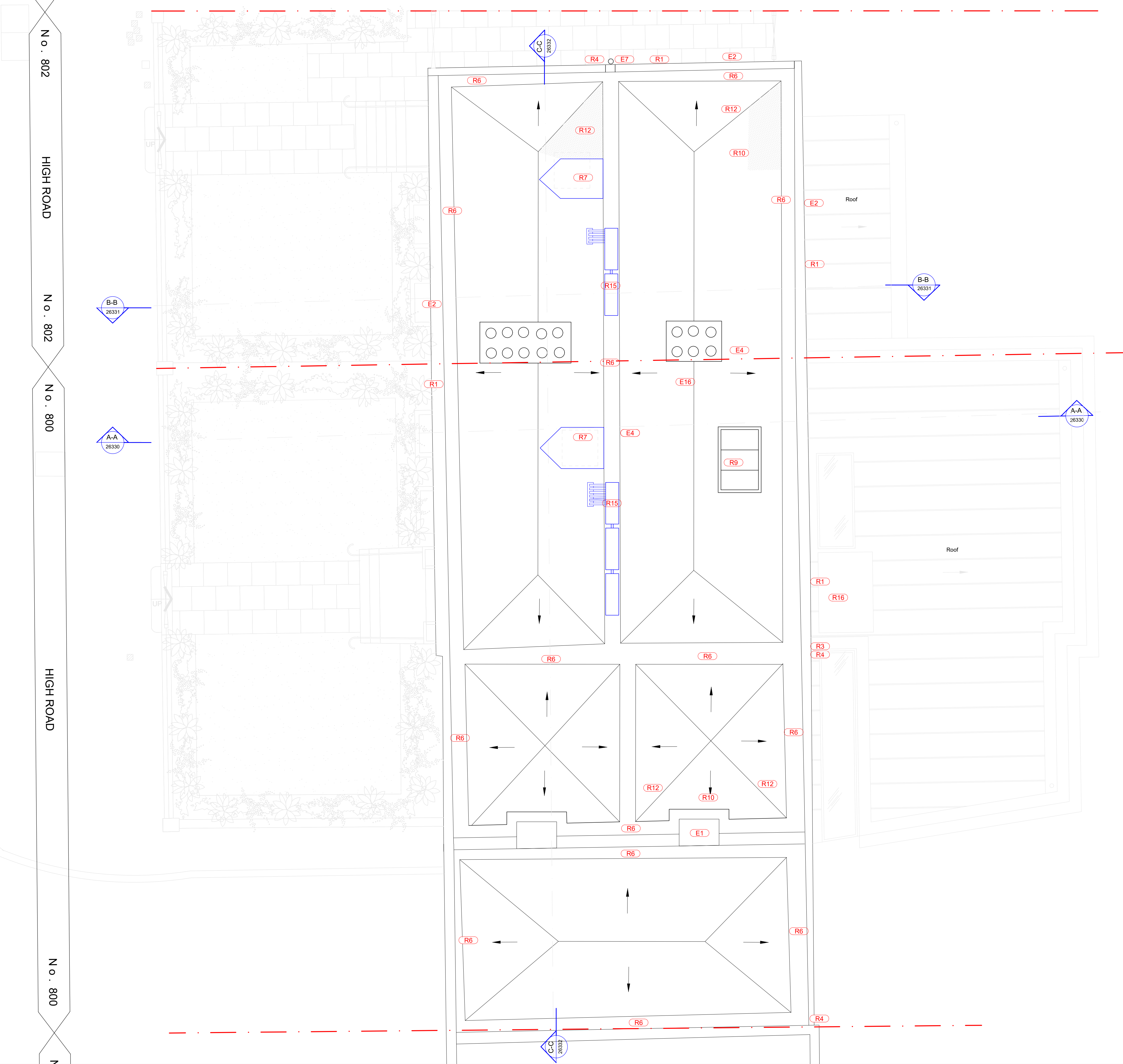




EXTERNAL REPAIRS SCHEDULE OF WORKS AND SPECIFICATION NOTES:

Elevations:

- E1 : Reinststate missing/defective brickwork and previous poor repair, using brick and lime mortar to match C18 detail & materials like-for-like.
E2 : Rake out loose pointing and repoint missing joints and previous poor repointing like-for-like in lime mortar.
E2W: Repoint open joint around window like-for-like in lime.
E3 : Apply lime fillet to top of projecting brick for weathering 61m (790 - Side Elevation) rear and front of 790 full length (other than doorway).
E4 : Tidy loose /redundant cabling and remove redundant fixings.
E5 : Brush clean down efflourescing brick.
E6 : Replace plastic waste pipe in black painted cast metal
E7 : Replace plastic downpipe in black painted cast metal.

Roof: (Rear and Side)

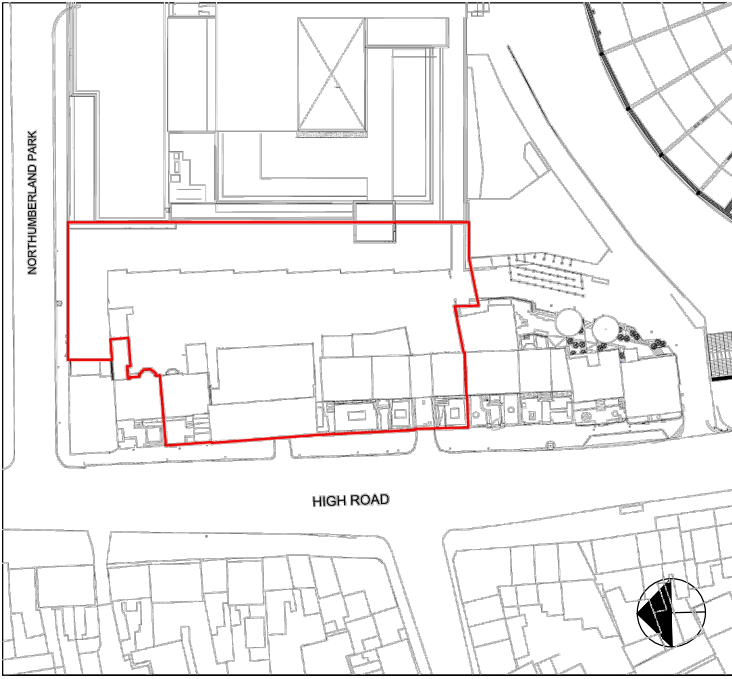
- R1 : Point in open joints in coping in lime mortar.
R2 : Replace loose and damaged lead like-for-like Code 4 to Lead Sheet Association detail.
R3 : Replace cement copings in stone bedded in lime mortar to match Percy House.
R4 : Rebuild loose brick hopper outlet like-for-like and re-lead
R5 : Unstable chimney to be photographed, carefully reduced to roof finish level. Rebuild upright reusing sound bricks in lime mortar. Make good using like-for-like existing and stock second hand bricks. Form hydraulic lime haunching and re-fix sound pots. Allow to replace 1 terracotta pot to match.
R6 : Carefully turn back adjoining lead flashings as necessary for access and take up asphalt valley gutter finish and dispose. Allow to scarf repair timber valley boards to match like-for-like where rotted and provide new Code 8 stepped valleys. Renew defective Code 3 soakers and Code 4 lead flashings and drips, all in accordance with the recommendations of the Lead Sheet Association. Allow provisional replacement of 40% flashings, 25% replacement boards and 10 meters of total replacement valley timbers like-for-like, scarfed to existing.
R7 : Access dormer to match existing to no. 796 High Road. Allow timber frame planked door & tiled roof to match existing and lead sides. For No. 802 allow to repair and upgrade existing dormer to match where structure is found. No. 800 Position of dormer is indicative. Allow to locate within area of replacement or lesser quality rafters. No. 798 roof is modern replacement structure.
R8 : Allow to rebuild defective lead roof to bay window, all in accordance with the recommendations of the Lead Sheet Association.
R9 : Replace rusted Velux roof window, with conservation rooflight to fit existing structural opening. Make good like-for-like finishes.
R10 : Re-tile using existing handmade clay tiles where sound. Allow to replace where tiles do not match, or are unsound, in tiles like-for-like. Allow 20% replacement tiles within hatched areas.
R11 : Re-slate using existing natural welsh slates where sound. Allow to replace where small sections are unsound in second hand welsh slates to match and allow 40% replacement using slate from area to be demolished under HGY/2016/3310. Where a whole pitch is hatched as defective or in modern concrete, allow to replace in new natural welsh slate.
R12 : Allow to replace modern bonnet hip detail and defective tiles using half round terracotta hip tiles to match number 794.
R13 : Renew defective Code 3 soakers and Code 4 lead flashings and drips, all in accordance with the recommendations of the Lead Sheet Association.
R14 : Replace cracked haunching using hydraulic lime.
R15 : Condenser to detail. Allow for removable platform on timber spreader plates with clearance to allow for effective cleaning and drainage. Not to be visible from ground level.
R16 : Services to MEP Engineer's details carried out sympathetically to retain minimum original fabric in accordance with good conservation practice

