

UPPER FLOOR FACADE AND SHOPFRONT PIER REPAIRS:
SPECIFICATION NOTES

SHOPFRONT NOTES:
An original fascia survives behind current box sign. Remove box sign. Allow to carefully remove old metal signage from fascia. Strip and make good timber fascia. Prepare and redecorate in Dulux Weathershield 3 coat system to receive tenant hand painted signage.

Notes

- Dimensions - This drawing provides indicative dimensions only. Do not scale from this drawing. All dimensions to be checked / measured on site. All dimensions in millimetres unless otherwise stated
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- Projection dims / fascia depth to be verified on site with Architect/EA to suit the console size and shape. Console brackets are to remain prominent, cornice detail should not protrude beyond the console
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- All leadwork to be in accordance with Lead Sheet Association recommended details
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- All plywood to be external grade marine ply WBP
- Min 10mm HWD drips and lippings to exposed edges of plywood boards
- Any external boxings to be constructed from external grade marine ply WBP with hardwood lippings to corners
- Glazing to be 10mm laminated glass (6mm to clerestorey lights) fixed with timber beads and wash leather between glass and timber
- Doors to be fitted with weather seals and door contacts for security alarm if indicated. Provide wiring inside shopfront frame
- Rebate any conduit for electrical services, shutter, lighting and security alarm. To be concealed
- This drawing is copyright
- Drawing prepared in collaboration with The Regeneration Practice (Registered Conservation Architects)



Revisions

Rev	Date	Description	Approved
A	31.03.22	DRAFT PLANNING	EF
B	08.04.22	DRAFT PLANNING	EF
C	27.04.22	PLANNING	EF
D	04.05.22	TENDER	EF

Project

Middlesex Street
Regeneration Programme:
MAJESTIC LONDON & SANGER -
1 WENTWORTH STREET

