

02 EXTENT OF WORK

PRINCIPLES APPLIED THROUGHOUT ALL UNITS

ROOFS:
Asbestos slates to be replace by natural slates.
Rafters service life extension to be confirmed. Rafters replaced where necessary and locally compensated where sagging.
Counter battens to be added in line with rafters and over breather membrane.
Cold roof to be insulated at ceiling line.

EXISTING CHIMNEY STACKS:
Repaired and capped with r.c. coping. Brick oversails rebuilt where necessary.
Capped pots to be replaced by traditional roll top chimney terracotta pots

FLASHINGS:
To party walls and chimneys to be replaced with new lead work.

GUTTERS TO SOUTH AND EAST FACADES:
New metal gutters laid to falls supported on timber battens.

NEW SHOPFRONTS:
Steel structure to structural engineers design.
Low-iron single glazing and timber framing to display. Baseline provided with catalogue of options for customized shopfronts.

WOODWORK:
Retained where possible or softwood joinery to match painted with satinwood paint finish.

INTERNAL FINISHES TO WALL AND CEILINGS:
1) All plasterboard to be removed and replaced to line of existing, including plasterboard to north façade. Walls painted with white emulsion. Curved walls to be retained, repaired where necessary and repainted.

2) All skirting, ceiling coving and picture hanging details to be replaced by appropriate Georgian detailing.

FLOORS:
Chipboard to be replaced by plywood boards.Plywood top surface to receive a floor covering by tenants fit out.
Floor joists to be replaced where required to match existing.

CABLING:
Electrical trunking to be removed and cabling passed behind plasterboard finish or within ceiling.
New plugs and switches.

EXISTING STAIRS:
Carpet to be removed and timber exposed.
Stairs to be refurbished to match existing.

PROPOSED STAIRS:
To match existing

FIREPLACES / CHIMNEY BREASTS:
Rebuilt /reinstated with appropriate Georgian detailing.

INTERNAL DOORS:
Refurbished where possible.
New door frames to appropriate Georgian detailing.

WINDOWS - NORTH FACADE:
Existing single glazing sash windows on all floors to be retained and refurbished. Existing secondary glazing on all floors except ground floor to be removed and replaced with bespoke timber secondary glazing to match style of retained sash windows. New windows to match style of existing.

WINDOWS - SOUTH FACADE:
All windows are new slimline DGU's. Style to match existing windows on North Facade.

AOD +19.701 CHIMNEY STACK

AOD +19.302 ADJUSTED ROOF RIDGE

AOD +16.421 PARAPET LEVEL

AOD +15.425 LEVEL 03 (OFFICE) FFL

AOD +12.375 LEVEL 02 (OFFICE) FFL

AOD +8.590LEVEL 01 (OFFICE) FFL

AOD +4.970 LEVEL GF (RETAIL) FFL

AOD +3.40 LEVEL GF (TOWER) SSL

AOD +2.090LEVEL LG (RETAIL) FFL

AOD -0.15 LEVEL B1 (TOWER) SSL

AOD -4.65 LEVEL B2 (TOWER) SSL

Assumed existing beams retained

Facade build-up C

Assumed concrete beam.
Location is indicative only and subject to site survey.
New beam/extension of existing to support new facing brick to se design.

New opening to receive shop front

See landscape design

Landscaping Zone

Cycle Store

Water Cooled Chillers

Adjusted extent of underpinning required to SE design.

Rebuilt chimney.

All capped pots to be replaced by traditional roll top chimney terracotta pots.
Pots to be used as 'bird boxes'

Roof rebuilt to adjusted angle.
Flat area omitted.

Facade Build-up C
260mm Existing monolithic brick
facade retained
75mm New cavity filled with rockwool
insulation
102.5mm New facing brick to match
north facade

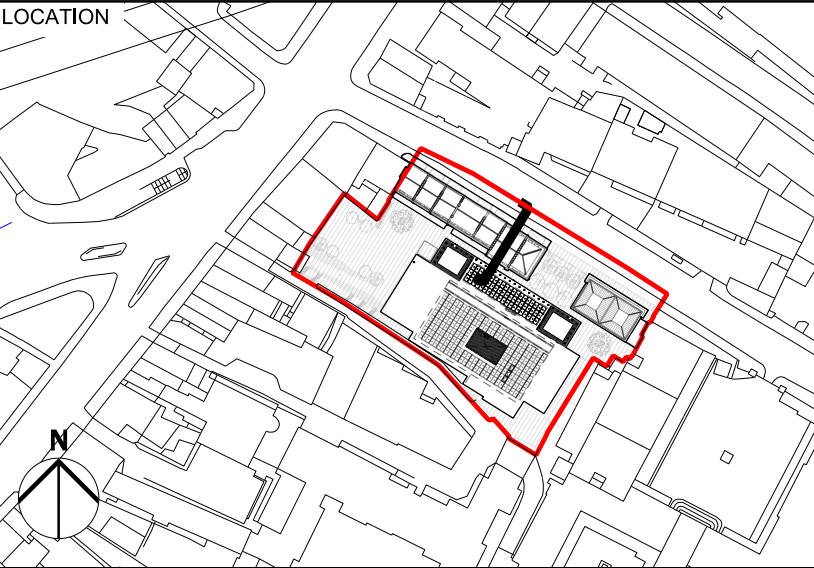
01 SECTION EE

KEY
Existing Fabric
Proposed Restoration

REV DATE
P01 06/12/18 Issued for Planning

SCALE 1:75
0 1 3 5 10

NOTE
1. Do not scale from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
3. Report all drawing errors, omissions and discrepancies to the architect.
4. This document may be issued in an uncontrolled CAD format to enable others to use it as background information to make alterations and/or additions. In that instance the file will be accompanied by a PDF version. It is for those making such alterations and additions to ensure that they make use of current background information.
AHMM Ltd accepts no liability for any such alterations or additions to the background information or arising out of changes to background information which occur prior to alterations or additions being made.



ALLFORD HALL MONAGHAN MORRIS
ARCHITECTS Ltd
2ND FLOOR, BLOCK C, 5-23 OLD STREET LONDON EC1V 9HL
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title
NEW CITY COURT

drawing title / location
GEORGIAN TOWNHOUSES
PROPOSED SECTION EE - no.14

drawn by	checked	scale	status		
ML	HT	1:75@A1; 1:150@A3	PLANNING		
project	zone	type	classification	drawing no	revision
14032	G	-	(00)	P305	P01