

21 Design and Access Statement

for an application for consent to carry out external repairs to 42 and 43 Bedford Row

This application is for consent to carry out external repairs and maintenance to 42 and 43 Bedford Row in order to ensure its preservation.

The scope of works is as set out the following Scope and Specification and in the attached drawings.

The access will be unaffected by these proposals.

42 & 43 Bedford Row – External Repairs & Maintenance

Scope Of Works + Specification

Revision 01 – 04.03.13

General note

I have not included for repair/maintenance works to elements which I cannot inspect either because they are currently covered up or because they are in inaccessible locations. Therefore, once elements are exposed as finishes are stripped or access to previously inaccessible areas is provided by scaffolding, additional repairs required will be identified.

Drawings

To be read in conjunction with the following drawings:-

- 1 – Location Plan
- 2 – Site Plan Existing – Revision 0
- 3 – Basement Plan Existing and Proposed – Revision 0
- 4 – Ground Floor Plan Existing and Proposed – Revision 0
- 5 – First Floor Plan Existing – Revision 0
- 6 – Second Floor Plan Existing and Proposed – Revision 0
- 7 – Third Floor Plan Existing and Proposed – Revision 0
- 8 – Roof Plan Existing and Proposed – Revision 0
- 9 – Sections Pitched Roof Existing – Revision 0
- 10 – Sections Pitched Roof Existing – Revision 0
- 11 – Sections Flat Roof Existing – Revision 0
- 12 – Sections Courtyard CB.1 Existing and Proposed – Revision 0
- 13 – Sections Courtyard CB.1 Existing and Proposed – Revision 0
- 14 – Street Elevation Existing and Proposed – Revision 0
- 15 – Mews Elevation Existing and Proposed – Revision 0
- 16 – Rear Elevation Existing and Proposed – Revision 0
- 17 – First Floor Plan Proposed – Revision 0
- 18 – Sections Pitched Roof Proposed – Revision 0
- 19 – Sections Pitched Roof Proposed – Revision 0
- 20 – Sections Flat Roof Proposed – Revision 0
- D1 – Roof/Parapet Gutter Section – Revision 0
- D2 – Valley Gutter Section Proposed – Revision 0
- D3 – External Toilet Section Proposed
- D4 – External Toilet Plans Proposed
- D5 – Dormer Plans and Sections Proposed
- D6 – Dormer Proposed Section
- D7 – Roof Section Proposed
- D8 – Flat Roof Section Proposed
- D9 – Flat Roof Section Proposed

1.0 Access

- Install scaffolding as required to provide safe access to all working areas, scaffolding to be alarmed. Method of fixing scaffolding to the building to be agreed prior to erection, it should avoid any fixings into existing fabric. Any storage areas required should be external and scaffolding be designed to accommodate such loads.

2.0 Temporary Roofs

- Install temporary roofs over entire building for duration of the works.

3.0 Welfare Facilities

- To be provided on the roofs to the rear for the duration of the works.

4.0 Pigeon Droppings

- Remove pigeon droppings from all working areas.

5.0 Asbestos Survey

- Carry out an intrusive asbestos survey to establish the presence of any asbestos in all working areas.

6.0 Flaunching & Pots

- To chimney stacks, C5.3, C5.4 and C5.5 as C5.1 and C5.2 are capped, see drawing numbers 8, 10 14, 15 and 16.
- Remove existing chimney pots and mortar flaunchings, reinstate existing chimney pots and bed in new flaunchings to be formed in a mix of 1:2.5 (lime:sand) mortar sloping away from pots to facilitate rainwater run off.

7.0 Flashings & Soakers

- To roof/wall junctions.
- Remove existing lead flashings and soakers, replace with lead flashings, soakers and clips in accordance with the recommendations set out in the 'Lead Sheet Manual' produced by the Lead Sheet Association.

8.0 Pitched Roofs

- PR.1 to PR.14, see drawings 8, 9, 18, 19, D1 and D2.
- Carefully strip off existing tiles and retain for reuse, replace cracked or broken tiles with reclaimed tiles to match existing, allow to replace 50%. Allow to replace existing lead capping with reclaimed half round ridge tiles to match other tiles.
- Fit a vapour permeable insulation to avoid interstitial condensation such as NBT Pavaflex or GUTEX Thermoflex between rafters, thickness to match rafters, fixed in strict accordance with Manufacturer's recommendations, available from <http://www.natural-building.co.uk/> or <http://www.greenerbuild.co.uk/> respectively.
- Fit a vapour permeable insulation to avoid interstitial condensation such as NBT Pavatherm or GUTEX Multiplex-top(vapour permeable) over rafters, 22mm thick, fixed in

strict accordance with Manufacturer's recommendations, available from <http://www.natural-building.co.uk/> or <http://www.greenerbuild.co.uk/> respectively.

