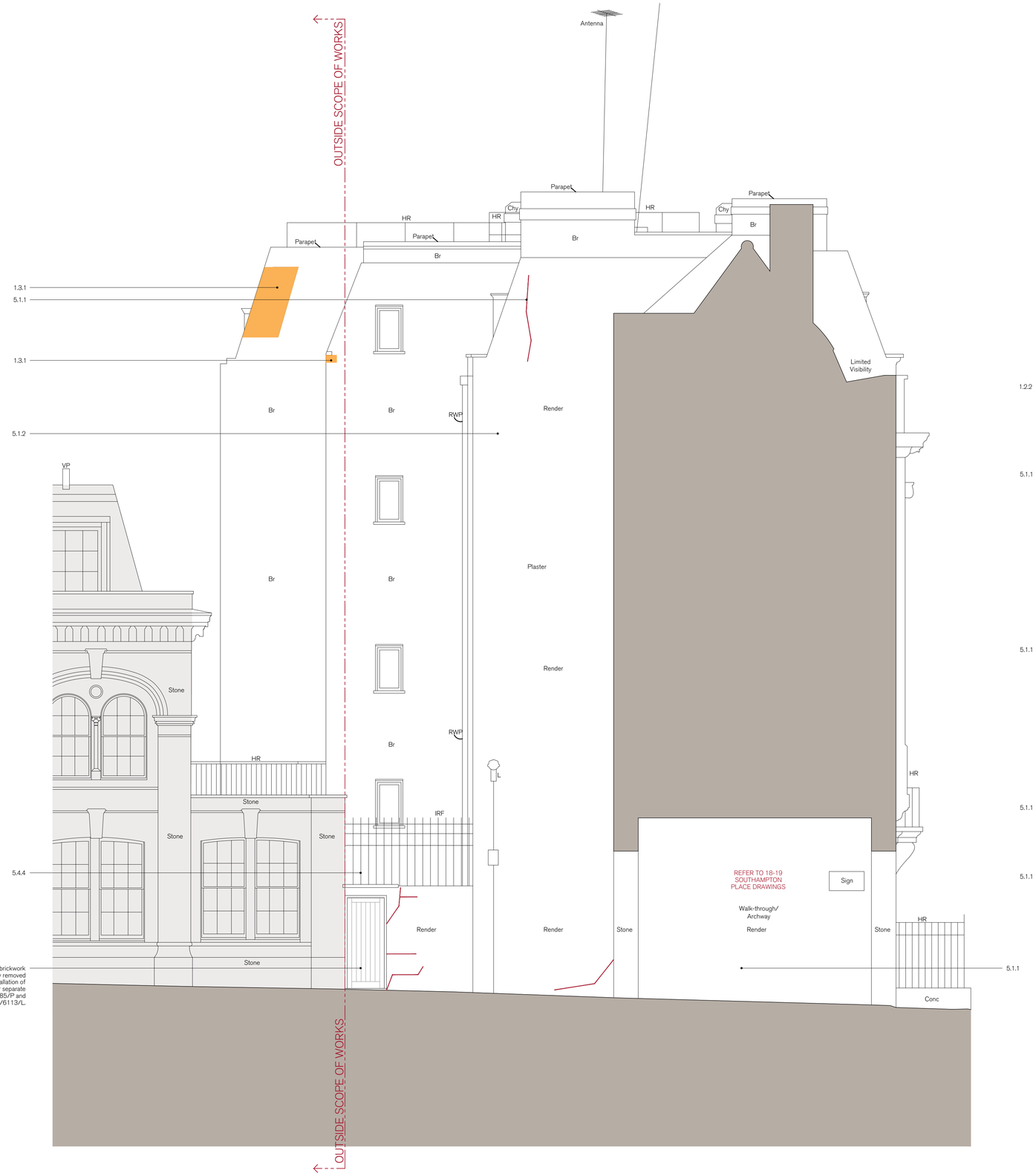
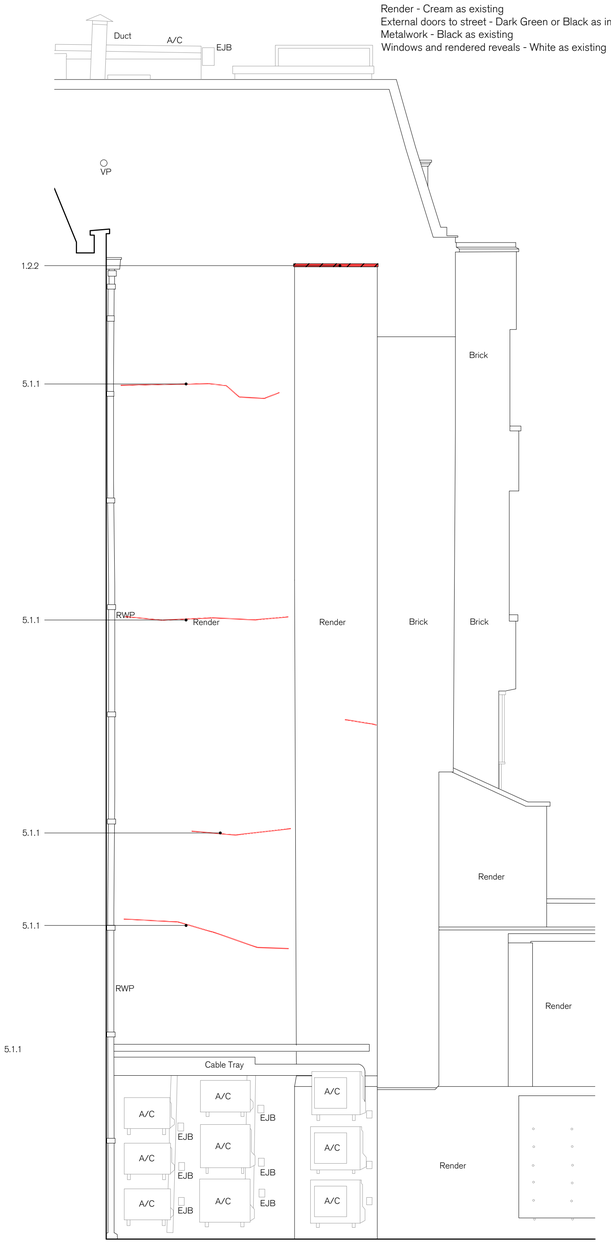


