

EXISTING IRON RAILINGS, POSTS, AND BALUSTRADE – RETENTION, REPAIR AND REINSTATEMENT

- The existing iron railings, balustrade, standards, handrails and decorative components are to be retained and reused. Before removal, the ironwork is to be photographed, measured and individually labelled to record its position, orientation, assembly and existing condition.
- The ironwork is to be temporarily supported and carefully dismantled by a specialist architectural metalwork contractor. Existing joints and fixings are to be released using hand tools wherever practicable. Historic components are not to be cut, bent or levered against the surrounding masonry. Any cutting found to be unavoidable is to be agreed with the Architect before proceeding.
- Removed components are to be stored securely off the ground in a dry, ventilated location, supported on padded bearers and protected against impact, distortion and water ingress. Labels are to remain attached throughout the works.
- Following removal, the contractor is to inspect the exposed and previously concealed surfaces. Sound historic fabric is to be retained. Loose paint, scale and corrosion are to be removed using the least abrasive effective method, beginning with hand scraping and non-ferrous wire brushing. Controlled low-pressure abrasive cleaning may be used only where necessary and following an approved test area. Aggressive shot blasting, acid dipping and hot-dip galvanising are not permitted.
- Localised defects are to be repaired using techniques appropriate to the original metal. Cast-iron components are to be repaired by specialist cold stitching, pinning or brazing as appropriate; conventional site welding of cast iron is not permitted. Wrought-iron or steel components may be repaired by compatible welded or forged repairs. Severely deteriorated or missing sections are to be locally replicated to match the material, dimensions, profile, decorative detail and surface character of the original. Wholesale replacement is not permitted.
- Immediately following preparation, exposed metal is to receive a compatible proprietary external coating system comprising a corrosion-inhibiting primer, protective intermediate coat and exterior-grade metal topcoats, all supplied or approved as a compatible system by the coating manufacturer. The final colour and sheen are to match the surviving historic ironwork and adjacent railings within the terrace, following approval of a sample. Coatings damaged during reinstatement are to be made good before application of the final site coat.

The repaired ironwork is to be reinstated in its recorded original position, alignment and configuration. Sound original feet, spigots and connections are to be retained wherever practicable. Any new fixings are to be concealed, corrosion-resistant and structurally designed for the imposed loads. Dissimilar metals are to be isolated from the historic ironwork. Fixings and penetrations through or adjacent to the balcony waterproofing are to be fully sealed and coordinated with the waterproofing manufacturer's requirements.

- On completion, all components are to be checked for secure fixing, correct alignment, complete coating coverage and free drainage around the fixing points.

EXISTING AND REPLACEMENT ENCAUSTIC BALCONY TILES

Before lifting, the existing tiled finish shall be photographically and dimensionally recorded, including the tile pattern and repeat, border arrangement, cut tiles, perimeter treatment, joint widths, falls and relationship with the balustrade fixings. Individual tiles shall be carefully lifted by hand, numbered to correspond with the recorded plan, cleaned without damage and stored securely for reuse. All sound original tiles shall be reinstated in their recorded positions wherever practicable.

The exact specification of replacement tiles cannot be confirmed until the existing tiles have been lifted, allowing their dimensions, thickness, construction, colours, surface finish, reverse markings and other identifying features to be examined. Replacement tiles shall be limited to those that are missing or demonstrably incapable of reuse and shall match the originals in material, manufacture, dimensions, profile, pattern, colour and finish.

Following the consented lifting of the existing tiles, but before any tiles are relaid or replacements ordered, the following shall be submitted to and approved in writing by the Local Planning Authority:

- A photographic condition record and schedule identifying tiles suitable for reuse and those requiring replacement.
- Details and samples of the proposed replacement tiles.
- A detailed existing and proposed tile layout showing the complete pattern, setting-out, borders, cut tiles and perimeter treatment.
- Details of the balcony edge, direction and gradient of falls, grout material, joint width and grout colour.
- Details of the junctions with the balustrade fixings and balcony waterproofing, including the treatment of any penetrations.
- The tiled finish shall subsequently be reinstated in accordance with the approved details.



