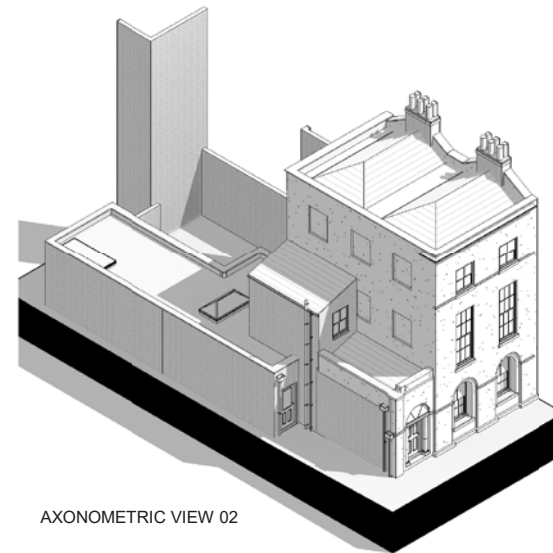
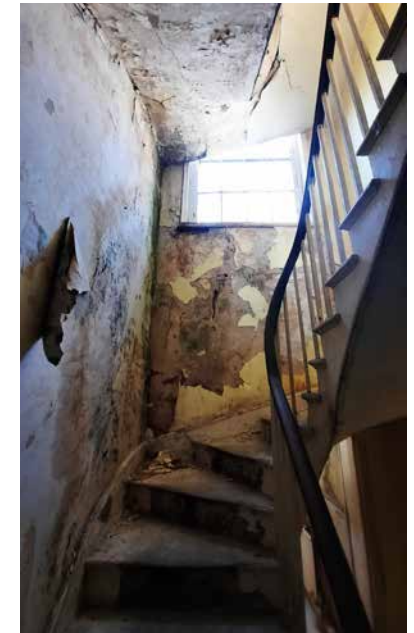




FRONT ELEVATION (EAST)



AXONOMETRIC VIEW 02



# Extension and Refurbishment to 8 Addington Square London, SE5 7JZ

Prepared on behalf of Soban Khawaja  
by rixon architecture



Design, Access and Heritage Statement

Ref: 281

September 2021

Operating in London and the South East since 2016, Rixon Architecture has developed an expertise in domestic architecture both rural and urban. Rixon Architecture offer a range of services:

- Architectural Services
- Project Management
- Development Appraisals
- Model making & Visualisations

We have gained a great reputation for linking quality design and the needs of our clients.

Client  
Architecture

Soban Khawaja  
Rixon Architecture



t +44 (0)7815 186 507  
e [info@rixon-architecture.com](mailto:info@rixon-architecture.com)  
w [www.rixon-architecture.com](http://www.rixon-architecture.com)

**rixon** architecture *Project Images:*



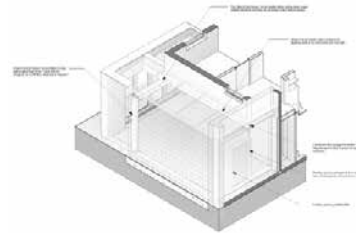
*Adelaide Avenue  
Residential Development  
Lewisham*



*Sunny Bank  
Residential Development  
Oxfordshire*



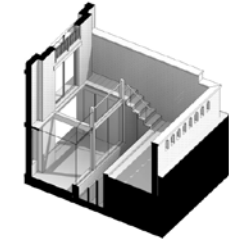
*Potters  
Residential Development  
Cambridgeshire*



*Ferndale  
Residential Development  
Brixton*



*Veggie House  
Residential Development  
Laxfield*



*Edridge Road  
Residential Development  
Cambridge*



*The Brit  
Residential Development  
Kegworth*



*Ferndale Road  
Residential Development  
Hackney*



*Station Road  
Residential Development  
Ramsey*

- 0.1 Introduction
- 0.2 Site Location
- 0.3 Design & Access
- 0.4 Heritage

**Internal Condition**

- 1.0 Entrance Hall
- 2.0 Reception Room
- 3.0 Shower
- 4.0 Study
- 5.0 Dining
- 6.0 Office
- 7.0 Store
- 8.0 Kitchen & Utility

- 9.0 Bedroom 05 & Shower
- 10.0 Bedroom 01
- 11.0 Bedroom 02
- 12.0 Bathroom
- 13.0 Bedroom 03
- 14.0 Bedroom 04
- 15.0 Stairwell
- 16.0 External Works - Front
- 17.0 External Works - Side
- 18.0 External Works - Courtyard
- 19.0 Roofs - Entrance Hall
- 20.0 Roofs - Study
- 21.0 Roofs - Rear Extensions
- 22.0 Roofs - Main Roof

# Contents

# 0.1 Introduction

This report was drawn up by rixon architecture on behalf of Mr Soban Khawaja.

The purpose of this report is to support a planning application and listed building consent. The report identifies and documents the existing issues, damage and dilapidation and record the proposed repairs and alterations to the property at 8 Addington Square, London, SE5 7JZ.

8 Addington Square is grade II listed along with its attached neighbour 7 Addington Square. They are sited within the Addington Square Conservation area in the London Borough of Southwark.

Under the previous ownership 8 Addington Square has fallen into a state of extreme disrepair. The proposals outlined in this statement seek to sympathetically restore the existing property and take the opportunity to create an updated family home.

## 0.2 Site Location

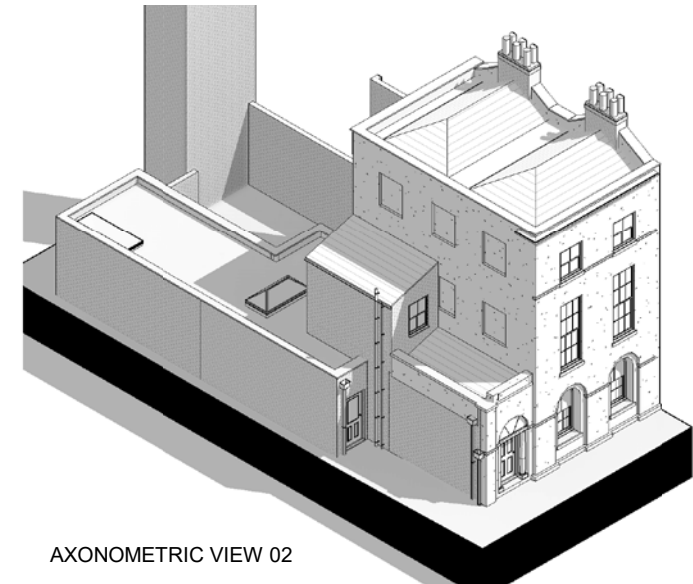


<b>Site Area:</b>	205m <sup>2</sup>
<b>Site Address:</b>	8 Addington Square, SE5 7JZ
<b>Local Authority:</b>	Southwark
<b>Listing Status:</b>	Grade II
<b>Conservation Area:</b>	Addington Square
<b>Current Use:</b>	Residential

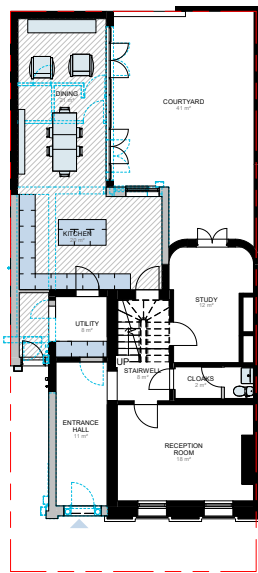
# 0.3 Design & Access

The application seeks planning approval and listed building consent for:

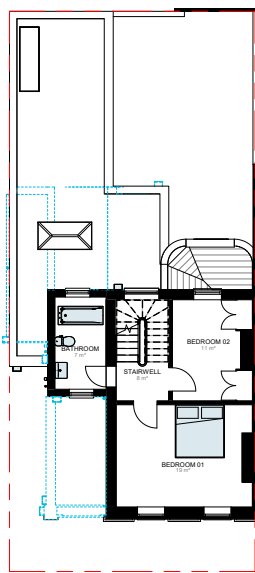
- Demolition and reconstruction of Entrance Hall
- Reconfiguration of rear and side extensions including new side entrance.
- Replacement front railings.
- Repair/replacement of sash windows.
- New shower room to second floor.
- New heating system throughout.
- Internal insulation to Bathroom and Entrance Hall.



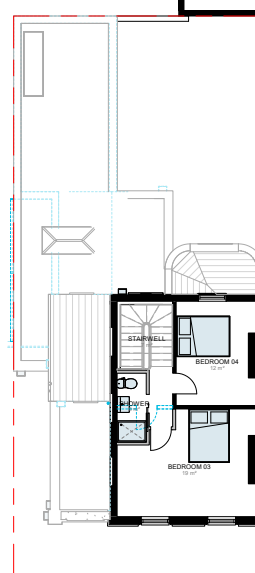
AXONOMETRIC VIEW 02



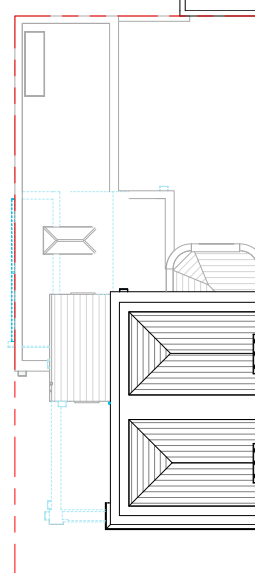
GROUND FLOOR  
1:100



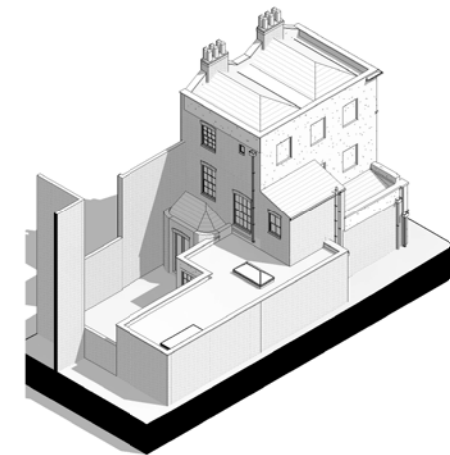
FIRST FLOOR  
1:100



SECOND FLOOR  
1:100



ROOF PLAN  
1:100



AXONOMETRIC VIEW 02

### Design, Scale and Amount

The new layout seeks to retain and refurbish the existing building with the later single storey extensions reconfigured to better support the property as a modern family home.

The lean to store is to be incorporated along with the rest of the rooms in the single storey rear extensions which are to be consolidated into a large open plan kitchen, dining, living space.

The rear entrance is brought forward approximately half a meter to allow the creation of a utility room.

A new flat roof with unify the rear extensions.

### Appearance/Materials

The materials used for the proposed property will be high quality and modern .

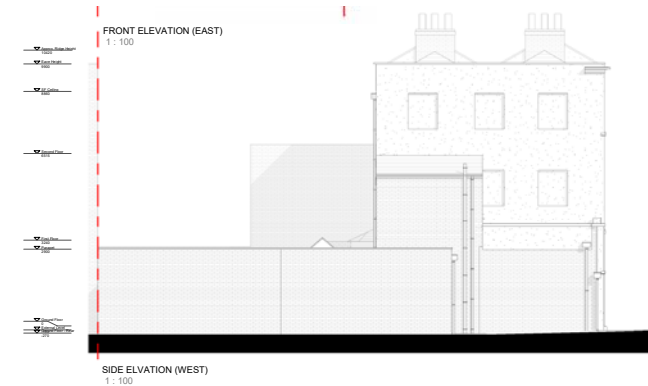
Roof Material – Existing/New Slate to pitched roofs. Single Ply membrane to new flat roof with existing parapet

Glazing Material – Windows generally to be timber frame sash. Single glazing to all front elevation and original building with double glazing to new rooflights and glazed wall on later additions and reconfigured extension.

External Walls - Brick to match existing.

### Access

The access to the dwelling will remain the same.



# 0.4 Heritage Statement

## Addington Square Conservation Area

The Addington Square Conservation Area is located on the east side of the Camberwell Road. The core of the conservation area is the square itself. The conservation area occupies a position mid-way between Camberwell Village and Walworth. The northern boundary to the Conservation Area is defined by the junction of Burgess Park with Camberwell Road. To the east the Square is also bounded by Burgess Park. The buildings in the conservation area were constructed between the later 18th century and early 19th century. The square is not composed entirely of terraced properties neither are all the buildings of similar height or architectural treatment. The gaps between properties are highly significant and contribute towards the character of the Addington Square Conservation Area.

## Historic England Listing

TQ3277 ADDINGTON SQUARE 636-1/10/4 (West side) 27/09/72 Nos.7 AND 8 and attached railings (Formerly Listed as: ADINGTON SQUARE Nos.7 AND 8)

GV II

Pair of houses, early C19. Stucco with cornice and blocking course. Each 3 storeys, 2 bays, No.8 with 1-storey extension for door with detached Tuscan columns, mutule cornice head, fanlight with glazing bars and original door. No.7 has round-arched entrance in round-headed recess on return, with moulded stucco architrave and vermiculated keystone. Ground-floor windows round-headed in round-arched recesses with moulded string at spring. Plain reveals to upper windows, those at 1st floor long, with wrought-iron guards. All windows sashes with glazing bars. Moulded string at 2nd-floor sills. INTERIOR: not inspected. SUBSIDIARY FEATURES: area railings with spearhead standards and urns at intervals.

Listing NGR: TQ3253077477





Paragraph 128 of the National Planning Policy Framework introduces the use of Heritage Statements and indicates that the level of detail required “should be proportionate to the (Heritage) Asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.

The heritage statement should be read in conjunction with the planning application.

This section describes and discusses aspects of the historic environment (conservation area, listed buildings, ancient monuments and archaeological sites) in relation to the development proposal at the site location described earlier in this report.

**What is the significance of the assets and settings affected? What gives the assets/settings their significance? How significant (or important) are they?**

No.8 Addington Square along with its adjoined neighbour No. 7 make a significant contribution to the character of the Addington Square Conservation Area. Whilst No. 8 has fallen into disrepair No.7 has been well maintained and refurbished over the years and establishes a level of quality for No. 8 to meet.

**What heritage assets (designated or undesignated) and settings will be affected by the proposals?**

The proposed refurbishment will significantly improve the appearance of No. 8 Addington Square and as such will improve its contribution to the surrounding Conservation Area. The alterations to the later rear extensions will remain small in scale and set back from the main square, whilst this will have some minor visual impact on the conservation area this will be out weighted

by the material improvement and condition of the rear structures.

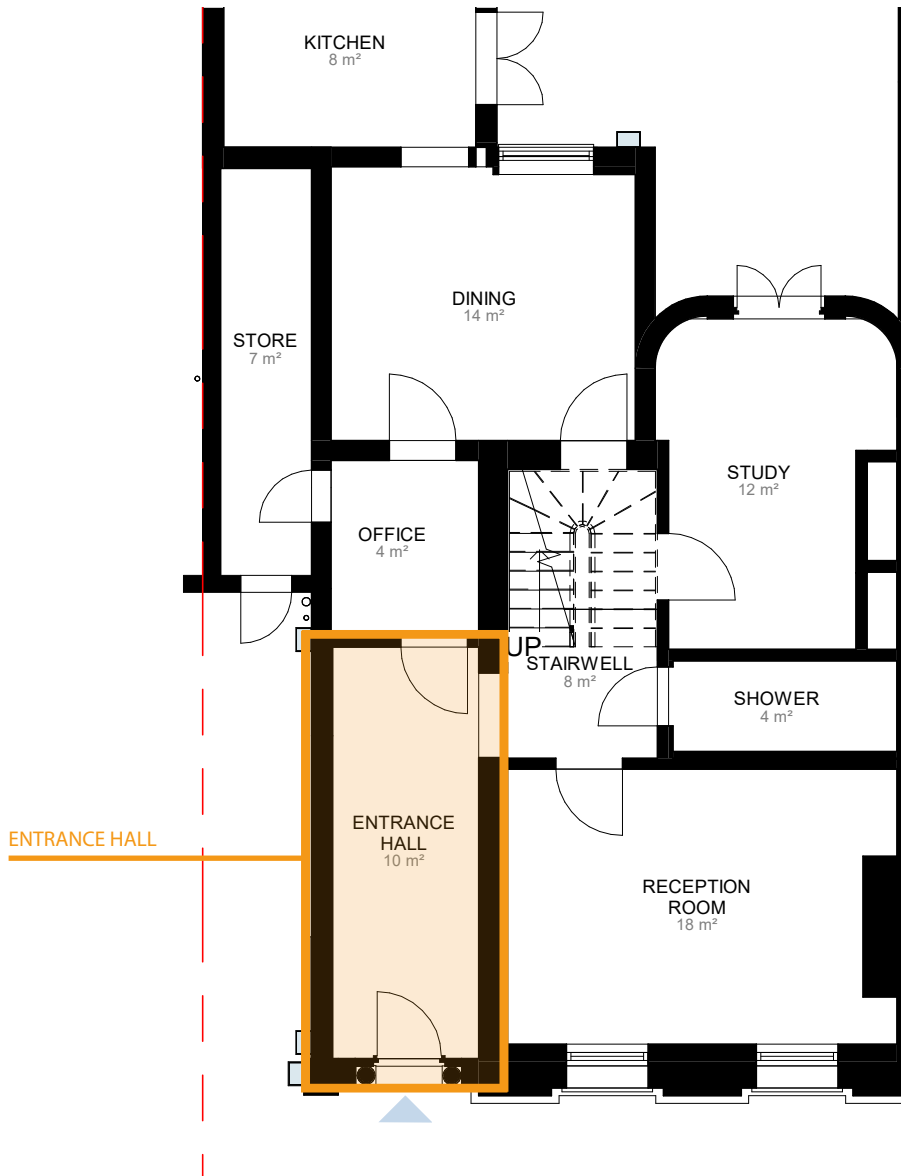
**How has the scheme taken account of the level and nature of the significance of heritage assets and their setting?**

The proposals seek to replace any damage to the original building with traditional materials and construction where possible. Alterations to the internal layout are minor and any new glazing to the front facade will be traditional single glazing. The more significant works the modern rear extensions will extend the life of the property and create more comfortable and sustainable living accommodation allowing the preservation of the original historical asset.

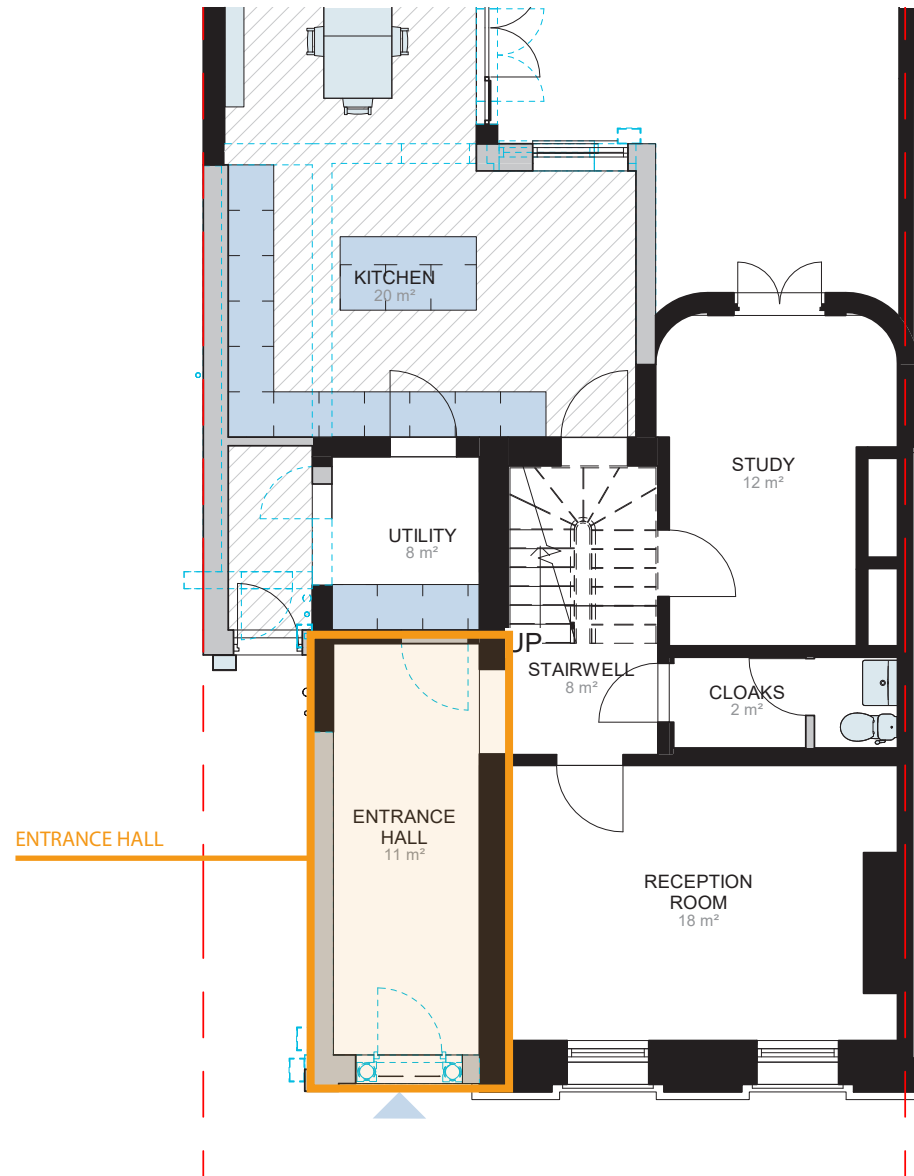
**What will be the impact of the proposal on the significance of the heritage assets and settings affected?**

The main external alterations are to the rear of the property and as such have little negative impact on the setting. The works to the front of the property include re-rendering and painting, repairing and painting windows, the demolition and reconstruction of the entrance hall and new railings to match those of No. 7. These will all have a positive impact on the heritage asset and setting.

# 1.0 Entrance Hall

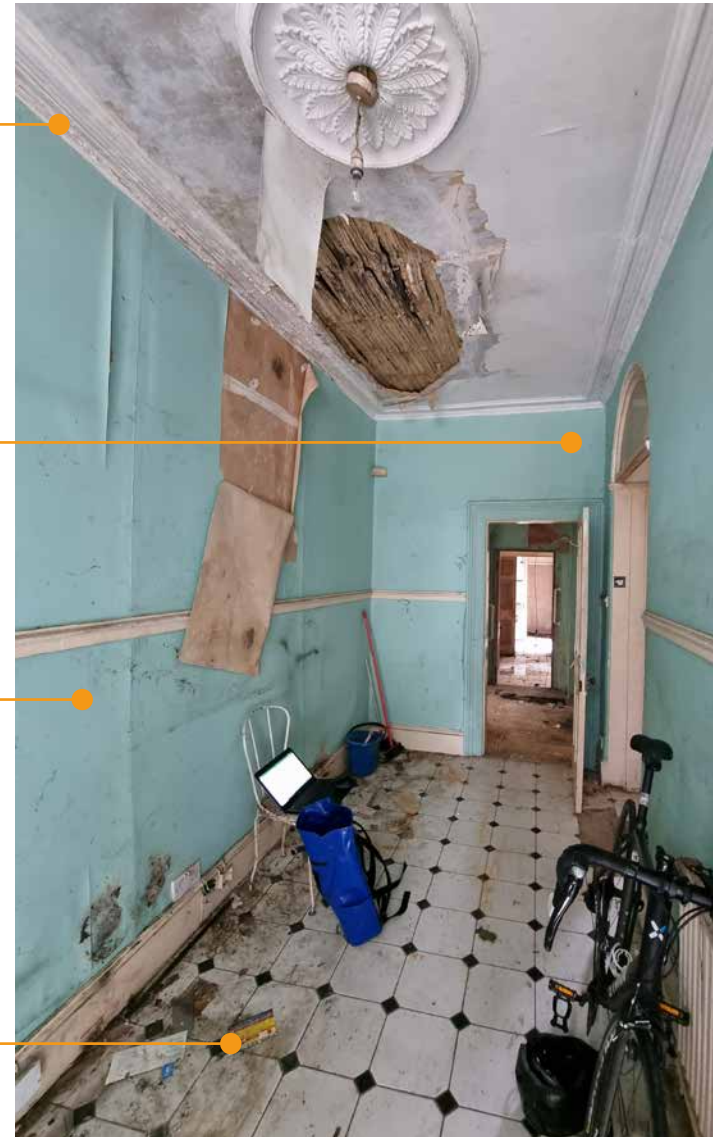


EXISTING



PROPOSED

# 1.1 Entrance Hall - Photographs



- 1
- 2
- 3
- 4
- 5
- 6



3

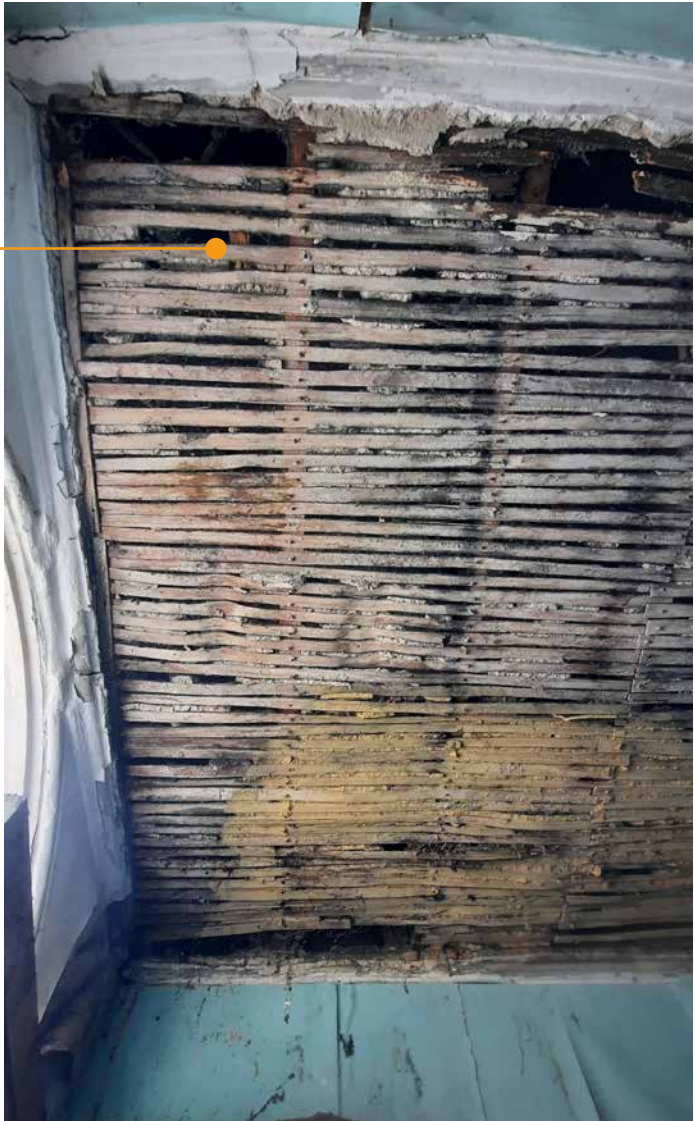
5





1

3

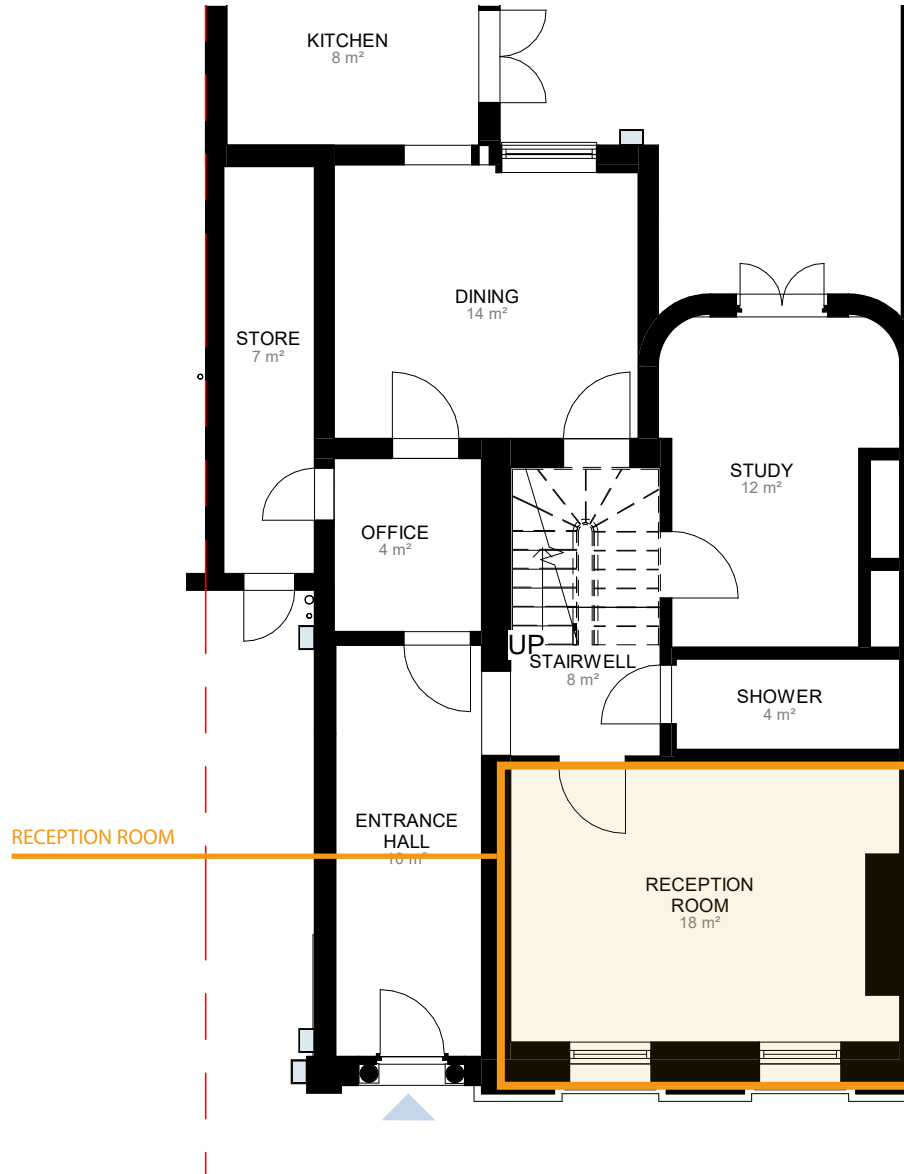


# 1.2 Entrance Hall - Schedule

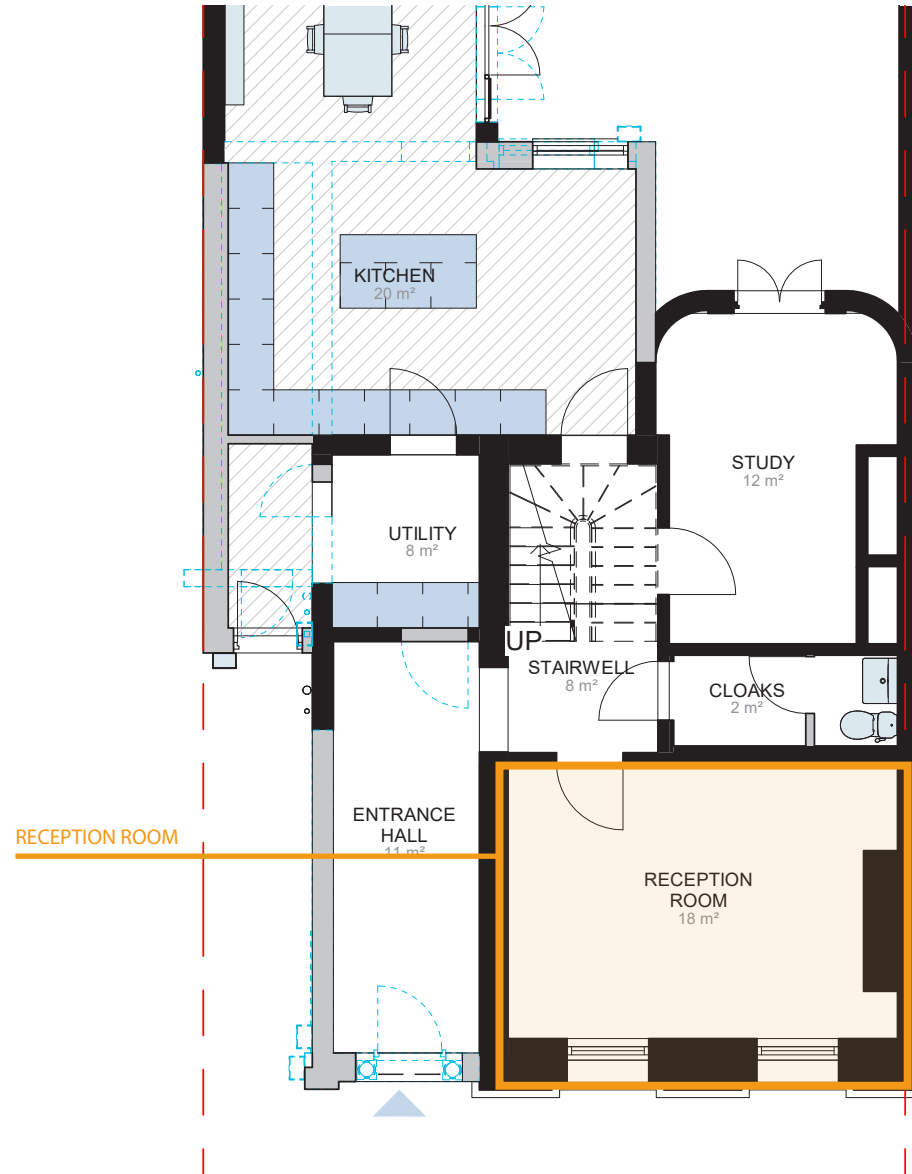
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Ceilings	water damaged loss of approx 40% of plaster	Rebuild ground floor flat roof and parapet.
2	Wall	painted and papered	remove paper and assess plaster repair damaged areas with lime plaster and paint.
3	External Wall	poor and saturated	Rebuild failing east and south walls of entrance hall. South wall to be rebuilt for entire width of ground floor flatroof, up to 2 storey first floor bathroom.
4	Floor Tiles	damaged and dirty	remove tiles assess structure below and replace with new ones
5	Electrics/Fuse Board	out dated	replace with new compliant system relocate electricity meter to utility room.
6	Radiator	rusted	replace with new column radiator

