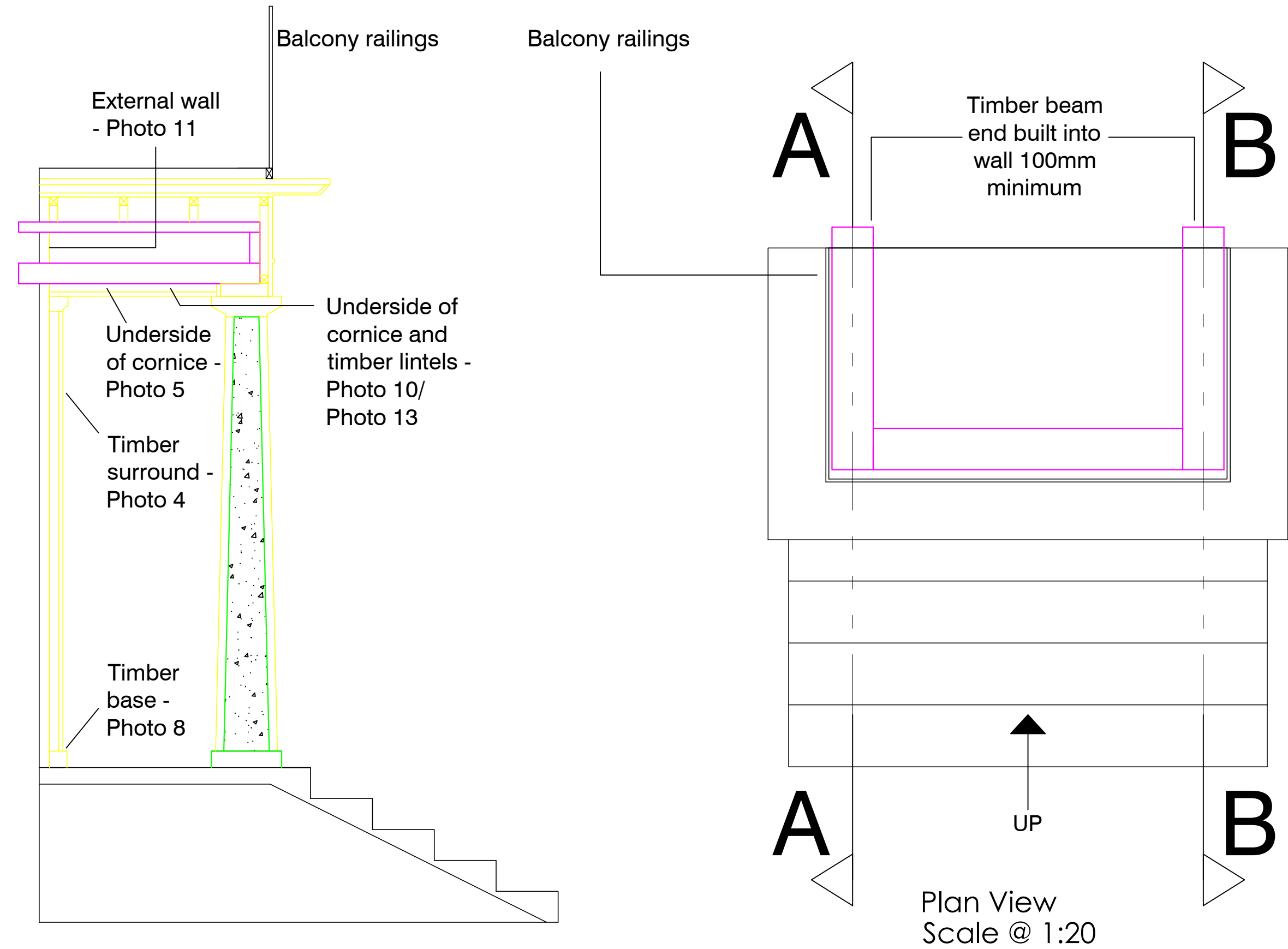


Please note: balcony above the porch will not be useable, it is for decorative purposes only.