- Fit sarking felt, to be Tyvek® Supro/ Supro Plus (vapour permeable), installed in strict accordance with the Manufacturer's recommendations. To avoid the Tyvek being visible at the eaves do the last part in black sarking felt.
- Fit new counter battens to be 25x38mm tantalisated softwood fixed with stainless steel round wire nails 3.55mm in diameter and 65mm long complying with BS 1202.
- Fit new battens to be 25x38mm tantalisated softwood fixed with stainless steel round wire nails 3.55mm in diameter and 65mm long complying with BS 1202.
- Fit tiles, including ridge tiles, see notes above.

9.0 Access Enclosures To Pitched Roof

- FR5.1 and FR5.2, see drawings 8, 10, 19, D5 and D6.
- One timber door frame and lead clad enclosure in each valley gutter.
- Replace door, frame and cill with new external grade door and frame with external grade hinges and bolts in inside. Paint with Dulux 'Weathershield Preservative Primer+ (BP)' followed by 'Weathershield Exterior Flexible Undercoat' and 'Weathershield High Gloss'. Timber. Colour to be white.
- Remove existing lead sheet, flashings etc and boarding and replace with new vapour permeable insulation to avoid interstitial condensation such as NBT Pavatherm or GUTEX Multiplex-top(vapour permeable) over rafters, 22mm thick, fixed in strict accordance with Manufacturer's recommendations, available from <http://www.natural-building.co.uk/> or <http://www.greenerbuild.co.uk/> respectively, sarking felt, to be Tyvek® Supro/ Supro Plus (vapour permeable), installed in strict accordance with the Manufacturer's recommendations, counter battens, to provide a continuous 25mm ventilation gap, 19mm treated softwood boarding, underlay, and lead sheet, flashings and soakers in accordance with the recommendations set out in the 'Lead Sheet Manual' produced by the Lead Sheet Association.

10.0 Valley Gutters

- To roof/roof junctions, see drawing numbers 8, 9, 10, 18, 19 and D2.
- Remove existing lead sheet, flashings etc and boarding and replace with new 19mm treated softwood boarding, underlay, and lead sheet, flashings and soakers in accordance with the recommendations set out in the 'Lead Sheet Manual' produced by the Lead Sheet Association. Note no insulation is to be fitted to the gutter as there is insufficient room to allow for a ventilated cavity and insulation to be fitted and it is not good practice to use an unventilated warm roof construction with sheet metal roof coverings as, if the covering is suddenly cooled by a rain, a sub-atmospheric pressure can occur between the vapour barrier and covering that can result in rainwater being pulled through expansion/lap joints.

11.0 Parapet Gutters

- To wall/roof junctions, PG5.1. to PG5.9 inclusive, see drawing numbers 8, 9, 10, 18, 19 and D1.
- Removed existing lead sheet, flashings etc and boarding and replace with new 19mm treated softwood boarding, underlay, and lead sheet, flashings and soakers in accordance with the recommendations set out in the 'Lead Sheet Manual' produced by the Lead Sheet Association. Note no insulation is to be fitted to the gutter as there is insufficient room to allow for a ventilated cavity and insulation to be fitted and it is not good practice to use an unventilated warm roof construction with sheet metal roof

coverings as, if the covering is suddenly cooled by a rain, a sub-atmospheric pressure can occur between the vapour barrier and covering that can result in rainwater being pulled through expansion/lap joints.