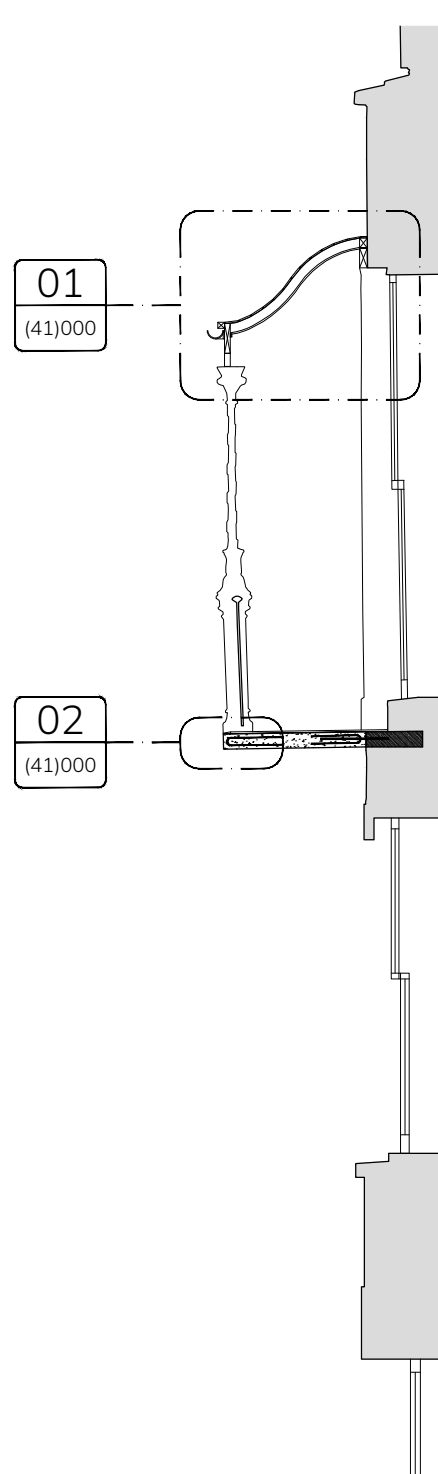
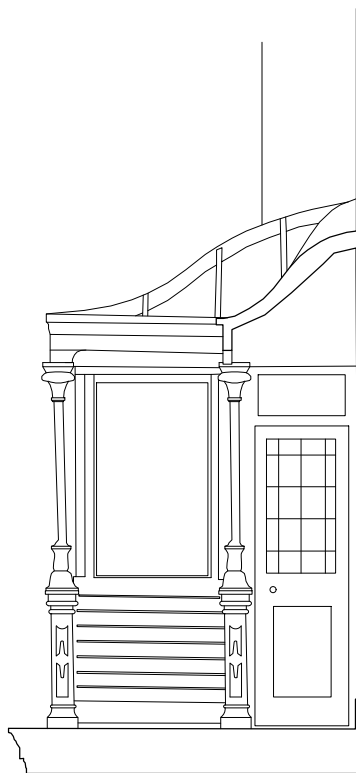
04-As Existing 1:50
Sun Room Elevation (West)

05-As Existing 1:50
Front Elevation (South)