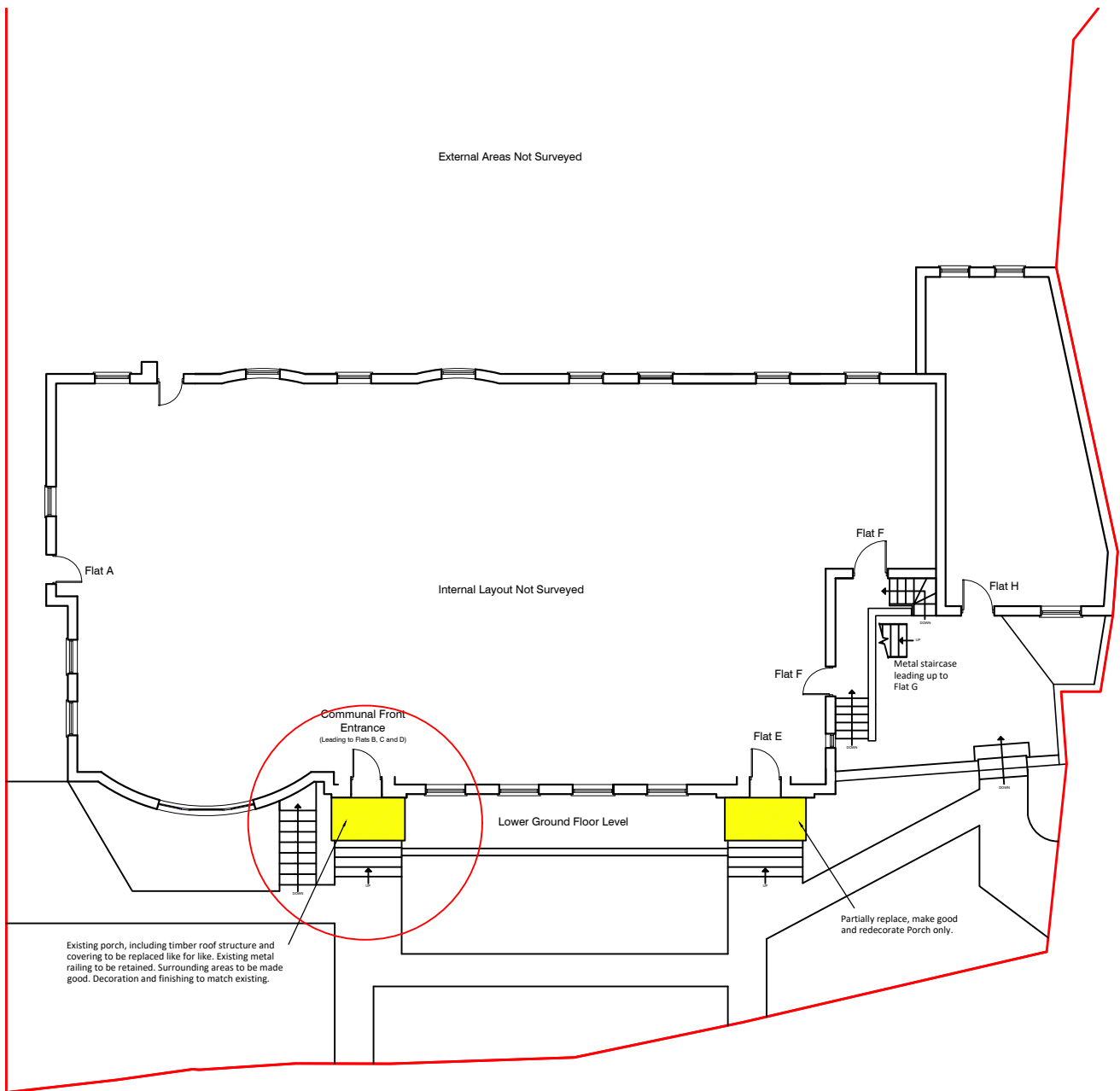
