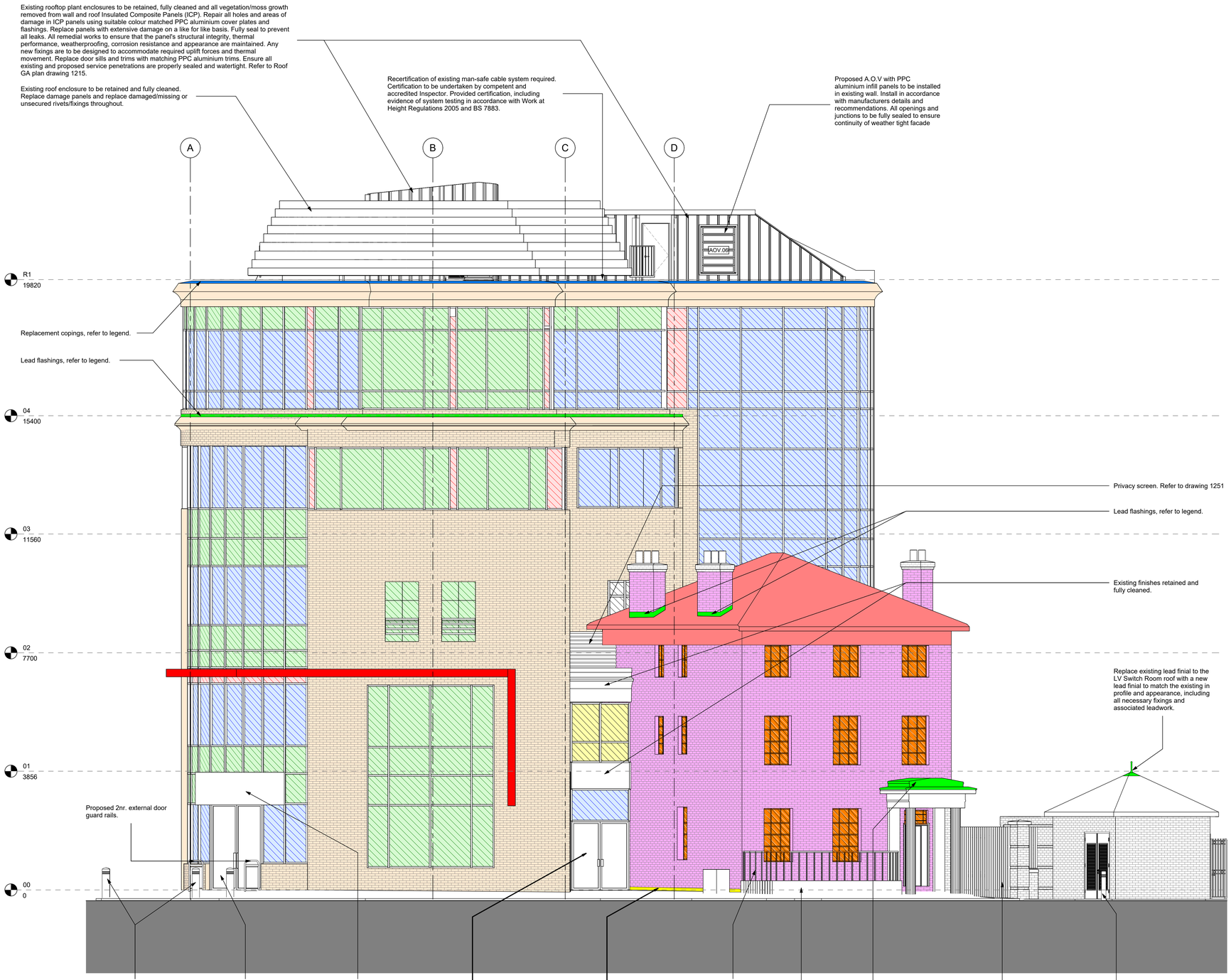

Facade Refurbishment Legend:

Glazing - Carbon Building

Glazing to be replaced
Proposed fabric to be provided on a like-for-like basis.

Spandrel panels to be replaced - Green
Proposed fabric to be provided on a like-for-like basis.

Black painted glass to be replaced with new spandrel panels to match existing.

Solid PPC aluminium panels to be replaced
Proposed fabric to be provided on a like-for-like basis.

Existing glazing to be retained

All external curtain walling mullion and transom caps to be replaced on a like-for-like basis.

Curtain wall transoms/mullions to be repaired where cuts and modifications have been noted i.e inside the linkbridge where 1no. new door is to be installed and to the upper levels inside the public staircase.

All internal window sills to within the Carbon Building to be removed and replaced with new MDF window sills. Window sills to be painted with Dulux Trade Satinwood, colour to be white. Window sills to be installed in same positions as existing sills, i.e against external glazing. Edges visible from outside to be painted black. Window sills to be sealed against glazing using black gaskets.

Generally, all existing retained window and curtain walling frames and glazing panels throughout to be rubbed down and fully cleaned internally and externally. Allow for cosmetic repairs throughout the existing powder coated frame finishes.

New glazing units are to be provided with window films and window blinds. Allow for thermal shock testing for all new and existing, retain glazing. Refer drawings 1240, 1241 & 1242 for window film locations.

Highbridge House Windows and doors.

Clean, prepare and redecorate all existing timber window frames and external doors internally and externally using a like-for-like paint system, colour and finish to match the existing.

Adjust or replace internal window boards, linings and associated trims as necessary to accommodate the new internal wall lining build-up, making good adjacent finishes.

Inspect, test and service all existing window and door ironmongery, hinges, locks, catches and opening mechanisms to ensure satisfactory operation.

Masonry

Carbon Building - Redecoration of black painted brickwork

Black painted masonry to be fully cleaned, removing all moss, lichen, vegetation and other biological growth. Repainted where damaged on a like for like basis. Include existing, decorative cornices.