Client

London Borough of Tower Hamlets

Sheet

Proposed Elevation 2

Drawing status

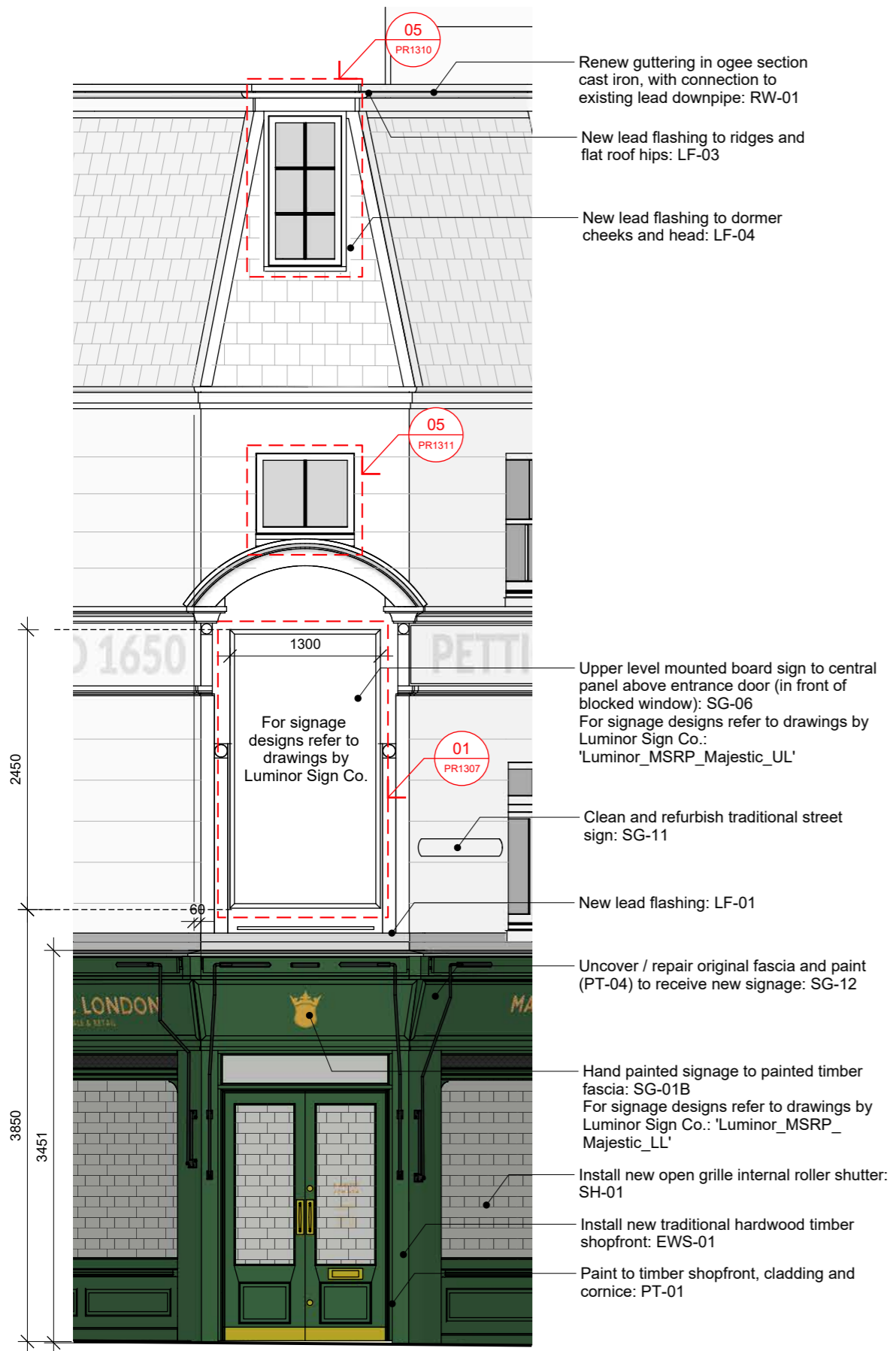
TENDER

Scale (A3) 1:50 Date 22.02.22

Project Number 050MSS Drawing Number 18_PR202 Rev. D

Royffe . Flynn

www.royffeflynn.com



01 Proposed Elevation - Shutter & Awning Closed
Scale: 1:50



02 Proposed Elevation - Shutter & Awning Open
Scale: 1:50

UPPER FLOOR FACADE AND SHOPFRONT PIER REPAIRS:
SPECIFICATION NOTES

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Project

Middlesex Street
Regeneration Programme:
MAJESTIC LONDON & SANGER -
1 WENTWORTH STREET