# 2.0 Reception Room



EXISTING



PROPOSED

## 2.1 Reception Room - Photographs

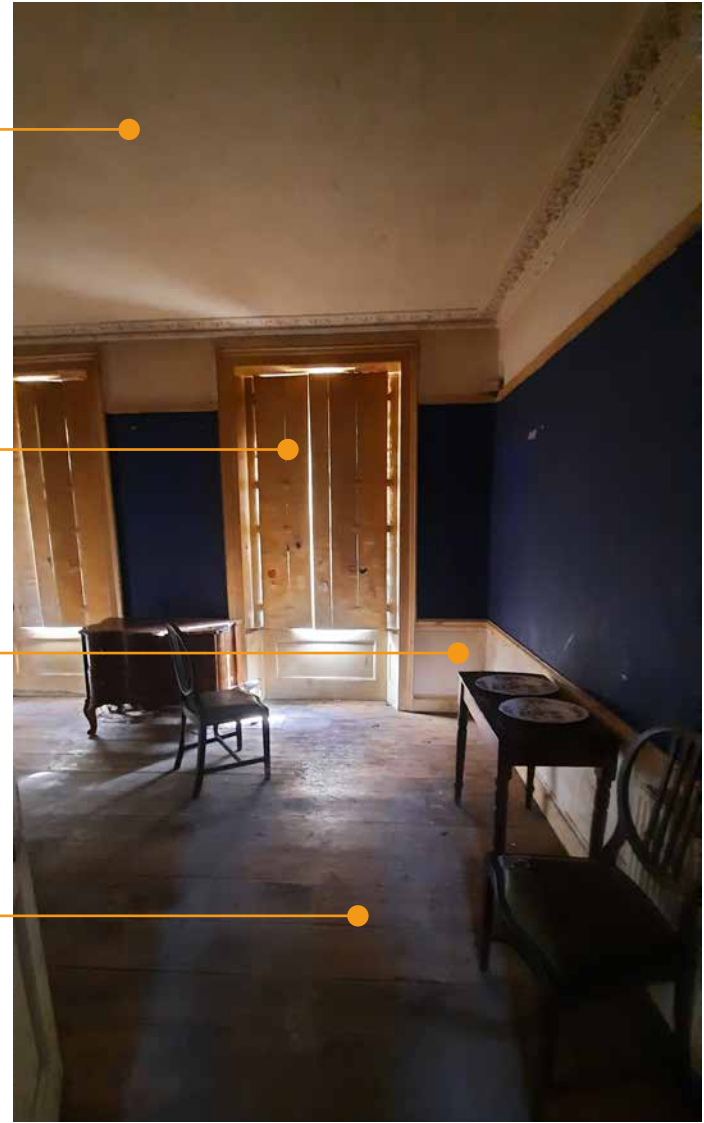


2

2







1

1

2

6

5

4

4

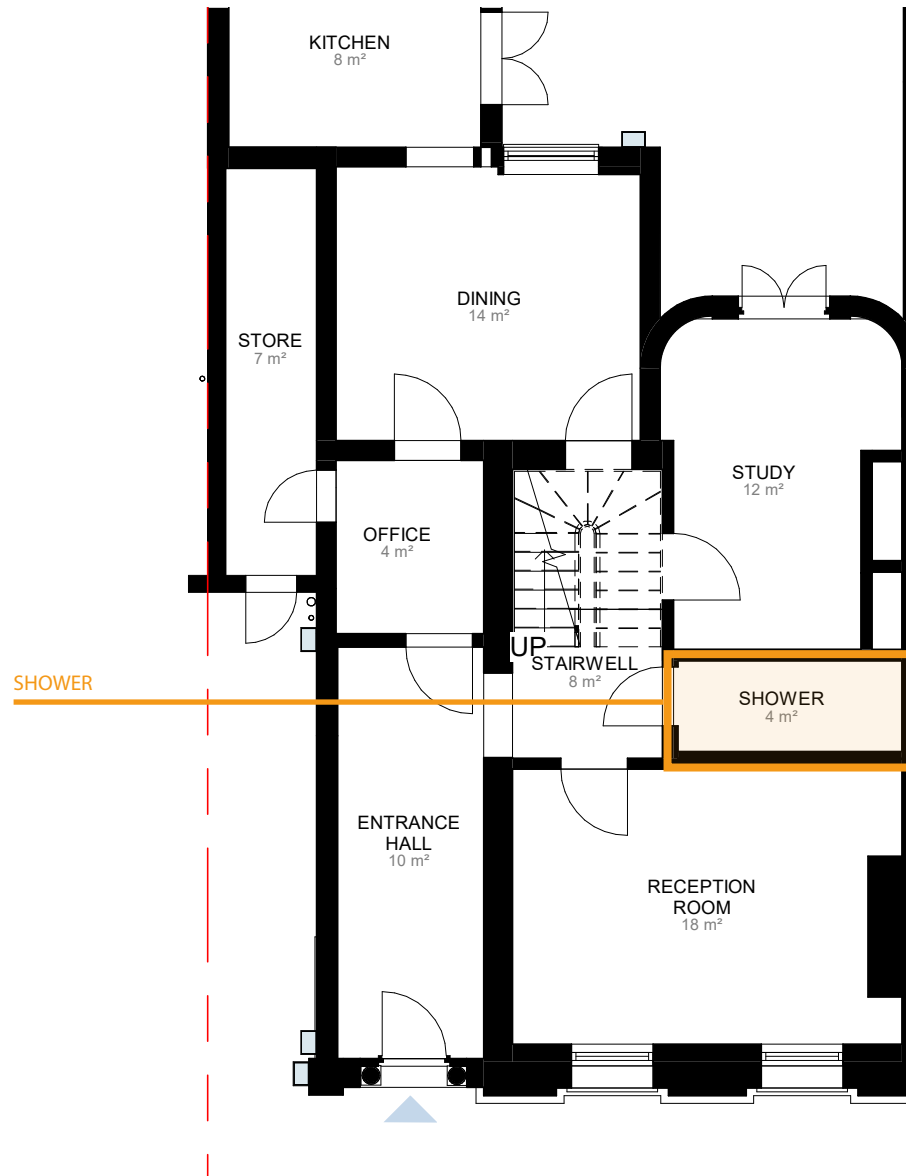
3

## 2.2 Reception Room - Schedule

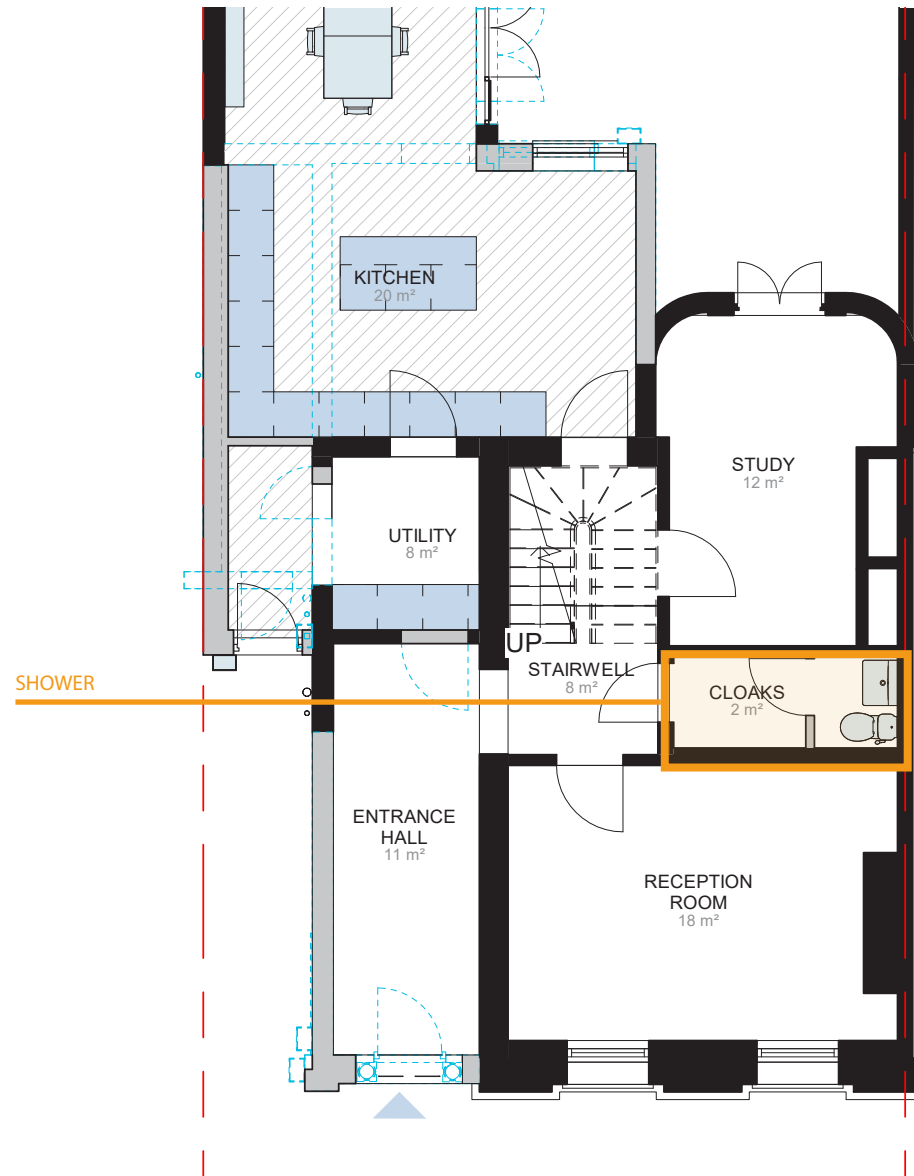
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Ceilings	peeling paper	remove damaged plaster and repair with lime plaster
2	Walls	papered	remove paper and assess plaster repair damaged areas with lime plaster and paint
3	Shutter	poor	remove and refurbish and reinstate
4	Floors	timber boards	sand and treat
5	Wooden panelling	badly refurbished	remove chipboard and reinstate new timber paint
6	Door	poor	remove damaged plaster and repair with lime plaster

# 3.0 Shower



EXISTING



PROPOSED

# 3.1 Shower - Photographs



3

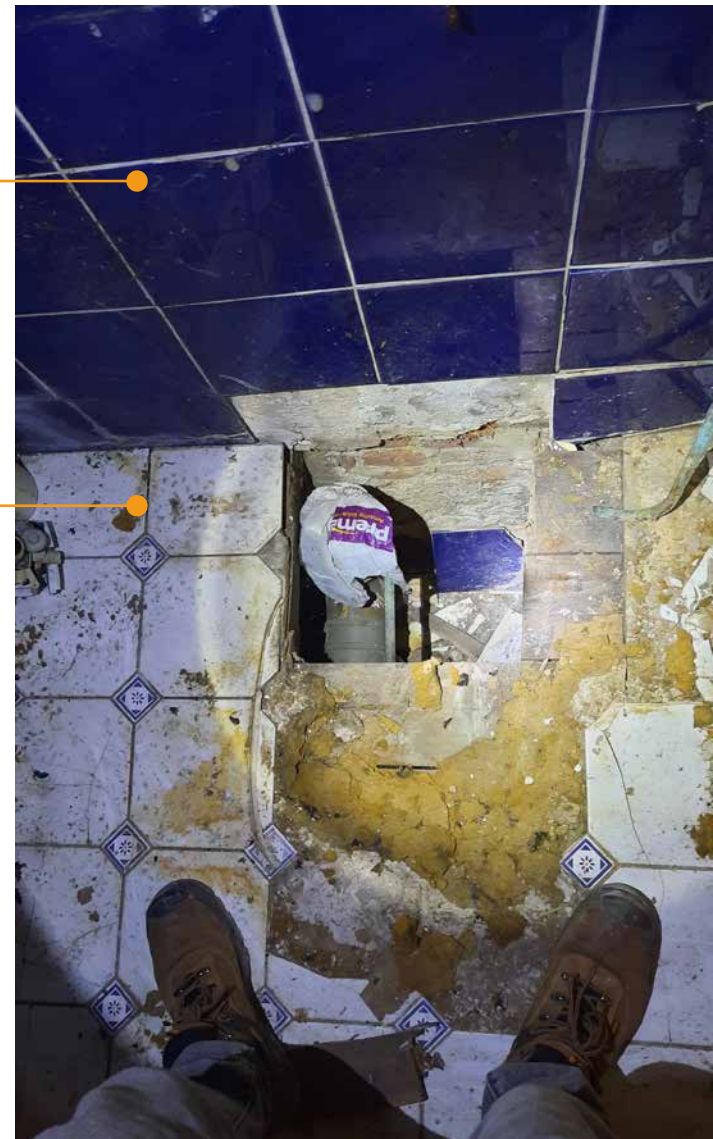
1

1

2

4

2



1

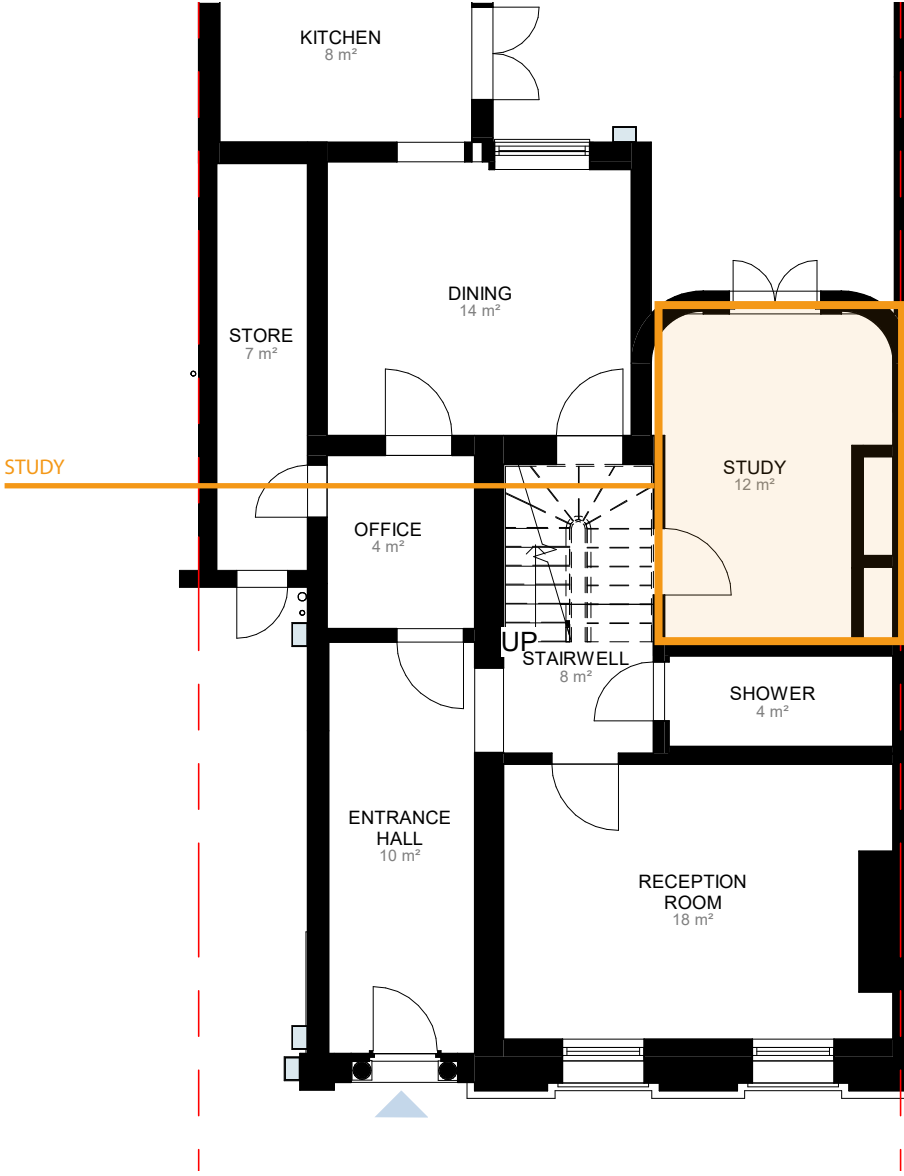
2

## 3.2 Shower - Schedule

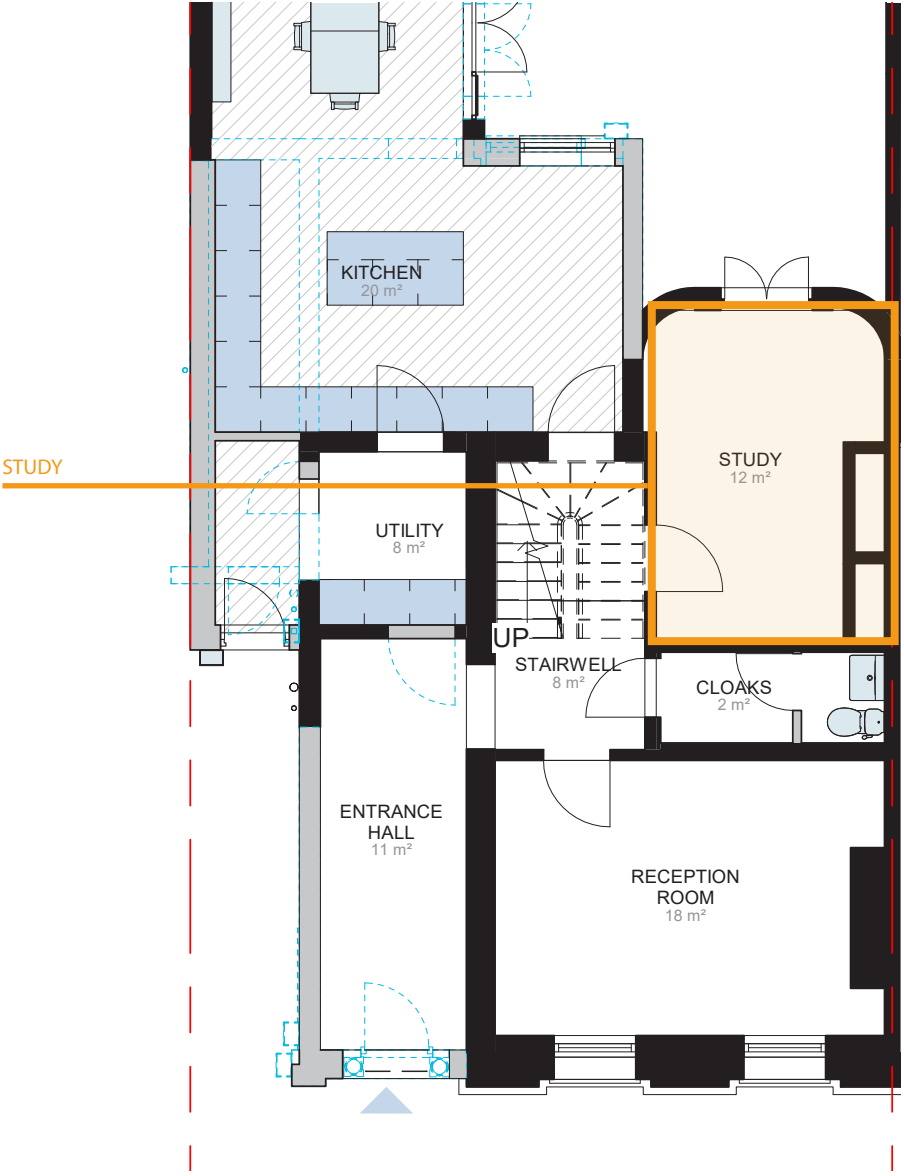
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Ceiling	tiled and needs repair	remove tiles and re-plaster and paint
2	Floors	tiled and needs repair	Remove tiles, replace 3 decayed floor joists and new tiles over.
3	Ceiling	overboarded with plasterboard and spotlights	Remove tiles and re-plaster and paint. No existing coving, add egg-dart coving style as study
4	Furniture	poor condition	remove and replace with new layout

