

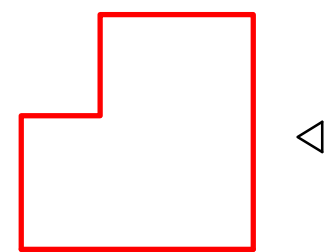


1 NO. 10 BRUCE GROVE FRONT ELEVATION
1 : 50

Condition Notes			
Mark	Defect Description	Proposed Works	Purpose
C1	Pollution and algae on brickwork and mortar	Conservation clean front and rear elevations using Stonehealth 'Doff' system. Sample area to rear to be agreed with CA prior to clean of whole building	Aesthetic / Environmental
C2	Decaying paintowrk to stone/recon stone capitals	Clean paint from stone/ recon stone capitals to either side of front door	Aesthetic
C3	Poor conditon of steps	Clean steps to entrance	Aesthetic
D1	Post and railing not in line with proposal	Remove posts and chain link rail to flat roof	Aesthetic
D2	Trailing cables	Remove trailing cables from front elevations	Aesthetic
D3	Light fitting not inline with proposal	Remove light fittings to either side of door and replace	Aesthetic
D4	Poor quality side door	Remove side door and frame from external side passage. Replace with new gate to allow visibility through	Aesthetic
R1	Window frames in generally poor condition	Prepare and redecorate windows generally colour to match existing, improve visibility, and approach to Youth Space in consideration of Secure by Design	Aesthetic
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R2	Rotten areas of window frame	Cut out rotten timber to bottom rail of sash and scarf in new hardwood timber piece and decorate to match existing	Water ingress
R3	Door in poor condition	Prepare and redecorate front door. Colour TBC	Aesthetic
R4	Front door fan lights and sidelight frames in poor condition	Prepare and redecorate side lights and fanlight to front door	Aesthetic
R5	Poor quality glazing to door side lights and fan lights	Replace Georgian wired glass to side lights and fanlight with clear toughened glass	Aesthetic
R6	Blocked drainage on flat roof and vegetation growth	Clear and repair roof covering to flat roof. Clear outlet and add leaf guard.	Water ingress
R7	Water damaged soffit above front door	Prepare and redecorate soffit above front door where water damaged from blocked outlet to flat roof	Water ingress
R8	Unknown condition of RWP within side passage	Repair RWP within side passage as necessary	Drainage
R9	Stucco band at first floor in disrepair	Prepare and redecorate stucco band below first floor windows and coping stone to roof and lower ground external wall.	Aesthetic
R10	Cracked walls to side of entrance steps	Prepare and redecorate low walls to side of entrance steps	Aesthetic
R11	Letterbox in poor condition	Replace with new brass letterbox	Aesthetic



NO. 10 BUILDING KEY



RIBA 3

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
1	07.08.22	STAGE 02 DRAFT ISSUE	LS	ADP
2	21.12.22	DRAFT PLANNING ISSUE	LS	ADP
3	13.01.23	PLANNING ISSUE	LS	ADP
4	16.01.23	STAGE 3 ISSUE	LS	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

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JOB TITLE:
**BRUCE GROVE
YOUTH SPACE**

DRAWING TITLE:
**NO. 10 BRUCE GROVE - CONDITION
FABRIC REPAIRS**

SCALE: As indicated		DRAWING SHEET SIZE: A1
JOB CODE: 001550	DRAWING NUMBER: ADP-00-ZZ-DR- A-1220	REVISION: 4