Client
London Borough of Tower Hamlets

Sheet
Proposed Elevation 3

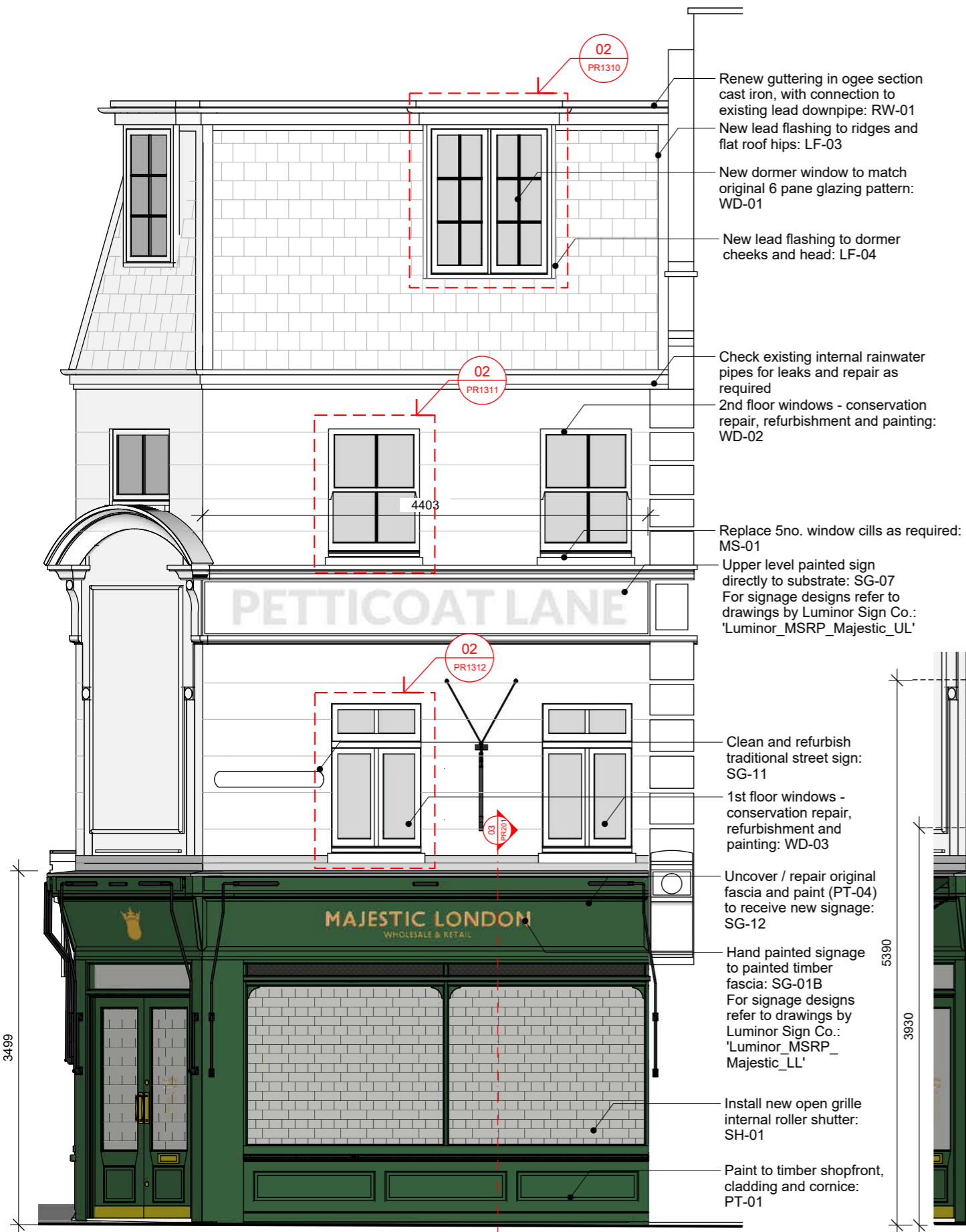
Drawing status
TENDER

Scale (A3) 1:50 Date 22.02.22

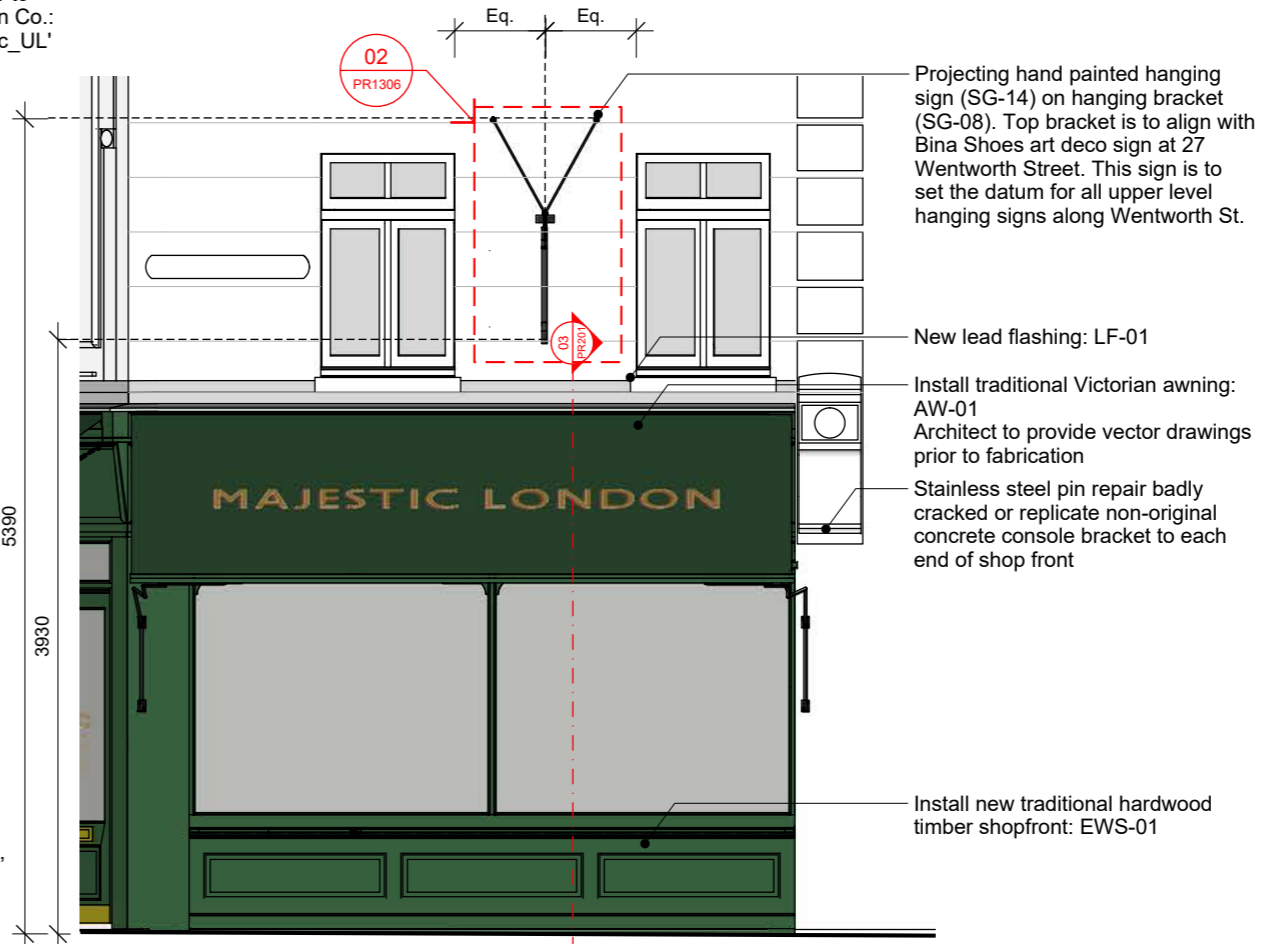
Project Number 050MSS	Drawing Number 18_PR203	Rev. D
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Royffe . Flynn

