

1.3 **CONDITION 16 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)**

(a) No works of demolition or alteration to Nos. 823-827 High Road shall commence until details of all proposed external materials for that building have been submitted to and approved by the Local Planning Authority. These details shall include:

(iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;

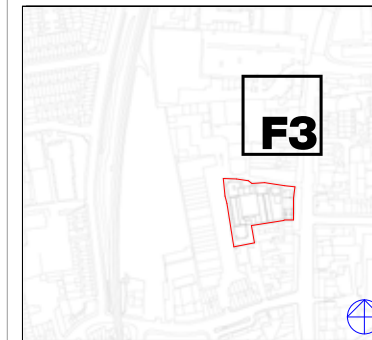
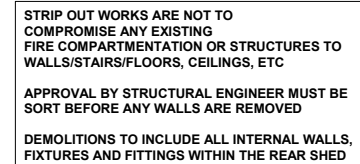
F3 Response:

Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores have been completed as part of proposed works to external roofs and parapets.

- The existing roofs, parapets are proposed to be retained and repaired allowing like for like repairs to brickwork and stone copings.
- The roof line to the rear of No. 827 is restored to match it's original setting based on evidence from historic photos.

The following pages provide further details on the elevations. Refer to Section 1.2 for balconies, parapet and roof sectional details. Please note, drawings are subject to further opening up and investigative works and specific details to be developed at later stages.

** Works subject to further site investigation and opening up.*



KEY PLAN

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Design Team before proceeding. The boundary redline shown is indicative.

DEMOLITION ELEVATION/SECTION KEY

— Existing
— Strip Out
— Temporary Waterproof Needed

[illegible]

REVISION HISTORY



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project

THE PRINTWORKS

819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

title

DEMOLITION ELEVATIONS EAST (823 - 829)

drawn by	scale	paper	project
DP	1:50	A1	2204

status	rev
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S1 - Suitable for coordination S1

ST - Suitable for coordination	ST.
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drawing no 29

Demolition Notes:

General:

- Protect all surfaces & windows adjacent work areas, which are to be retained.
 - Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.
1. Carefully remove cement copings to the parapet complete.
 2. Allow to investigate and remove unobtrusive sample section of paint and render where cracked and loose. Assume replacement of 20% defective brick like for like.
 3. Allow to carefully remove paint to window clips complete, subject to trial investigations.
 4. Carefully remove satellite dish.
 5. Carefully remove redundant cabling and services complete.
 6. Allow to remove unrepresentative modern signage and timber boarding complete.
 7. Carefully remove defective lead flashing to shop front complete.
 8. Carefully remove modern shop front. Extent as shown.
 9. Carefully remove modern doors complete.
 10. Allow to investigate existing timber for rot.
 11. Carefully remove section of cornice to enable repair. Extent as shown.
 12. Allow to remove C20th unobtrusive sample section of cement render, subject to trial investigations. Assume replace 40% defective brick like for like.
 13. Carefully take down C20th chimney to sound course below existing corbeling ready for restoration.
 14. Carefully remove flue and associate condensate pipework
 15. Allow to investigate and remove unobtrusive sample section of paint to expose historic plaster for inspection.
 16. Allow to remove vegetation complete.
 17. Allow to remove modern timber boarding to expose historic shopfront plinth.
 18. Allow to carefully remove modern filler render and layers of modern paint to expose original door moulding.
 19. Allow to carefully take down No. 829 High Road and reuse any sound glazed bricks and architectural elements for repairs.

* Works subject to further opening up and investigative works and specific details to be developed at later stages.



**Proposed Notes:****General:**

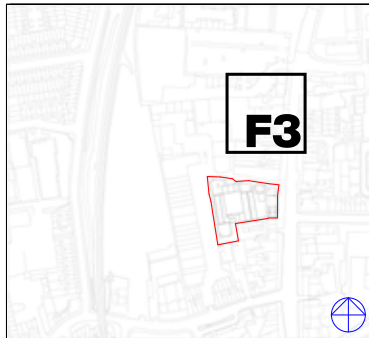
- All sash windows to be eased and adjusted.
- Decorations – cornice, windows complete, doors and shop front (pilasters and fascia) similar materials and colours.
- Protect all surfaces and windows adjacent work areas which are to be retained.
- Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.

- New Portland stone coping with weathering.
- Rake out loose pointing and repoint missing joints like for like in lime mortar. Allow 20% brick face.
- Make good fixing holes and where cabling removed to match adjacent pointing.
- Like for like timber repairs to sash windows. Allow for secondary glazing to achieve required acoustic rating as per MEP report.
- Reinstate cornice and associated leadwork, profile to match existing. Material nature of repairs to be informed by initial investigation works.
- Repair to decorative moulding where missing, lime mortar infill and weathering, as necessary.
- Scarf in like for like sections of timber where rotted.
- Repair and restore painted timber fascia to match previous historic details.
- Carry out like for like conservation repairs to painted timber pilasters to match historic details.
- New timber framed glazing to shop front. Match existing adjacent profile where sufficiently significant. Details within timber and masonry shopfront to be agreed with conservation officer.
- Restore original 18th century door reinstate glazing to match historic detail. Fix shut to block entrance.
- Carry out like for like conservation repairs to pediment and associated leadwork.
- Structural cracks. Allow to carefully take out individual cracked bricks and reinstate to match adjacent. Repoint as required in lime mortar to S. E's detail.
- Install new CCTV. Details to be agreed with conservation officer.
- Chimney restored to match historic design and site evidence. Refer to historic photo 1893.
- Make good where flue and condensate pipework removed.
- Redecorate RWDP.
- Allow to piece in missing stonework like for like to match adjacent profile.
- Allow to carry out like for like conservation repairs to pilaster stonework and glazed tiles to match previous historic details.
- Reinstate glazed brick plinth to match original historic detail.
- Make good section where modern render removed. Allow 40% brick replacement as necessary.
- Upstand signage reinstated to match original historic setting. Refer to historic photograph C1893.
- New bronze coloured metal totum signage and entrance gateway to suit proposed design.