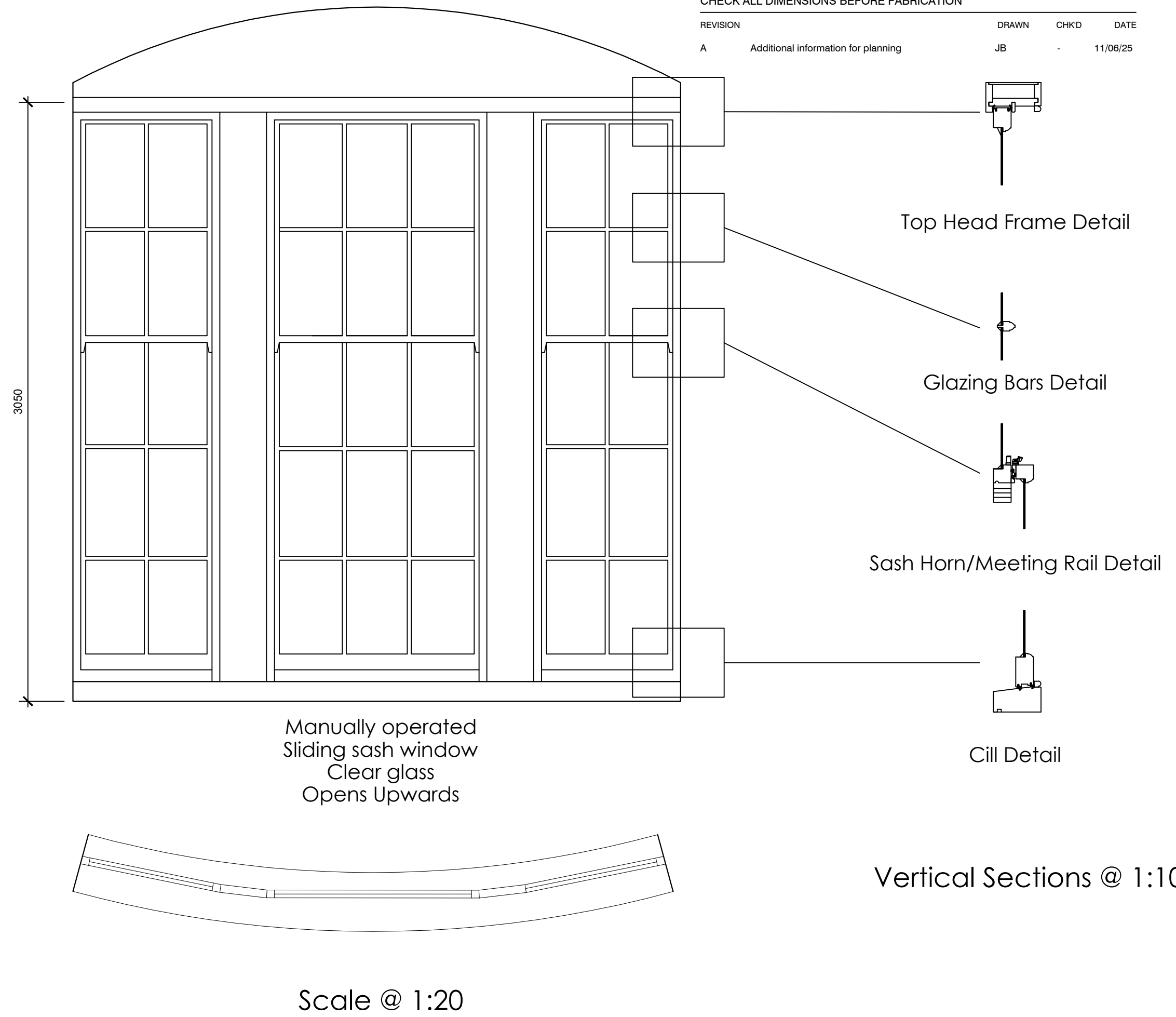