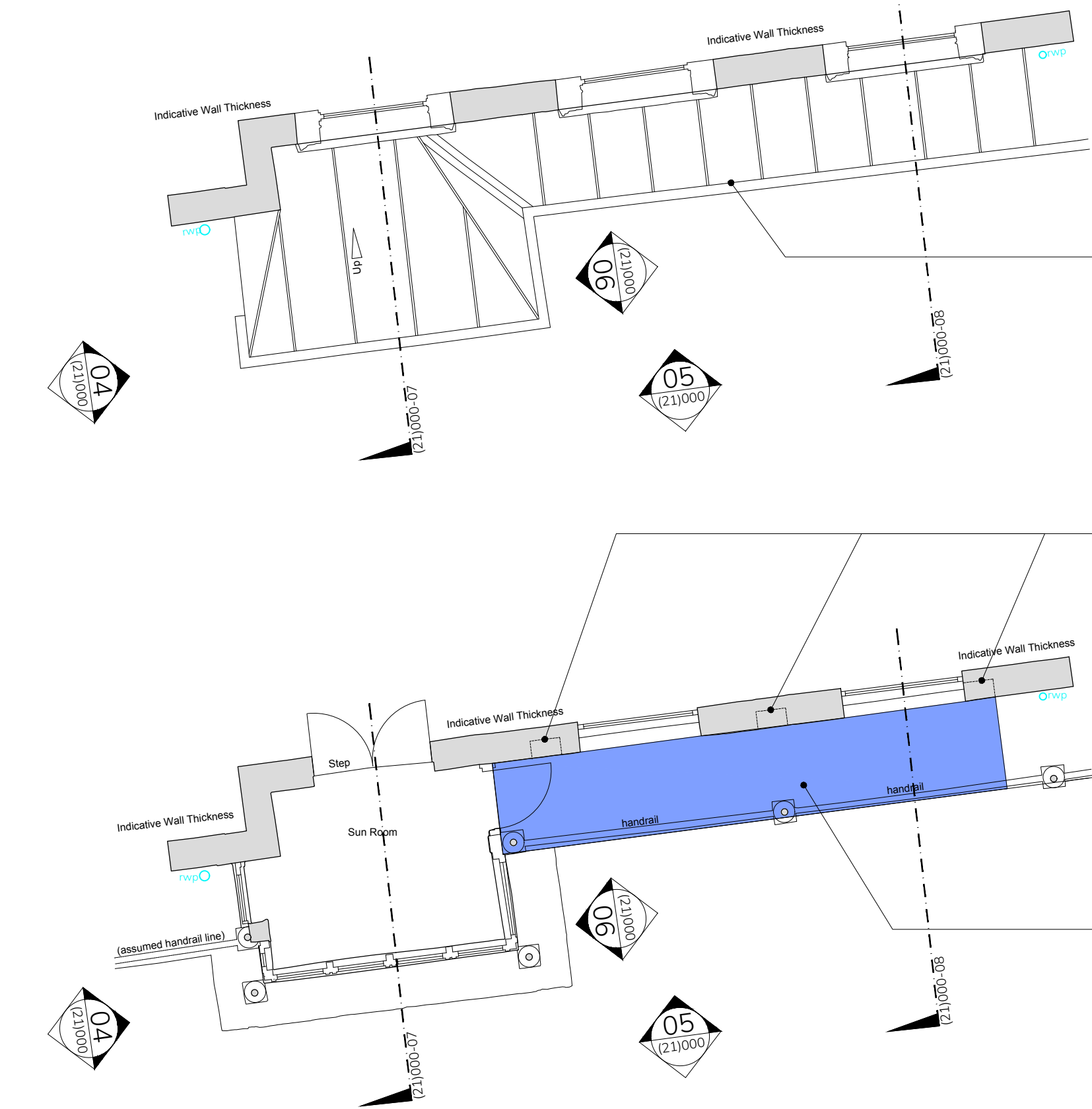
Damaged sections of stone console bracket to receive localised plastic repairs using Lime Green 'Contour' Brick & Stone Repair Mortar, or an equivalent compatible lime-based repair mortar. Repairs to reinstate the original profile, based on surviving fabric and adjacent matching details. On completion, the console bracket is to be redecorated with a compatible breathable masonry paint to match the existing finish.

Blue hatch denotes extent of concrete slab. Slab extends beyond existing cracking to allow for tongues to be cast into main facade either side of window openings.

