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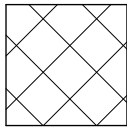
UNIT 1 LOWER GROUND FLOOR:

FOUND HERITAGE MATERIALS - PROPOSALS

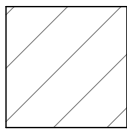
- HIGH LEVEL HERITAGE CEILING**, - IN FAIR CONDITION.  
TO BE REPAIRED AND MADE GOOD USING PROPOSALS ESTABLISHED BY CONDITIONS SURVEY CARRIED OUT AS PER PRINCIPLES BELOW.
- LOW LEVEL HERITAGE CEILING** - IN VERY POOR CONDITION.  
TO BE MADE SAFE AND ENCLOSED WITHIN A NEW SUSPENDED PLASTERBOARD CEILING USING PROPOSALS ESTABLISHED BY CONDITIONS SURVEY CARRIED OUT AS PER PRINCIPLES BELOW.

THESE CEILINGS ARE TO BE SURVEYED USING THE FOLLOWING PRINCIPLES TO ESTABLISH NECESSARY REPAIR METHODOLOGY:

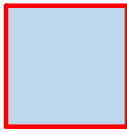
- INSPECTION, REPAIR WORK AND MAINTENANCE WILL BE CARRIED OUT BY COMPETENT PERSONS OF SUFFICIENT DEMONSTRABLE EXPERIENCE (BOTH IN THE TECHNICAL ASPECTS OF THE WORK AND COMPLIANCE WITH CURRENT HEALTH AND SAFETY REGULATIONS) IN THE INSPECTION AND MAINTENANCE OF HISTORIC PLASTER CEILINGS.
  - THE CEILING CONDITION WILL BE REVIEWED AND CHECKED VIA A VISUAL SURVEY. THIS WILL ASCERTAIN THE GENERAL CONDITION OF THE CEILING AS WELL AS OF ANY DEFECTS (E.G. DELAMINATION, NIB CONDITION, FRIABLE PLASTER, MOVEMENT IN THE CEILING, CONDITION OF PLASTER WADS, CONDITION OF FIXINGS USED, ETC).
  - LOCALISED PHYSICAL HAND PRESSURE TESTING WILL ALSO BE USED AS DEEMED APPROPRIATE.
  - STRUCTURAL ENGINEERING ADVICE MAY BE REQUIRED DEPENDING ON THE CONDITION THAT IS FOUND, TO ASCERTAIN THAT THE CEILING IS SAFE FROM COLLAPSE AND ALSO TO CONFIRM THE FIXING METHODOLOGY FOR THE PROPOSED SECONDARY CEILING THAT IS PROPOSED TO ENCLOSE THE LOWER CEILING.
  - THIS VISUAL INSPECTION WHERE POSSIBLE WILL BE CARRIED OUT VIA THE EXISTING OPENINGS TO THE CEILINGS AND COULD MAKE USE OF ENDOSCOPE CAMERAS IF REQUIRED.
  - IT IS POSSIBLE THAT ASBESTOS IS LOCATED ABOVE THE CEILING VOID - THIS MAY LIMIT THE EXTENT AND TYPE OF REPAIR. THIS IS TO BE NOTED BY THE SPECIALIST SUB CONTRACTOR AND ANY OPERATIVES AND ALL NECESSARY PRECAUTIONS / METHODOLOGY 'S PUT IN PLACE.
  - PROPOSALS FOR REPAIRS WILL THEN BASED ON THE FINDINGS, E.G. REPAIR OF OPENINGS AND CONSOLIDATION WORKS MAKING USE OF TECHNIQUES SUCH AS SCREWS AND WASHERS / COUNTER LATHING / STEEL STRAP WITH WIRE AND WASHERS ETC.
- FLOOR** - EXISTING PARQUET FLOORING IS IN VERY POOR CONDITION AND HAS DELAMINATED IN NUMEROUS AREAS ESPECIALLY WHERE LATE ADDITION FLOOR TRUNKING AND CONTAINMENT WERE PREVIOUSLY INSTALLED AND IS CONSEQUENTLY NOT FIT FOR PURPOSE. THE REMAINING PARQUET FLOORING IS TO BE REMOVED AND NEW LEVELLING SCREED IS TO BE APPLIED TO THE FLOOR SLAB SUITABLE FOR FUTURE SR2 APPLICATION (E.G. VINYL) BY A FUTURE TENANT - REFER TO SEPARATE REPORTS AND SUPPORTING HERITAGE STATEMENT.
  - LOCATION OF ORIGINAL CONNECTING DOOR TO MAIN CIRCULATION – THIS HAS BEEN LOCATED BEHIND PLASTERBOARD WALLS AND HAS BEEN PREVIOUSLY SCREWED SHUT. TO BE LEFT IN PLACE AND RECORDED. OVER BOARDING TO BE REPAIRED AND MADE GOOD TO REESTABLISH REAR WALL.



AREA OF HERITAGE CEILING AT HIGH LEVEL (SEE NOTE 1)



AREA OF HERITAGE CEILING AT LOW LEVEL IN POOR CONDITION (SEE NOTE 2)



EXTENT OF EXISTING POOR CONDITION PARQUET FLOORING TO BE REMOVED TO ACCEPT NEW LEVELLING SCREED (SEE NOTE 3)

2001 - Proposed Plan - Lower Ground Floor - Former Bank  
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