



LOCAL DATUM: 45.00m

Babmaes Street Elevation

Scope of Repair Works		
Repair Type	Description of works	Photo Reference(s)
A Nothing required	No action at present. (Hairline cracks, previous repairs, or small spalls deemed too small to repair – subject to close access inspection on rear elevations) Locations recorded for future monitoring.	43, 45, 50, 53-58, 61, 62, 64 - 67,
G & H Repointing to open/reopened cracks	Wash and rake out any existing repointing repairs or other debris. Repoint joint to a minimum depth of 50mm using 3:1 sharp sand: NHL 2 hydraulic lime mortar.	1-3, 6, 8-11, 15-22, 24, 35, 37-42, 44, 48, 49, 51, 52, 59, 63, 68-74
P Repairs to lintels/cills potentially damaged by corrosion of embedded metal	Tap test area around cracks to determine extent of loose material. Remove loose material and determine if cracking extends into main lintel structure. If no, carry out Repair Type N. If yes, locally break out existing concrete to fully expose the corroded surface of existing rebars or beams (indicative extents shown on details below). Refer to engineer if corrosion found is excessive and has resulted in significant steel section loss. Clean back exposed steel surfaces by hand or with a needle gun to Grade ST2 as far as reasonably possible. Paint exposed steel and concrete surfaces with 'Ronafix' repair system (or similar approved) cement primer. Re-form concrete encasement to original profile using Ronacrete 'Ronafix' repair system (or similar approved) mortar, applied in strict accordance with the manufacturers' recommendations. Re-render surface if applicable, as per Repair Type N	4-5, 13, 23-29, 47
N Cracked render to wall panels or lintels	Tap test area of render around crack. If no loose material, rake out crack and repair with a colour-match mortar. If there is loose material, remove back to base substrate and check if the cracking extends into the substrate. If yes, allow for stainless steel pinning of substrate cracks (see Repair Type K), or in the case of lintels, consider the need for Repair Type Q if cracks indicate likely internal corrosion. Apply new render to affected area to match existing (1:1:6 cement : lime : sand mix – colour matched). If whole panel to be replaced, consider using NHL lime : sand mix render only	
W Corroded embedded fixings (no visible masonry) or abandoned fixing holes	Tap test area around fixings to determine if there is any loose material. If no loose masonry, remove any ferrous fixings/sockets and then plug all fixing holes with 3:1 sharpsand: NHL2 hydraulic lime mortar.	7, 12, 30-34, 36, 60

**DISCLAIMER:**  
This drawing should not be scaled.  
The contractor is to check all dimensions on site and inform the contract administrator/project manager of any discrepancies.  
All work is to comply in every aspect with the Building Regulations, Codes of Practice and British Standards.  
This drawing is to be read in conjunction with all other contract drawings and specifications.  
This drawing is copyrighted and must not be reproduced in any format or disclosed to any third party without the written consent of Tuffin Ferraby Taylor LLP.

REV	REVISION	DATE	PROD	CKD
-	-	-	-	-



18 Holborn  
London  
EC1N 2LE  
t: +44 (0) 20 3479 77 77  
e: enquiries@tftconsultants.com  
w: www.tftconsultants.com

CLIENT	The Crown Estate		
PROJECT	15 Regent Street London SW1Y 4LR		
DRAWING	Defect Location Proposed Elevation 2		
DRW NO	230546/DL01	REV	-
DATE	Jun 2023	DRAWN BY	GP
SCALE	1:100	SIZE	A1
■ PROPOSED			