06-As Existing 1:50
Sun Room Elevation (East)

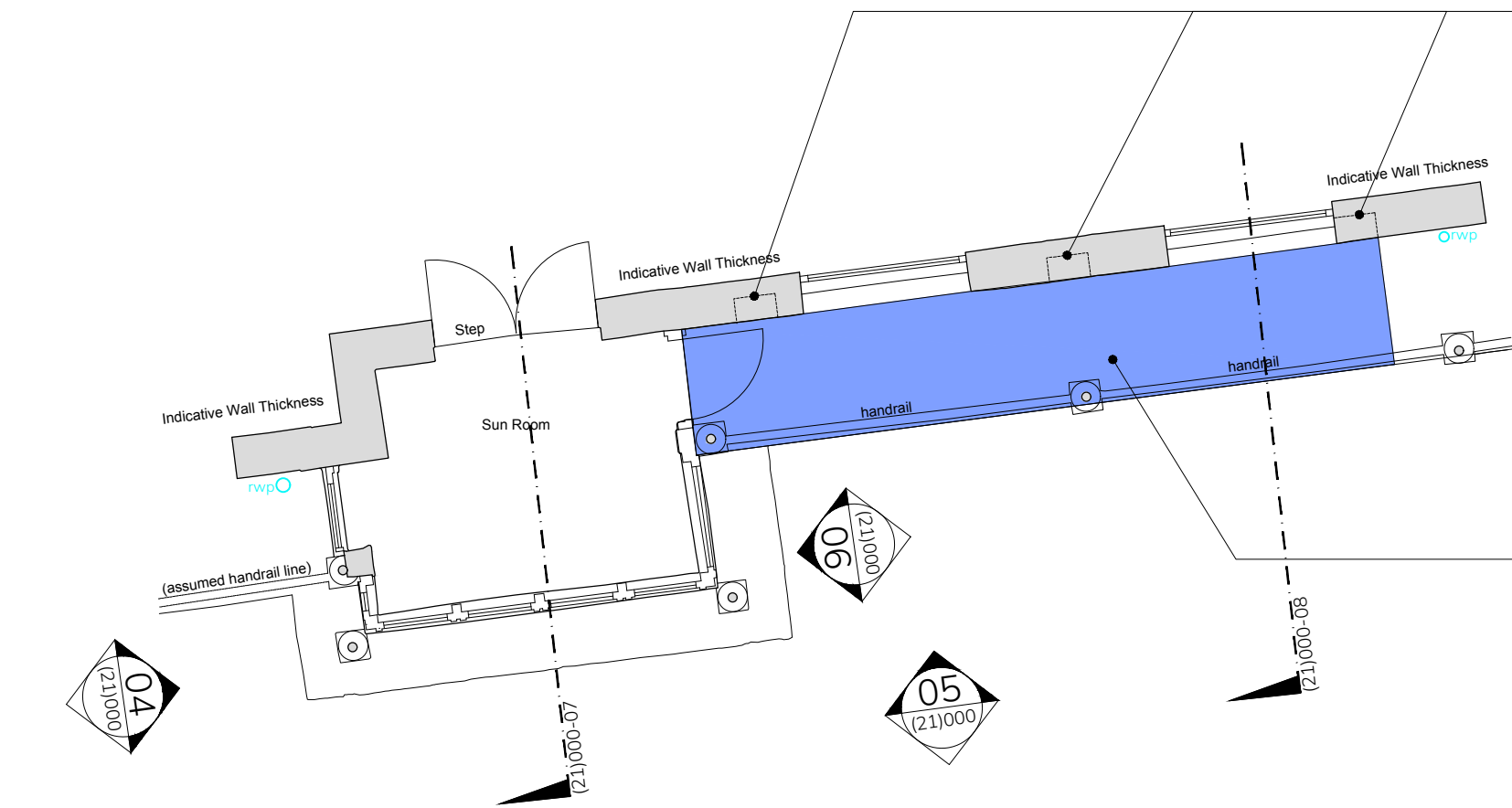


07-As Existing 1:50
Balcony Section



01-As Existing 1:50
Second Floor (Balcony Roof) Plan

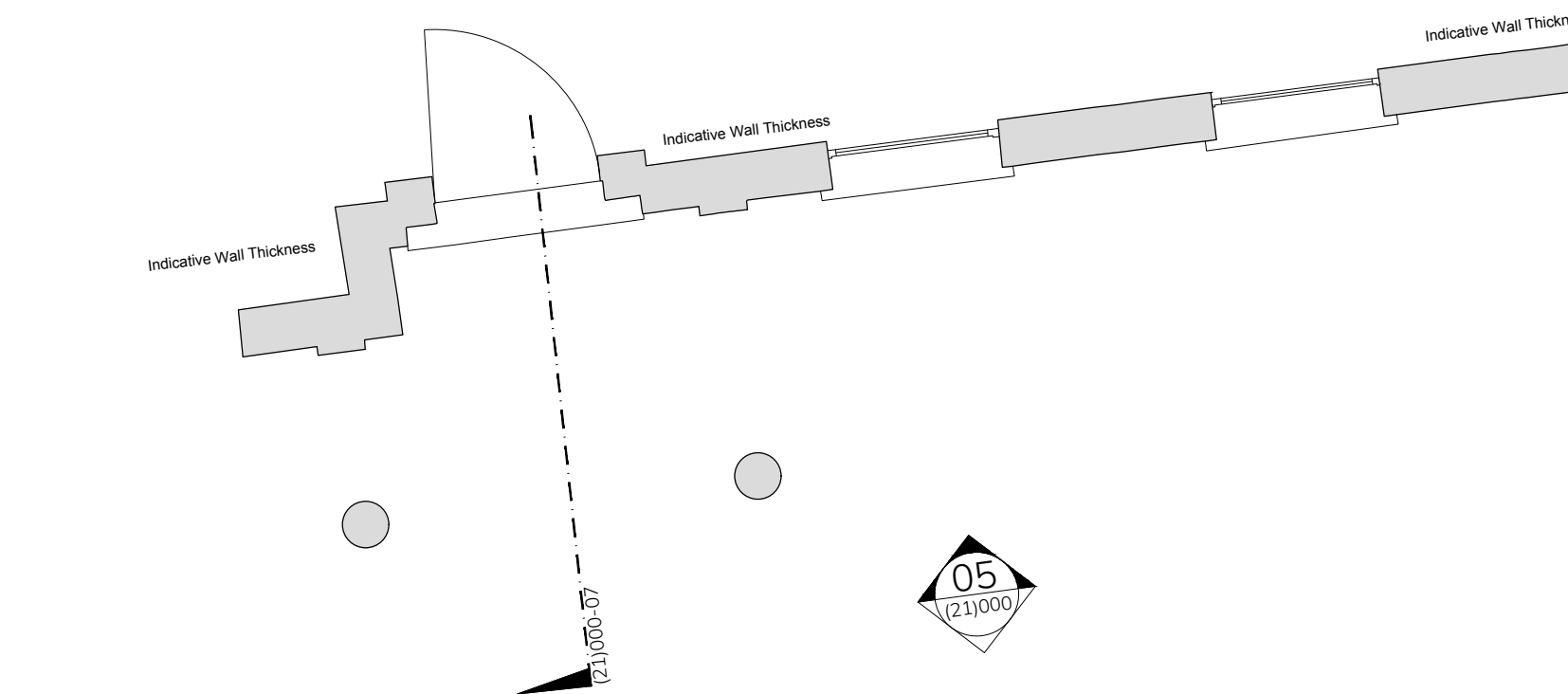
Code 5 rolled lead sheet roof, with welded joints. Roof to be installed in strict accordance with Lead Sheet Association approved details including all accessories, underlays, and sundries necessary to comply with approved details for each required junction. Penetration Oil to be applied to all leadwork immediately after installation and before the lead gets wet to prevent white carbonate staining of adjacent materials