www.royffeflynn.com



01 Proposed Elevation - Shutter & Awning Closed
Scale: 1:50

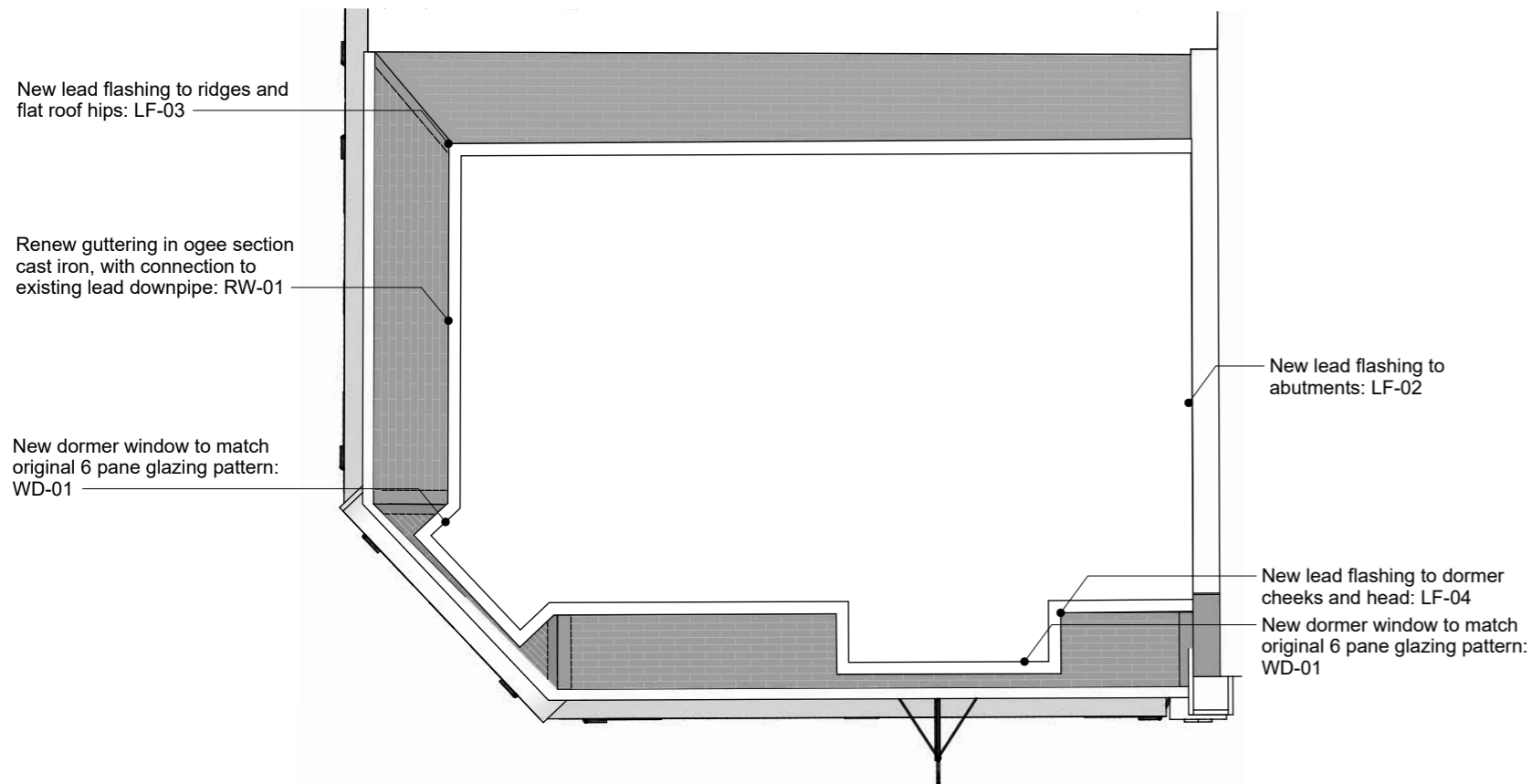


02 Proposed Elevation - Shutter & Awning Open
Scale: 1:50

- Renew guttering in ogee section cast iron, with connection to existing lead downpipe: RW-01
- New lead flashing to ridges and flat roof hips: LF-03
- New dormer window to match original 6 pane glazing pattern: WD-01
- New lead flashing to dormer cheeks and head: LF-04
- Check existing internal rainwater pipes for leaks and repair as required
- 2nd floor windows - conservation repair, refurbishment and painting: WD-02
- Replace 5no. window cills as required: MS-01
- Upper level painted sign directly to substrate: SG-07
For signage designs refer to drawings by Luminor Sign Co.: 'Luminor_MS RP_Majestic_UL'
- Clean and refurbish traditional street sign: SG-11
- 1st floor windows - conservation repair, refurbishment and painting: WD-03
- Uncover / repair original fascia and paint (PT-04) to receive new signage: SG-12
- Hand painted signage to painted timber fascia: SG-01B
For signage designs refer to drawings by Luminor Sign Co.: 'Luminor_MS RP_Majestic_LL'
- Install new open grille internal roller shutter: SH-01
- Paint to timber shopfront, cladding and cornice: PT-01
- Projecting hand painted hanging sign (SG-14) on hanging bracket (SG-08). Top bracket is to align with Bina Shoes art deco sign at 27 Wentworth Street. This sign is to set the datum for all upper level hanging signs along Wentworth St.
- New lead flashing: LF-01
- Install traditional Victorian awning: AW-01
Architect to provide vector drawings prior to fabrication
- Stainless steel pin repair badly cracked or replicate non-original concrete console bracket to each end of shop front
- Install new traditional hardwood timber shopfront: EWS-01

Works:
 Carefully strip the leadwork and all slates setting aside approx 30% for re-use. Allow to splice repair say 10 rafter ends and 50% of sole plate to match sections on new dpc.
 Renew all battens in tanalised 25 x 50mm sw on Tyvek sarking felt. Provide Code 4 lead flashings to all abutments (LF-02), including 40mm wood cored lead rolls to NBS H71 to all hips to weatherproof to existing flat roof finishes (LF-03). Reface dormers in WBP ply on original stud frame, refacing dormer cheeks and head in Code 5 lead dressed around front face to provide weatherproof detail to new casement windows (LF-04).