FIGURE 48. Nos. 819-829 High Road
C. 1893

* Works subject to further opening up and investigative works and specific details to be developed at later stages.

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Notes:

- Landscape section indicative only. Re-Form design to be incorporated.
- PV, facade terminations and louvers indicative only. Subject to design development and coordination with MEP.

KEY

- PROPOSED
- EXISTING

DATE	CHK	DESCRIPTION	STA NO.
08.12.2023	CHK	Scheme Freeze Gas	P1
REVISION HISTORY			



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project

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

title

GA ELEVATION - EAST (823 - 829)

drawn by	scale	paper	project no
DG	1:50	A1	220428

status	revision
S1 - Suitable for coordination	P1

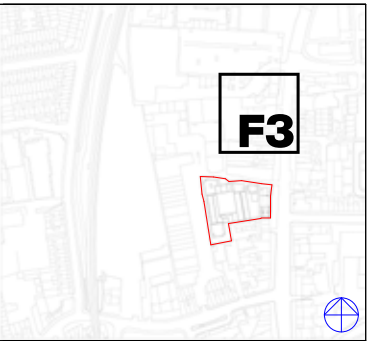
drawing no	30
PRINT-F3A-ZZ-ZZ-EL-A-25003	

1.3 CONDITION 16 (a-iii)

STRIP OUT WORKS ARE NOT TO COMPROMISE ANY EXISTING FIRE COMPARTMENTATION OR STRUCTURES TO WALLS/STAIRS/FLOORS, CEILINGS, ETC

APPROVAL BY STRUCTURAL ENGINEER MUST BE SORT BEFORE ANY WALLS ARE REMOVED

DEMOLITIONS TO INCLUDE ALL INTERNAL WALLS, FIXTURES AND FITTINGS WITHIN THE REAR SHED



KEY PLAN

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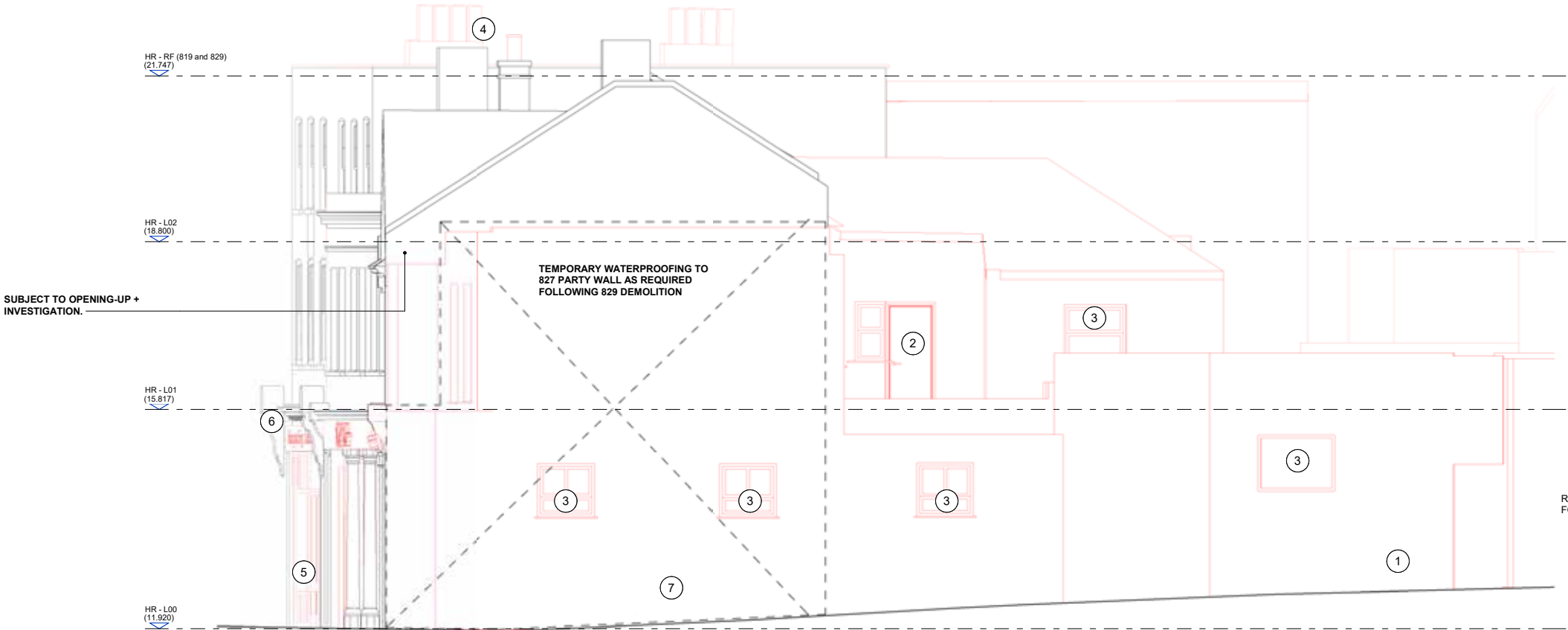
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DEMOLITION ELEVATION/SECTION KEY