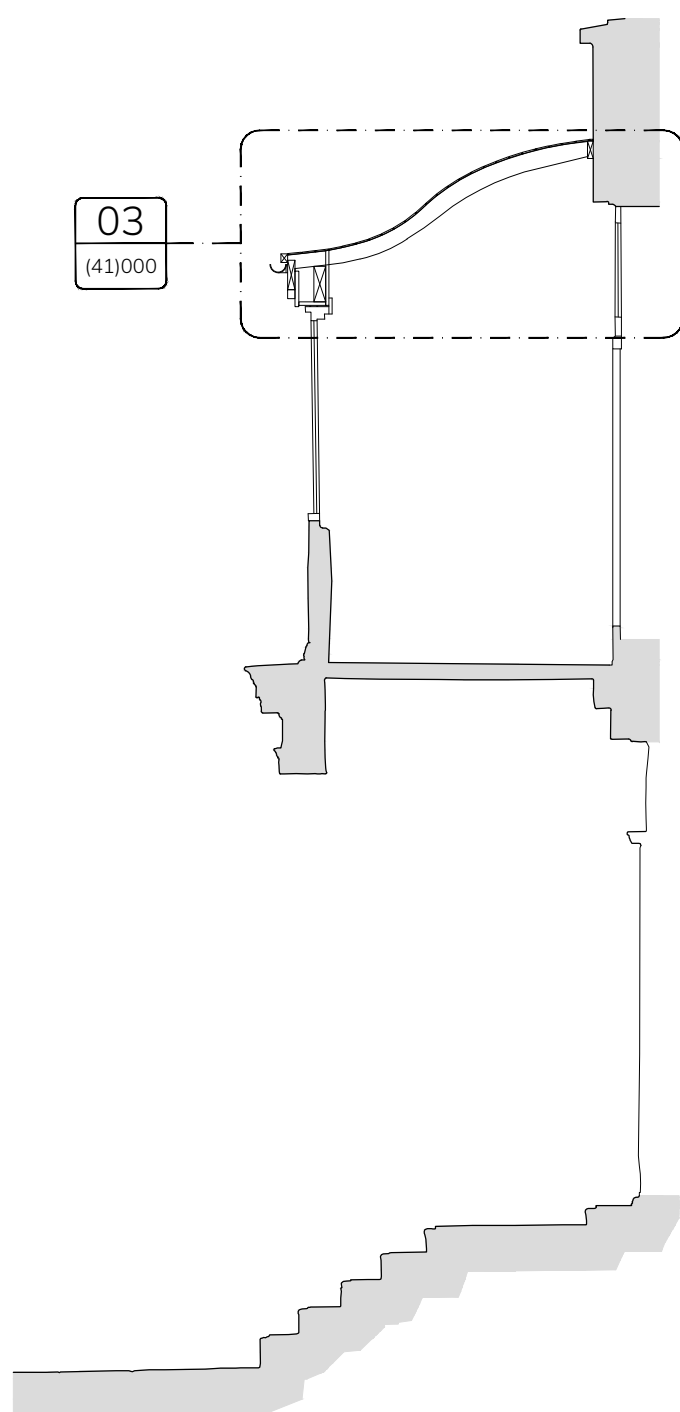
02-As Existing 1:50
First Floor (Balcony) Plan

300mm wide x 100mm thick tongues of concrete slab cast 180mm into wall as per structural engineer's details.

Blue hatch denotes extent of concrete slab. Slab extends beyond existing cracking to allow for tongues to be cast into main facade either side of window openings.



03-As Existing 1:50
Ground Floor Plan



07-As Existing 1:50
Sun Room Section

General Notes:

Meynell Gunton is a trading name of JDRM Architectural Design LLP.

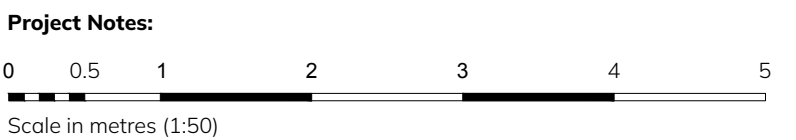
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Do not scale from drawings, use listed dimensions only, request additional dimensions from Meynell Gunton if required.

All dimensions and conditions are to be verified on site prior to commencing any work or ordering materials.

Units (Unless noted otherwise):
- Dimensions: Millimetres
- Levels: Metres
- Areas: Metres (all areas are approximate)

Report any discrepancies to Meynell Gunton in writing.



Revision History:				
Date	Rev	Notes	Appr	
10/09/26	-	First Issue	GG	
16/09/26	A	Updates as per client comments.	GG	

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Project:
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Client:
Howard Block Management

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Proposed Plans, Sections & Elevations

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Revision:
A

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Planning

Scale: 1:50 @ A1
Approved By: GG