Reslate in Welsh grey slates - re-use existing and supplement with second hand Welsh Grey slates to match existing gauge to NBS H62.

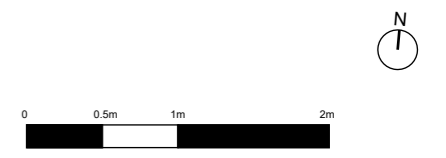


01 Proposed Roof Plan
 Scale: 1:50



02 PHOTOGRAPH - Existing Roof Condition
 Scale: Not to scale

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A	04.05.22	TENDER	EF

Project
 Middlesex Street
 Regeneration Programme:
 MAJESTIC LONDON & SANGER -
 1 WENTWORTH STREET

Client
 London Borough of Tower Hamlets

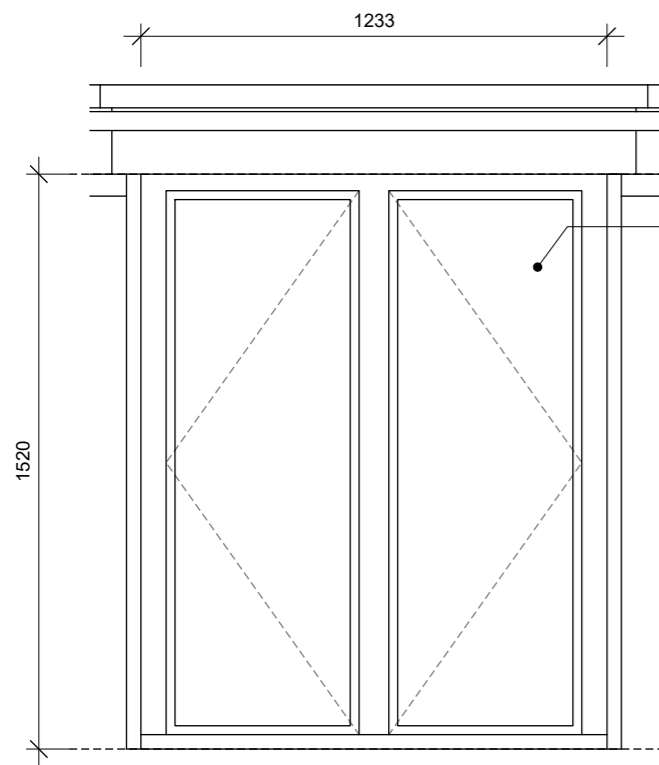
Sheet
 Proposed Roof Plan

Drawing status
 TENDER

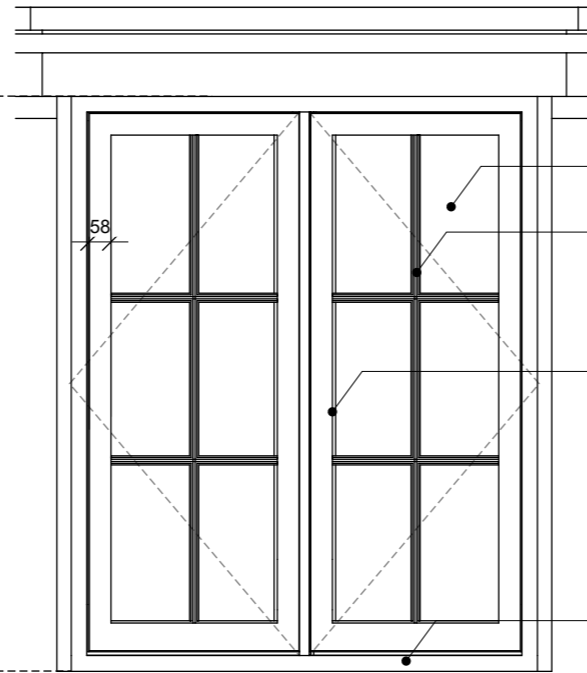
Scale (A3) 1:50 Date 22.02.22

Project Number	Drawing Number	Rev.
050MSS	18_PR300	A

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Existing casement window to be removed