— Existing
— Strip Out
- - Temporary Waterproof Needed

REFER TO 1:100 DRAWING NO 9250 FOR FULL EXTENT OF BUILDING



Demolition Notes:

General:

- Protect all surfaces & windows adjacent work areas, which are to be retained.
 - Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.
- Allow to remove modern C20th alteration to rear to suit proposed layout. Extent as shown.
 - Allow to remove modern door and door surrounds complete.
 - Allow to remove modern window and window surrounds complete.
 - Carefully take down C20th chimney to sound course below existing corbeling ready for restoration.
 - Carefully remove modern shop front. Extent as shown.
 - Allow to remove unsympathetic modern signage and timber boarding complete.
 - Allow to carefully take down No. 829 High Road and reuse any sound glazed bricks and architectural elements for repairs.
 - Allow to remove internal partitions, extent as shown. Make good opening to suit proposed layout.
 - Carefully strip out modern MEP and sanitary fixture without damaging existing historic fabric.
 - Allow to remove modern floor and wall finishes complete.
 - Allow to create opening as shown to suit proposed design.
 - Carefully strip out modern paint finish complete to expose brick facade. Allow for 20% brick replacement and make good.

* Works subject to further opening up and investigative works and specific details to be developed at later stages.



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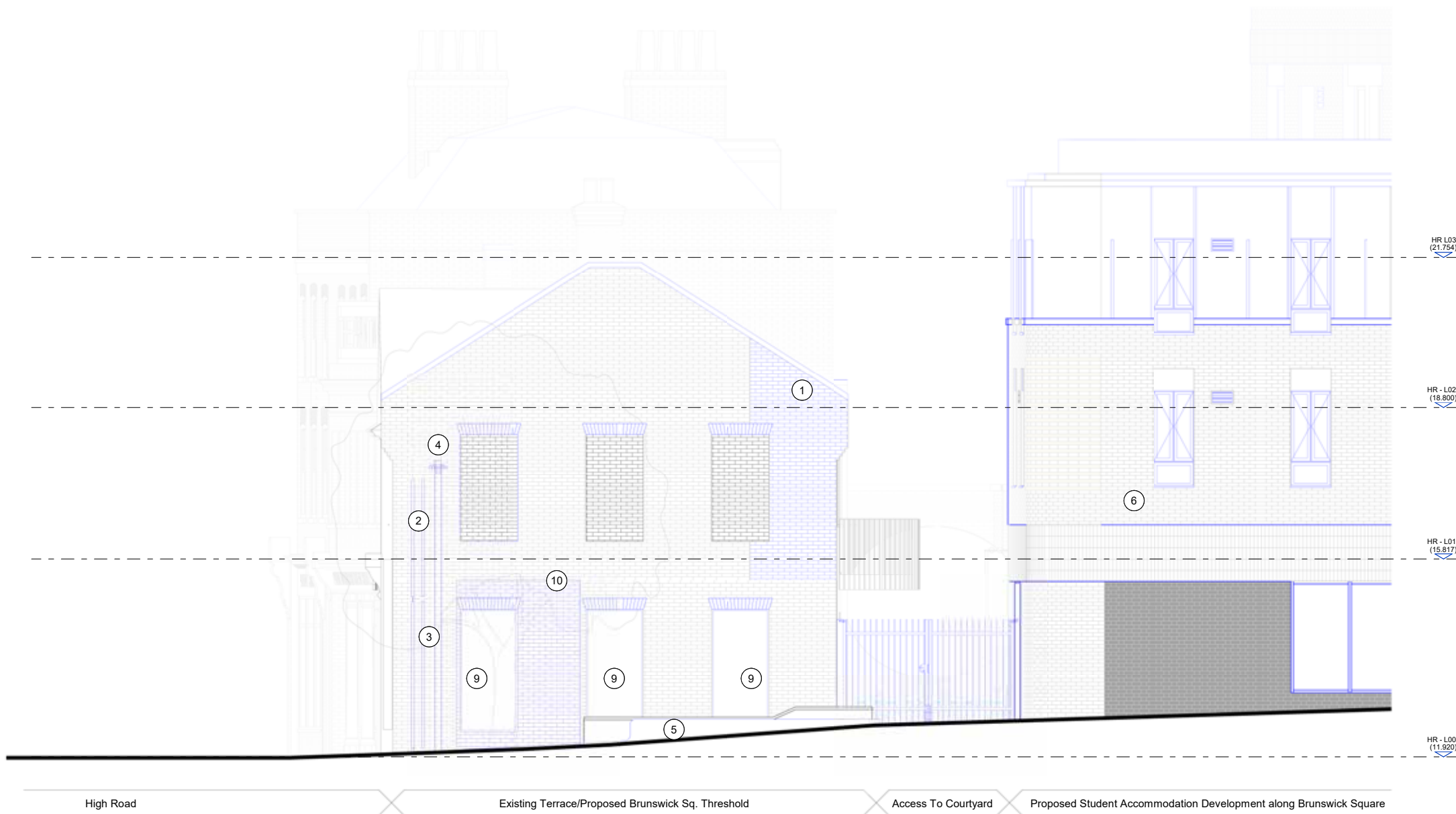
project