General Notes :

- E4 Remove redundant cabling and tidy on all elevations
- W1 and W4 redecoration for all windows and cills.
- Consolidate meters and replace gas meter boxes.
- All basement elevations to be re-rendered where patchy or cracked.
- E30 Re-point open joints, E31 Redecoration to all arches.
- All brickwork to be cleaned as 796 Percy House and re-surveyed following cleaning Allow for unobtrusive test area for approval prior to carrying outwork. Allow for additional re-pointing to match historic like-for-like following cleaning. Remove modern and loose paint, redecorate all joinery and metalwork as required.
- Allow for redecoration of all railings, handrails and soft landscaping to forecourts to match completed 796 Percy House

KEY

- Proposed works/ Reinstatement of original feature to C18th design
- Rebuild/ Repair to historic like-for-like
- Rebuild
- Repoint
- Replace rotted joinery like-for-like
- Re-render
- Brick tinting of stained or modern brick to match adjacent historic
- Property boundary line



KEY PLAN

NOTES:

DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, DOCUMENTS AND CONSULTANT INFORMATION.
CAD DRAWINGS BASED ON SURVEY INFORMATION BY OTHERS; ALL DIMENSIONS TO BE SITE CHECKED.
MAKE ITEMS SHOWN INDICATIVELY AND ARE SUBJECT TO FURTHER SITE INVESTIGATIONS AND END USER SPECIFICATION REQUIREMENTS.
INTERNAL FURNITURE LAYOUTS SHOWN FOR INDICATIVE PURPOSES.
LANDSCAPING/PUBLIC REALM SHOWN FOR INDICATIVE PURPOSES ONLY - REFER TO RE-FORM LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS.

P2	04/09/2020	800 EXTENSION, ROOF PROFILE AMENDED	KHW	AC
P1	25/03/2020	PLANNING	KHW	AC
No.	DATE	DESCRIPTION	DRN	CHK
REVISION HISTORY				

Architect



A: 5 Rochester Mews - London - NW1 9JB
T: 020 7267 8532
W: f3architects.com
E: info@f3architects.com

Except for Planning purposes, figured dimensions only are to be taken from this drawing.
All dimensions are in millimetres unless otherwise stated.
All dimensions shall be checked on site prior to works commencing.
Any discrepancies shall be reported to the Architect.
© Copyright F3 Architecture + Design. All rights reserved.

Health and Safety

Based on the use of experienced and competent contractors working to an approved method statement.

Project Name

NORTHUMBERLAND TERRACE PHASE 3:
NOS. 798 TO 808 HIGH ROAD AND
LAND TO REAR
798-808 HIGH ROAD
LONDON
N17 0BX

Drawing Title

800-802 HIGH ROAD
PROPOSED - ROOF PLAN

Date Status

25/03/2020 PLANNING

Drawn By Checked By Approved By Scale Size Project Reference

KHW AC IL 1 : 50 A1 171121

Project Agent Zone Level Type Role Drawing No. Revision

NT-1000-Z3-RF-GA-A- 20316 P2

© Copyright F3 Architecture + Design. All rights reserved.