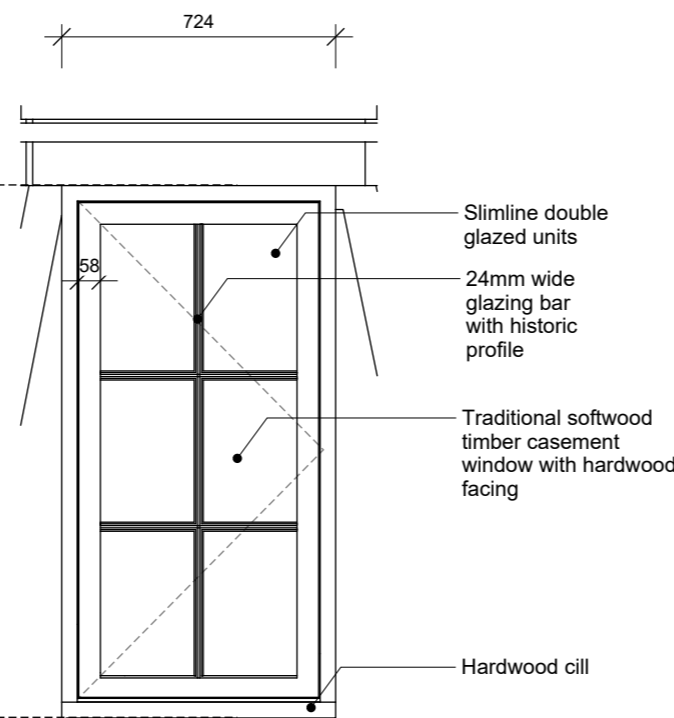
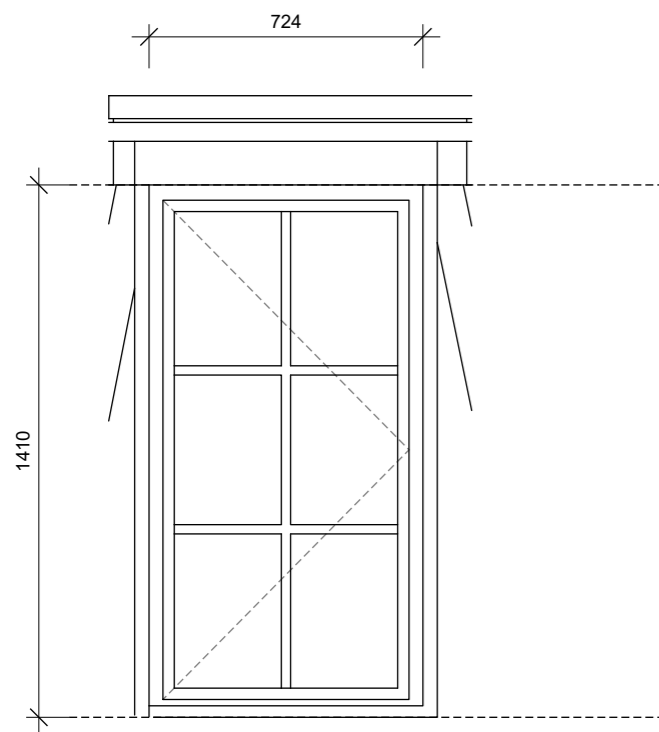
Slimline double glazed units
24mm wide glazing bar with historic profile
Traditional softwood timber casement window with hardwood facing
Hardwood cill



01 ELEVATION - Existing Dormer Window 1
Scale: 1:20

02 ELEVATION - Proposed Dormer Window 2
Scale: 1:20

03 PHOTOGRAPH - Existing Dormer Window 1
Scale: Not to scale



Slimline double glazed units
24mm wide glazing bar with historic profile
Traditional softwood timber casement window with hardwood facing
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04 ELEVATION - Existing Dormer Window 2
Scale: 1:20

05 ELEVATION - Proposed Dormer Window 2
Scale: 1:20

06 PHOTOGRAPH - Existing Dormer Window 2
Scale: Not to scale

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Project

Middlesex Street
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MAJESTIC LONDON & SANGER -
1 WENTWORTH STREET