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

title

DEMOLITION ELEVATIONS NORTH

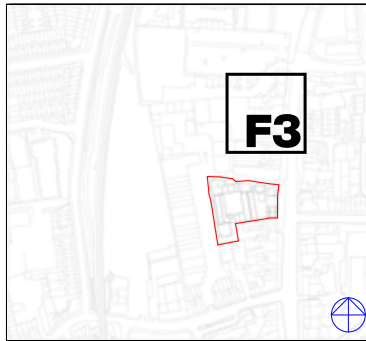
DEMOLITION ELEVATIONS NORTH			
drawn by	scale	paper	project no
DP	1:50	A1	220428
status			revision
S2 - Suitable for information			S1.P2
drawing no			31
PRINT-F3A-ZZ-EX-EL-A-9252			

**Proposed Notes:****General:**

- All sash windows to be eased and adjusted.
- Decorations – cornice, windows complete, doors and shop front (pilasters and fascia) similar materials and colours.
- Protect all surfaces and windows adjacent work areas which are to be retained.
- Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.

- Allow to reinstate gable wall to suit new proposed design.
- New bronze coloured gateway arch with lettering.
- New bronze coloured metal totum signage and entrance gateway to suit proposed design.
- New lighting to entrance
- New sit out space to landscape architect's detail.
- Proposed student accommodation development.
- Chimney restored to match historic design and site evidence. Refer to historic photo 1893.
- Roof restored to match historic design and site evidence. Refer to historic photo 1893.
- New windows/doors to suit proposed layout.
- Allow like for like brick infill to suit proposed design

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Notes:

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- PV, facade terminations and louvers indicative only. Subject to design development and coordination with MEP.

KEY

— PROPOSED

— EXISTING

DATE	CHK	DESCRIPTION	STA	NO.
08.12.2023		Scheme Freeze Gas		P1

REVISION HISTORY**F3**

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project

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

title

GA ELEVATION - NORTH (823-827)

drawn by scale paper project no

DG 1:50 A1 220428

status revision

S1 - Suitable for coordination P1

drawing no

PRINT-F3A-ZZ-ZZ-EL-A-25001

[illegible]

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project

THE PRINTWORKS

819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

title
DEMOLITION GA ELEVATIONS-SECTIONS
West (823-829)

drawn by	scale	paper	project
DP	1:50	A1	22042

status	revision
S2 - Suitable for information	S1.P2

drawing no **PRINT-F3A-ZZ-EX-EL-A-9261** 33

HR - RF (819 and 829)
(21.747)

HR L03
(21.754)

HR - L02
(18.800)

HR - L01
(15.817)

HR - L00
(11.920)

Brunswick Square

829

827

823/825

821

Demolition Notes:

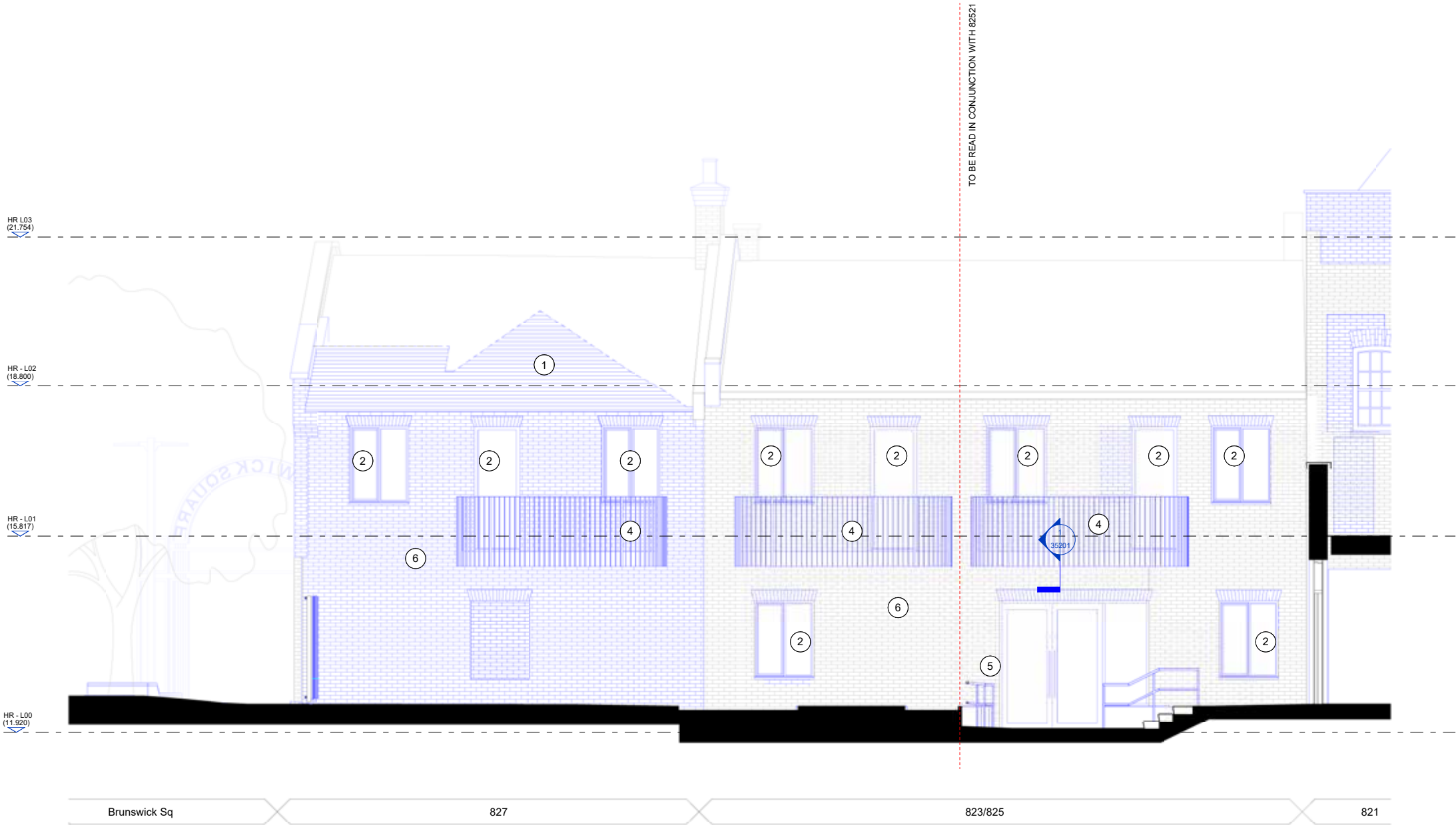
General:

- Protect all surfaces & windows adjacent work areas, which are to be retained.
- Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.

1. Allow to remove modern C20th alteration to rear to suit proposed layout. Extent as shown.
2. Allow to remove modern door and door surrounds complete.
3. Allow to remove modern window and window surrounds complete.
4. Carefully take down C20th chimney to sound course below existing corbeling ready for restoration.
5. Carefully remove modern shop front. Extent as shown.
6. Allow to remove unsympathetic modern signage and timber boarding complete.
7. Allow to carefully take down No. 829 High Road and reuse any sound glazed bricks and architectural elements for repairs.
8. Allow to remove internal partitions, extent as shown. Make good opening to suit proposed layout.
9. Carefully strip out modern MEP and sanitary fixture without damaging existing historical fabric.
10. Allow to remove modern floor and wall finishes complete.
11. Allow to create opening as shown to suit proposed design.
12. Carefully strip out modern paint finish complete to expose brick facade. Allow for 20% brick replacement and make good.

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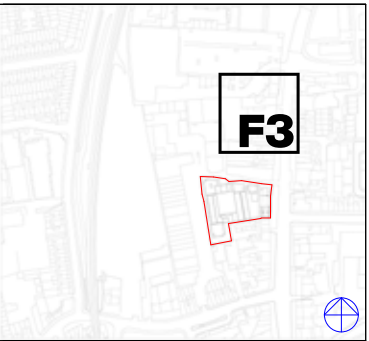
Proposed Notes:

- General:
- All sash windows to be eased and adjusted.
 - Decorations – cornice, windows complete, doors and shop front (pilasters and fascia) similar materials and colours.
 - Protect all surfaces and windows adjacent work areas which are to be retained.
 - Drawing information should be read in conjunction with all other drawings, specifications, project documents, and construction information.

- Roof restored to match historic design and site evidence. Refer to historic photo 1893.
- New window/door with flat arch to suit proposed layout.
- Allow like for like brick infill to suit proposed design.
- New balcony to suit proposed layout. refer to SE's drawings for fixing details.
- Allow to make good brick work where new structural opening created.
- Modern paint tripped out. Rake out any loose pointing and repoint joints in lime mortar. Allow for 20% brick replacement.

- Notes:
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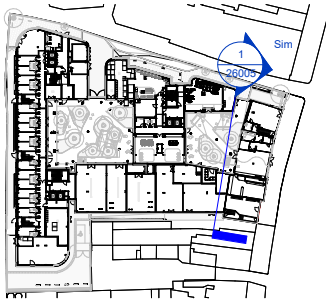
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KEY

— PROPOSED

— EXISTING



DATE	CHK	DESCRIPTION	STA NO.
08.12.2023		Scheme Freeze GAS	P1
REVISION HISTORY			

F3

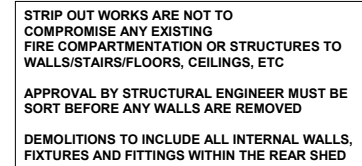
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project			
THE PRINTWORKS			
819-829, HIGH ROAD, TOTTENHAM, LONDON, N17 8ER			
title			
GA SECTION/ELEVATION - WEST (823-829)			
drawn by	scale	paper	project no
DG	1:100	A1	220428
status			revision
S1 - Suitable for coordination			P1
drawing no			
PRINT-F3A-ZZ-ZZ-SE-A-26005			34



REFER TO 1:200 DRAWING NO 9200
FOR FULL EXTENT OF BUILDING

* Works subject to further opening up and investigative works and specific details to be developed at later stages.