# 4.0 Study



EXISTING



PROPOSED

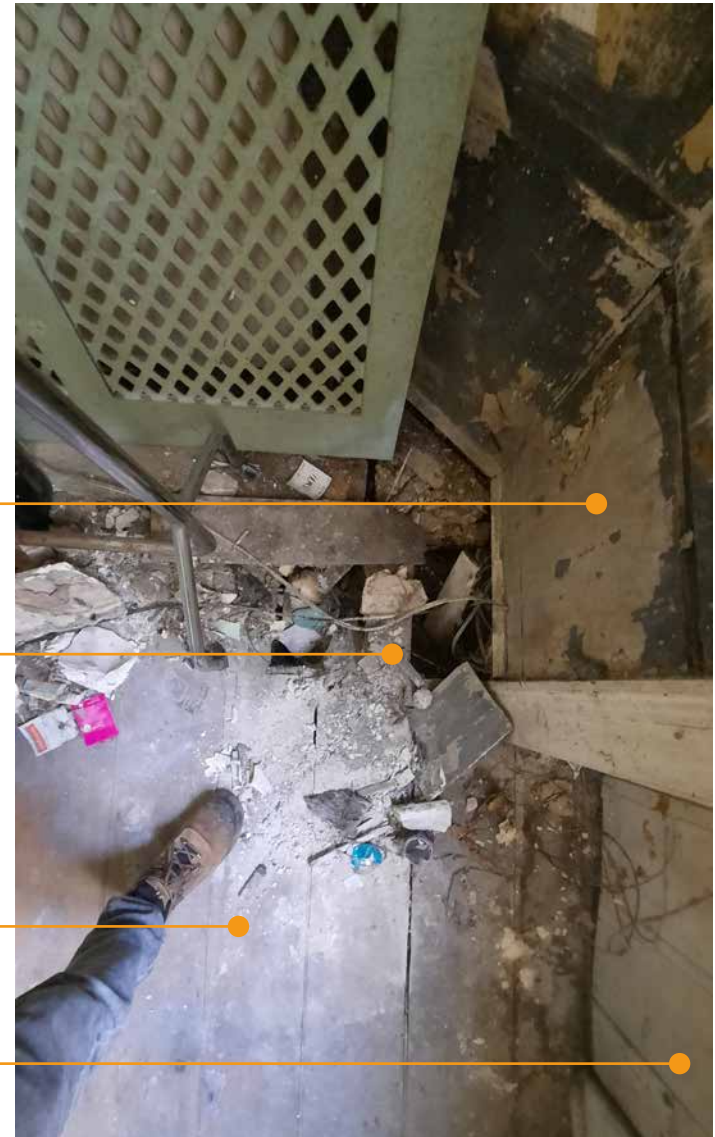
# 4.1 Study - Photographs



1

3

5



3

6

5

8



1

2

3

8

5



3

8

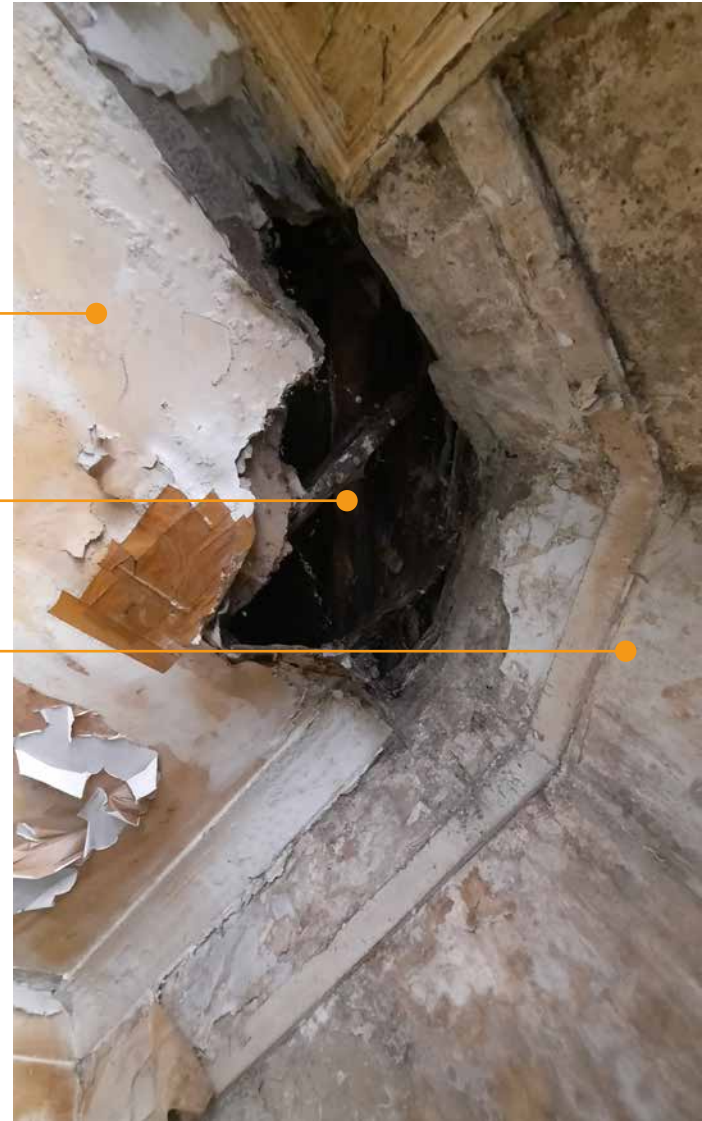
5





3

6



1

2

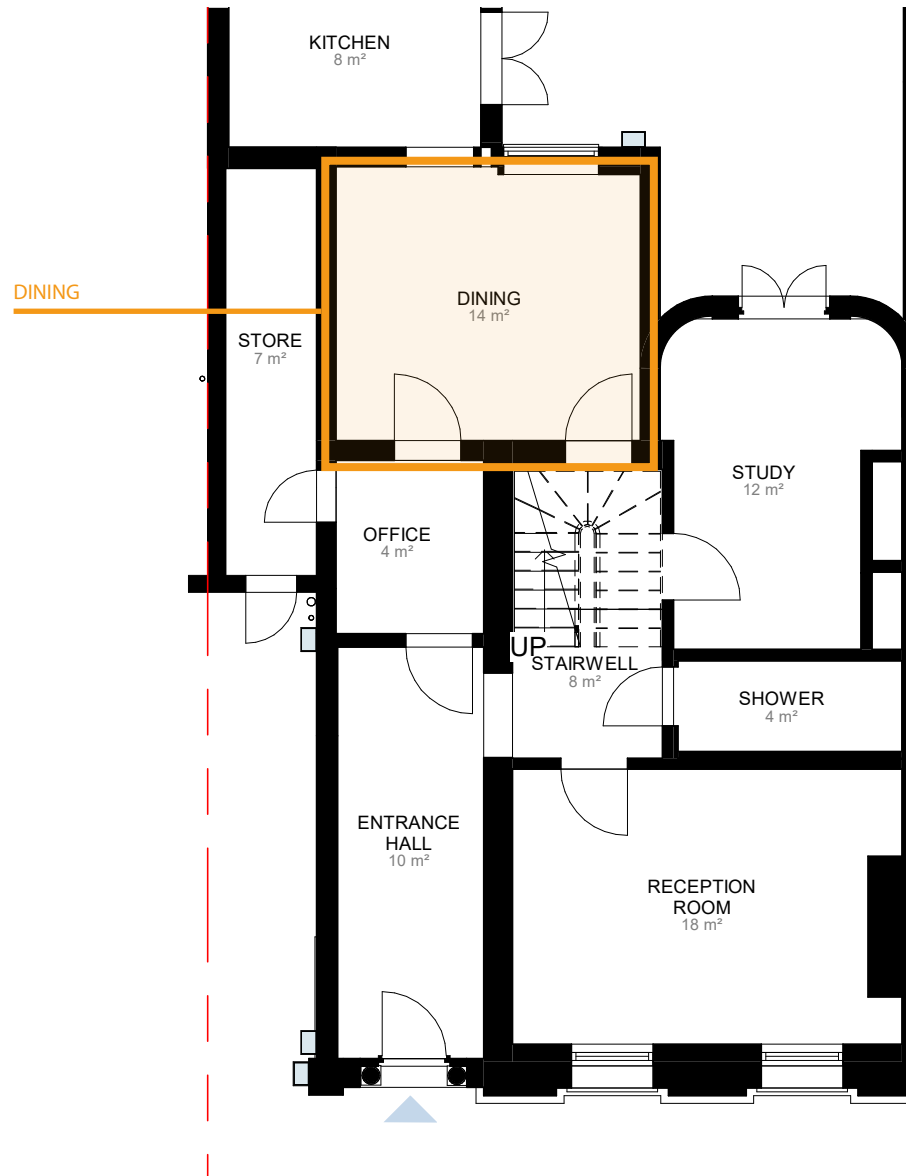
3

## 4.2 Study - Schedule

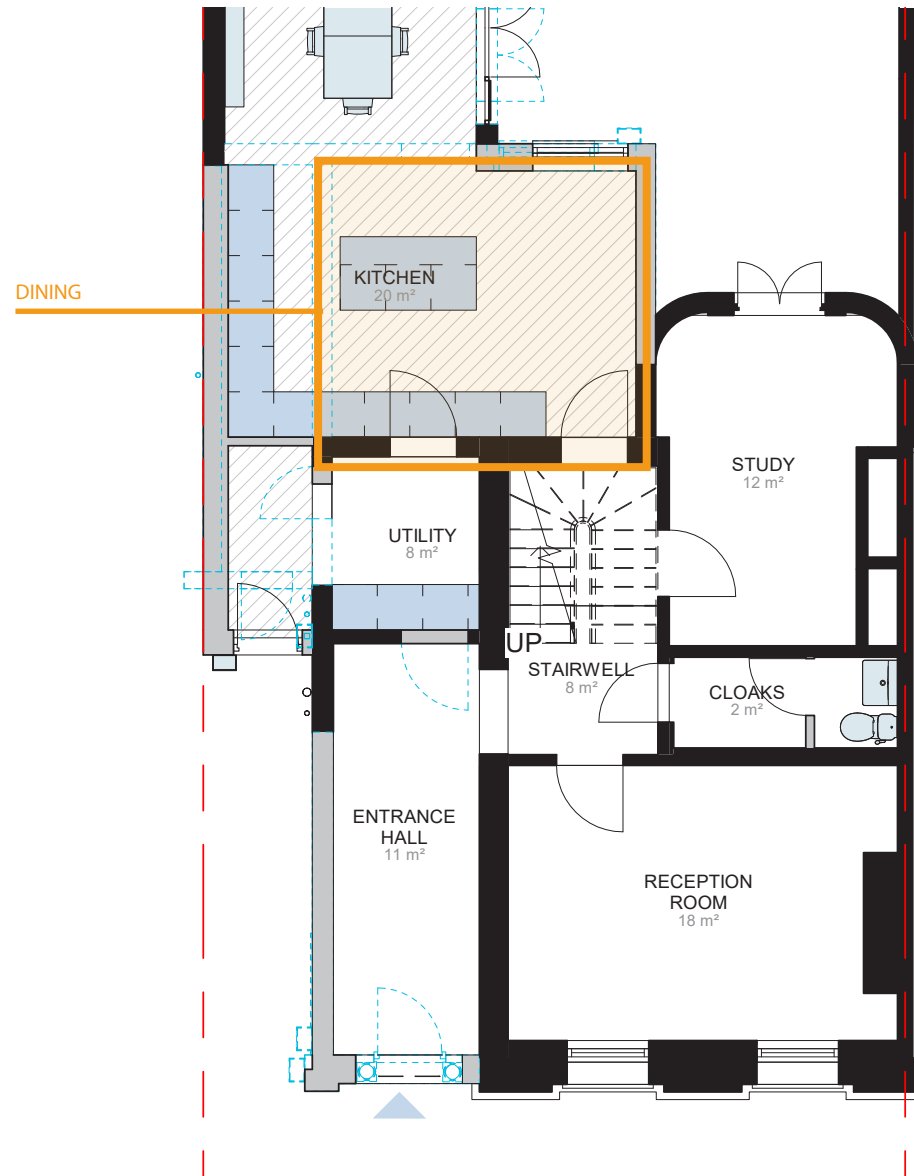
Room: Study

Item	Description	Condition	Proposal
1	Ceiling	tiled and needs repair	remove paint, patch, replace decayed non-original coving with new egg-dart coving style and repaint
2	Hole in ceiling	tiled and needs repair	remove damaged plasterboard, apply new one and skin and paint
3	Walls	overboarded with plasterboard and spotlights	remove paper and assess plaster repair damaged areas with lime plaster and paint
4	Water damaged wall	poor condition	remove and replace rotten timber, new traditional plaster walls
5	Floors	fair condition	sand repair and new coating
6	Hole in Floor	poor condition and rotten timbers	remove rotten timbers and replace floorboards to match
7	Radiator	rusty modern radiator	replace with column radiator
8	Double doors	rotten throughout	replace with new doors to match

# 5.0 Dining

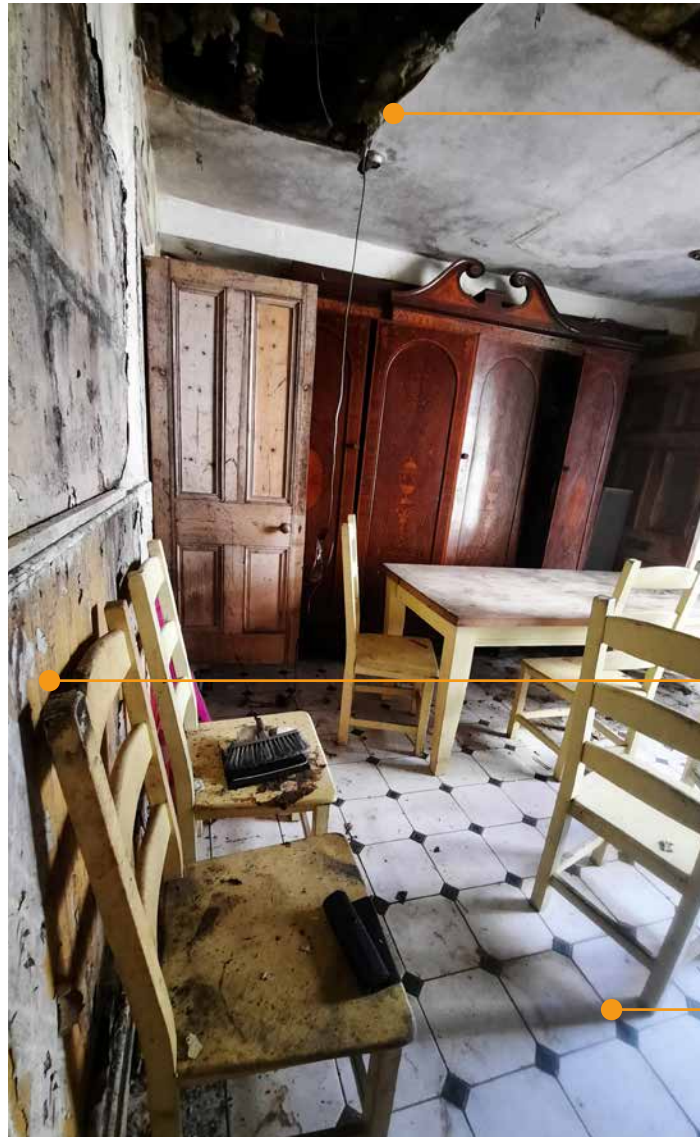


EXISTING



PROPOSED

# 5.1 Dining - Photographs



3

2

1



4

2

1



1

3

4



1

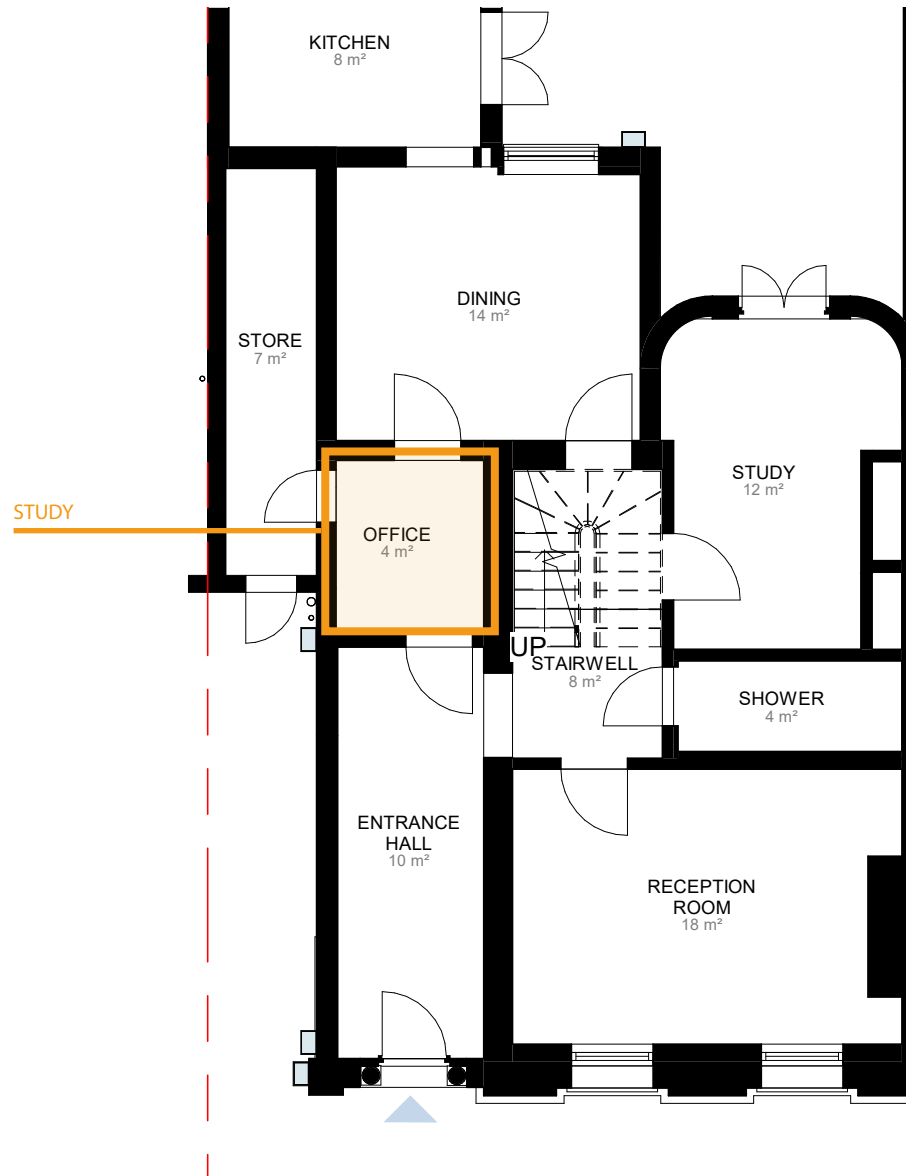
3

## 5.2 Dining - Schedule

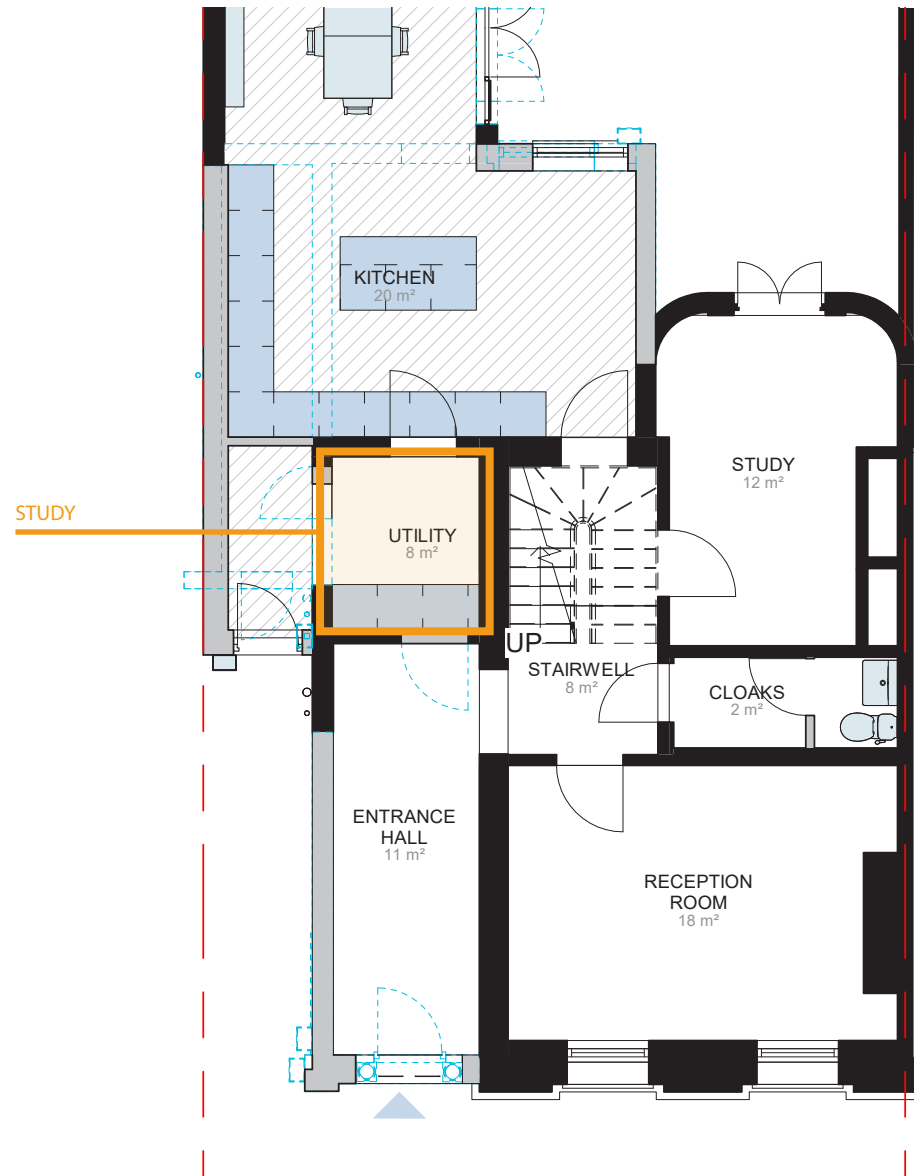
Room: Dining

Item	Description	Condition	Proposal
1	Floor	tiled and poor condition	remove and assess floor below, new installation substrate under floor heating and tiles
2	Walls	generally in poor conditio, part saturated	retain and repair where possible within new scheme, skimmed and painted
3	Roof / Ceiling	damaged and rotten	remove and replace with new timbers, insulation and flat roof system
4	Window Rooflight	rotten	decayed element to be replaced like for like Create opening and installation of lantern roof light above island

# 6.0 Office

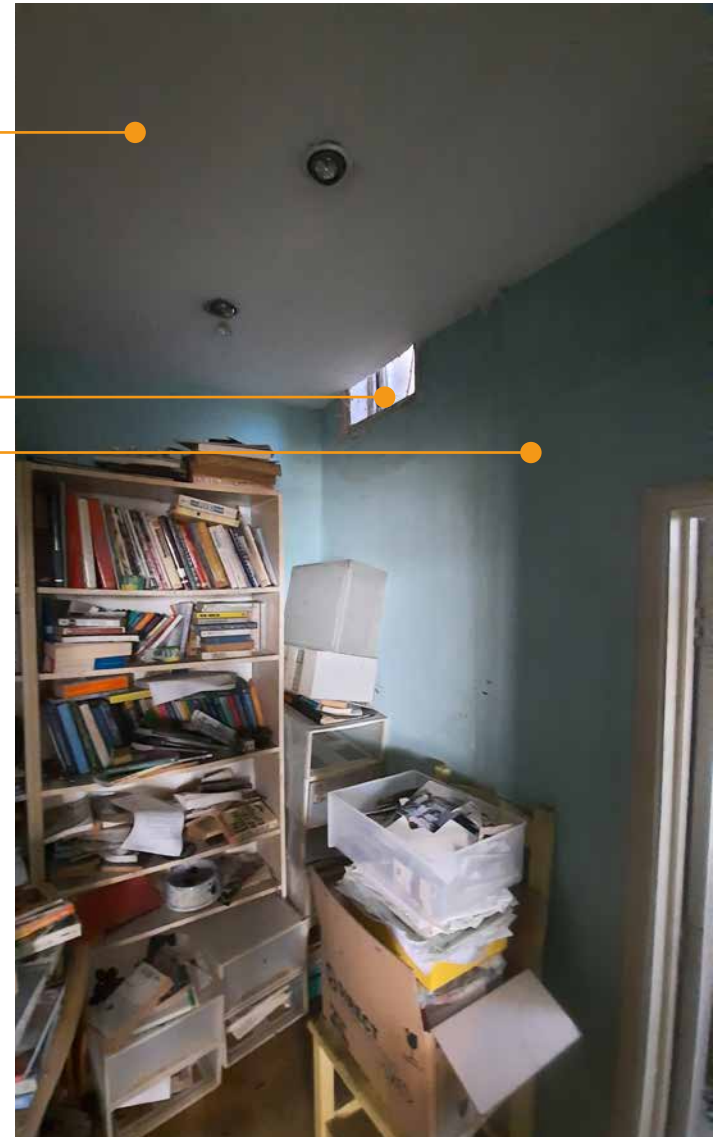


EXISTING



PROPOSED

# 6.1 Office - Photographs



1

5

2

4

3





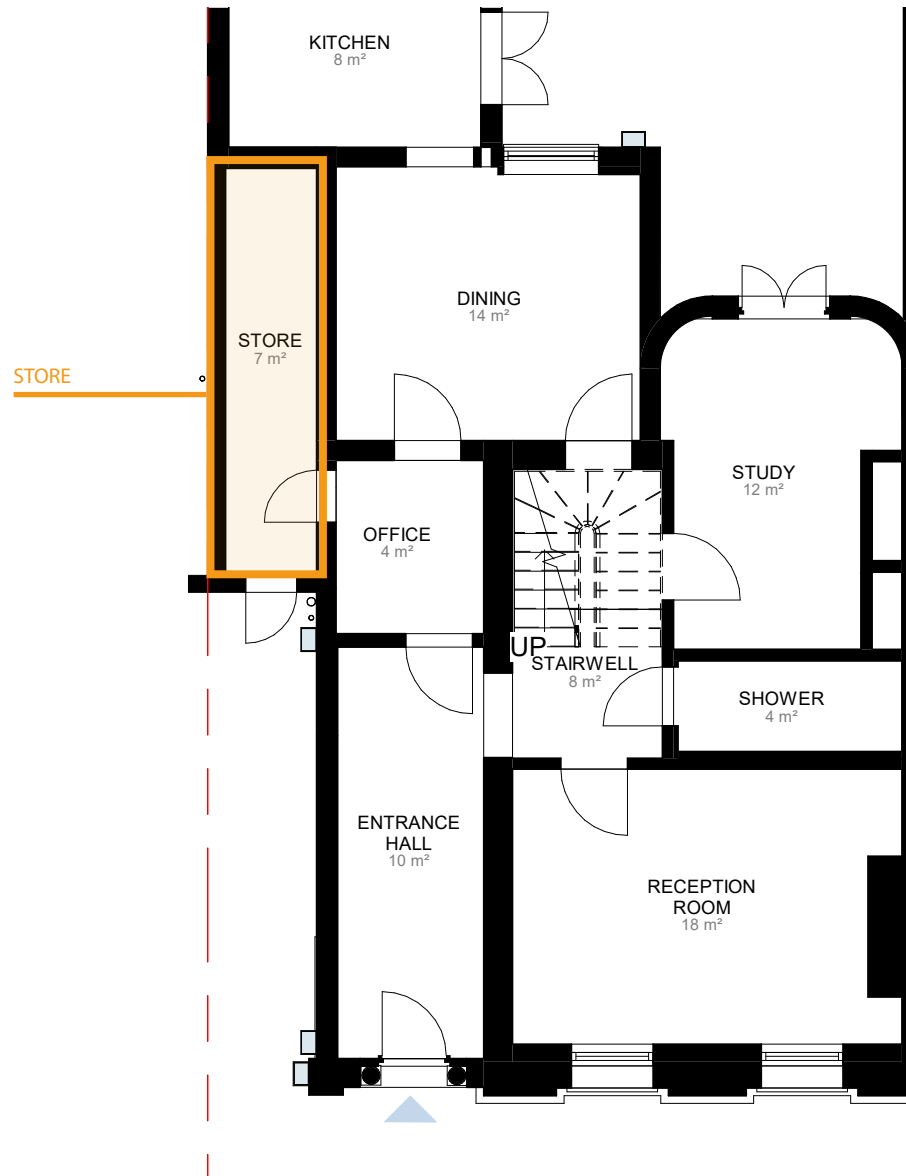
2

## 6.2 Office - Schedule

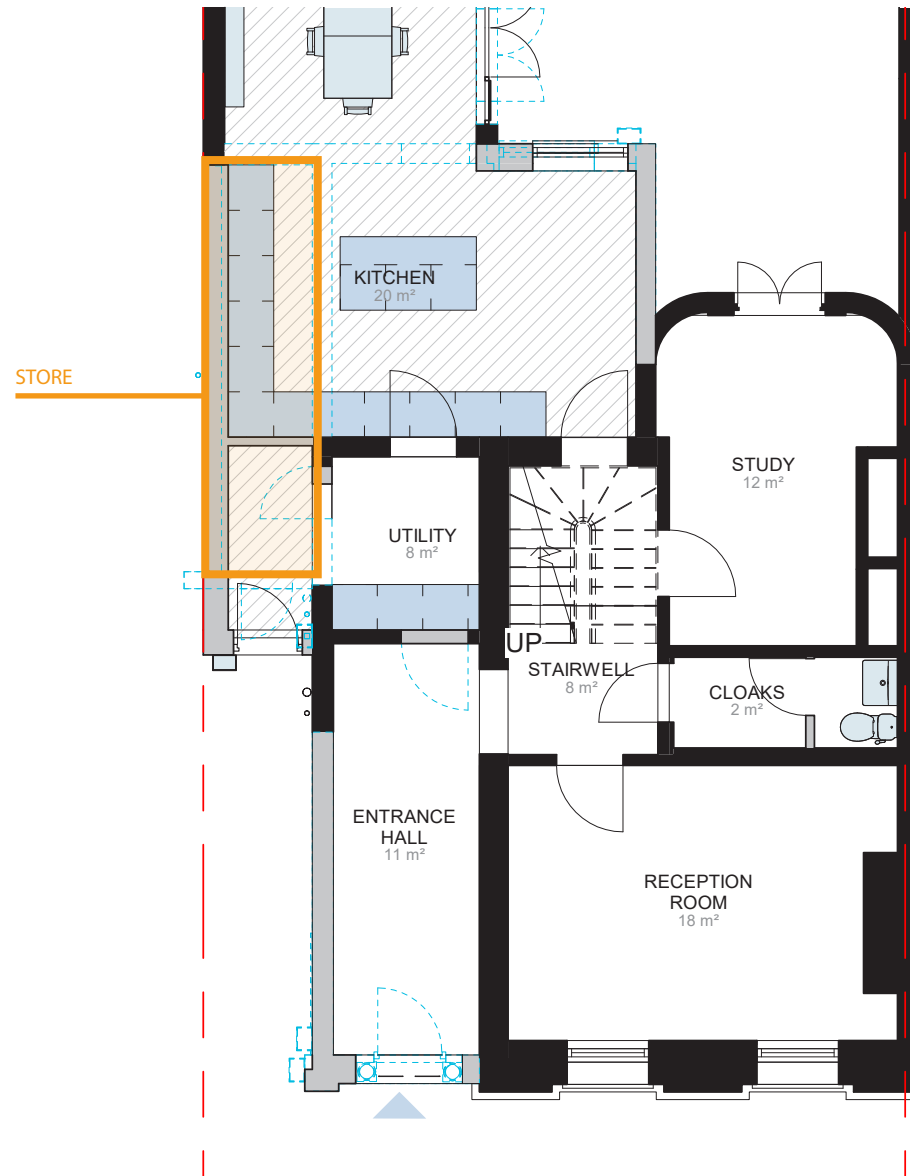
Room: Office

Item	Description	Condition	Proposal
1	Ceilings	new plasterboard dropped ceiling with spots	remove and replace with new plasterboard and light fittings
2	Walls	papered and painted, damp issues	strip paper, allow to dry repair plaster and paint
3	Floors	boarded over with new joists and chipboard	remove new structure and assess existing
4	Doors	poor condition	fit new door to dining, enlarge opening to new extension
5	Window	poor condition - half in ceiling	remove
6	Door to Entrance Hall		Remove and make good