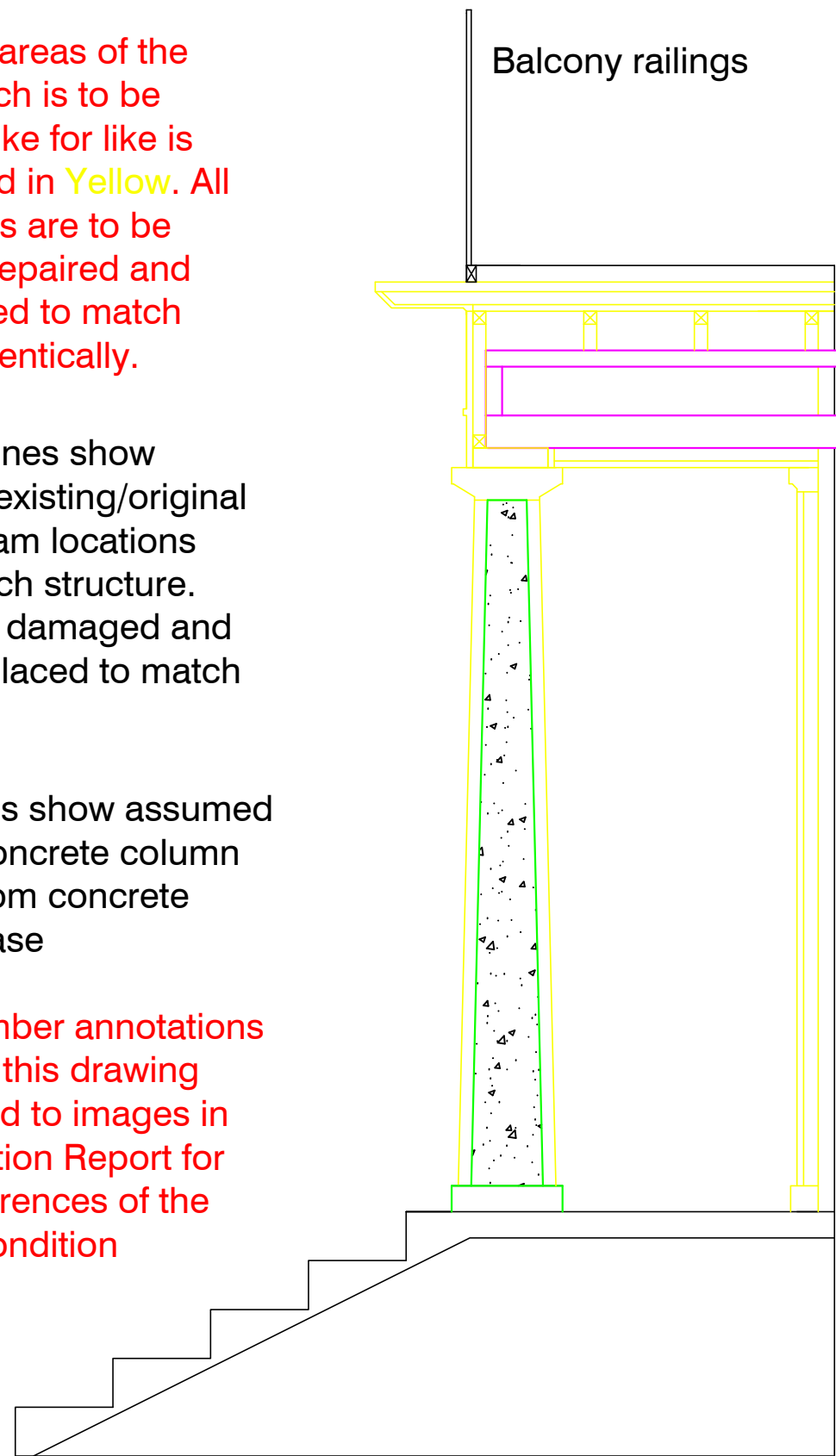