PRINT-F3A-ZZ-RF-GA-A-9332 35

REFER TO 1:200
DRAWING NO 20225
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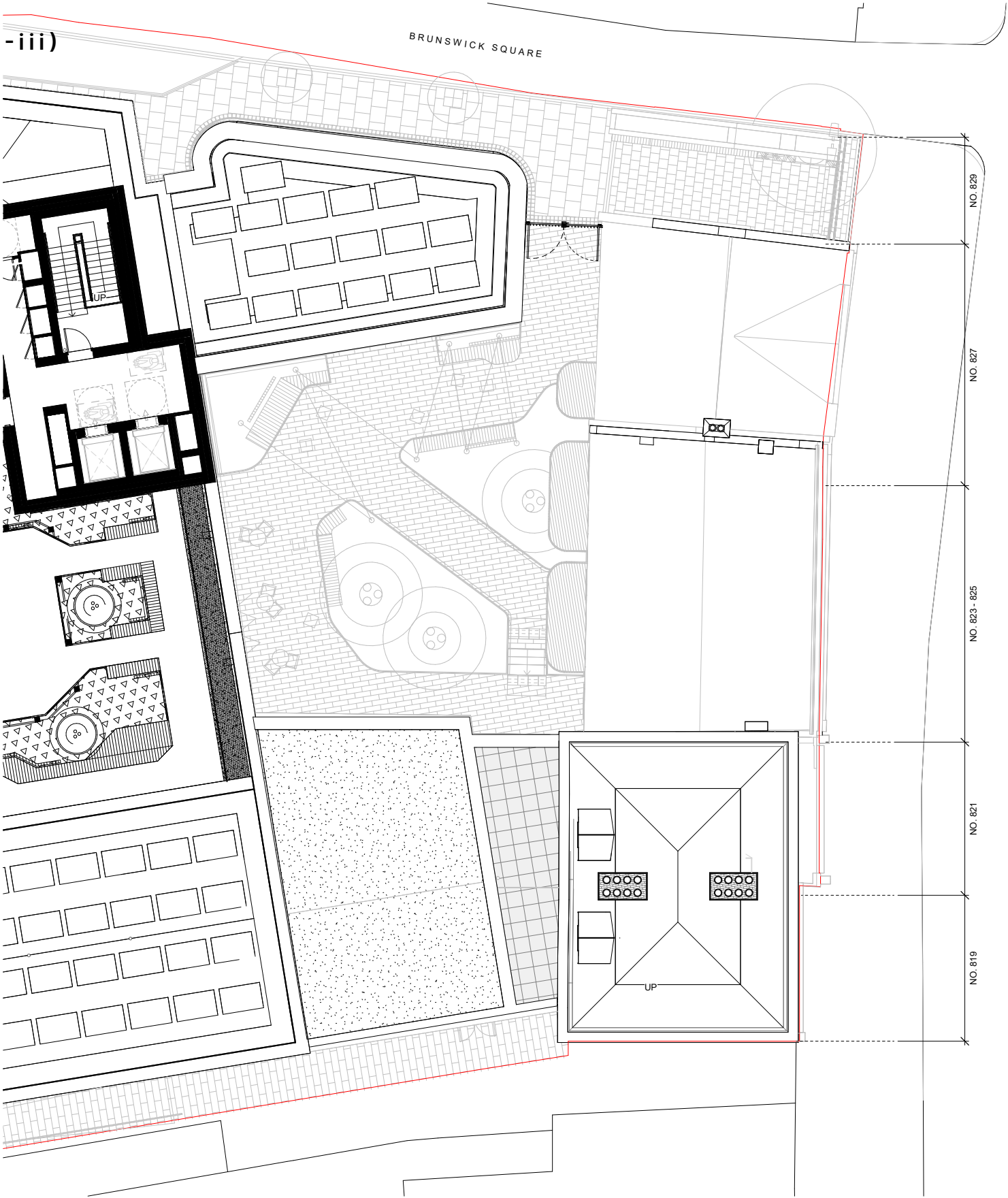
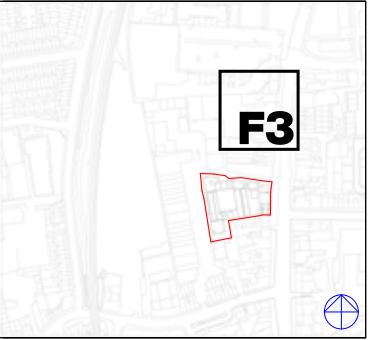