# 7.0 Store



EXISTING



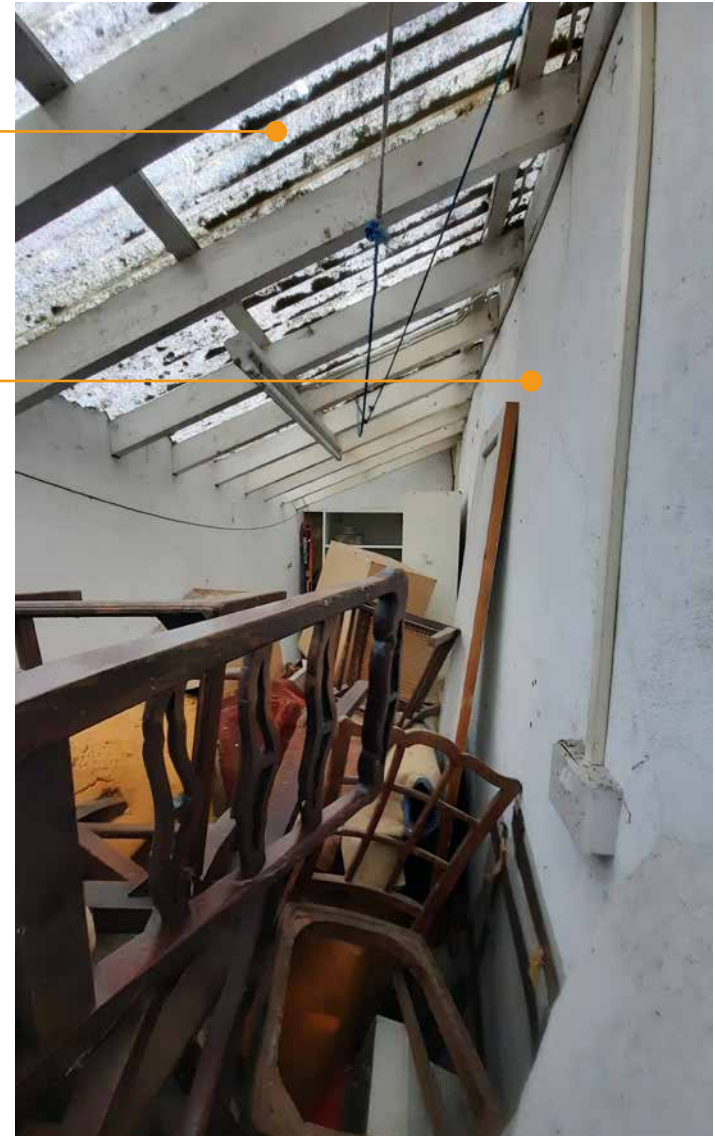
PROPOSED

## 7.1 Store - Photographs



1

2





1

2

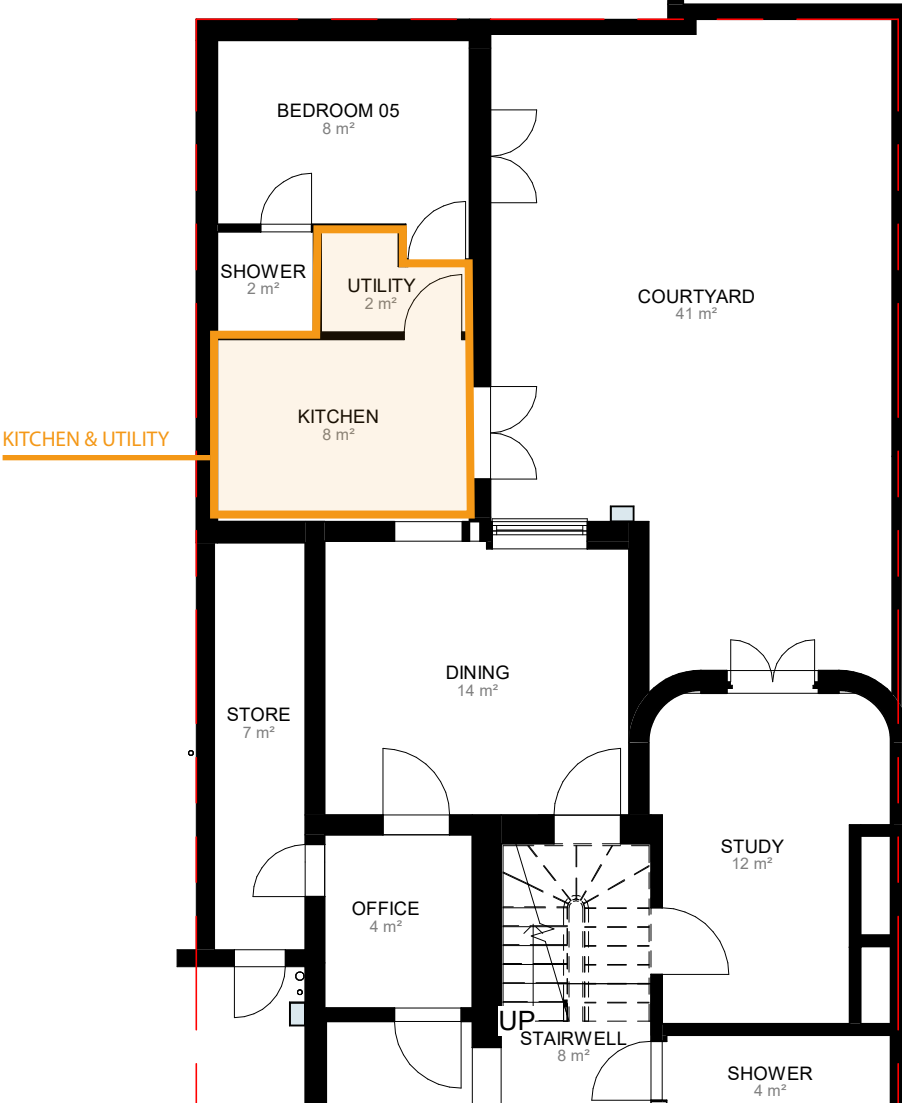


## 7.2 Store - Schedule

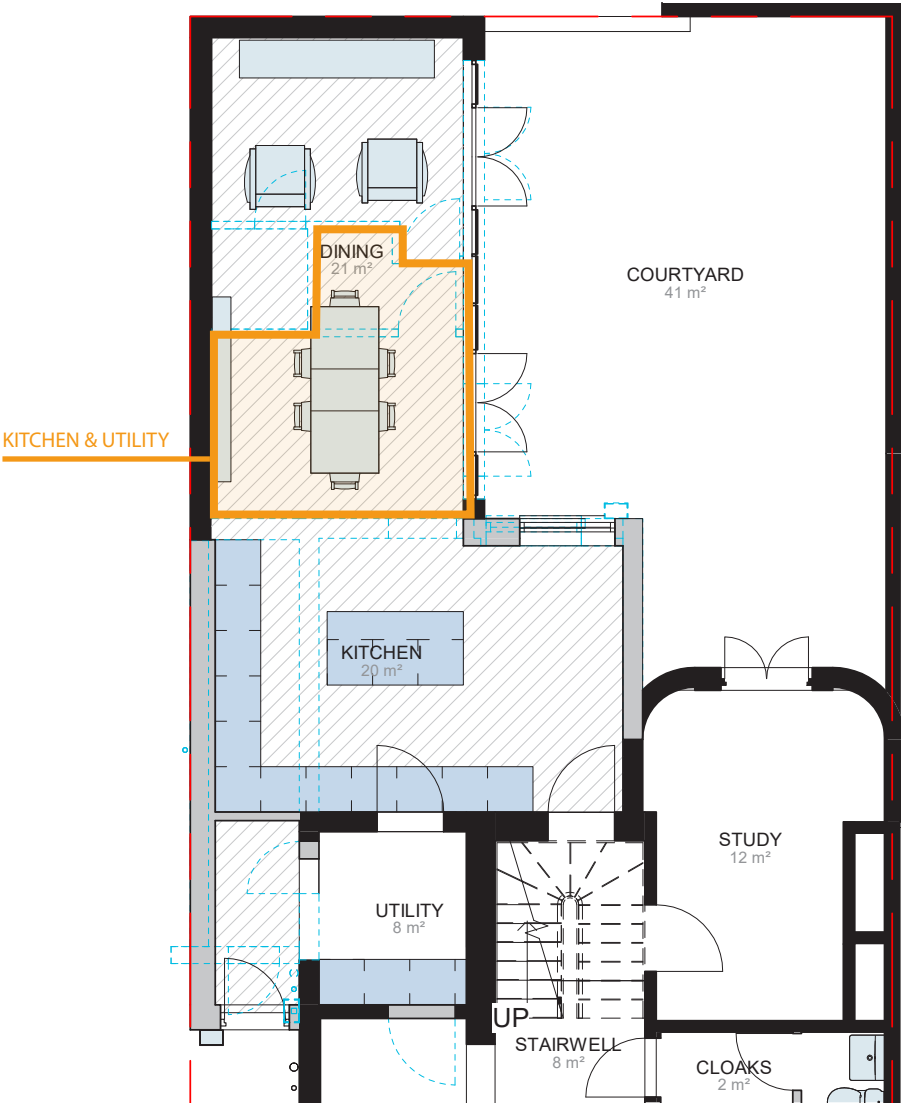
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Plastic roof	in need of clean and repair	remove and replace with new flat roof
2	Boundary wall	leaning and bowing	demolish and replace with new brick wall

# 8.0 Kitchen & Utility



EXISTING



PROPOSED

# 8.1 Kitchen & Utility - Photographs



3

3

2

2

1

1



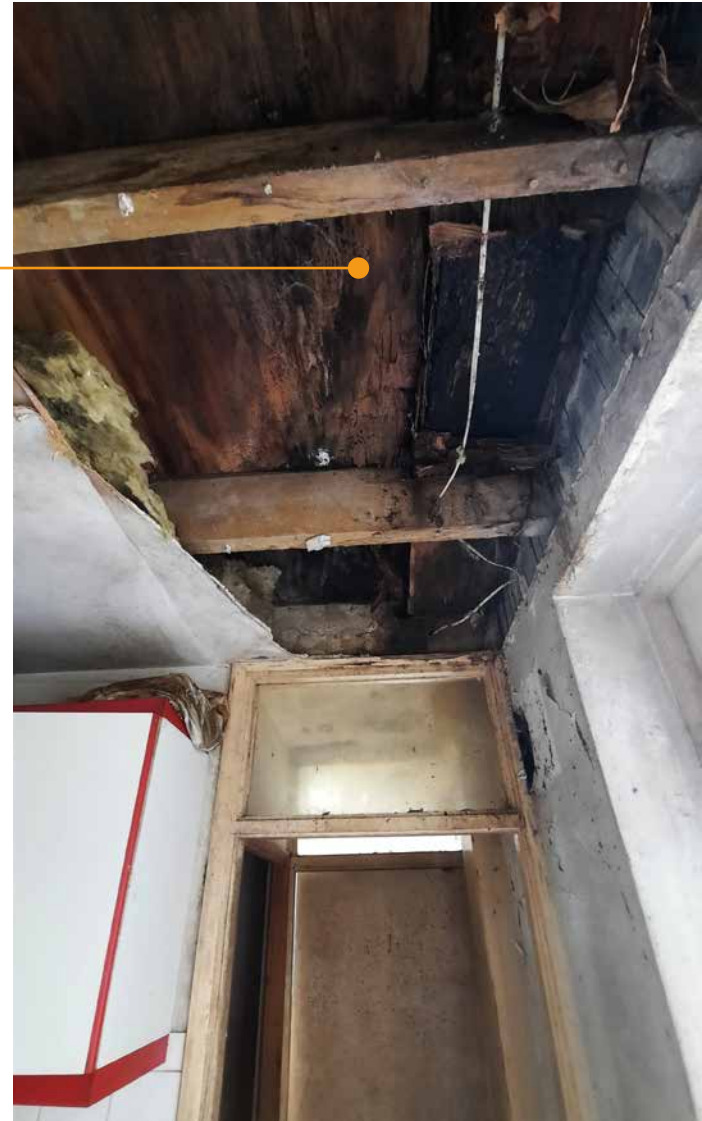


3

3

5

1





2

2

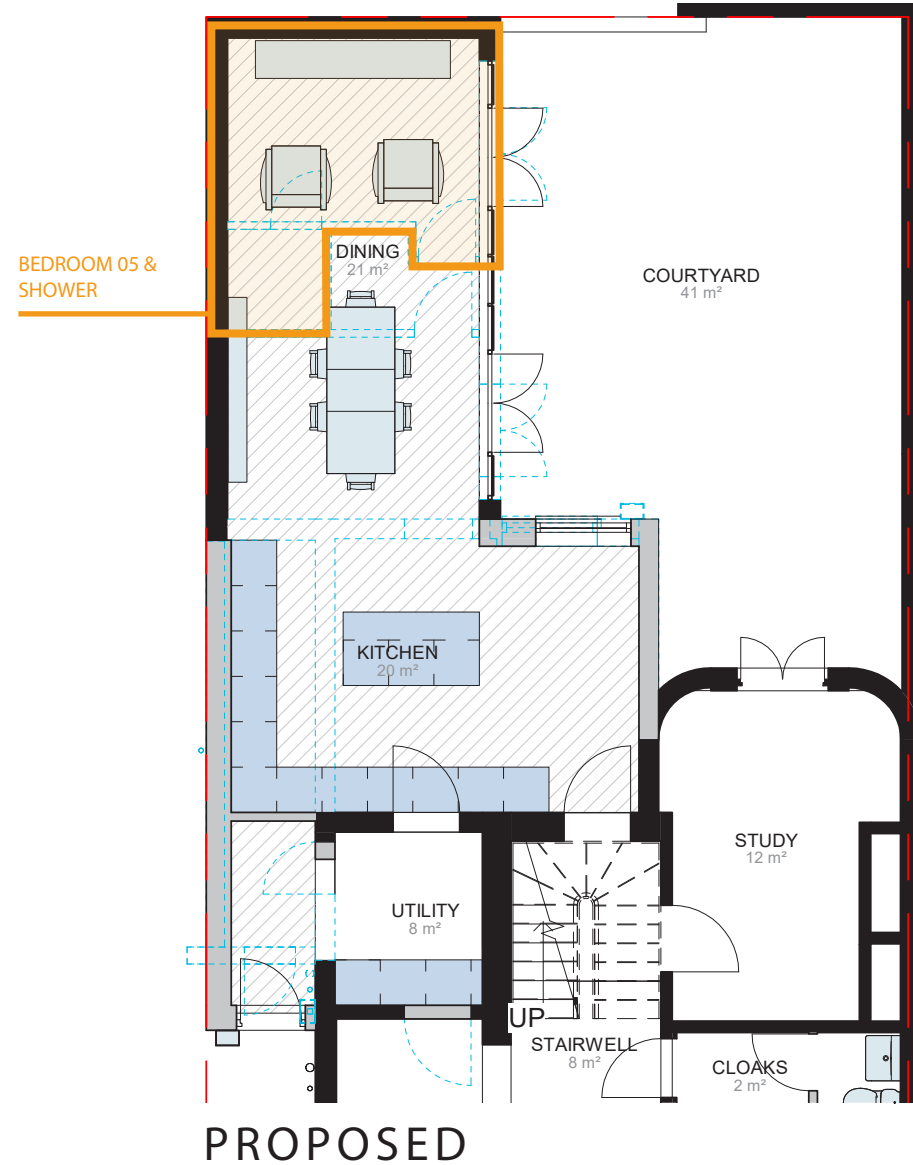
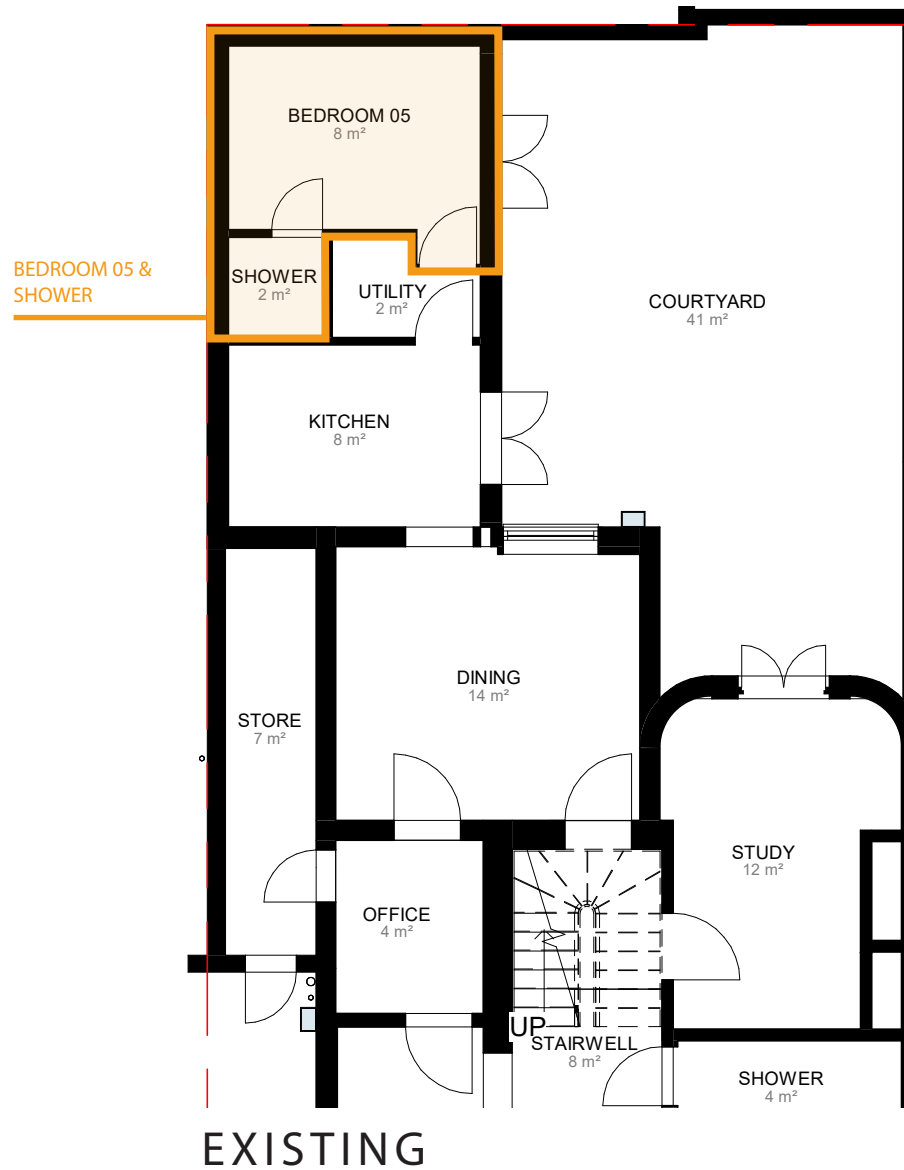


## 8.2 Kitchen & Utility - Schedule

Room: Entrance Hall

Item	Description	Condition	Proposal
1	Floor	tiled and poor condition	remove and assess floor below, new installation substrate wood flooring
2	Walls	generally in poor condition, part saturated	retain and repair where possible within new scheme, skimmed and painted
3	Roof / Ceiling	damaged and rotten	remove and replace with new timbers, insulation and flat roof system
4	Doors	rotten	remove and replace wall with crittal style glazing

# 9.0 Bedroom 05 & Shower



# 9.1 Bedroom 05 & Shower - Photographs



3

2

1



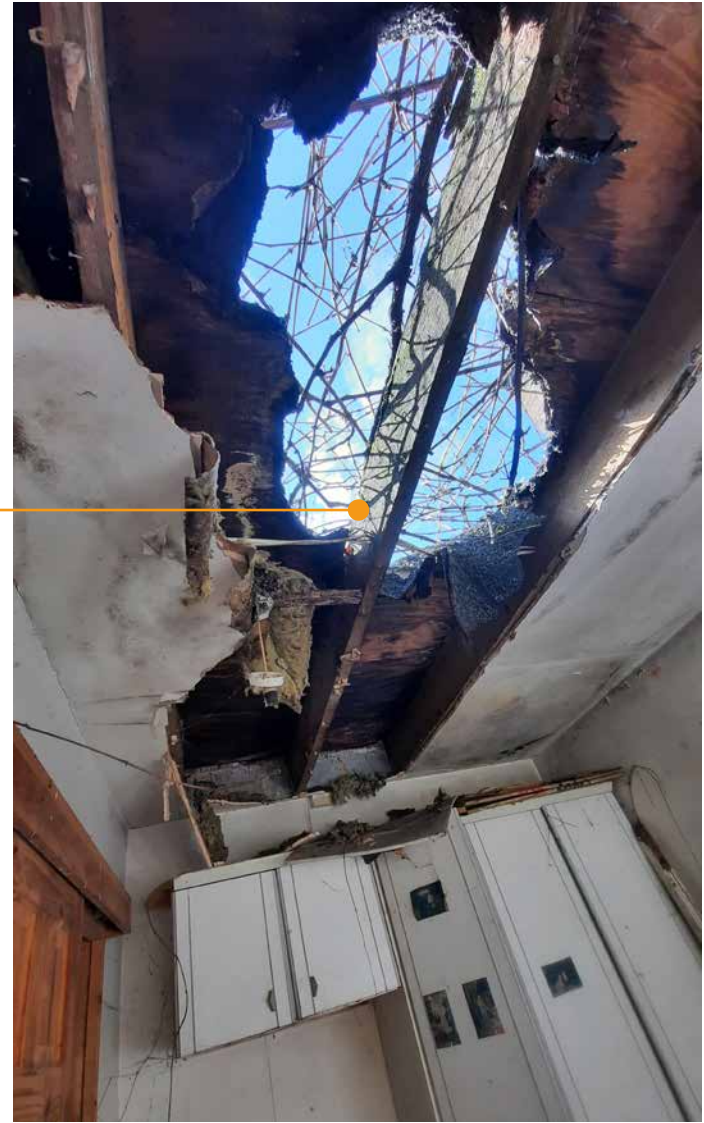
3



3

2

1



3





3

3

4

2

2

4

1



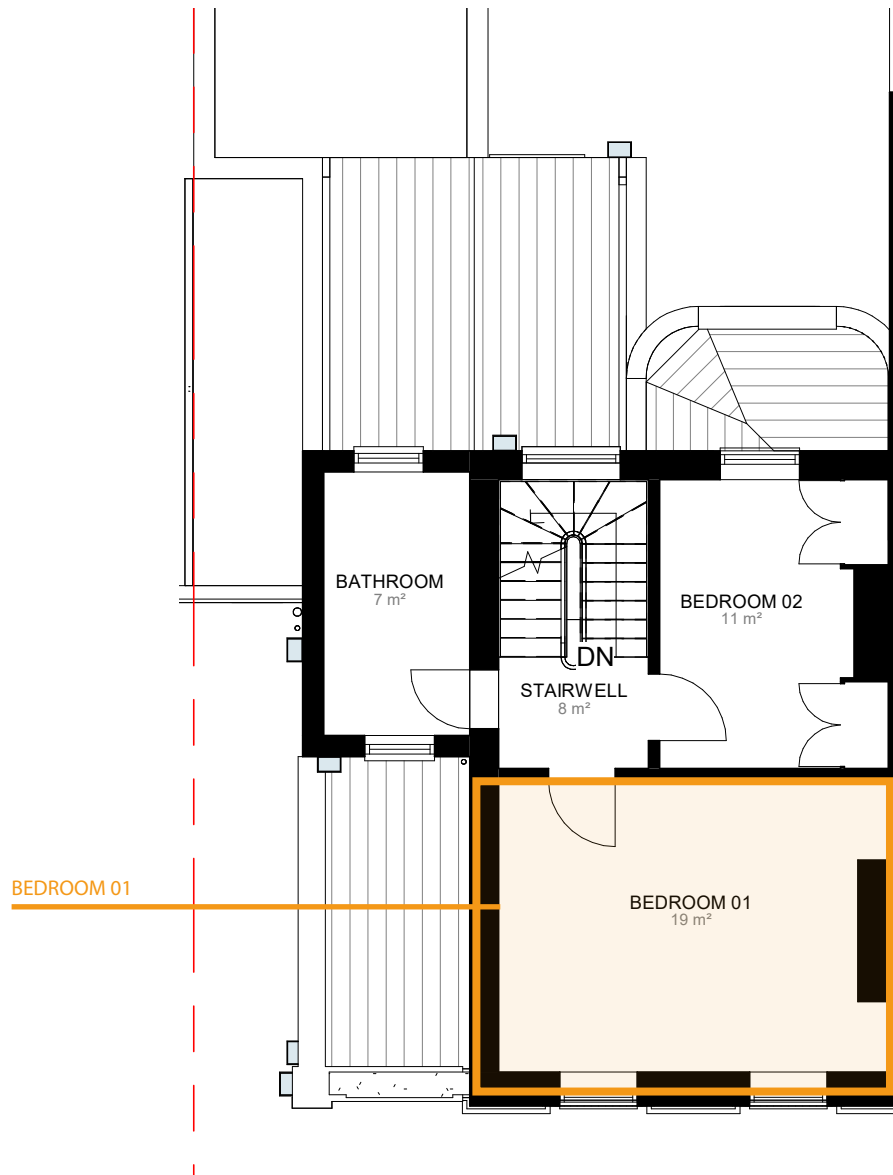


## 9.2 Bedroom 05 & Shower - Schedule

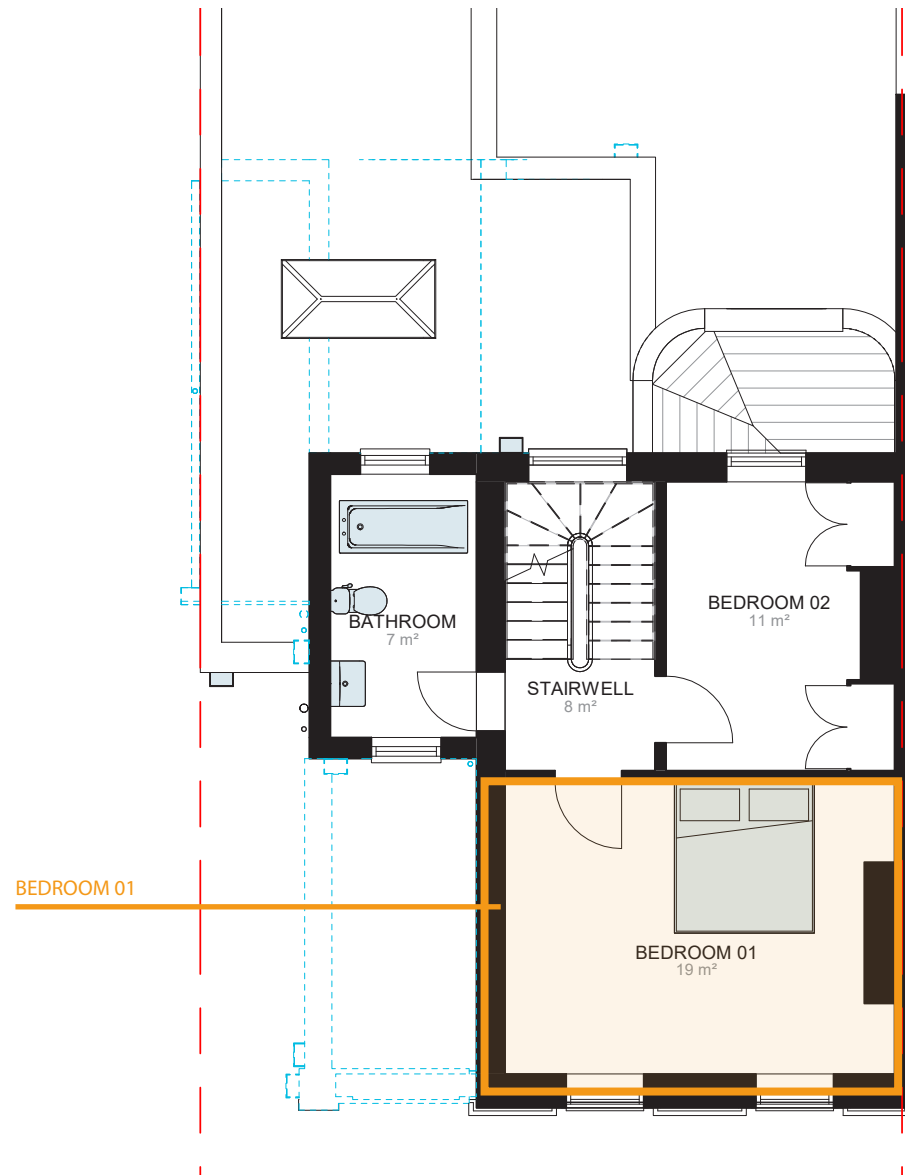
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Floor	tiled and poor condition	remove and assess floor below, new installation substrate new wooden floor
2	Walls	generally in poor conditio, part saturated	retain and repair where possible within new scheme, skimmed and painted
3	Roof / Ceiling	damaged and rotten	remove and replace with new timbers, insulation and flat roof system
4	Doors	rotten	remove and replace wall with crittal style glazing

# 10.0 Bedroom 01



EXISTING



PROPOSED

# 10.1 Bedroom 01 - Photographs



1

2

6

4





1

2

4

6

1

2

4

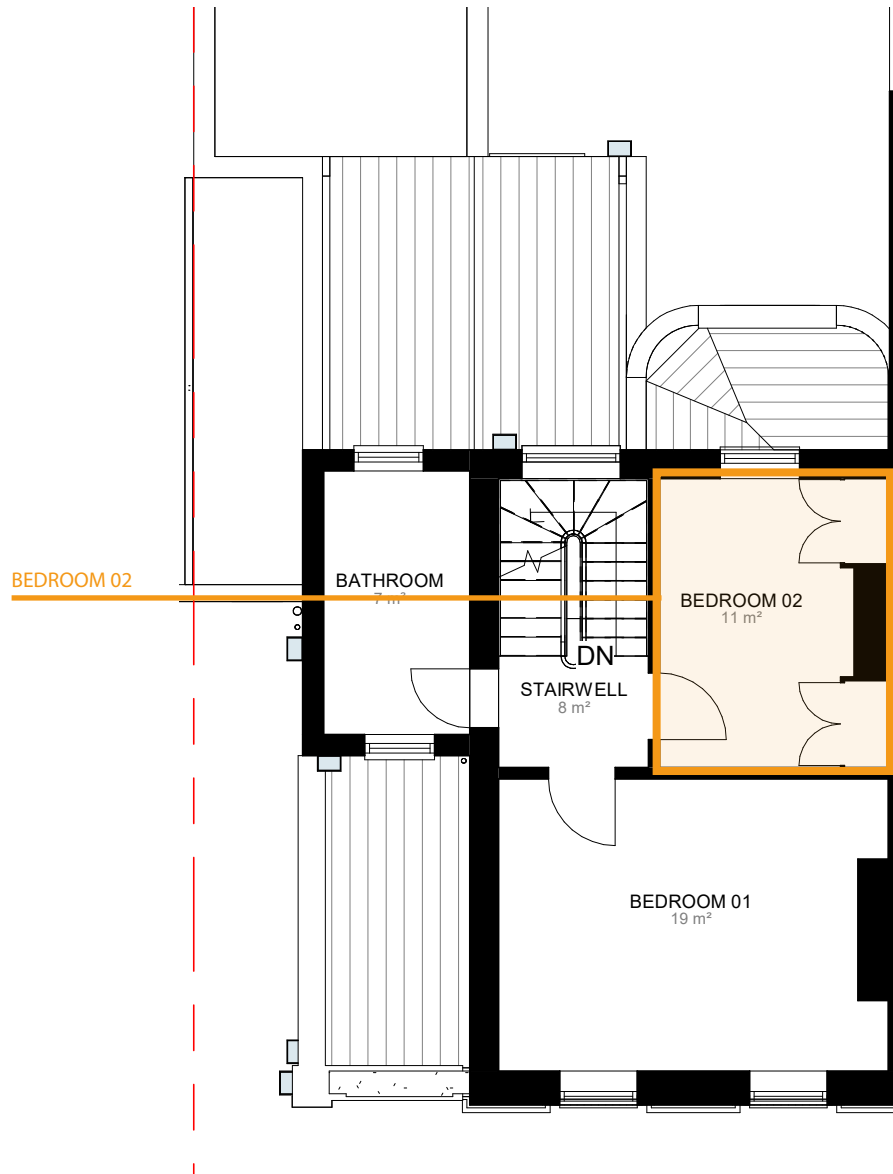


# 10.2 Bedroom 01 - Schedule

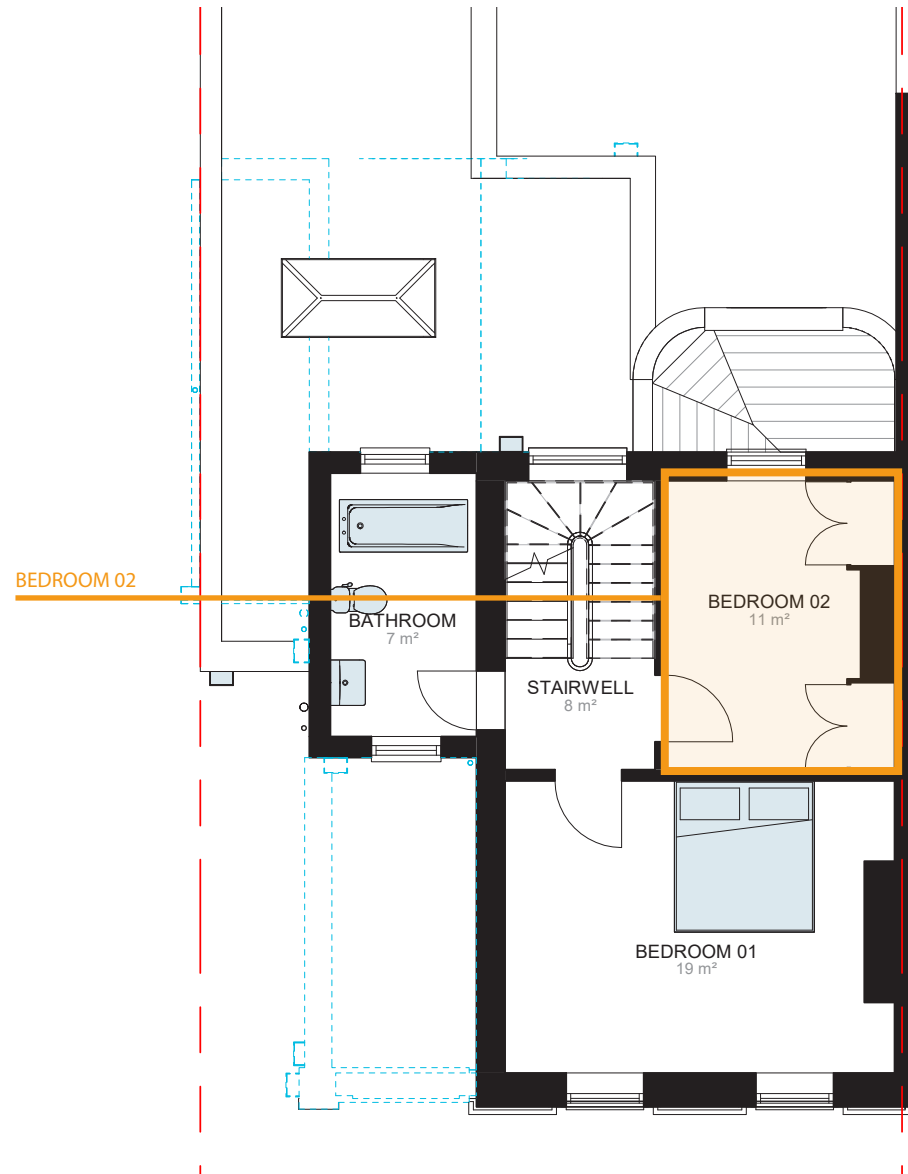
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Ceilings	peeling paper	remove damaged plaster and repair with lime plaster
2	Walls	papered	remove paper, repair damaged areas with lime plaster and paint
3	Shutter	poor	remove and refurbish and reinstate
4	Floors	timber boards	sand and treat
5	Door	poor	Retain original door and architrave, repair and fill any cracks and paint white
6	Radiator	rusted modern radiator	replace with column radiator