Client

London Borough of Tower Hamlets

Sheet

Typical Window Details - 1

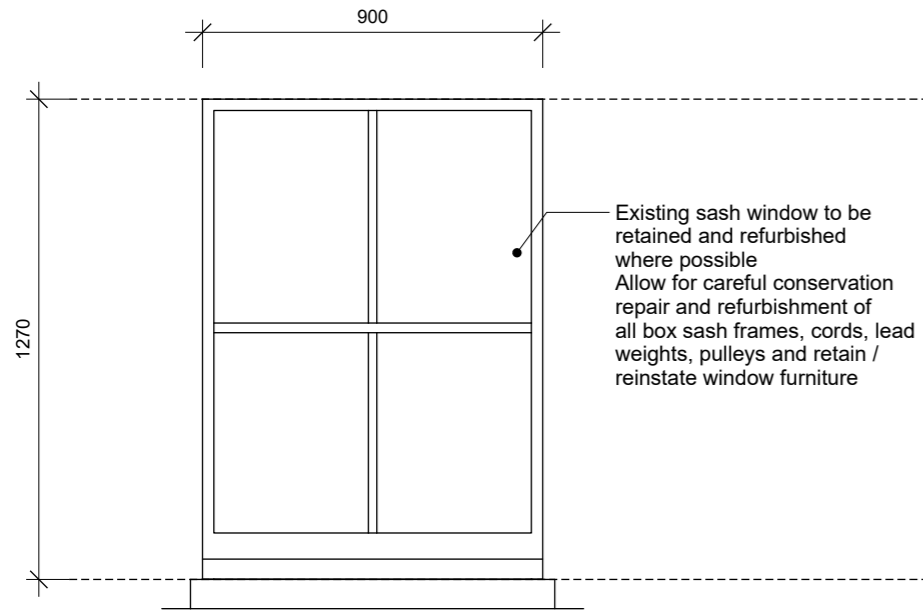
Drawing status

TENDER

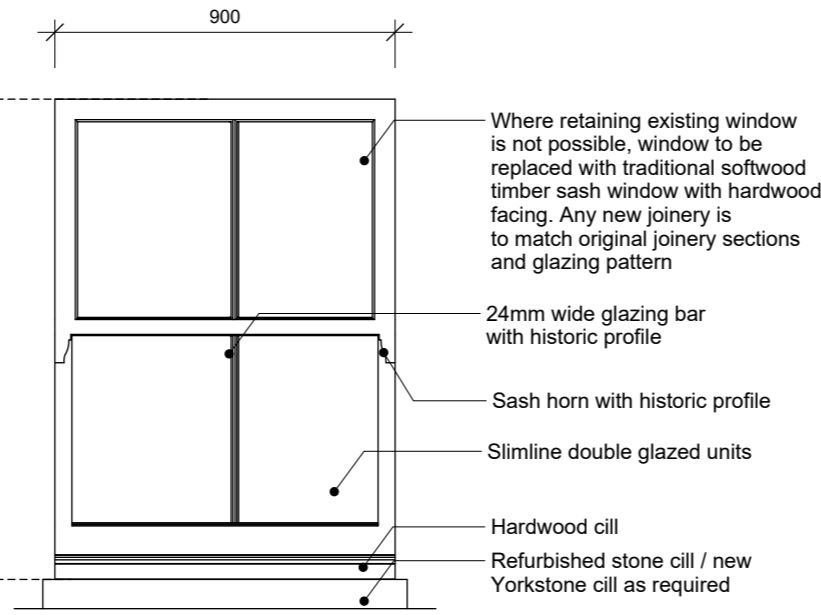
Scale (A3) 1:10 Date 22.02.22

Project Number 050MSS	Drawing Number 18_PR1310	Rev. A
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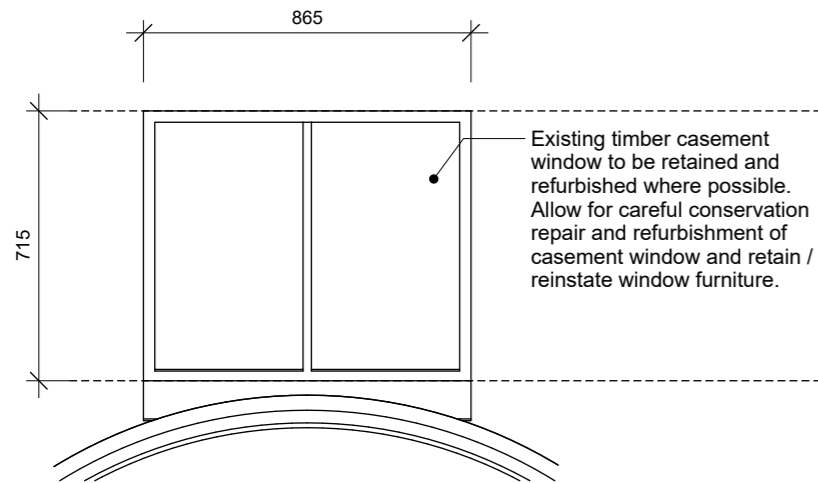
01 ELEVATION - Existing 2nd Floor Sash Window
Scale: 1:20



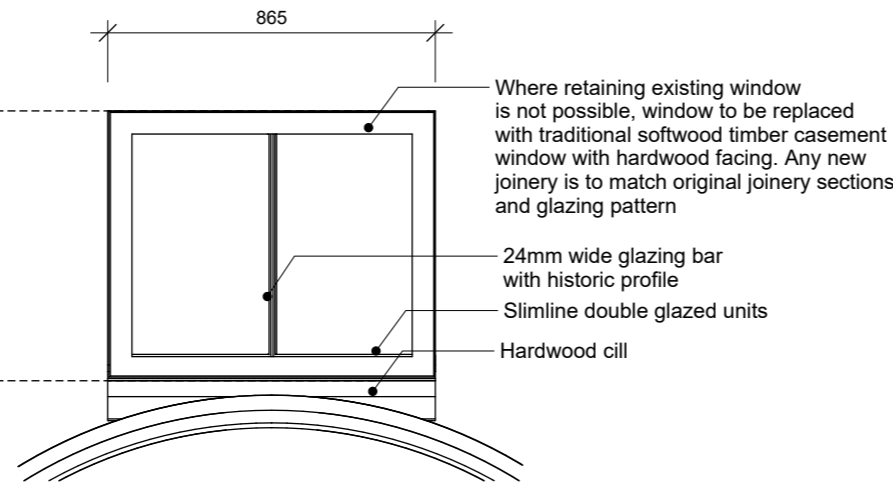
02 ELEVATION - Proposed 2nd Floor Sash Window
Scale: 1:20



