PRINCIPLES APPLIED THROUGHOUT ALL UNITS:

(A) **North Facade (Listed):**
Facade to be cleaned and repaired where necessary. Repointing where necessary. New insulation to internal lining wall with vapour membrane to back of existing masonry.

(B) **South and East Facades:**
All existing 1980s brick removed and replaced with reclaimed London stock brick to match north facade. Facade build-up varies as noted on drawings.

(C) **Windows - North Facade (Listed):**
Existing single glazing sash windows to be retained and refurbished. Existing secondary glazing to be removed and replaced with bespoke secondary glazing to match style of retained sash windows. New windows to match style of existing.

(C1) **Windows - South and East Facades:**
All windows are new slim line sliding sash window frames with DGUs with arched top - except for the retained windows to no.14.
Style to match existing windows on North Facade.

(D) **Doors - External Existing:**
Reinstated access through existing doors. Doors and fanlights to be refurbished.

(D1) **Doors - External New:**
New structural opening to receive door. New door to match existing.

(D1a) New door to match existing.

(D2) **Doors - Internal:** Refurbished where possible. New door frames (sets) to appropriate Georgian detailing.

(E) **Roofs:**
Asbestos slates to be replaced by natural slates.
Roof structure to be retained subject to survey during construction/stripping out, to confirm service life can be extended. 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 - 150mm rockwool and vapour barrier.

(F) **Chimney Stacks - Existing:** Repaired and capped with r.c. coping. Brick oversails rebuilt where necessary. Capped pots to be replaced by traditional roll top chimney terracotta pots.

(F1) **Chimney Stacks - Rebuilt:** To match existing.

(G) **Flashings:** To party wall and chimney to be replaced with new lead work.

(H1) **Rainwater Goods - Existing (North Facade):**
All existing to be refurbished and repaired where required.

(H2) **Rainwater Goods - New (South and East Facades):**
New cast iron hoppers & pipes to match existing rainwater goods in the North facade.

(H3) **Parapet Edge Gutters to South and East Facades:**
New metal gutters laid to falls supported on timber battens.

(J) **North Facade Railings to Light Wells & First Floor (Listed):**
All existing railings to be refurbished and repaired where required.

(K) **Floors:** Chipboard to be replaced by plywood boards. Plywood top surface to receive a floor covering by tenants fit out. Foor joists to be replaced where required to match existing. New resilient acoustic separation between joists and plywood. Acoustic insulation within ceiling where possible.

(L) **Internal Finishes to Walls and Ceilings:**
All plasterboard to be removed and replaced to line of existing, including plasterboard to north facade. Walls painted with white emulsion.
All skirting, ceiling coving and picture hanging details to be replaced by appropriate Georgian detailing.

(L1) **Curved walls:** To be retained and repaired where necessary and repainted.

(M) **Stairs (Existing):**
Carpet to be removed and timber exposed. Stairs to be refurbished to match existing.

(M1) **Stairs (Proposed):** New stair from ground to lower ground only to match existing.

(N) **Fireplaces:**
Rebuilt fireplaces and surroundings with appropriate detailing and integrated FCUs units.

(O) **Woodwork:**
Retained where possible or new sofwood joinery to match existing painted with satinwood paint finish.

(P) **Cabling:**
Electrical trunking to be removed and and cabling passed behind plasterboard wall finish or within ceiling. New plugs and switches to be provided.

DRAWING KEY:

(1) Assumed existing beam retained. Location and size are indicative only and subject to site survey.