All timber areas of the porch which is to be replaced like for like is highlighted in Yellow. All other areas are to be retained, repaired and redecorated to match existing identically.

Magenta lines show assumed existing/original timber beam locations within porch structure. These are damaged and will be replaced to match existing.

Green lines show assumed existing concrete column built up from concrete column base

Photo number annotations shown on this drawing correspond to images in the Condition Report for visual references of the existing condition



Contractor to check the setting out, dimensions and levels before commencement of building works and shall verify any discrepancies. Photographs are to be taken prior to any removal works. Elements replaced/repaired are to match existing.

All disturbed works to be made good to match existing.

Joiner responsible for mould creation should be contacted prior to any works completed on the porches and site visit arrangements should be organised if necessary.

Contractor to ensure all tools and equipment are suitable for careful removal and handling of the porch to avoid unnecessary damage. Specialist tools are to be used for detaching fragile timber and potentially masonry elements where required.

Contractor is to carefully and completely dismantle the porch, ensuring no damage is done to the surrounding brickwork or any retained original elements. Use of non-invasive methods such as hand tools for dismantling process to avoid excessive vibrations/damage. Clear away all debris from the site.

All elements and areas which are salvageable must be labelled and stored in safe, dry location as agreed with client and C.A.

Safe transport must be organised to transport the porch components to the joiners workshop for mould creation. Ensure the joiner is able to complete and create detailed moulds of the existing porch elements, including the fluted columns, capitals, bases and any other decorative features. The new porch must replicate the original design as closely as possible using traditional methods and materials.

All new elements are to be fabricated using high-quality, durable materials that are sympathetic to the original fabric and compliant with listed building requirements.

Following the removal of the porch, structural elements are to be inspected. It is assumed steel rods and concrete are embedded within the columns.

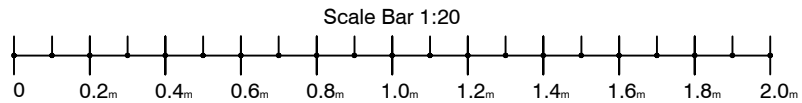
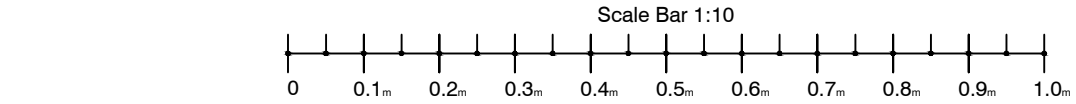
Structural engineer is to thoroughly inspect all elements and instruct any necessary treatments or replacements to maintain the structural integrity of the new porch. Concrete elements should be assessed for any signs of degradation or cracking, and appropriate repairs or replacements should be carried out as necessary.

A building inspector should be contacted to inspect the condition of the concrete coloums/lintels ensuring that the new porch will meet structural safety standards and follow compliance with the approved building regulations application.

Any modern materials or techniques used must be approved by the conservation officer and building inspector to ensure compatibility with the listed building.

The new porch must be installed in the exact original location, ensuring that it is level, plumb, and securely fixed. any fixings or reinforcement must be discreet and in line with heritage best practices, avoiding any visible modern interventions where possible. Final adjustments should be made to ensure that the new porch blends seamlessly with existing structure.

Make good all disturbed areas following reinstallation and associated repairs



CONTRACT	SCALE	1:10/ 1:20 @A1
Mountford House, 7 Tottenham Green East, London, N15 4UU	DATE	November 2024
	DRAWN	JB
	CHECKED	
TITLE	DRAWING NO	24176_03
Existing Left Porch & Window Joinery Details	REVISION	A

ATT Architects + Building Surveyors
Brook House Coventry Road Ilford Essex IG1 4QR
T 020 8532 4141 F 020 8532 4140