03 PHOTOGRAPH - Existing Dormer Window 1
Scale: Not to scale



04 ELEVATION - Existing 2nd Floor Casement Window
Scale: 1:20

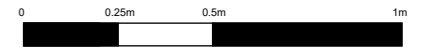


05 ELEVATION - Proposed 2nd Floor Casement Window
Scale: 1:20



06 PHOTOGRAPH - Existing Dormer Window 2
Scale: Not to scale

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A	04.05.22	TENDER	EF

Project

Middlesex Street
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MAJESTIC LONDON & SANGER -
1 WENTWORTH STREET

Client

London Borough of Tower Hamlets

Sheet

Typical Window Details - 2

Drawing status

TENDER

Scale (A3) 1:10

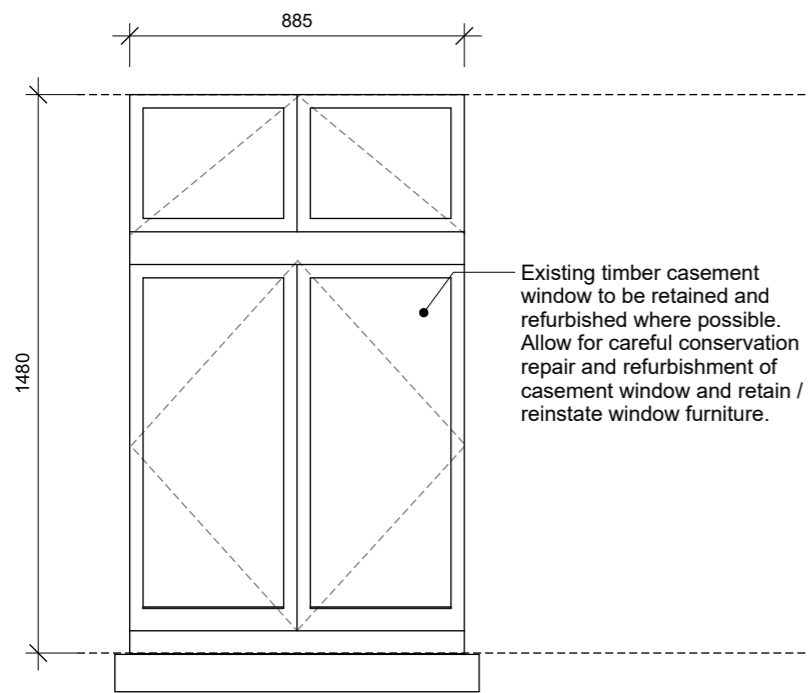
Date 22.02.22

Project Number
050MSS

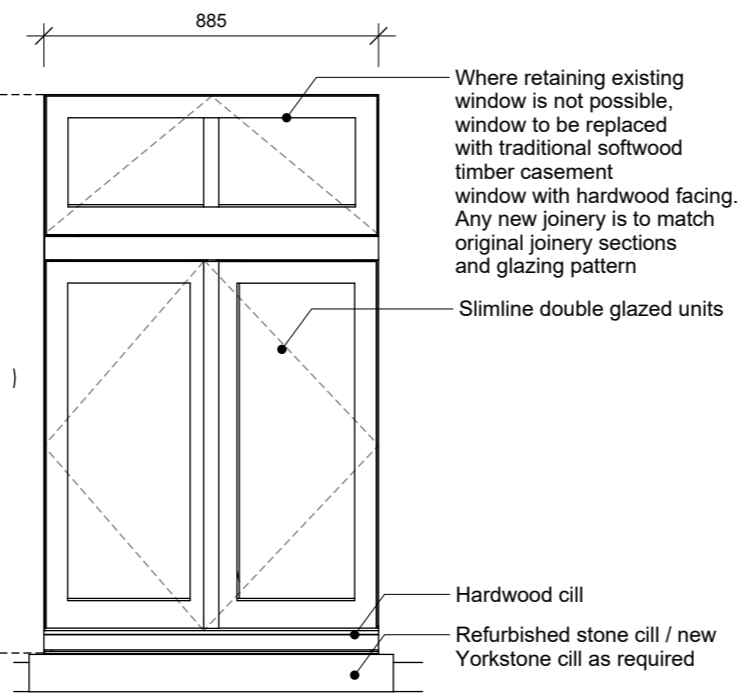
Drawing Number
18_PR1311

Rev.
A

Royffe . Flynn



01 ELEVATION - Existing 1st Floor Casement Window
Scale: 1:20



02 ELEVATION - Proposed 1st Floor Casement Window
Scale: 1:20



03 PHOTOGRAPH - Existing 1st Floor Casement Window
Scale: Not to scale

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1 WENTWORTH STREET

Client

London Borough of Tower Hamlets

Sheet

Typical Window Details - 3

Drawing status

TENDER

Scale (A3)	1:10	Date	22.02.22
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Project Number	Drawing Number	Rev.
050MSS	18_PR1312	A

Royffe . Flynn