FIGURE 50. Nos. 819-827 - Proposed Roof Plan

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KEY PLAN

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DATE	CHK	DESCRIPTION	STA NO.
11.12.2023		Scheme Freeze GA	P3
08.12.2023		Scheme Freeze GA	P4
14.11.2023		Issued On BIM360	P3
13.11.2023		For Information	P2
26.09.2023		For Info to BASE	P1

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project
THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER
title
ROOF PLAN (819 - 829)

drawn by	scale	paper	project no
DG	1 : 100	A1	220428
status	revision		
S1 - Suitable for coordination	P5		
drawing no	PRINT-F3A-ZZ-RF-GA-A-20255		



1.4 **CONDITION 16 - PRE COMMENCEMENT (SPECIFIC WORKS ONLY)**

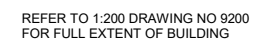
(a) No works of demolition or alteration to Nos. 823-827 High Road shall commence until details of all proposed external materials for that building have been submitted to and approved by the Local Planning Authority. These details shall include:

(iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;

F3 Response:

Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20 have been completed as part of proposed works.

Please refer to the following pages which include plans and entrance door details.

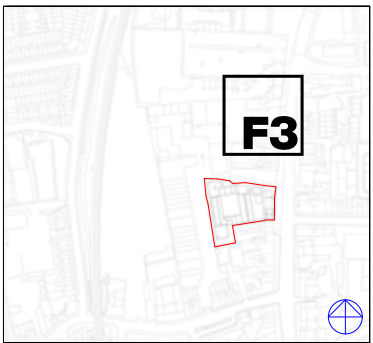


* Works subject to further opening up and investigative works and specific details to be developed at later stages.

STRIP OUT WORKS ARE NOT TO COMPROMISE ANY EXISTING FIRE COMPARTMENTATION OR STRUCTURES TO WALLS/STAIRS/FLOORS, CEILINGS, ETC

APPROVAL BY STRUCTURAL ENGINEER MUST BE SORT BEFORE ANY WALLS ARE REMOVED

DEMOLITIONS TO INCLUDE ALL INTERNAL WALLS, FIXTURES AND FITTINGS WITHIN THE REAR SHED



KEY PLAN

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DEMOLITION PLAN KEY

- Existing
- Strip Out
- - Temporary Waterproof Needed
-  Strip Out Internal Modern Floor Finishes

[illegible]

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project

THE PRINTWORKS

819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER

DEMOLITION GA L00 FLOOR PLAN (819 - 829) PHASE 2

drawn by	scale	paper	project no
DP	1:100	A1	220428
status			revision
S2 - Suitable for information			S1.P1
drawing no			39
PRINT-F3A-ZZ-00-GA-A-9302			

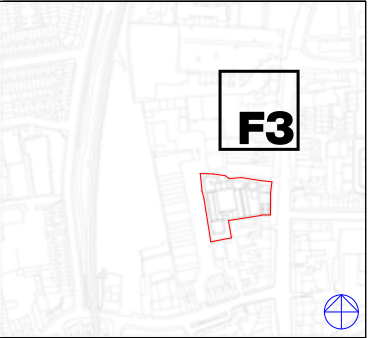


REFER TO 1:200
DRAWING NO 20221
FOR FULL EXTENT OF
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FIGURE 52. Nos. 819-827 - Ground Floor Proposed Plan

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Notes:

Internal fittings and furniture layouts are indicative only and are subject to design development and coordination

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project

THE PRINTWORKS
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LONDON, N17 8ER

title

FLOOR PLAN - LEVEL L00 (819 - 829)

drawn by	scale	paper	project no	
DG	1:100	A1	220428	
status			revision	
S1 - Suitable for coordination			P5	
drawing no				
PRINT-F3A-ZZ-00-GA-A-20251				