# 11.0 Bedroom 02



EXISTING



PROPOSED

# 11.1 Bedroom 02 - Photographs



1

1

5

2

2

5

6

4

4



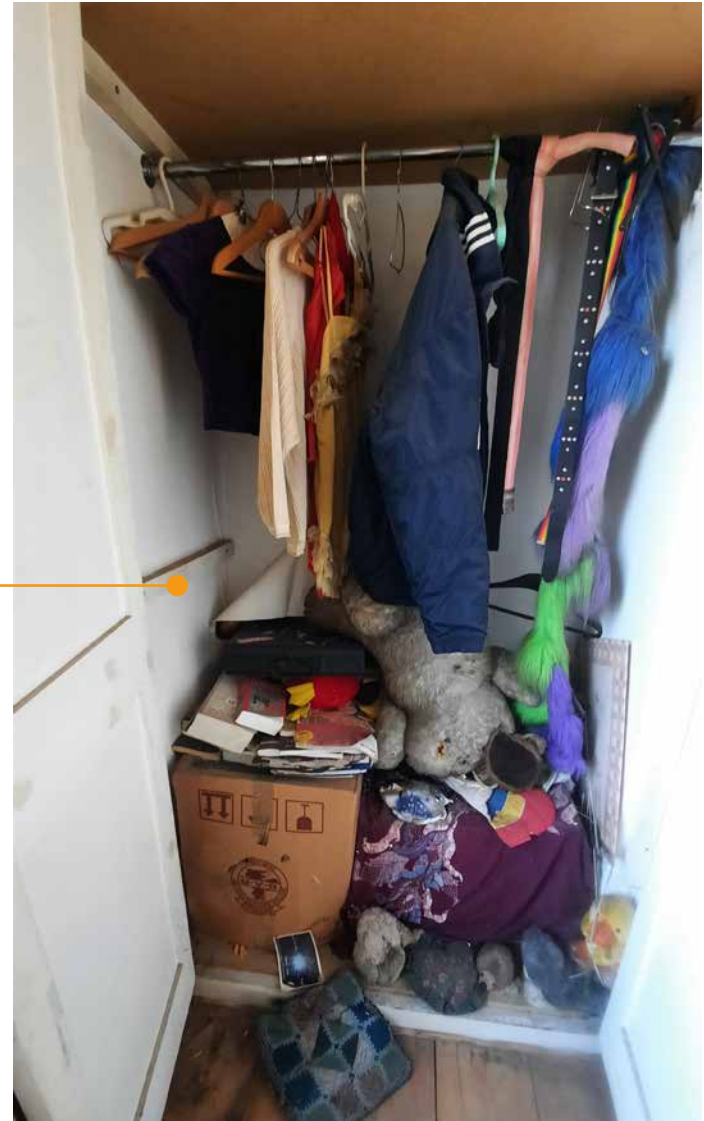
1

3

2

4

5



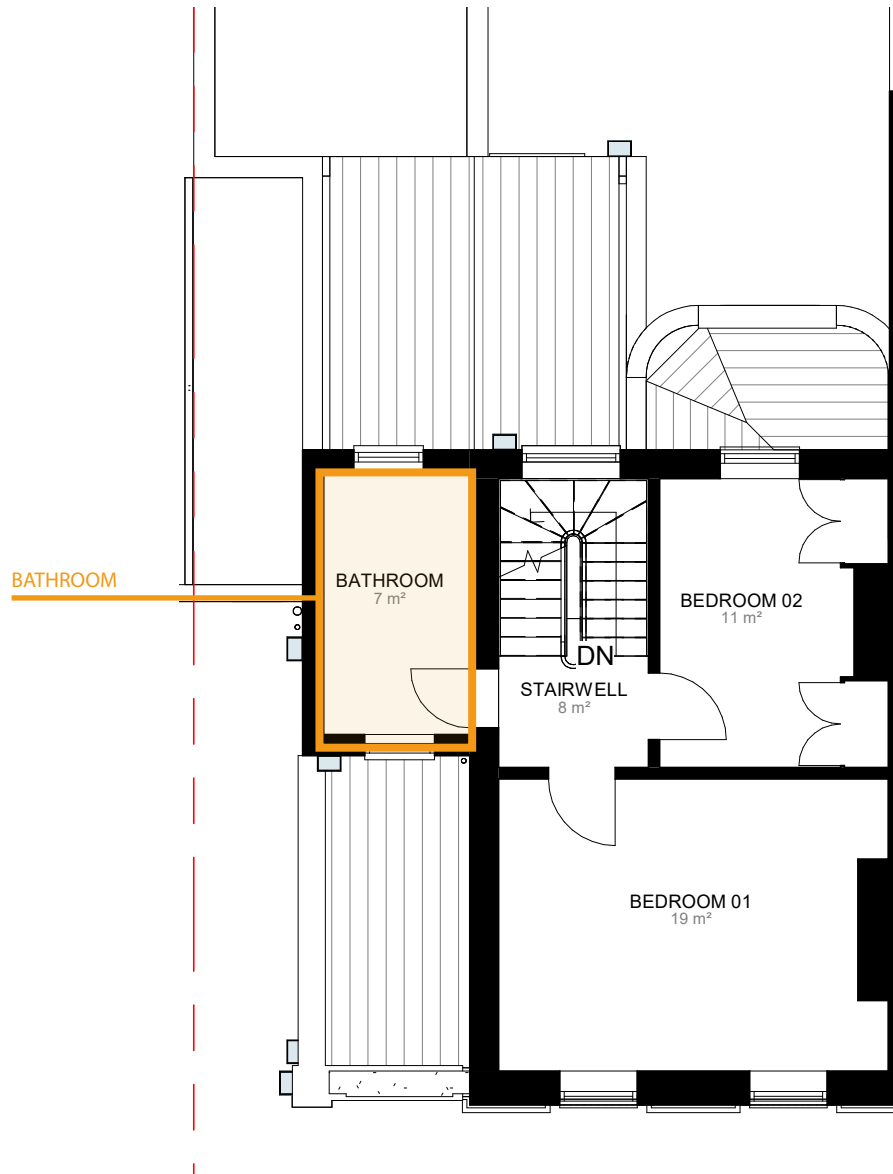


# 11.2 Bedroom 02 - Schedule

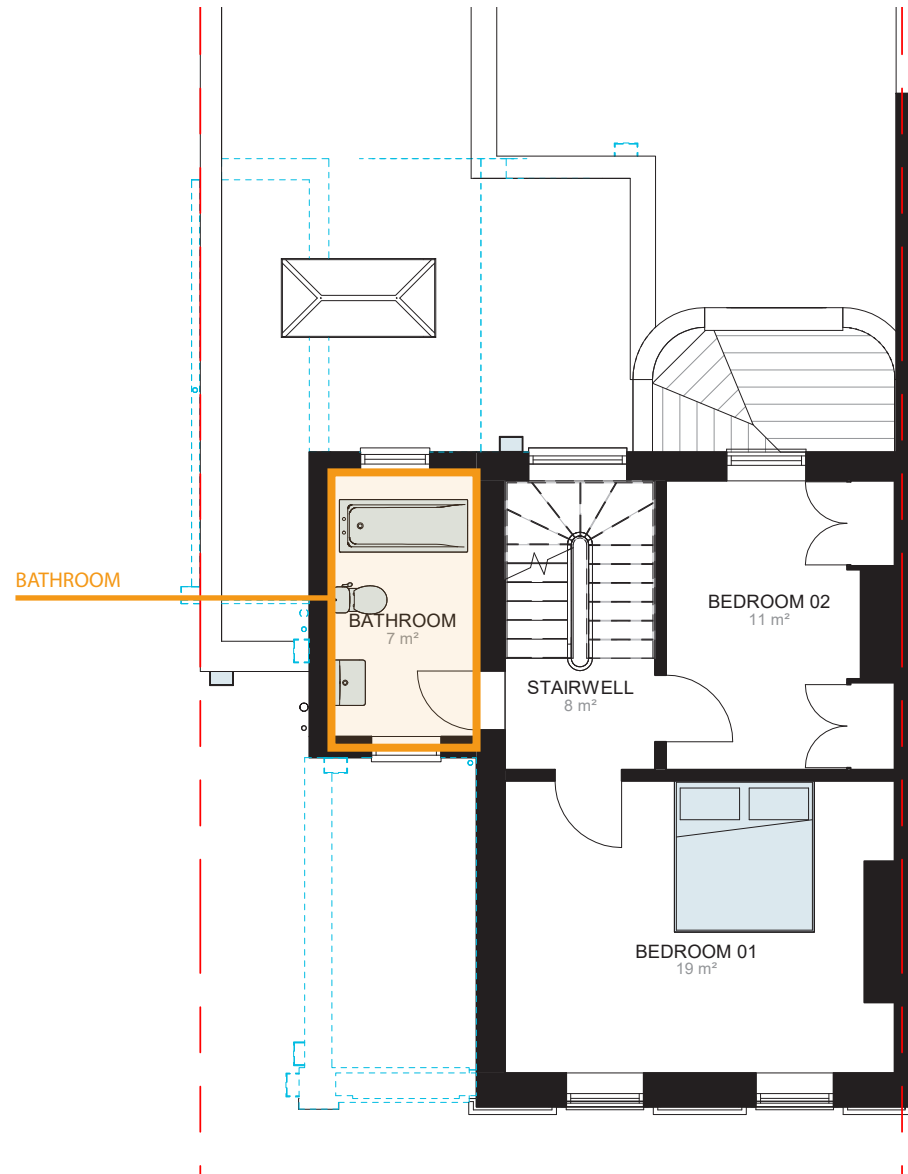
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Ceilings	peeling paper	remove damaged plaster and repair with lime plaster
2	Walls	papered	remove paper and assess plaster repair damaged areas with lime plaster and paint
3	Shutter	poor	remove and refurbish and reinstate
4	Floors	timber boards	sand and treat
5	Wooden panelling	badly refurbished	remove chipboard and reinstate new timber paint
6	Door	poor	remove damaged plaster and repair with lime plaster
7	Radiator	rusted modern radiator	replace with column radiator

# 12.0 Bathroom

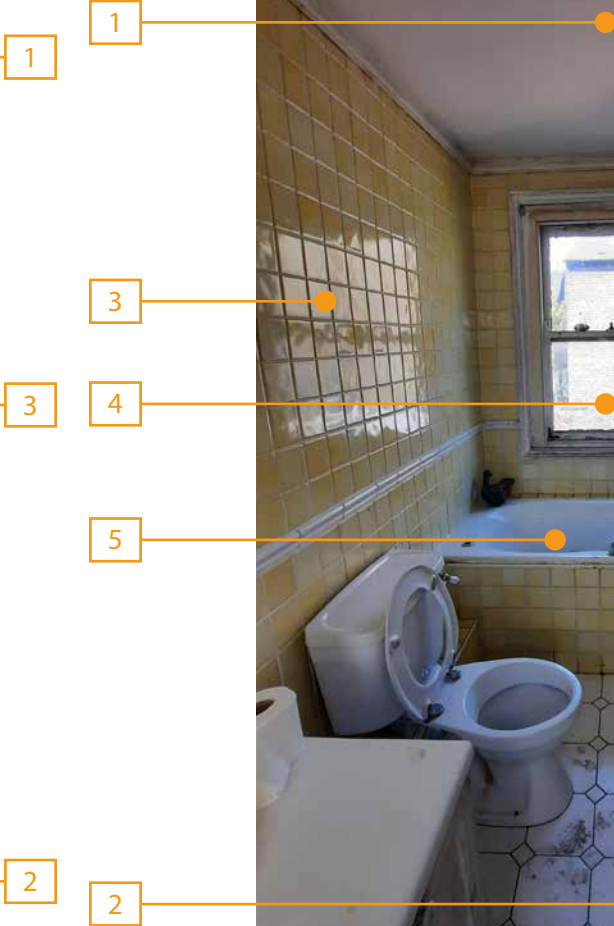


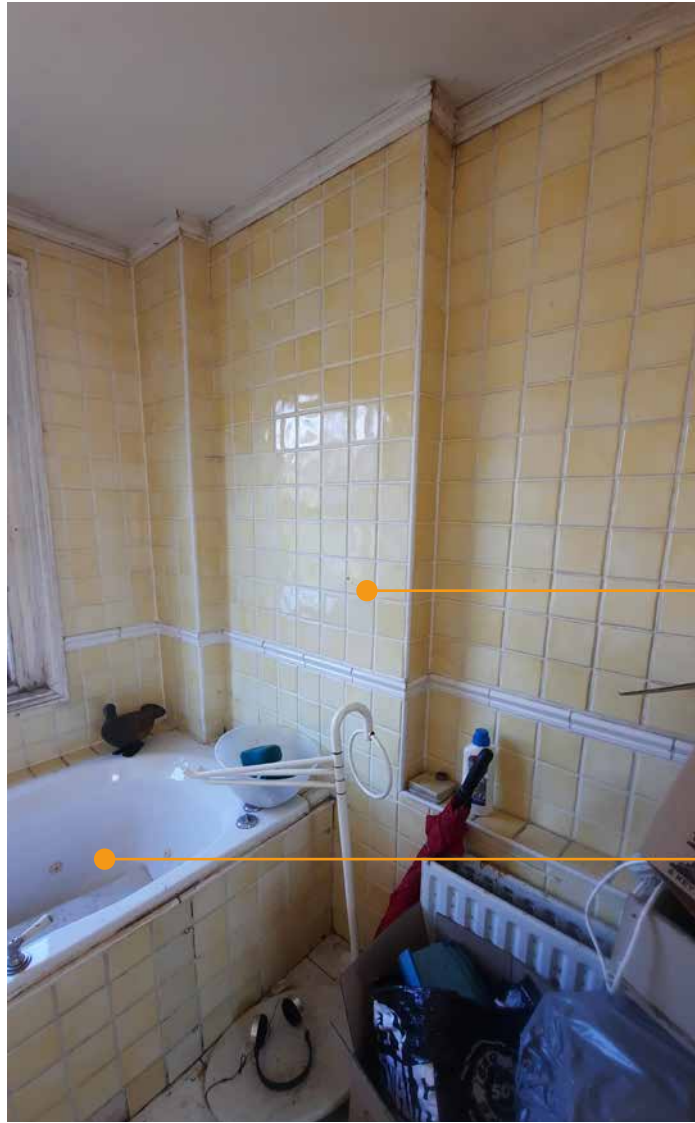
EXISTING



PROPOSED

# 12.1 Bathroom - Photographs





3

3

5

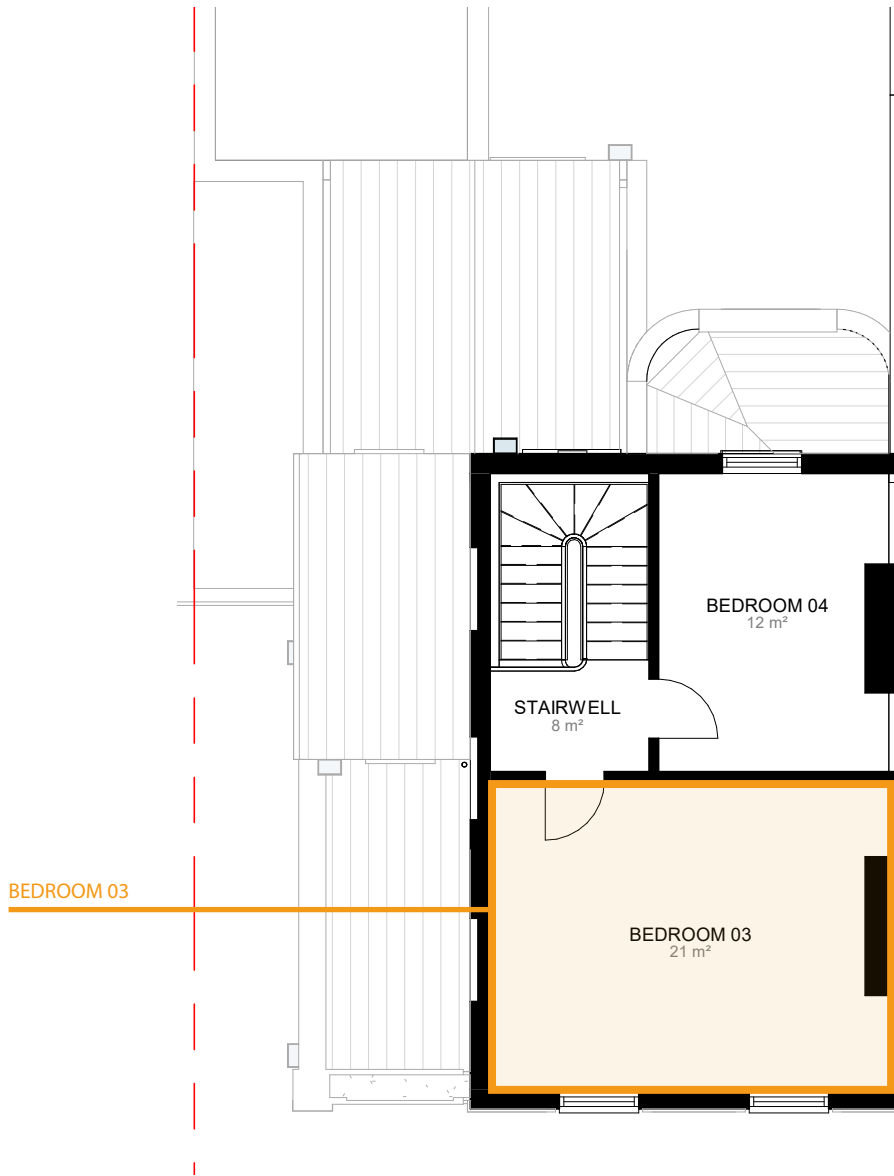


# 12.2 Bathroom - Schedule

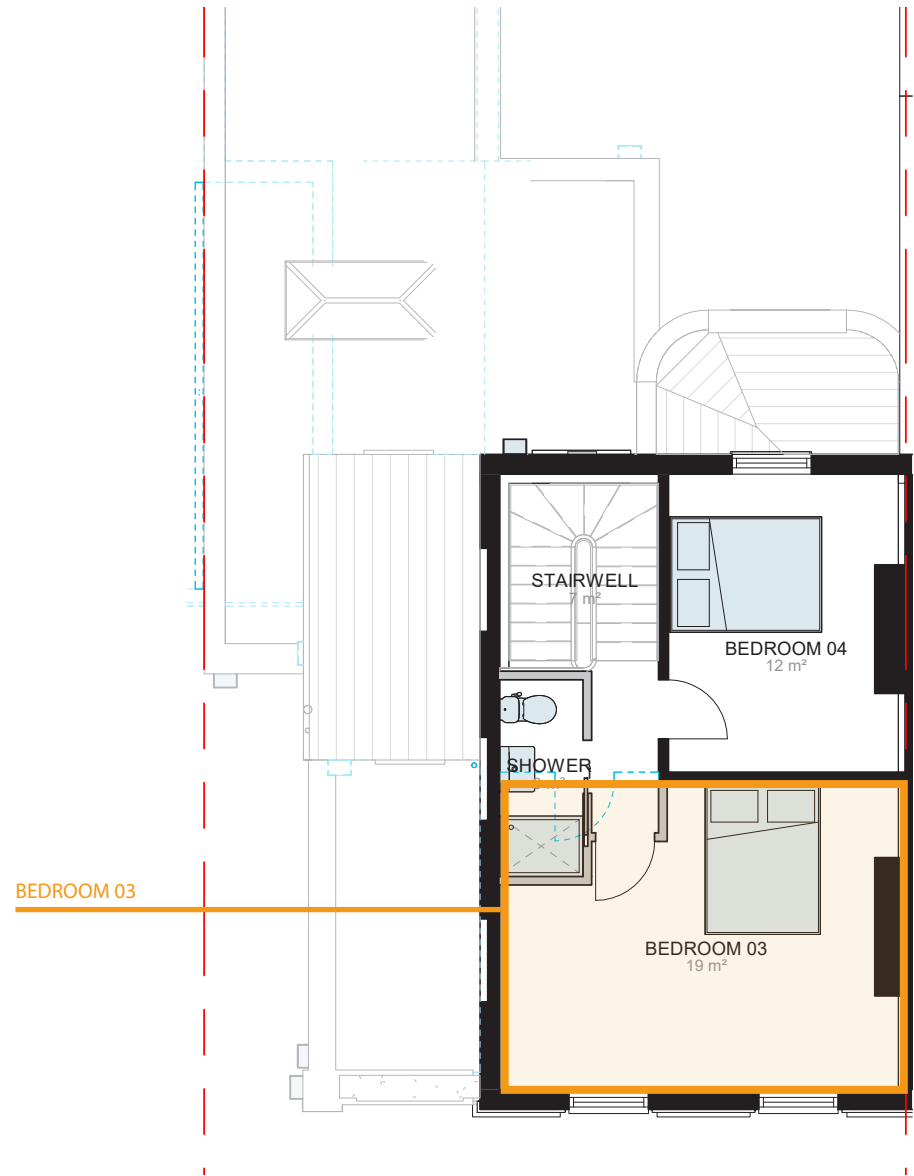
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Ceiling	modern plaster board and spotlights	remove ceiling and replace with new plasterboard with insulation above
2	Floors	tiled	decayed timbers and wall plates to be replaced, replace tiles with new one
3	Walls	tiled	remove and replace tiles with new insulation, tiles, mechanical extract
4	Windows	rotten	replace with new timber sash windows
5	Furniture	damaged	replace with new
6	Door		Retain original door and architrave, repair and fill any cracks and paint white.

# 13.0 Bedroom 03



EXISTING



PROPOSED

# 13.1 Bedroom 03 - Photographs



1

1

4

2

3

3



1

1

2

2

3

3



5

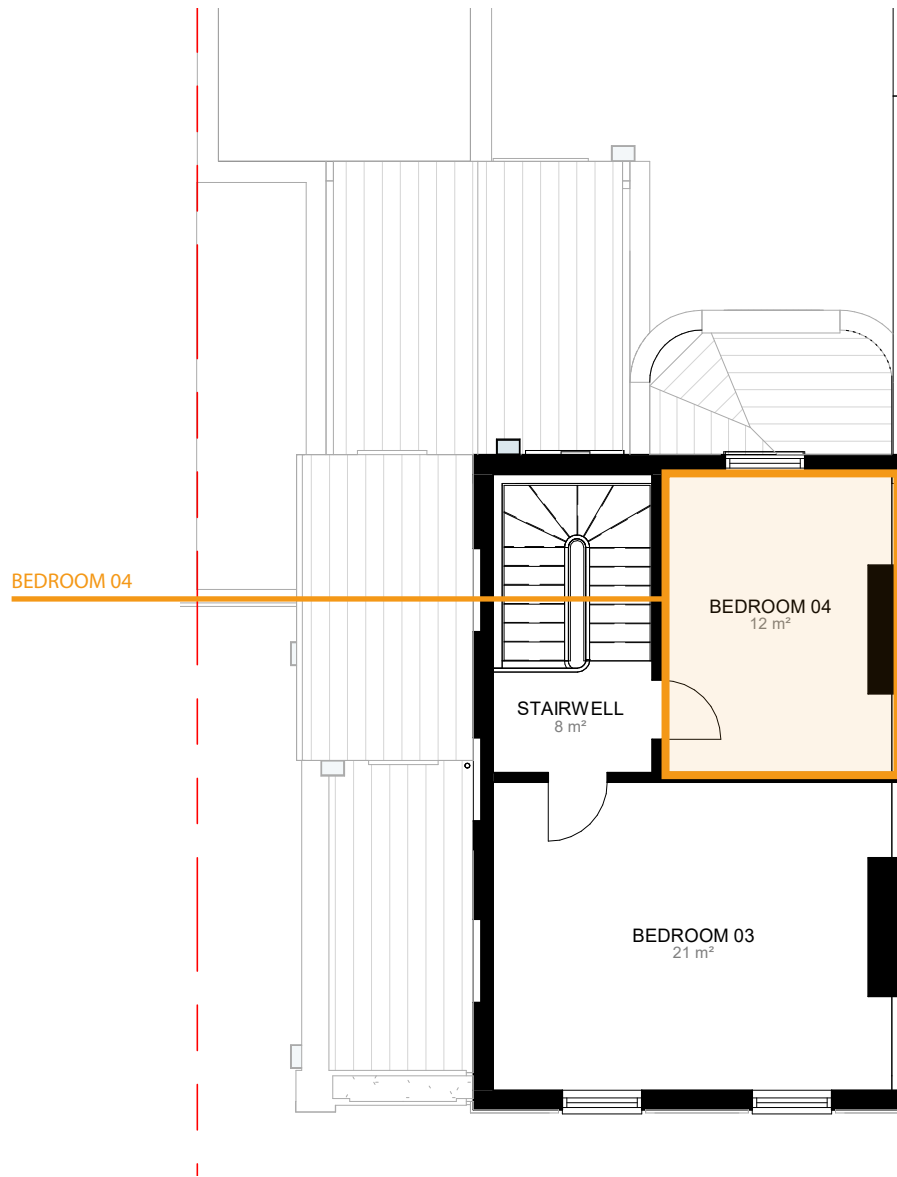


# 13.2 Bedroom 03 - Schedule

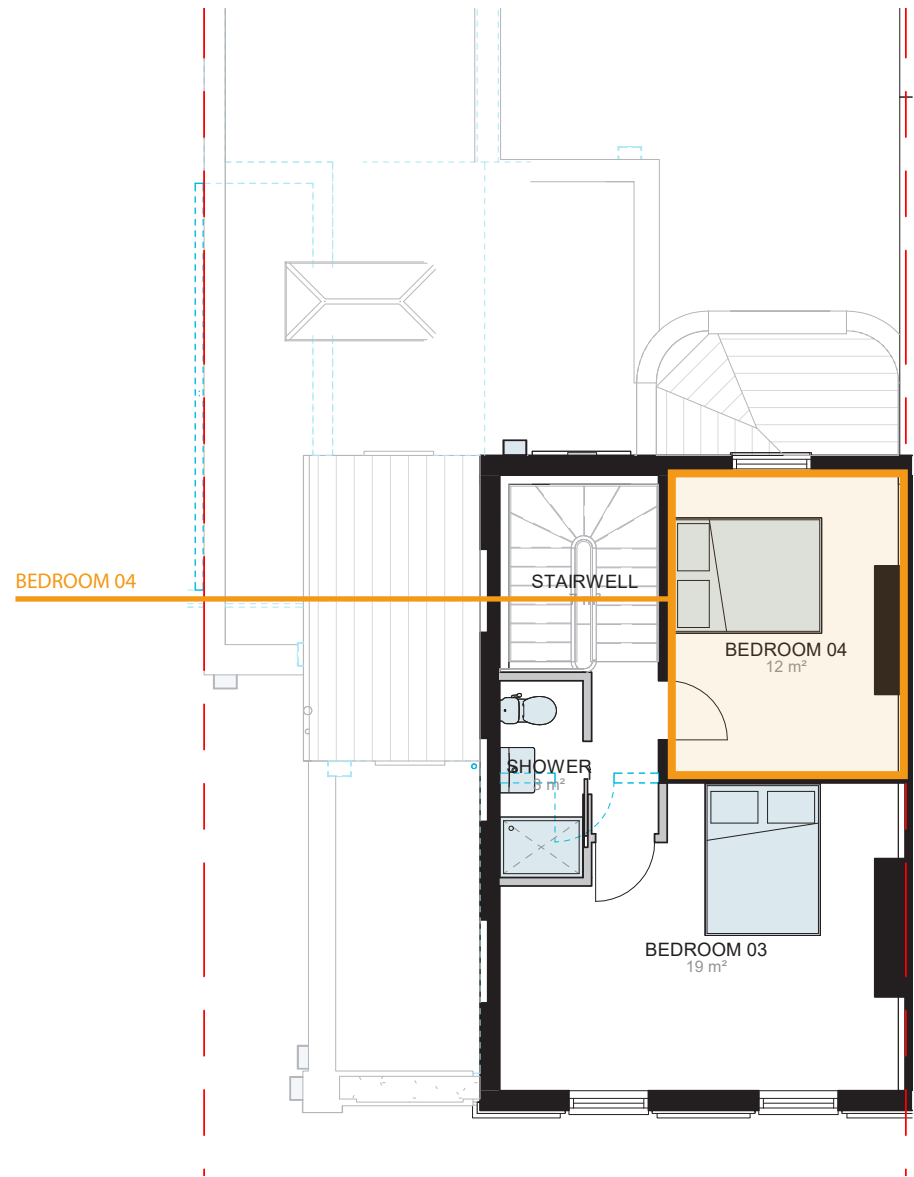
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Ceilings	peeling paper	Remove plasterboard and replace with new plasterboard and skim. Modern unoriginal coving to be replaced with egg dart style coving
2	Walls	papered	Remove plaster/plasterboard and replace with new plasterboard and skim
3	Floors	timber boards	Repair cracked boards, to be covered with underlay and carpet
4	Door	poor	Retain original door and architrave, repair and fill any cracks and paint white. Move internal door location to accommodate 2nd floor shower room
5	Radiator	rusted modern radiator	replace with 2 new column radiators under windows