Elevation D
1:50



(accessed from No. 23)

Elevation E
1:50

1:50
0 1 2 3 4 5m

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.

STRUCTURAL SPECIFICATION NOTES

Significant Cracks
If discovered, a minimum of two 6mm diameter Helibars will be inserted into slots cut into adjacent mortar joints and re-pointing carried out to cover. (Render with cracks suspected of extending to substrate should be removed to sufficient extent to enable a check to be made.)

Broken/ Crumbling Bricks
If discovered, replace with new to match and make good.

Loose Bricks/ Crumbling Mortar
If discovered, remove brickwork and mortar where failed, relay bricks and make good.

PAINT COLOURS
Render - Cream as existing
External doors to street - Dark Green or Black as indicated
Metalwork - Black as existing
Windows and rendered reveals - White as existing

GENERAL NOTES

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 drawings to be read in conjunction with all information:
- Plans & Elevations
- Schedule of Works

All works subject to Contract Administrator and Local Authority consents.

All repair/replacement to exactly match existing surrounding location in every way.

Complementary external works for 20-22 Southampton Place and 46-47 Bloomsbury Square are covered under applications 2021/5686/P and 2021/6112/L.

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.

General works:
- Clean all parts of all walls (including rendered), roofs, gutters etc. to 1.1.5 in addition to notes otherwise.
- Repaint all painted masonry and decorative elements to 5.4.1 unless noted otherwise.
- Repaint all painted timber elements to 5.4.3 unless noted otherwise.
- 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.

KEY

1 MASONRY WORKS
- 1.1 Cleaning Masonry
- 1.2 Repairing Masonry
  - 1.2.1 Resin repair
  - 1.2.2 Replacing elements
- 1.3 Repointing
  - 1.3.1 Standard pointing
  - 1.3.2 Tuck pointing

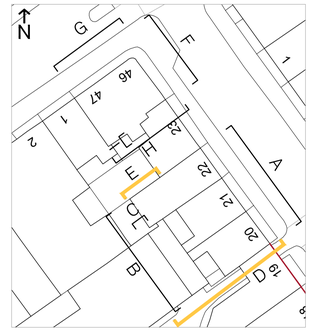
2 TIMBER WORKS
- 2.2 Replacement of component

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



REV.	ISSUED	DESCRIPTION	DRAWN	CHECKED
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

PROJECT: HOLBORN LINKS EXTERNAL WORKS
DESCRIPTION: 20-22 SP PROPOSED SIDE ELEVATIONS
CLIENT: EDR
DATE: APR. '22
SCALE AT A1: 1:50
STATUS: PRELIMINARY
DRAWN: JO
CHECKED: RE
JOB NO: 22.963
DRAWING NO: PL.1552
REV: -

S & P