

PROPOSED SCHEME



EXISTING IRON RAILINGS TO BE
SANDBLASTED & REFINISHED IN
BLACK ANTI-CORROSIVE PAINT (a)



a) EXAMPLE OF EXISTING RAILINGS TO BE REMEDIATED AND
PAINTED BLACK



b) EXAMPLE OF EXISTING RAILING TO BE REPLICATED FOR
GROUND FLOOR NEW RAILING



c) FRAMELESS CHANNEL GLAZING TO FORMER JACK RABBIT
SLIMS ADDITION

NEW GLAZED BALUSTRADE (c)

NEW BLACK PAINTED IRON RAILING AT STREET
LEVEL TO REPLICATE EXISTING RAILING (b)

Due to a lack of maintenance the existing ironwork is in a poor state of repair. Degradation of the ironwork where balconies connect to the main facade is evident, furthermore there are sections where large areas of rust are evident. It is proposed the existing localised connections to the facade be removed and new sections installed. Where rust is beyond repair localised sections are to be cut out and replaced. The entire ironwork is to be sand blasted back and refinished with black anti-corrosive paint to suit the marine environment.



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CLIENT **Metamorph Management LLP**
PROJECT **The Royal Hotel Apartments**
DRAWING TITLE **Railing Details**

DATE **March 2019**
DWG NO. **169 / 3.902**
SCALE **N/A**
REVISION **01**
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