# 14.0 Bedroom 04



EXISTING



PROPOSED

# 14.1 Bedroom 04 - Photographs



1

1

2

2

3

3



2

2

4

5

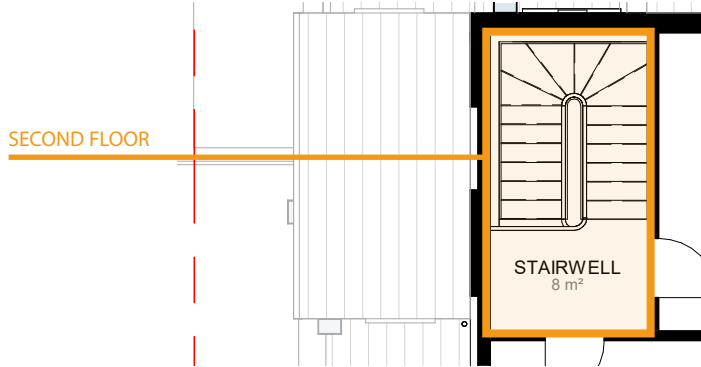
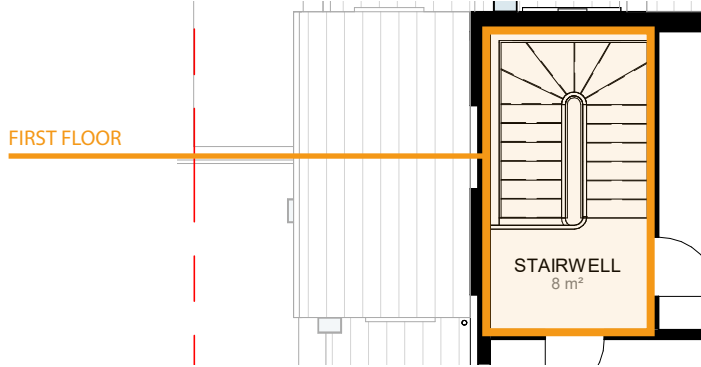
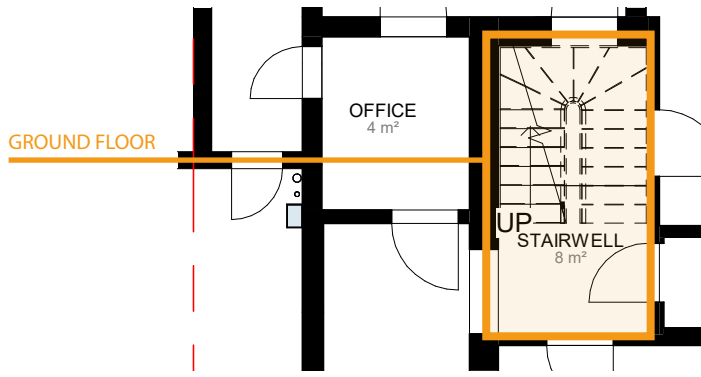


# 14.2 Bedroom 04 - Schedule

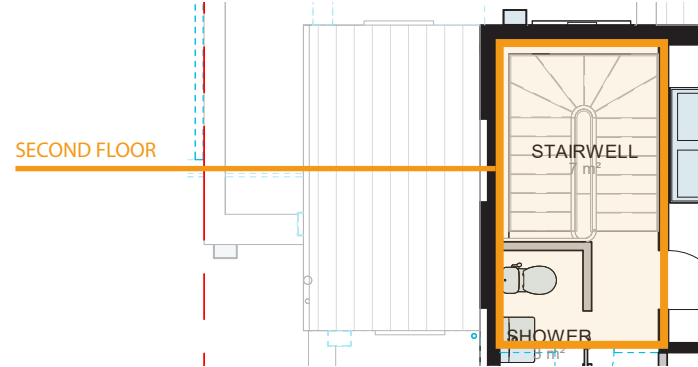
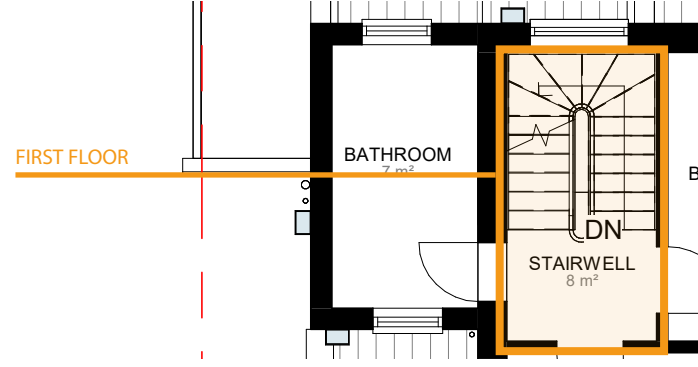
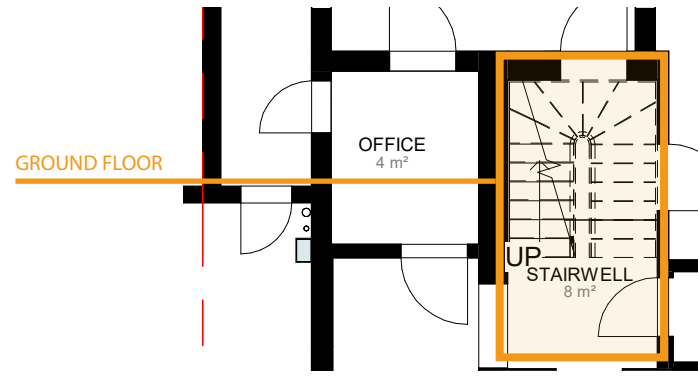
Room: Bedroom 04

Item	Description	Condition	Proposal
1	Ceilings	peeling paper	Remove plaster/plasterboard and replace with new plasterboard and skim. Non-original modern coving to be replaced by Georgian egg dart style coving
2	Walls	papered	Remove plaster/plasterboard and replace with new plasterboard and skim
3	Floors	timber boards	Repair cracked boards, to be covered with underlay and carpet
4	Door	poor	Retain original door and architrave, repair and fill any cracks and paint white. Move internal door location to accommodate 2nd floor shower room
5	Radiator	rusted modern radiator	replace with column radiator

# 15.0 Stairwell



EXISTING



PROPOSED

# 15.1 Stairwell - Photographs



1

1

4

3

2

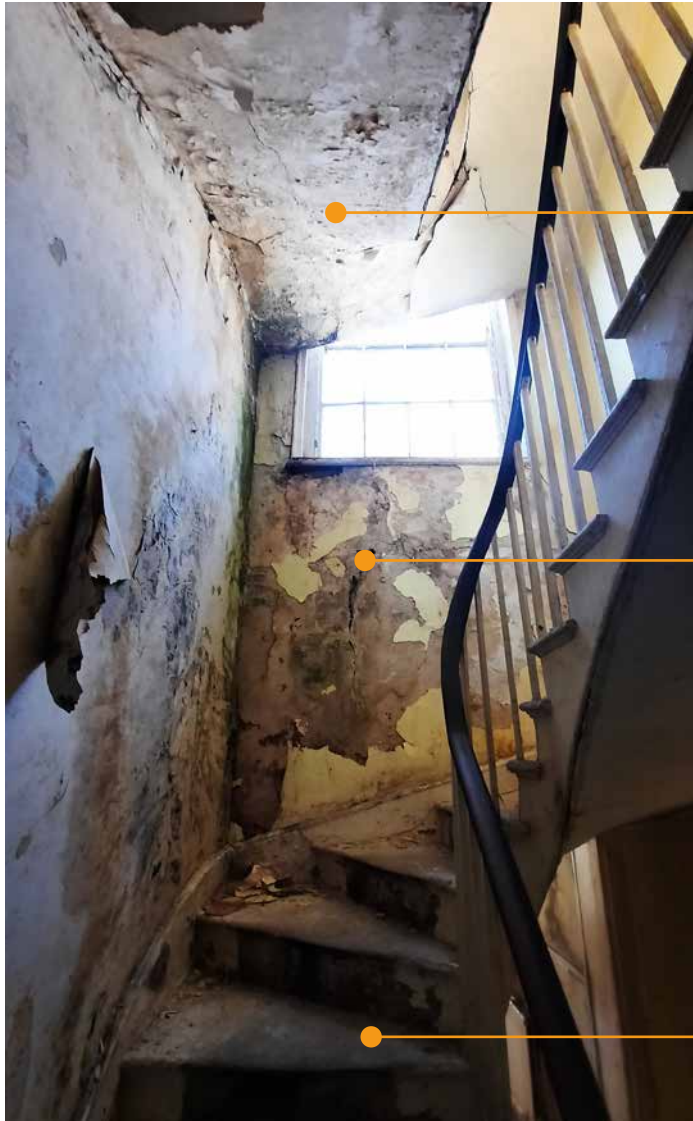
5

2

2







4

1

5

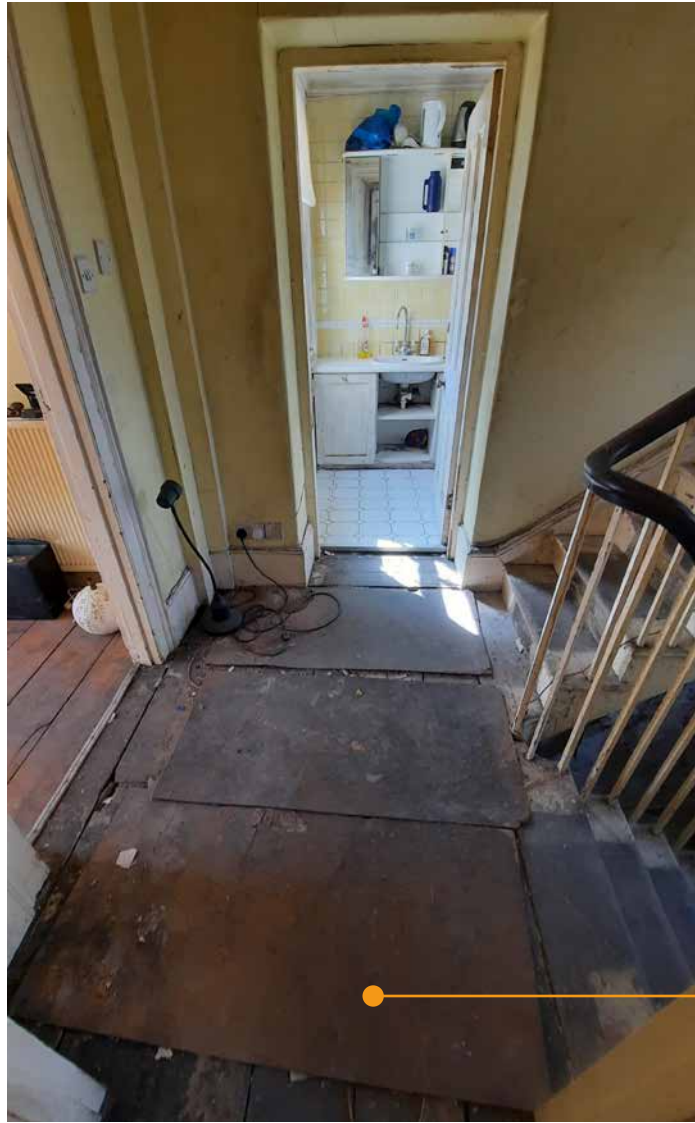
4

1

5

4



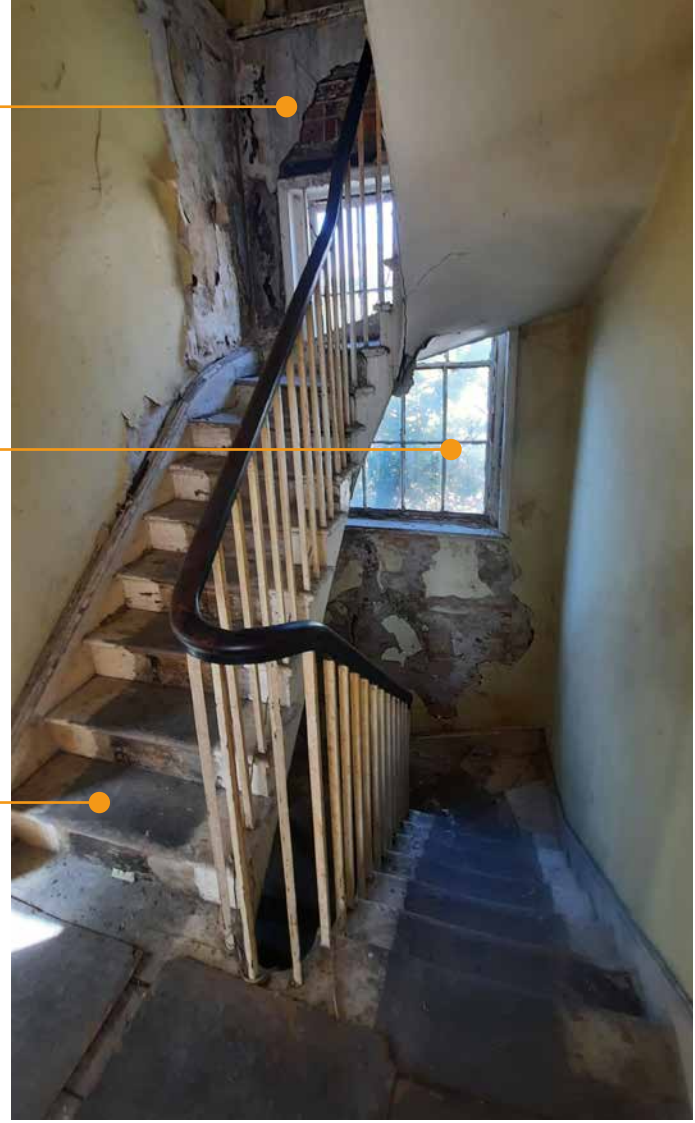


2

8

5

7





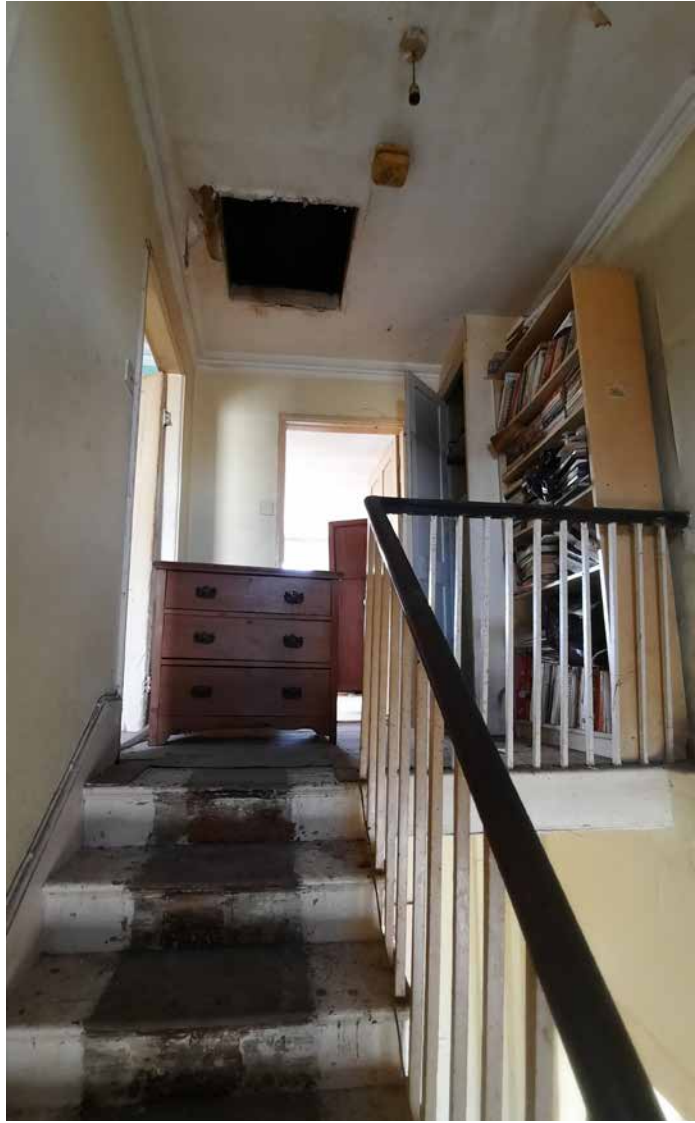
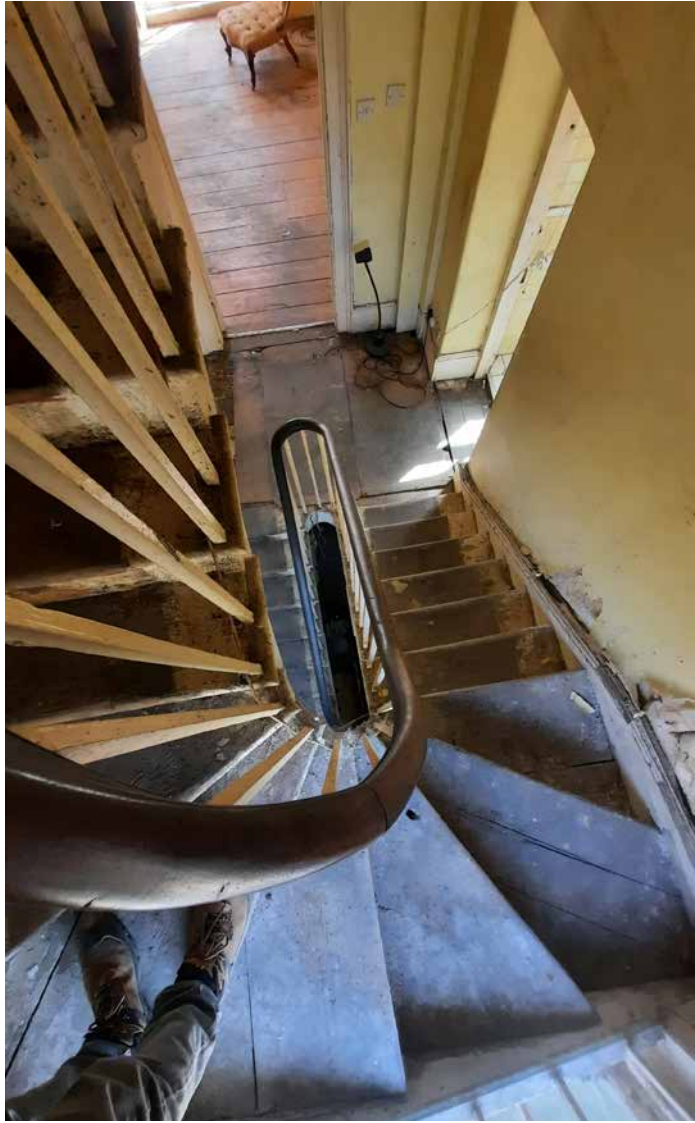
6

1

5



1





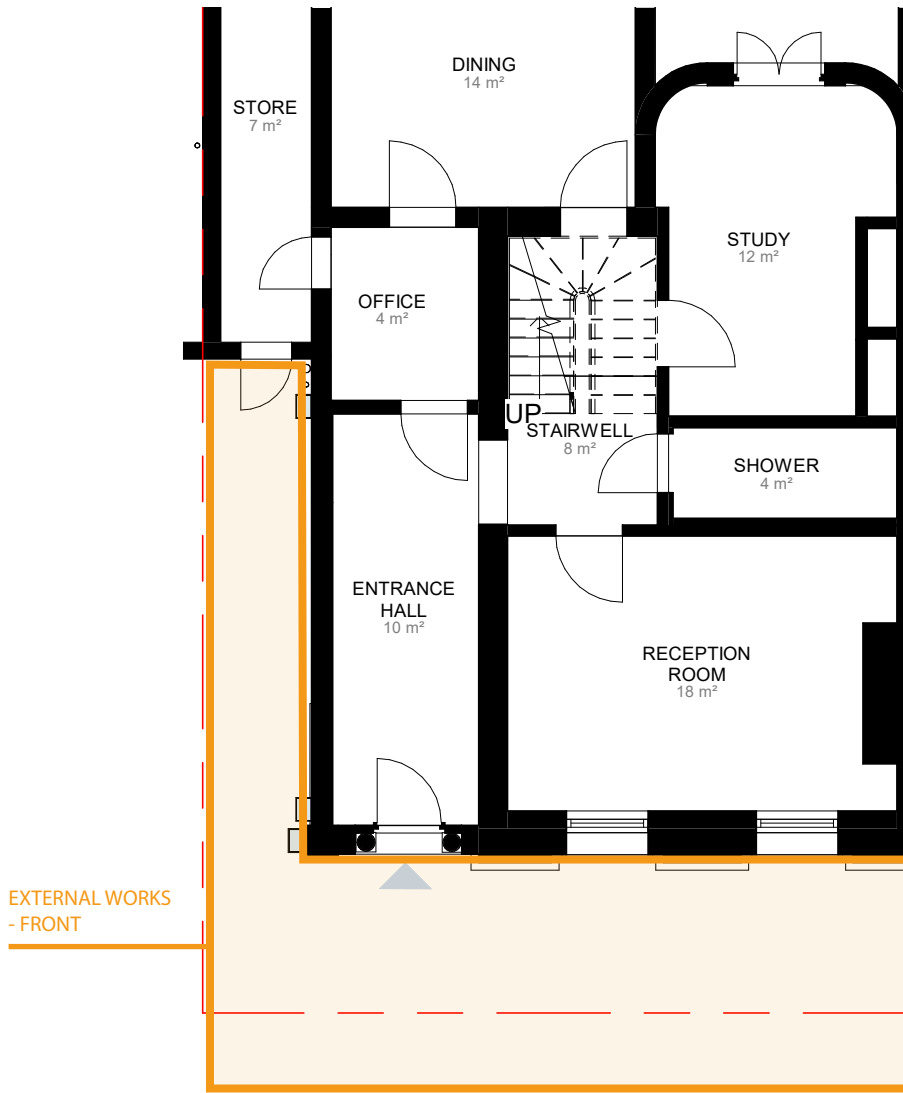


# 15.2 Stairwell - Schedule

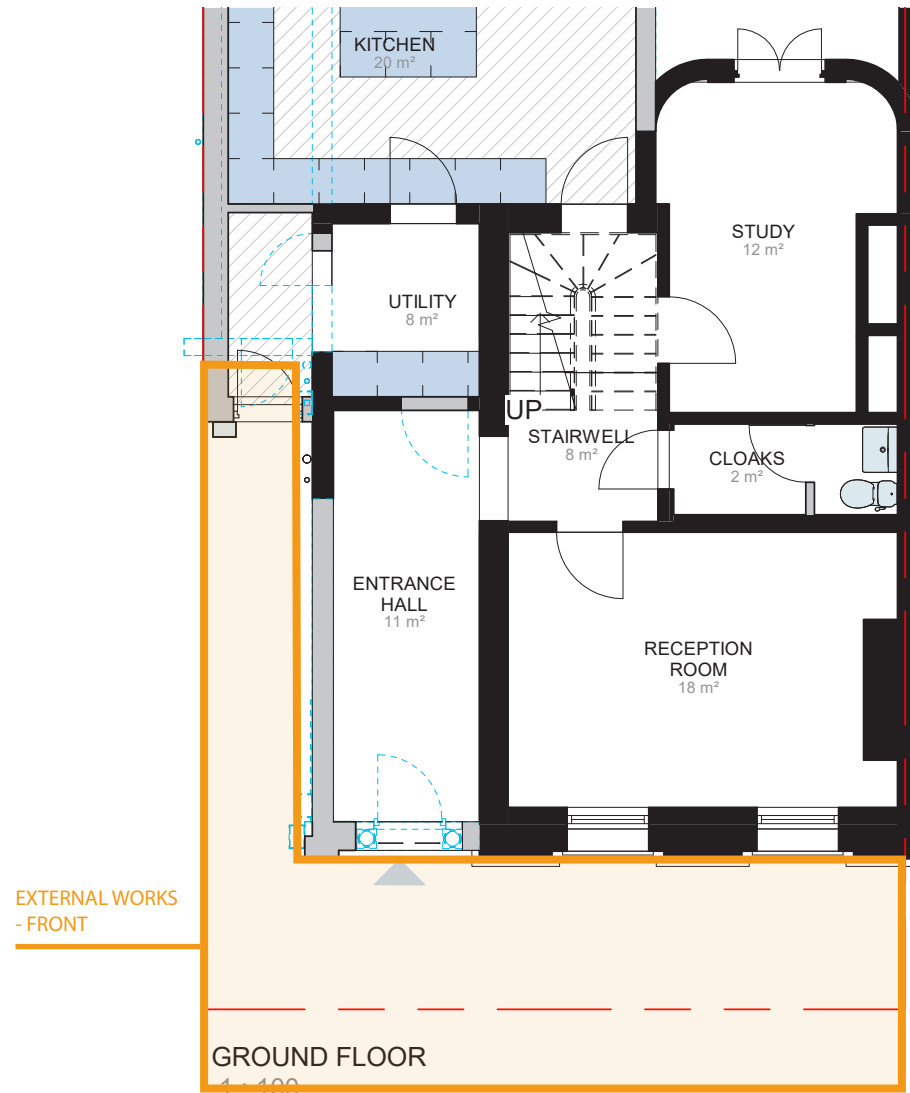
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Walls	water damage and blown plaster throughout	remove all damaged plaster to allow structure to dry and new lime plaster, painted with breathable paint, remove paper and repair, repaint elsewhere
2	Ground Floor	tiled over chipboard	remove tiles and repair/replace substrate where required, new tiles over
3	First Floor	timber sheets over original floor boards	remove sheets, repair, replace floor boards
4	Stair Soffit	blown, damaged and damp plaster	remove damaged plaster for structural inspection
5	Staircase	coming away from wall	Retain Staircase and make structural repairs to decayed elements
6	Ceiling	damaged plaster	remove damaged plaster and repair with lime plaster