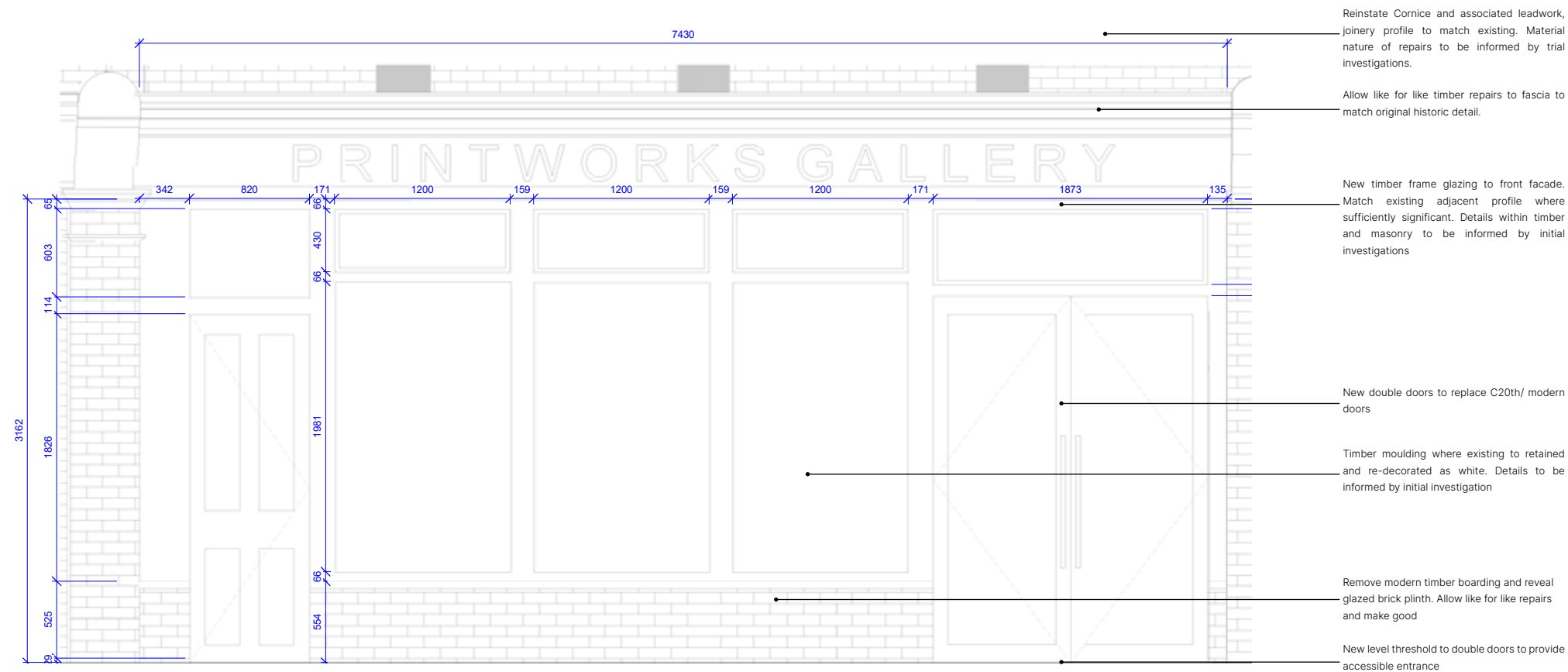
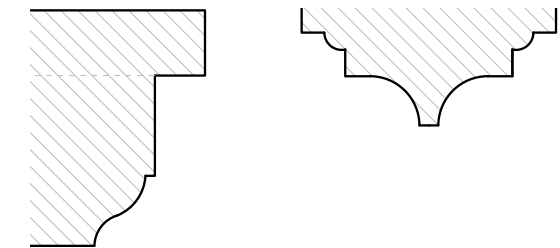


FIGURE 54. Nos. 827 - East Shop Front Elevation



* To be detailed further after stripping off modern paint over historic joinery

FIGURE 55. Existing front Cill and mullion profile

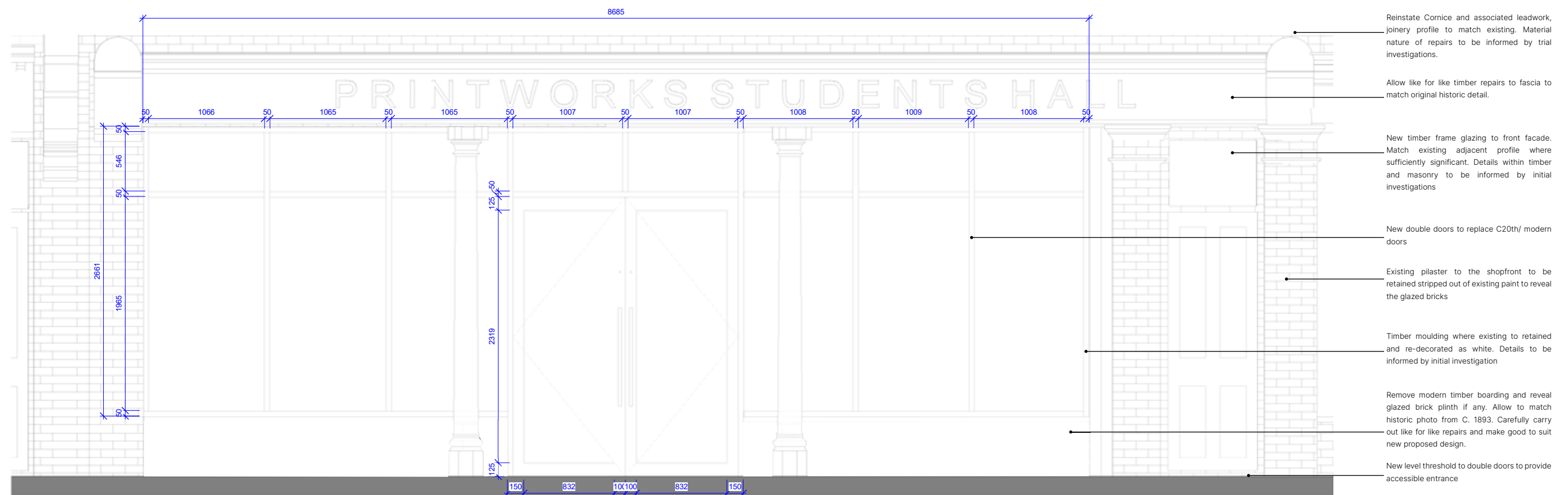


FIGURE 53. Nos. 823-825 - East Shop Front Elevation

* Works subject to further opening up and investigative works and specific details to be developed at later stages.

