

- Front elevation railings / gannys**
- All existing railings / gannys and associated fixings to be removed and holes made good
 - Supply and fit new railings as scheduled and detailed in drawing ref A20741.04.52
 - min height 1.1m from terrace decking level

- Front elevation External Walls / Parapets / Chimneys / Copings**
- All facing brickwork to be cleaned and pressure washed.
 - Copings to parapets to be removed, brickwork repaired and new copings / brick on edge to match existing details installed
 - New lead flashings throughout to Lead sheet association details
 - Existing chimney pots to be replaced to match existing
 - Chimneys to be repaired and rendered as scheduled
 - All exposed brickwork at roof level to be raked out and repointed with matching mortar. Mortar samples to be prepared and agreed with the Contract Administrator

- Windows and Doors generally**
- All existing windows to be removed and replaced with timber sash windows as specified and detailed.
 - All external window and door frames to be sealed with proprietary frame mastics

- Previously painted render panels**
- All previously painted surfaces, including walls, balustrading, panelling, cornice, dentils and the like to be thoroughly stripped.
 - All surfaces to be prepared with proprietary surface fillers Type Toupret or similar and approved.
 - Surfaces to be redecorated with proprietary microporous mineral masonry paints

- Previously painted ironwork and metal work**
- All previously painted surfaces and the like to be thoroughly stripped of previous friable coatings
 - Prepare surfaces with proprietary primers and undercoats prior to 2 finishing coats.

- Entrance stairs**
- Existing asphalt dressing to be cleaned and repaired with isolated asphalt repairs as required
 - New York stone dressing applied on proprietary adhesives. Nom thickness 35mm to treads and 20mm to risers.

- External works**
- Existing paving to LGF yard, steps and raised front garden to be removed to reduced level, nominal 300mm.
 - Front garden to be excavated to form lower ground floor vault extension to house plant and services. Refer to detailed drawings ref A20741.04.11.
 - New hard landscaping as drawing series A20741.04.100 and also independent landscape designers scheme



- Roof terrace**
- New timber stairs as detailed A20741.53
 - Roof terrace decking as scheduled finished with Mill board composite decking on pedestal system
- Mansard roof**
- New timber structure as engineers details.
 - Natural slate roof covering
 - Insulation and coverings as noted A20741.52/53
 - Folding sliding doors to approved supplier details
- +85.095
ROOF TERRACE FFL

- Main roof**
- Strip existing pitched roof coverings and structure.
 - Existing barrel vault to be retained and re affixed to new roof on triple rafters
 - Barrel vault to be lead clad and insulated as scheduled
 - New slate roof coverings on insulated roof structure as detailed A20741.04.50
 - New insulated back gutter dressed to new outlets as scheduled

- +81.894
THIRD FLOOR FFL
- Balustrade**
- Existing third floor balustrade to be removed
 - New black FPC steel balustrade to manufacturers installation details
- Windows and Doors generally**
- All existing windows to be removed and replaced with timber sash windows as specified and detailed.
 - All external window and door frames to be sealed with proprietary frame mastics

- Rain water goods generally**
- All existing pipework and fixings to be removed and holes made good
 - New insulated lined box gutter as detailed A20741.04.52-53. Note existing roof drains through parapet to adjoining owners at no. 9
 - New 110dia heritage cast iron RWP and 450 square ornate hopper to rear elevation to below ground drainage
- +78.638
SECOND FLOOR FFL

- Rear elevation External Walls / Parapets / Copings**
- All facing brickwork to be cleaned and pressure washed.
 - Copings to parapets to be removed, brickwork repaired and new copings / brick on edge to match existing details installed
 - Brickwork to be repaired where previous grilles and the like have been removed.
 - Take down and rebuild brickwork at terrace level and reconstruct using reclaimed matching brickwork and mortar. Mortar mix to be 1:1.5 masonry cement/hydrated lime/selected sands

- +75.102
FIRST FLOOR FFL
- Bay window / Portico / Entablature roof**
- Strip existing bay window and entrance portico roofing materials and fully prepare substrate ready for new roofing finishes.
 - Allow to strip existing substrate boarding and undertake isolated repairs to sub structure.
 - Allow for replacement lead roof covering on insulation as specified and detailed A20741.04.51.
 - Install new cast iron rain water goods to serve balcony portico front roofs

- +71.287
GROUND FLOOR FFL
- Ground Floor and Lower Ground floor windows**
- All windows to be removed and replaced with new timber sash windows with slimline double glazing units to achieve U-value of 1.5 Units to bay windows to be fitted with security glazing films type 3M Ultra 5 800 supplied and installed by specialist.
- Lower ground floor doors**
- Existing windows to be removed and openings formed with reduced cills to allow installation of new doorset
 - Structural framing of opening to engineers details
 - New Steel framed 'Crittia Style' folding sliding doorset installed to suppliers details

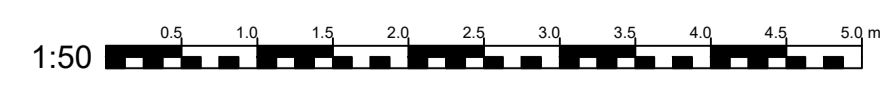
+68.150
LOWER GROUND FLOOR FFL

- AIR source heat pumps**
- Installed to manufacturers installation details
 - Sound test to assess requirement for acoustic enclosures
 - lead covering to riser cover to rear of plant, all roof penetrations to receive proprietary rubber boots
1. PV Panels
3 no. 400w peak roof mounted on ballasted support brackets



FRONT ELEVATION
datum 65.00

REAR ELEVATION



F	Drawings reissued for planning revised terrace	JA	7.04.22
E	Rear parapet balustrade amended	AJ	15.02.20 22
D	PV Panels relocated	JA	10.12.21
C	French doors removed	AJ	27.09.20 21
B	Air source heat pumps relocated	ja	16.4.21
A	French doors updated	ja	11.2.21
Rev.	Details	Initial	Date

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RICS RIBA
IAECB arb ASBP

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11 Belsize Crescent
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NW3 5QY

DRAWING TITLE
Proposed Elevations

DATE
9.3.21 DRN
JA

SCALE
1:50 @ A1 CHR.
JA

JOB / DRAWING No.
A20753.04.07 REV.
F

4.1 BUILDING REGULATIONS

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