# 16.0 External Works - Front



EXISTING



PROPOSED



# 16.1 External Works - Front - Photographs





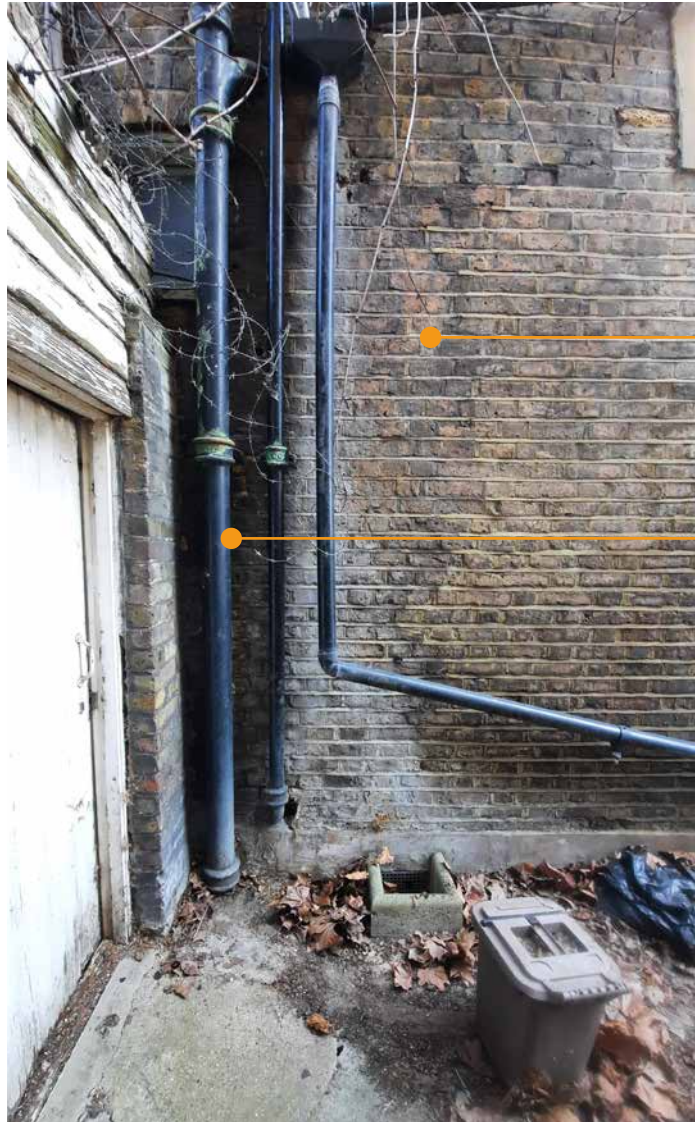
1

3



5

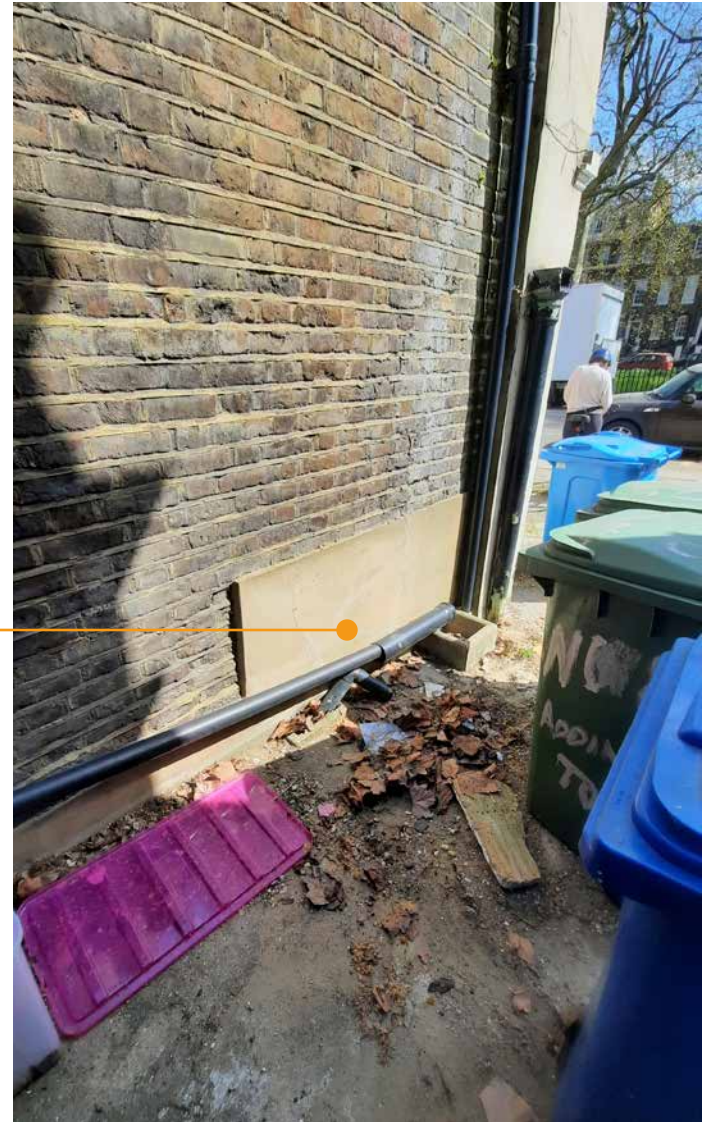
3



4

5

5

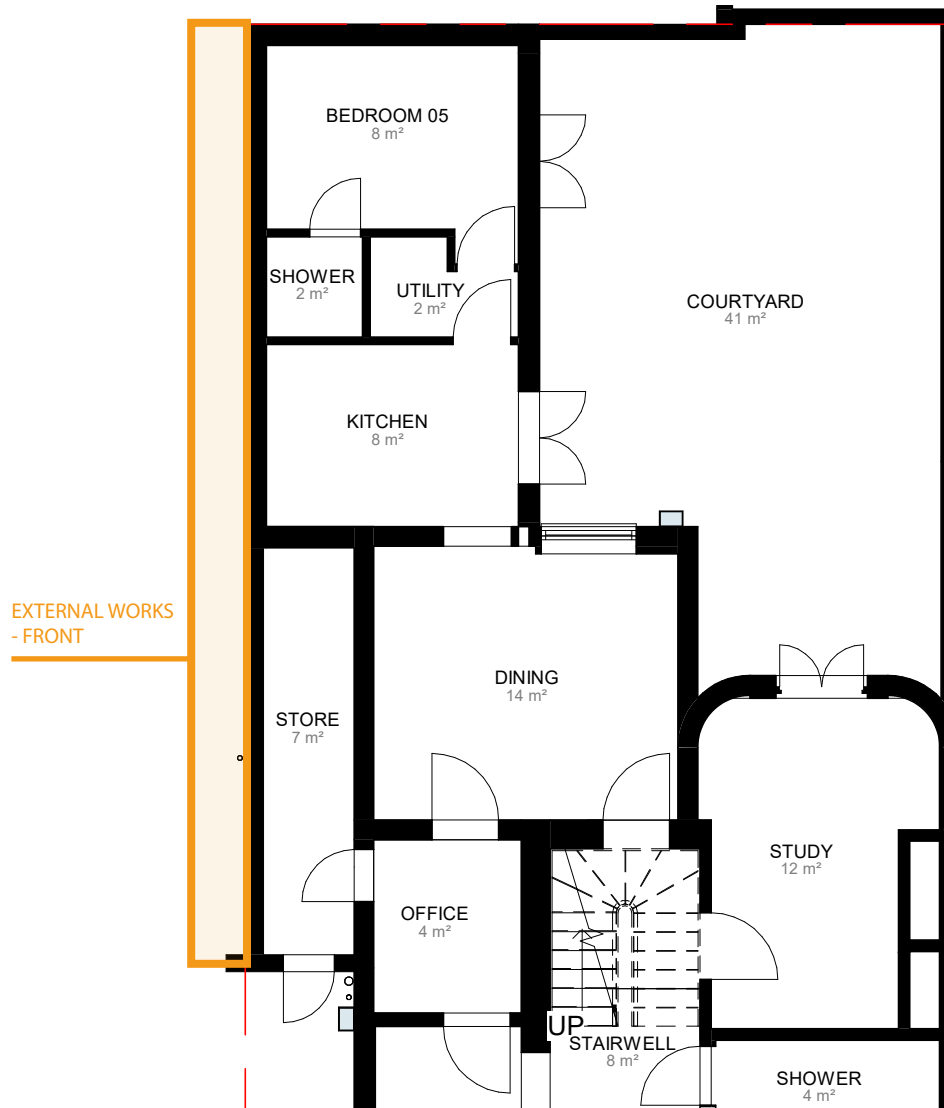


# 16.2 External Works - Front - Schedule

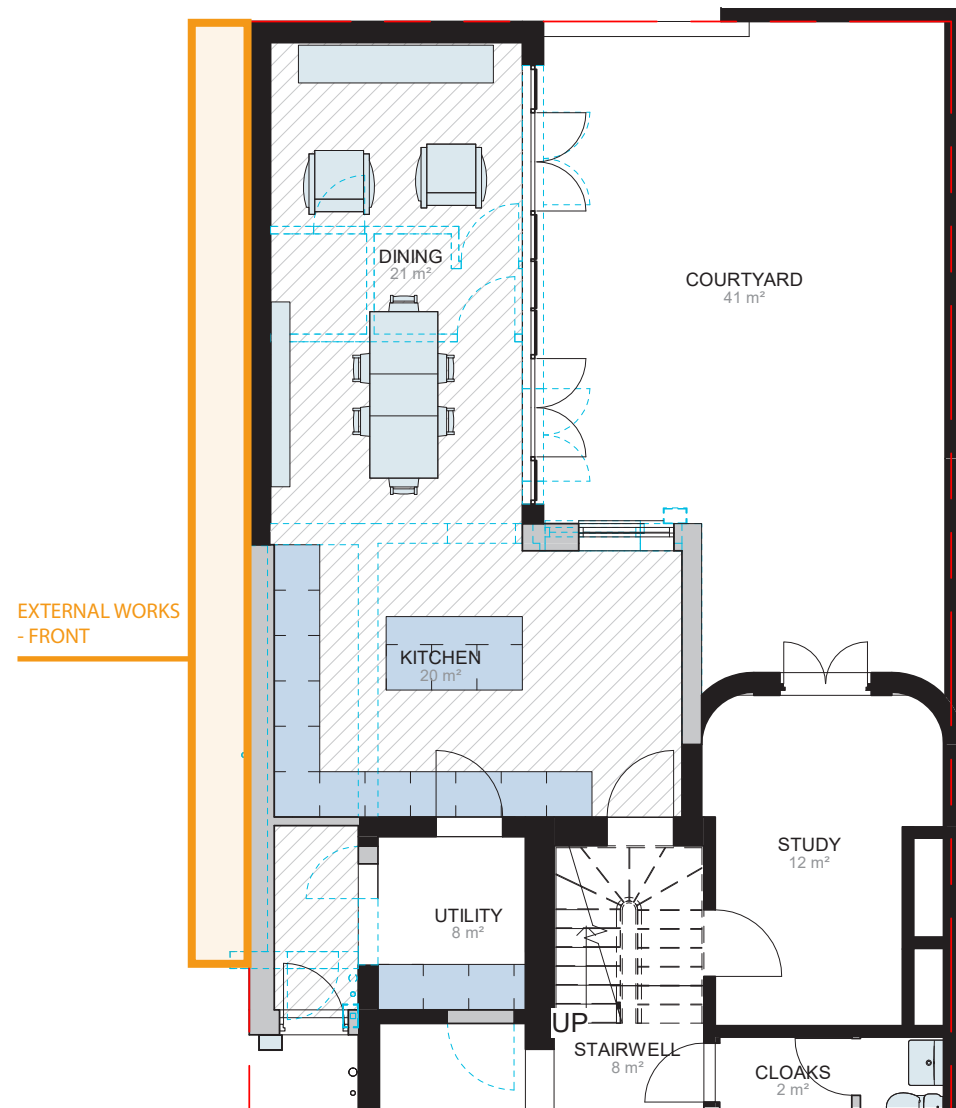
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Paintwork	peeling off	remove and repair render, repaint with breathable paint
2	Railings	removed	reinstate railing to match adjacent
3	Structural Damage to Porch	water damage	South and East walls of porch to be rebuilt on guidance from structural engineer
4	Brickwork	degraded	remove any cement mortar, clean and re-point with lime mortar
5	Waste / Soil piper	various stages of degradation	remove and replace with black metal, scheme to be designed

# 17.0 External Works - Side



EXISTING



PROPOSED

# 17.1 External Works - Side - Photographs



1



2



2



2

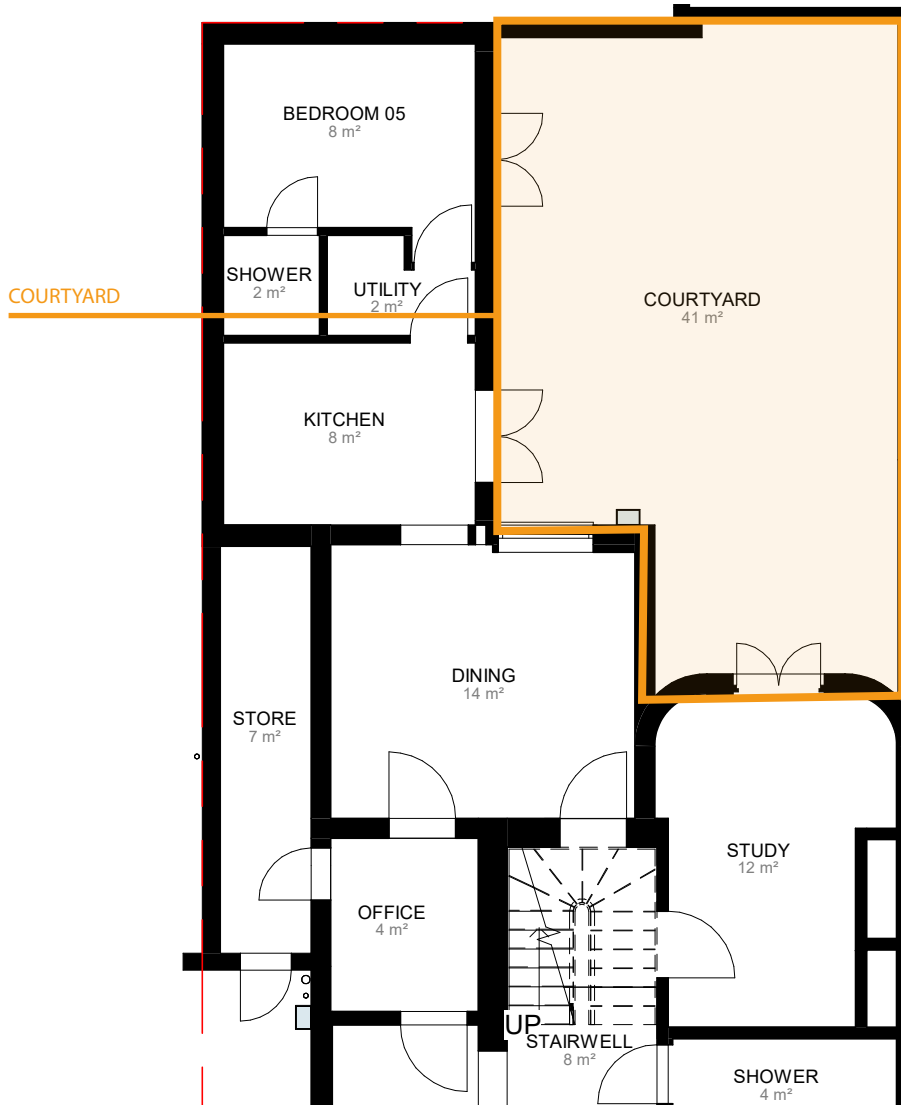
# 17.2 External Works - Side - Schedule

Room: Entrance Hall

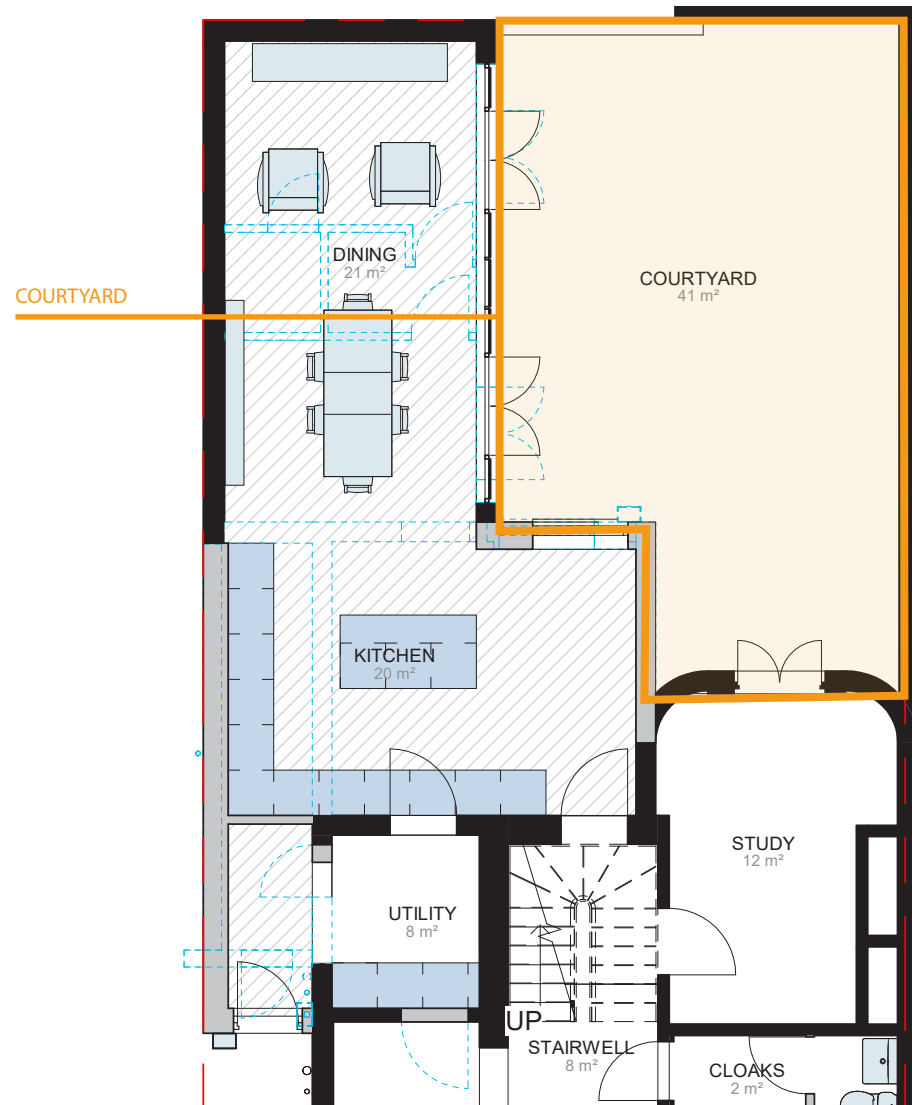
Item	Description	Condition	Proposal
1	New Extension Wall	Generally good condition. Some soil over slab edge	Retain and re-point where required
2	Store Wall	Water damaged, wall bowing	Remove and re-build with new cavity wall with London stock bricks to match



# 18.0 Courtyard



EXISTING

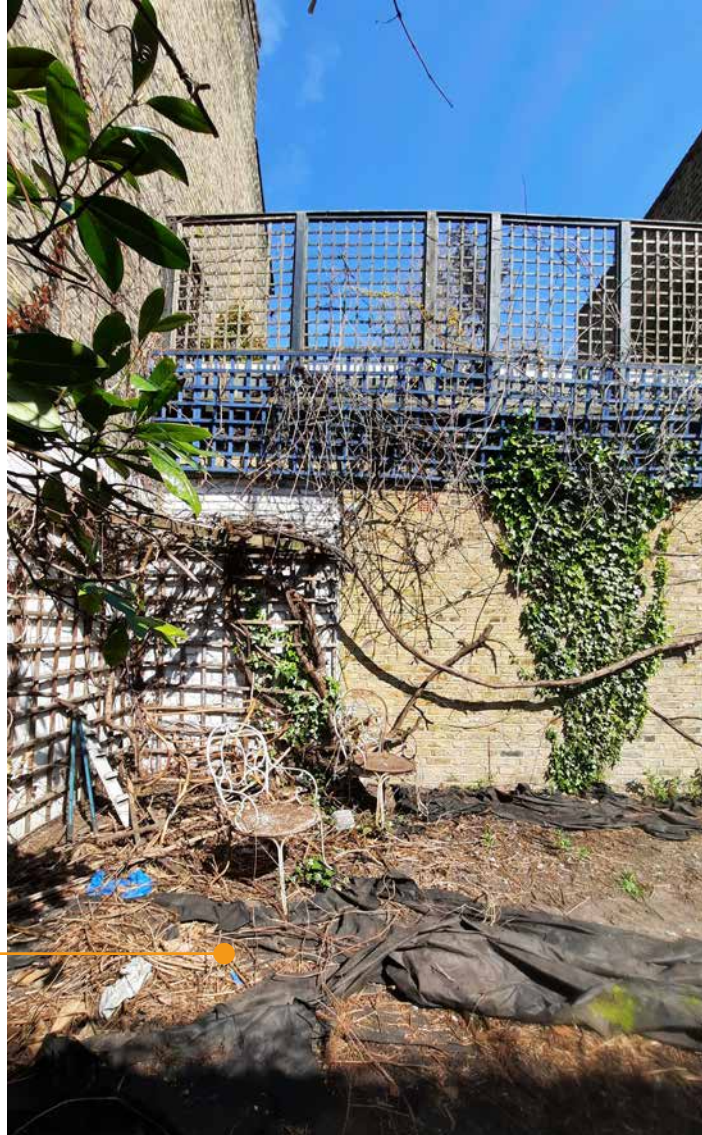


PROPOSED

# 18.1 Courtyard - Photographs



1



1



3

2

3

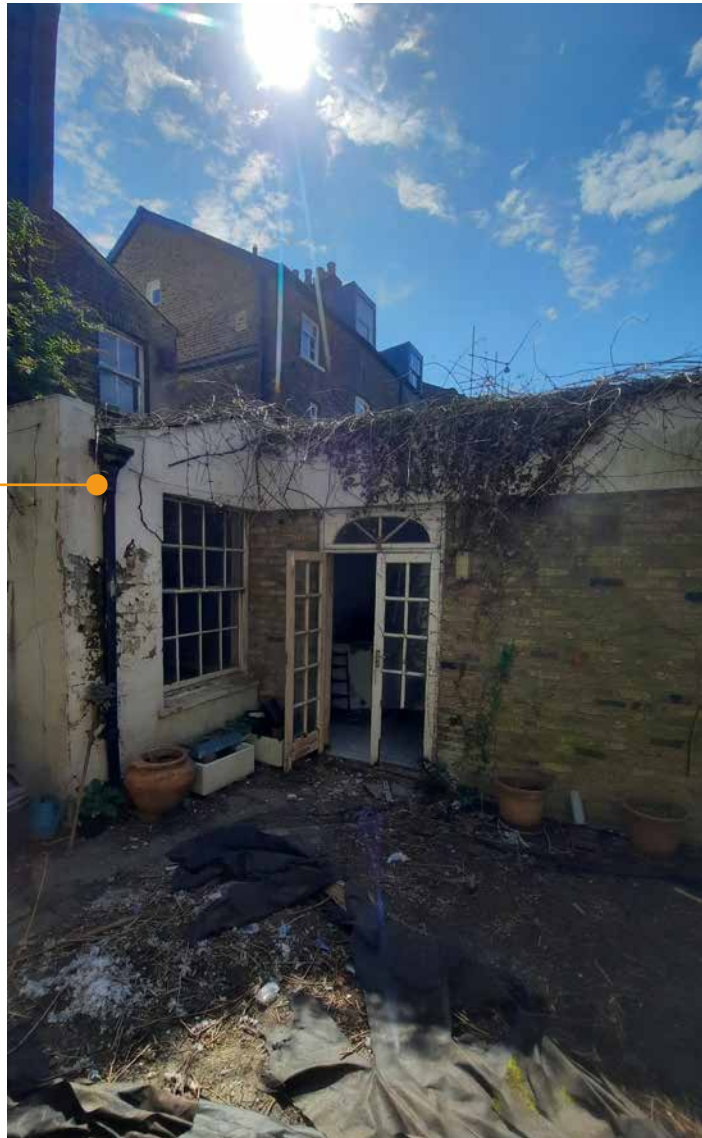
1

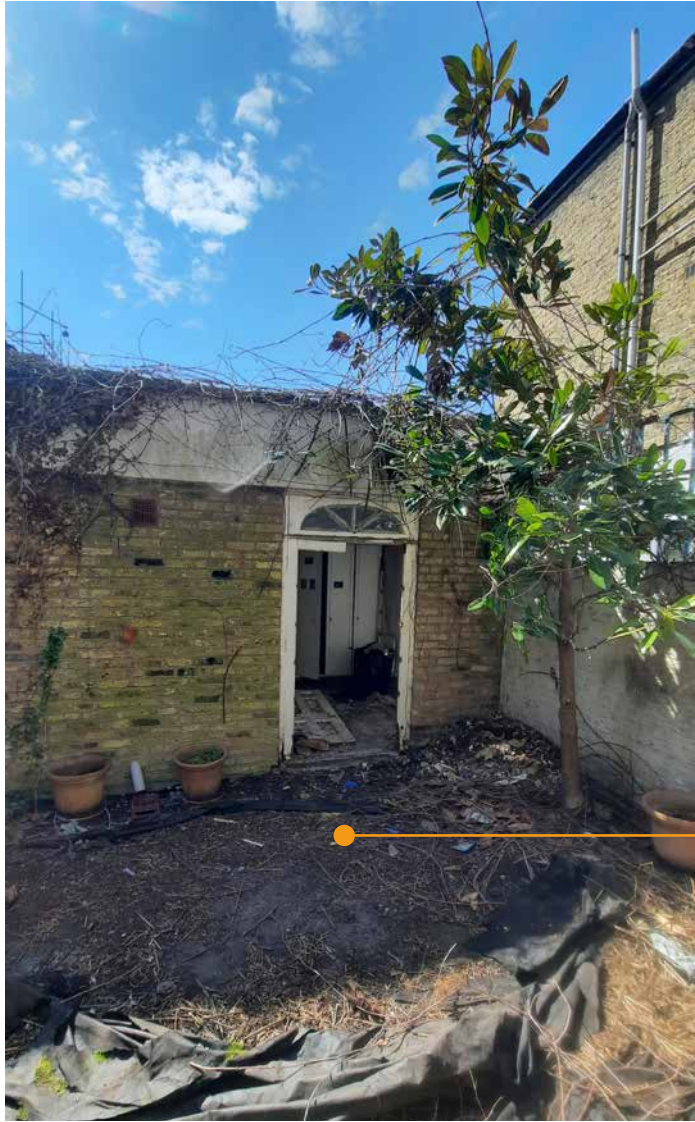




3

4





1

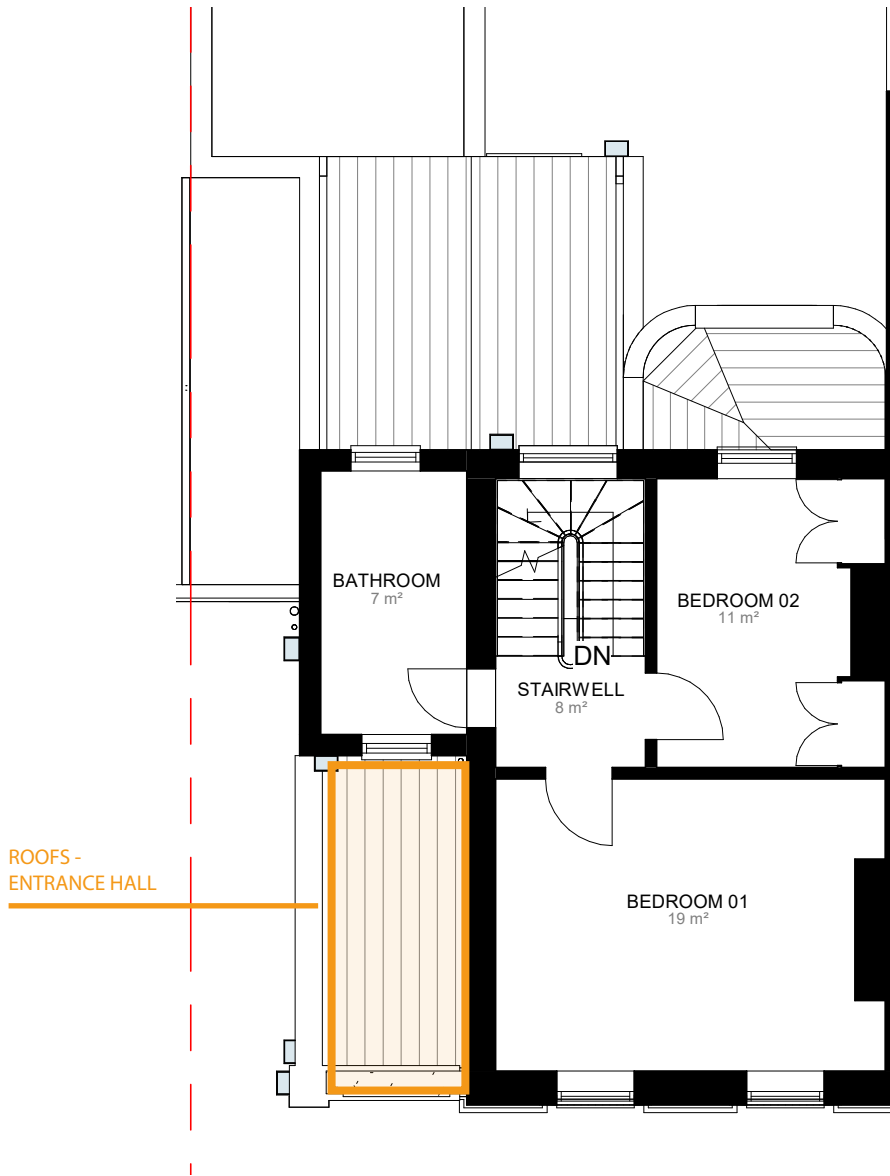


# 18.2 Courtyard - Schedule

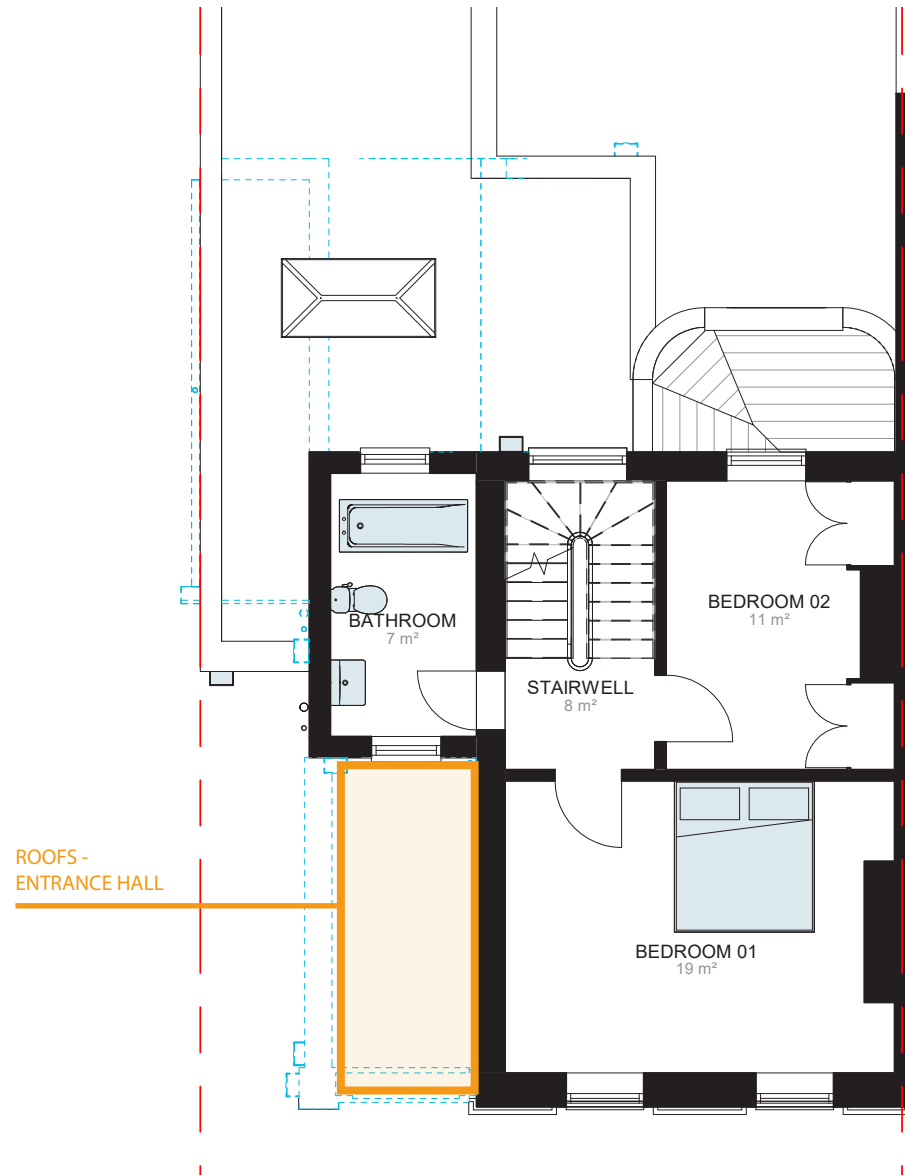
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Courtyard	Full of debris and over grown plants	remove debris and plants in anticipation of new scheme
2	Brickwork main dwelling	Water damaged	remove loose mortar and re-point with lime mortar
3	Rain water pipe	Blocked	clear and repair
4	Painted Brickwork	poor condition	remove all loose paint and repaint with breathable paint