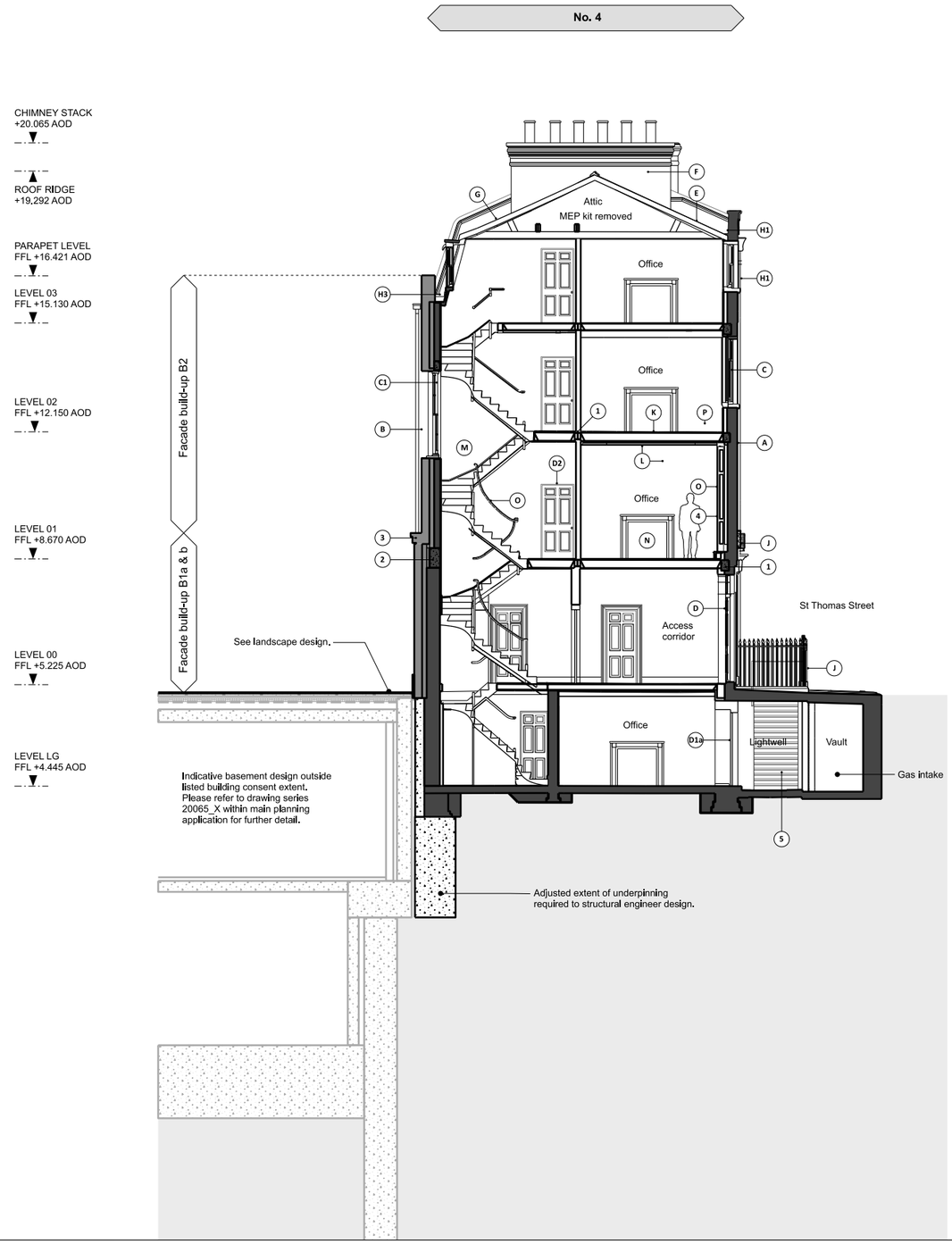
(2) Assumed existing concrete beam to facade. Location and size are indicative only and subject to site survey. New beam / extension of existing to support new brick cladding.

(3) Stone datum to ground with concealed horizontal movement joint.

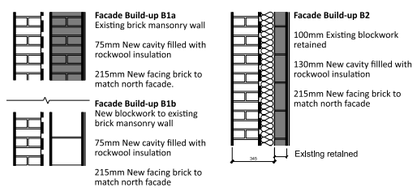
(4) Reinstated timber shutters to ground and first floor windows (internal).

(5) Stair to be replaced like for like.

NOTE 1:
Extent and location of existing foundations and underpinning drawn is indicative only. To be confirmed on site.



FACADE BUILD-UPS



01 SECTION GG

KEY
- Existing Fabric
- Proposed Restoration
- Listed Building Consent Boundary

REV	DATE	
P01	16/04/21	Issued for Planning
P02	09/07/21	Issued for Planning - Addendum

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.
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LOCATION

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job title
NEW CITY COURT

drawing title / location
GEORGIAN TOWNHOUSES
PROPOSED SECTION GG - no.4

drawn by	checked	scale	status
SM	HT	1:75@A1; 1:150@A3	PLANNING

project	zone	source	classification	drawing no.	revision
20065	G	A	(00)	P307	P02