Damage to decorative cornices to be repaired using suitable indent or mortar repairs.

Highbridge House - Masonry

Rake out all loose, defective, missing and mismatched pointing to the extent required. Repoint using a hydraulic lime mortar, with mix, colour, texture and joint profile to match the existing adjacent historic work. Clean down on completion.

Repair hairline cracks within brickwork using a suitable breathable mineral repair mortar or lime based repair system, colour and texture matched to the existing brickwork, in accordance with the manufacturer's recommendations.

Highbridge House - Render

Carefully remove the existing cracked render finish back to the substrate, taking care not to damage the underlying masonry. Prepare the substrate and allow for any localised repairs required to provide a suitable background for the new render. Apply a traditional breathable lime render system, including base and finish coats, in accordance with the manufacturer's recommendations. New render system installed where existing steps are removed. Finish with a mineral silicate paint, Keim or equivalent. Colour to match existing finish.

Highbridge House Roof Covering

Carefully clean all natural slate roof coverings, removing all moss, lichen, vegetation and other biological growth. Apply a suitable biocidal treatment to inhibit future regrowth in accordance with the manufacturer's recommendations.

Replace damaged, slipped or missing slates on a like for like basis, matching the existing size, thickness and colour. Secure all loose slates and make good the roof covering to provide a sound, weathertight finish.

Clean out all gutters and rainwater goods, removing all vegetation, silt and debris, and ensure the system is free flowing.

Clean existing soffit boards, prepare surfaces and redecorate with a like for like paint system to match the existing finish and colour.

Carefully clean high level stone banding. Rake out and repair cracks and defective joints using a suitable lime mortar, colour matched to the existing stonework. Prepare and redecorate previously painted stone banding with a like for like breathable masonry paint system to match the existing finish and colour.

Other Items

Copings

Existing copings to be removed and replaced with PPC aluminium copings.

Leadwork

Inspect all existing lead flashings and dressings. Any loose or lifted leadwork to be assessed to determine the underlying cause of failure, including inadequate fixings, substrate deterioration, or thermal movement. Lift and renew insulation to third floor copings where damaged with dense mineral fibre. Refix and secure any loose or lifted leadwork. Replace damaged or missing flashings with new Code 4 lead, installed in accordance with the relevant Lead Sheet Association recommendations and making good adjacent finishes. Adjacent masonry, pointing, and waterproofing interfaces to be inspected and repaired as necessary to ensure a durable weatherproof solution.

Existing Canopy Refurbishment

The existing canopy structure shall be fully inspected. Any defects, damage, or deterioration shall be recorded and reported to the Main Contractor.

Existing steelwork shall be prepared and treated with an appropriate anti-corrosion coating system.

All steelwork, including secondary frames are to be coated with intumescent paint to provide a min 1 hour protection.

Any steelwork identified as damaged or structurally inadequate shall be replaced.

Remove existing and provide new secondary cold-rolled steel framing system to support the new PPC aluminium cladding panels.

New PPC pressed aluminium cladding panels to be installed to the canopy throughout, following the profile of the existing structure. Panel colour to match existing.

The canopy shall be properly flashed into the adjacent existing brickwork using PPC aluminium flashings to ensure a weathertight junction.

Provide and install 4nr new light fittings, CCTV and other required services including cabling to the main entrance canopy.

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Do not scale from drawings. Verify all dimensions on site prior to construction. This drawing is to be read in conjunction with all relevant documents and drawings. Report all discrepancies to MoJ immediately.

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Notes

1. The information provided in this drawing is generally commensurate with that expected at the RIBA Design Workstage as noted at the date of issue and should be interpreted as such.

2. These drawings are subject to relevant statutory consents, building regulations, MoJ technical standards, third party approvals and/or legal agreement(s) as necessary.

3. Proposals are indicative only and subject to further detailed design.

4. Areas are approximate and are based on existing measured data provided by others.

5. Proposals may be subject to 3rd party agreements such as party wall agreements, rights of light, access easements and other legal covenants.

General Notes

All painting to be carried out in accordance with BS 6150 and best practice guidance provided by The Painting and Decorating Association (PDA).

All leadwork to be carried out in accordance with BS 6915 and best practice guidance provided by The Lead Contractors Association (LCA).

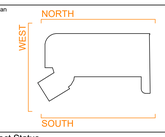
All Stonework repairs to be carried out in accordance with BS 8221-2:2000 and Historic England guidelines.

All external facade and hardstand surfaces are to be fully cleaned and all vegetation/moss growth removed.

All redundant surface mounted equipment/fixtures to be decommissioned and removed. All for making good all disturbed substrates and finishes on a like for like basis.

Rev	Date	Description
P01	2026-09-23	First Issue - For Planning Submission

Key Plan



Project Status
RIBA Stage 4

Client
Ministry of Justice

Project
Refurbishment of the Carbon Building

Ministry of Justice, 102 Petty France, London, SW1H 9AJ

Project Description / Site
Reading County Court
20 - 30 King's Road Reading RG1 3EX

Project Address
The Carbon Building
20 - 30 Kings Road
Reading
RG1 3EX

Building Type
Law Court

Drawing Title
Proposed Facade Refurbishment
West Elevation

Originator Logo
NORTHMILL ASSOCIATES

Drawn By	MM	Date	2026-08-14
Checked By	MA	Date	2026-08-15
Approved By	IG	Date	2026-08-19

Drawing Number
369386-9478-NMA-RCB-ZZ-DR-A-1232-D0100

Sheet No.	Scale	Orig. Sheet Size	Rev.
1 of 1	As indicated	@ A0	P01

Data Security Classification: OFFICIAL
Suitability: S4