# 19.0 Roofs - Entrance Hall



EXISTING



PROPOSED

# 19.1 Roofs - Entrance Hall - Photographs



1

1



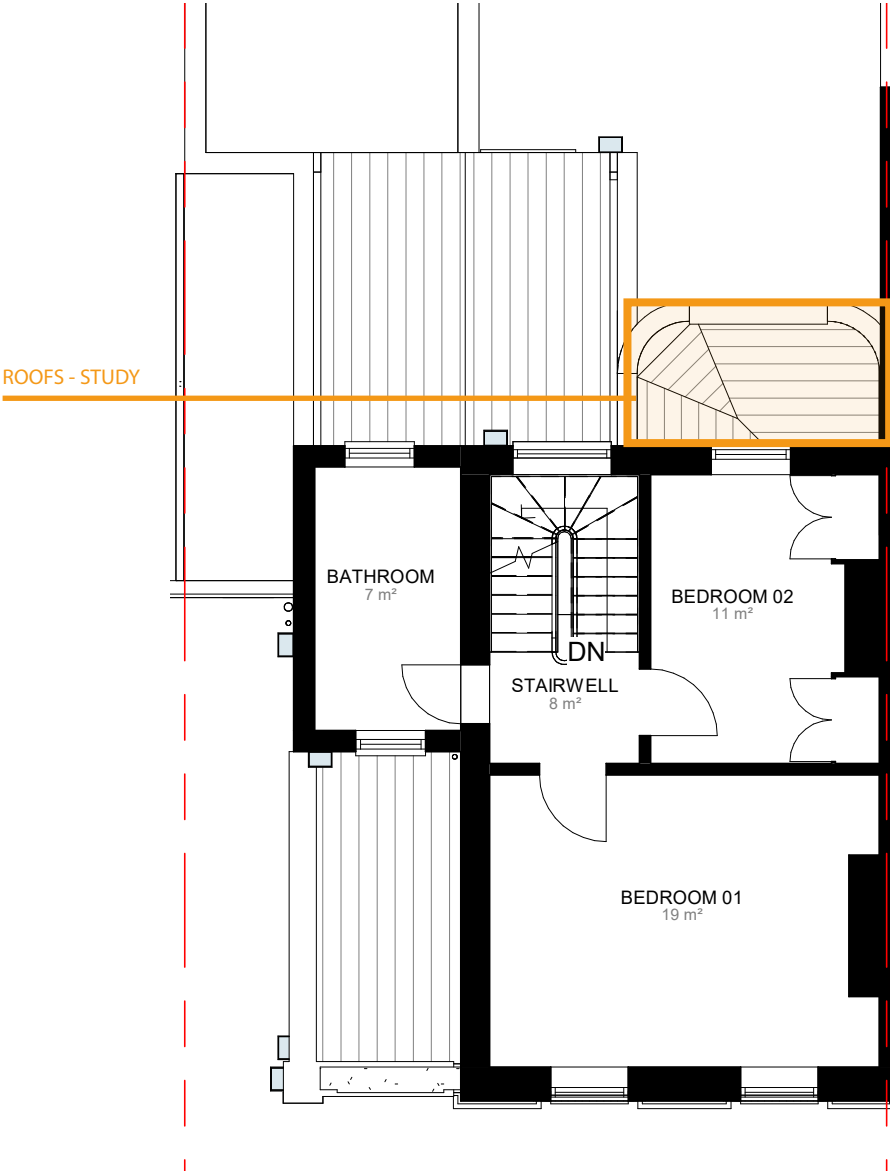


# 19.2 Roofs - Entrance Hall - Schedule

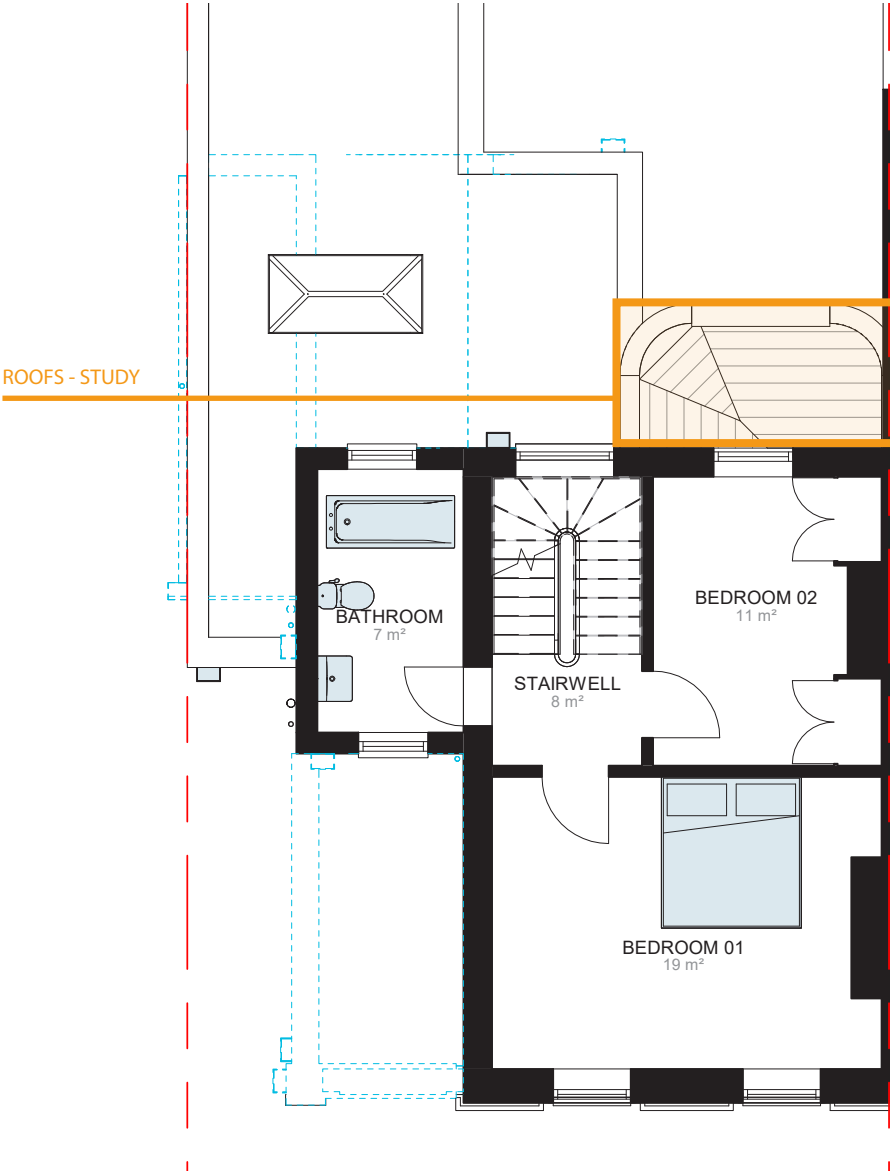
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Parapets	Saturated with water - crumbling brickwork and leaning.	Parapets to be rebuilt as per structural engineer guidance

# 20.0 Roofs - Study

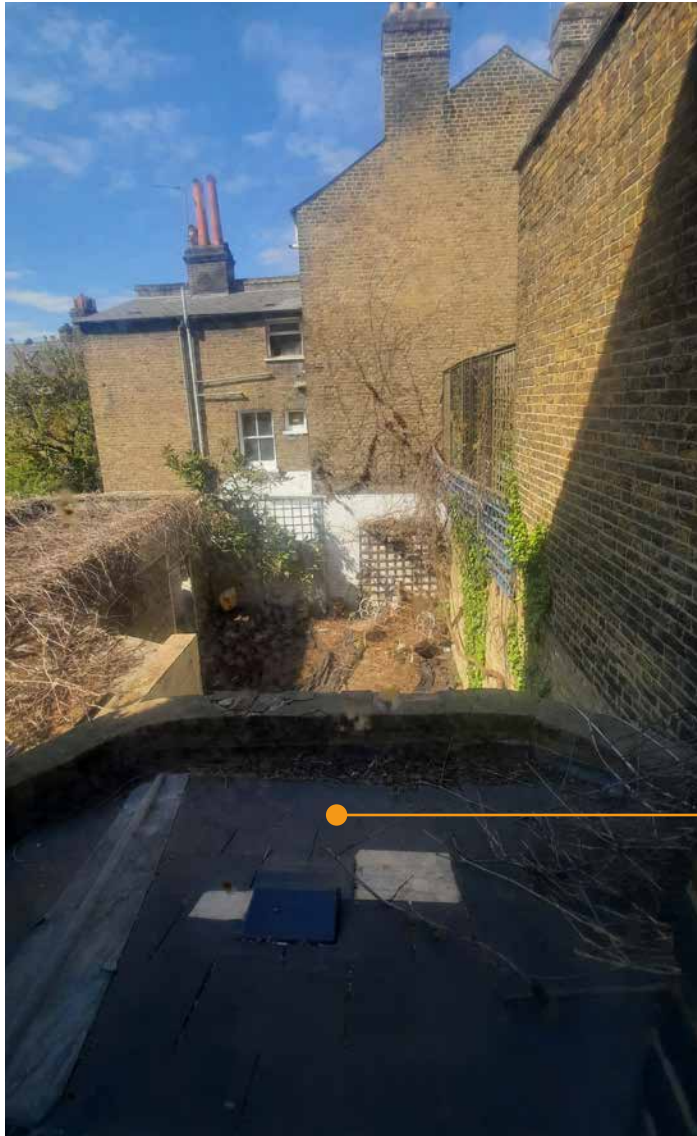


EXISTING



PROPOSED

# 20.1 Roofs - Study - Photographs



1



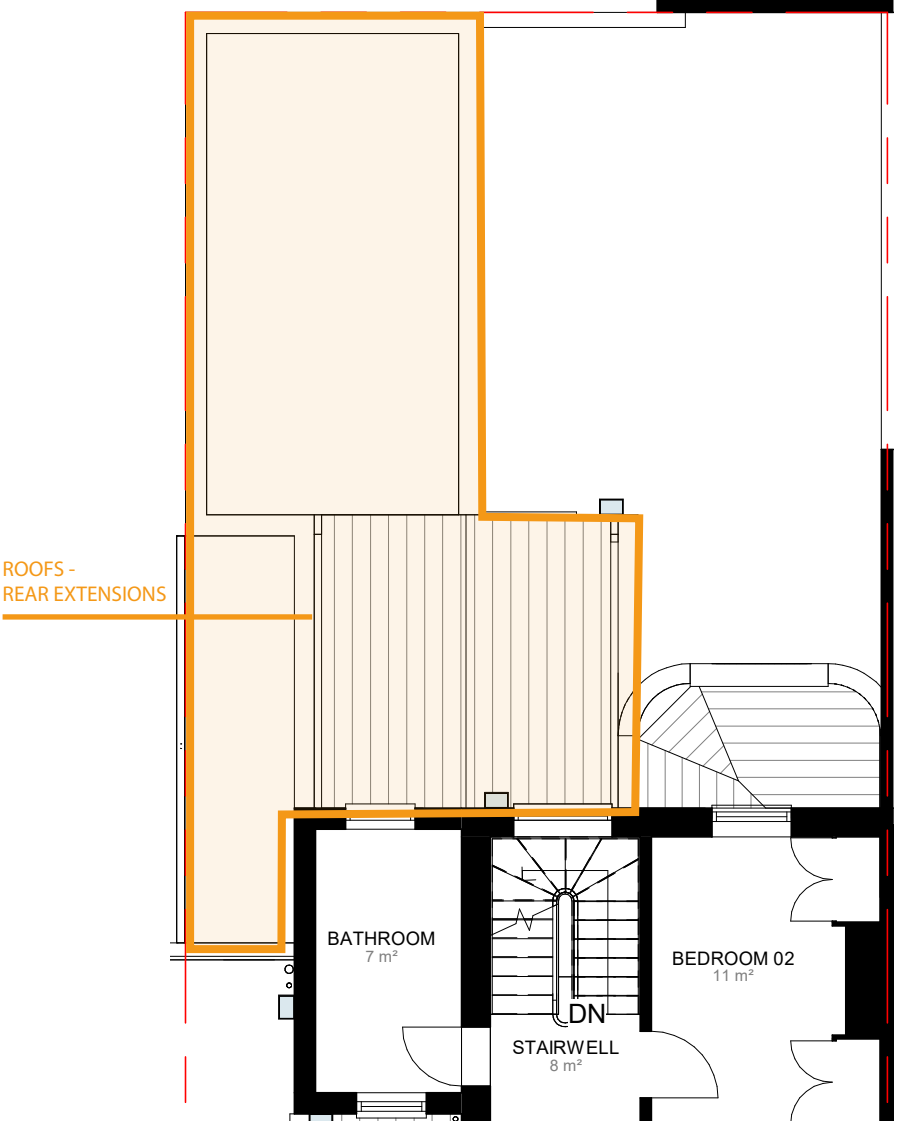
1

## 20.2 Roofs - Study - Schedule

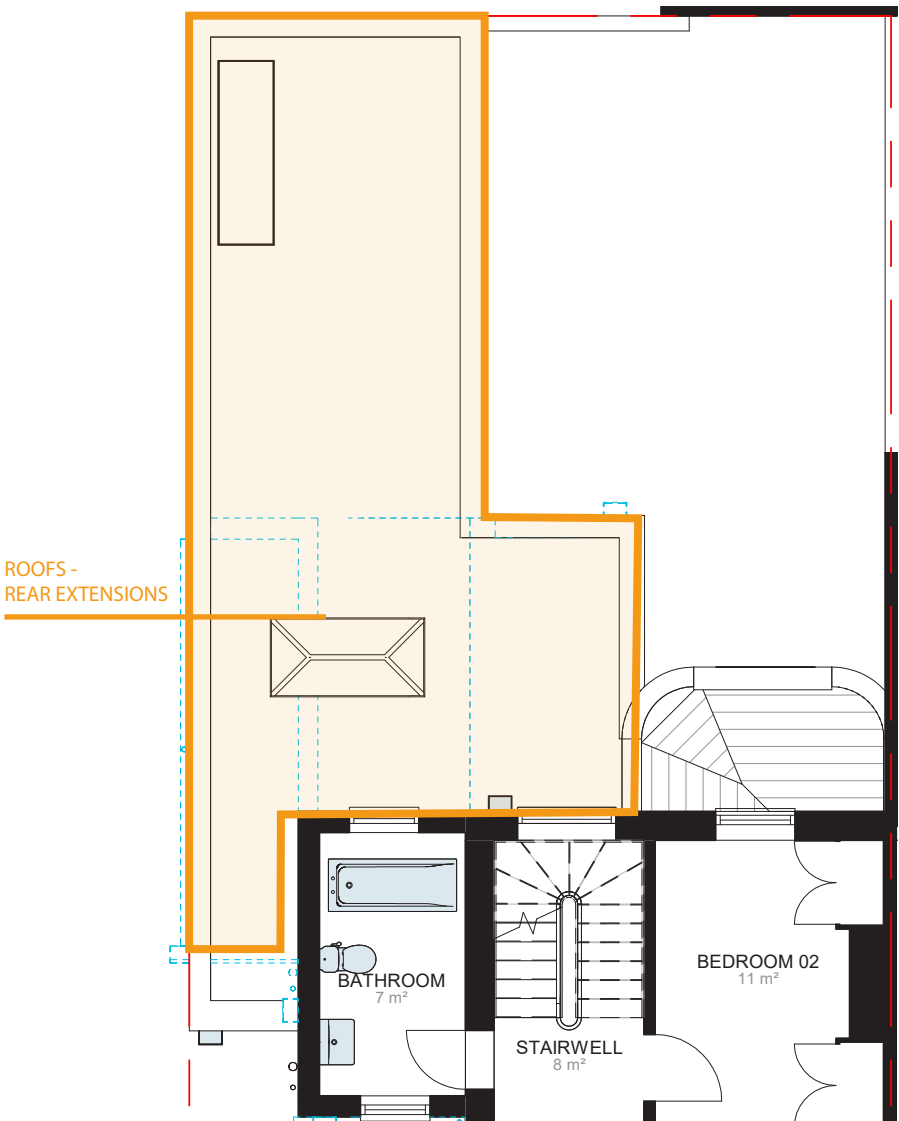
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Slates	Fair condition	retain if possible remove debris and vegetation

# 21.0 Roofs - Rear Extensions



EXISTING



PROPOSED

# 21.1 Roofs - Rear Extensions - Photographs



1



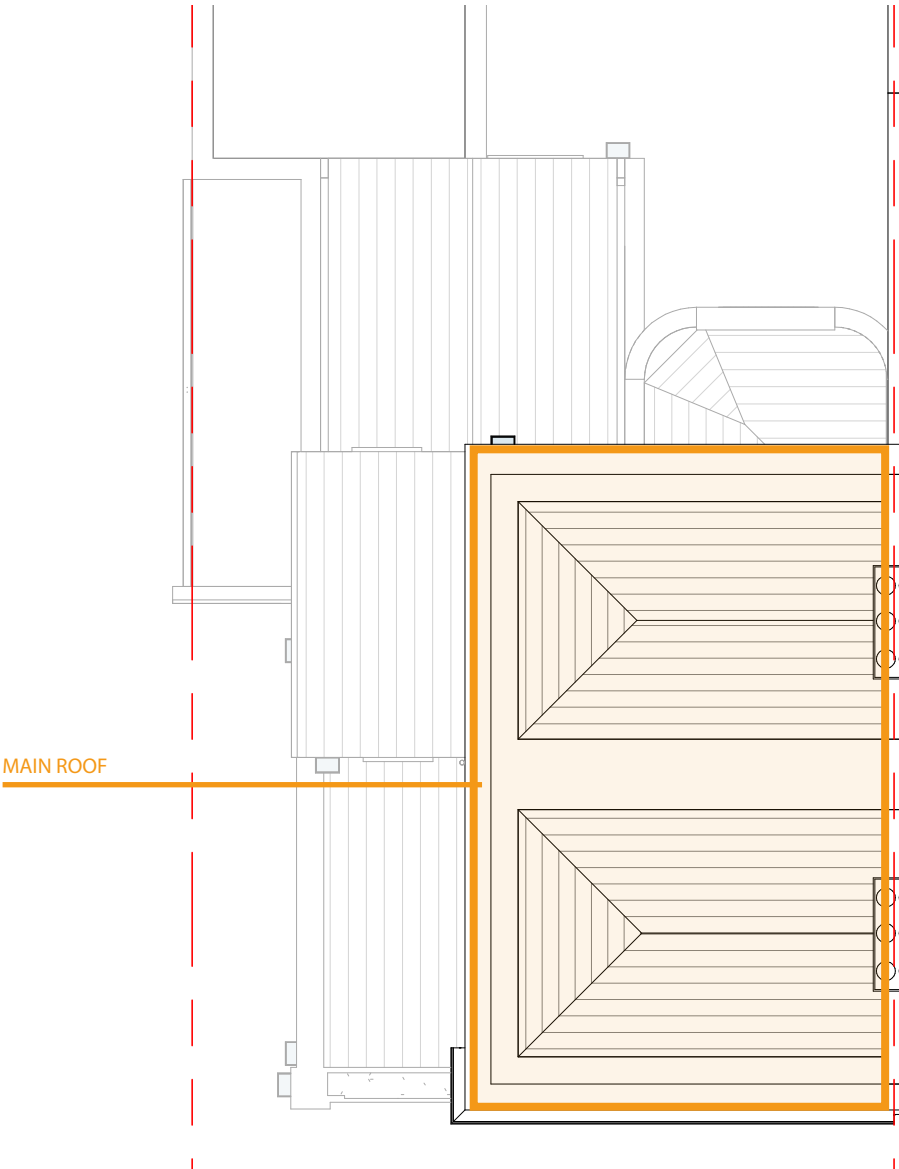
1

## 21.2 Roofs - Rear Extensions - Schedule

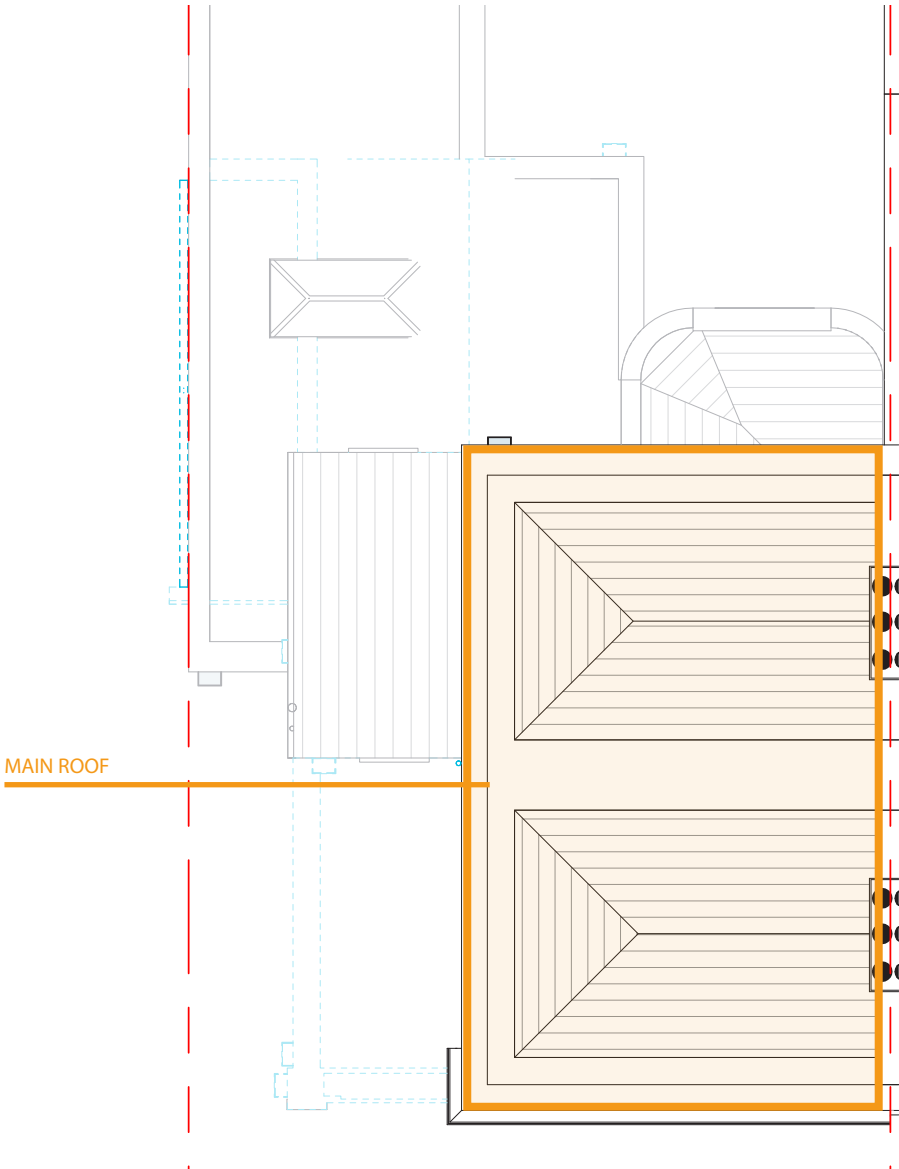
Room: Entrance Hall

Item	Description	Condition	Proposal
1	Roof covering and structure	Generally poor condition - rotten structure in places	remove coverings and remaining structure, build new flat roof with insulation

# 22.0 Roofs - Main Roof



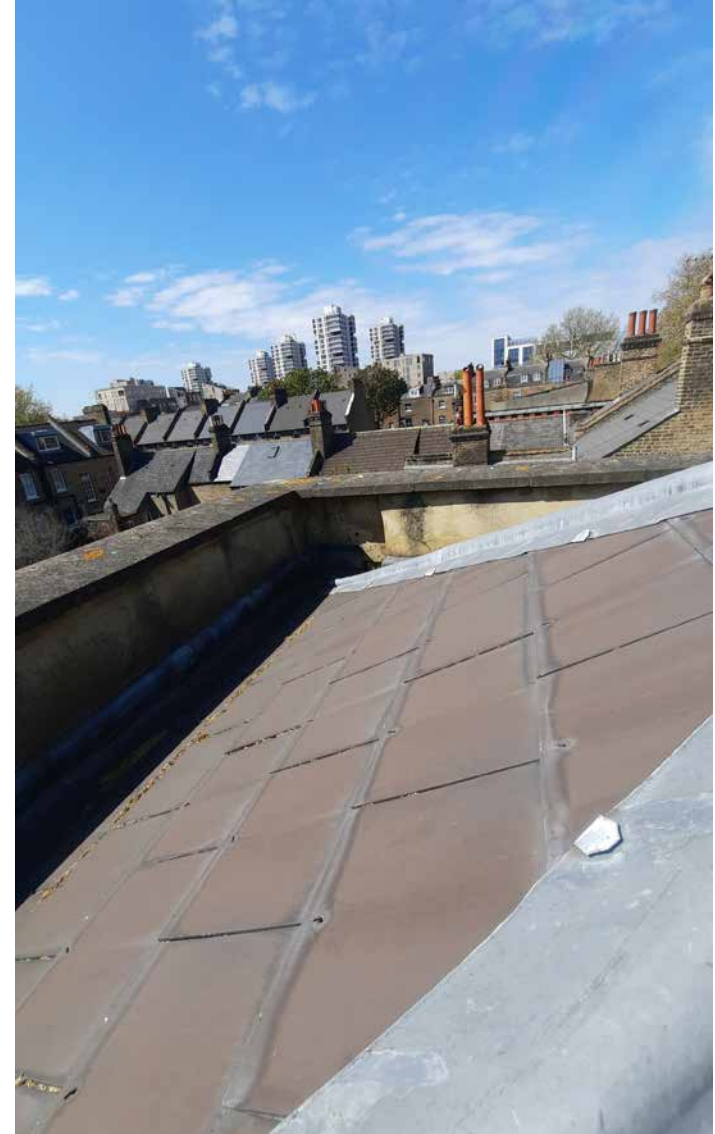
EXISTING

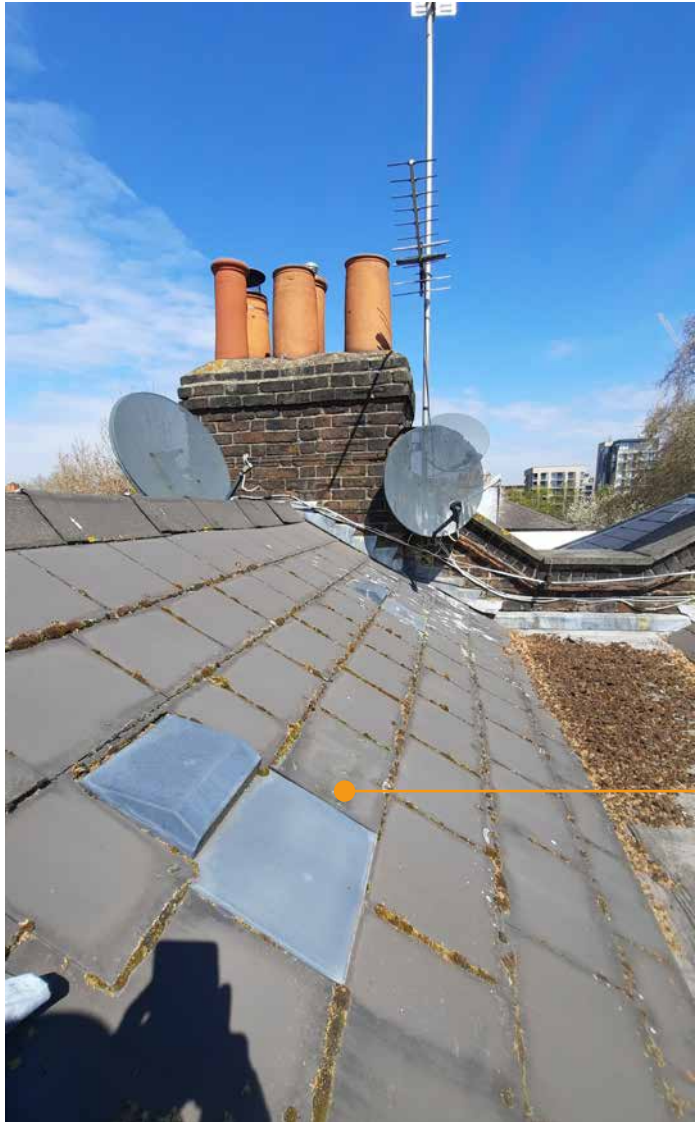


PROPOSED



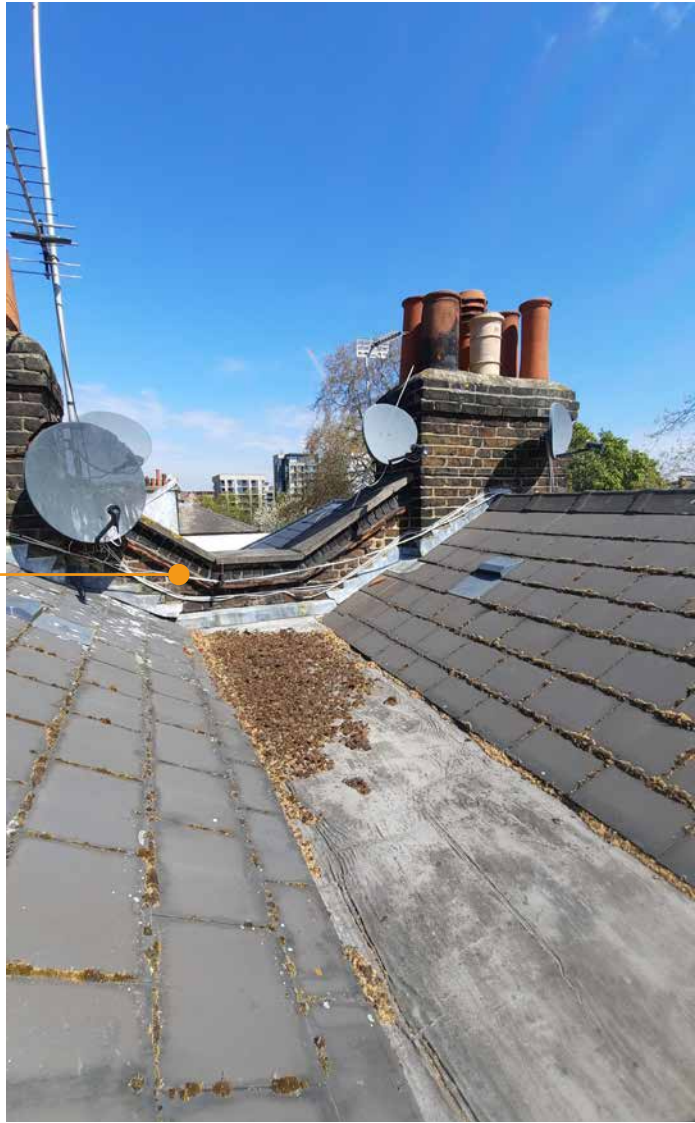
## 22.1 Roofs - Main Roof - Photographs





1

1





2

2



## 22.2 Roofs - Main Roof - Schedule

Room: Entrance Hall

Item	Description	Condition	Proposal
1	Roof Covering	Generally good condition, signs of water damage in below	retain and repair
2	Parapets	Concrete coping	remove and replace with painted render system