12.0 Copings

- To parapet walls P1.1 to P1.5, see drawings 5, 17, D8 and D9, these walls are to be raised to accommodate insulation to the flat roofs but the new copings are to include a new Hyload Permabit DPC in strict accordance with the manufacturer's recommendations and rebed existing copings in a mix of 1:2.5 (lime:sand) mortar.
- To parapet walls P3.1, see drawing 7, remove existing copings, DPC and mortar and fit new Hyload Permabit DPC in strict accordance with the manufacturer's recommendations and rebed existing copings in a mix of 1:2.5 (lime:sand) mortar. Fit a post and wire pigeon wire system, number of wires as recommended by supplier, contact <http://www.pigeoncontrolresourcecentre.org>.
- To parapet walls P5.3 and P5.5, see drawing 8. These parapet walls are built up against the neighbouring property and are flashed over with lead so that the wall is completely covered. Remove existing lead flashings, capping etc and replace soakers in accordance with the recommendations set out in the 'Lead Sheet Manual' produced by the Lead Sheet Association.
- To parapet walls P5.1, P5.2, P5.4, P5.6, P5.7, P5.8, P5.9, P5.10, P5.11, P5.12, see drawings 8 and D1, remove existing copings, DPC and mortar and fit new Hyload Permabit DPC in strict accordance with the manufacturer's recommendations and rebed existing copings in a mix of 1:2.5 (lime:sand) mortar.

13.0 Dormer Windows

- To pitched roofs, DR5.1 to DR5.8 inclusive, see drawings 8, 9, 10, 18, 19, D5 and D6.
- Remove existing lead flashings, soakers, sheet and boarding to sides and top and replace with new vapour permeable insulation to avoid interstitial condensation such as NBT Pavatherm or GUTEX Multiplex-top(vapour permeable) over rafters, 22mm thick, fixed in strict accordance with Manufacturer's recommendations, available from <http://www.natural-building.co.uk/> or <http://www.greenerbuild.co.uk/> respectively, sarking felt, to be Tyvek® Supro/ Supro Plus (vapour permeable), installed in strict accordance with the Manufacturer's recommendations, counter battens, to provide a continuous 25mm ventilation gap, 19mm treated softwood boarding, underlay, and lead sheet, flashings and soakers in accordance with the recommendations set out in the 'Lead Sheet Manual' produced by the Lead Sheet Association.

14.0 Flat Roof FR.3.1

- See drawing no. 7.
- Remove existing asphalt and boarding and fit new boarding, separating membrane, insulation and Sarnafil single ply roofing, lead grey in colour, including upstands and gutters all in accordance with manufacturer's recommendations. Thickness of insulation to be 100mm or less if this thickness cannot be accommodated whilst maintaining a 150mm upstand below existing parapet.

15.0 External Toilet Roof

- FR3.2, see drawings 7, 16 and D3.
- Remove existing lead flashings, soakers, sheet and boarding to top and replace with new vapour permeable insulation to avoid interstitial condensation such as NBT

Pavatherm or GUTEX Multiplex-top(vapour permeable) over rafters, 22mm thick, fixed in strict accordance with Manufacturer's recommendations, available from <http://www.natural-building.co.uk/> or <http://www.greenerbuild.co.uk/> respectively, sarking felt, to be Tyvek® Supro/ Supro Plus (vapour permeable), installed in strict accordance with the Manufacturer's recommendations, counter battens, to provide a continuous 25mm ventilation gap, 19mm treated softwood boarding, underlay, and lead sheet, flashings and soakers in accordance with the recommendations set out in the 'Lead Sheet Manual' produced by the Lead Sheet Association.

16.0 External Toilet Walls

- See drawings 7, 16, D3 and D4.
- Remove existing slates, battens, membranes and boarding back to timber studs.
- Fit a vapour permeable insulation between studs to avoid interstitial condensation such as NBT Pavaflex or GUTEX Thermoflex between rafters, thickness to match rafters, fixed in strict accordance with Manufacturer's recommendations, available from <http://www.natural-building.co.uk/> or <http://www.greenerbuild.co.uk/> respectively.
- Contact Structural Engineer and invite him to site to check integrity of the existing structure.
- Fit 19mm ply to existing studs with 75mm stainless steel screws to reinforce existing structure.
- Fit a vapour permeable insulation such as NBT Pavatherm or GUTEX Multiplex-top (vapour permeable) over ply to avoid interstitial condensation, 22mm thick, fixed in strict accordance with Manufacturer's recommendations, available from <http://www.natural-building.co.uk/> or <http://www.greenerbuild.co.uk/> respectively.
- Fit sarking felt, to be Tyvek® Supro/ Supro Plus (vapour permeable), installed in strict accordance with the Manufacturer's recommendations. To avoid the Tyvek being visible at the eaves do the last part in black sarking felt.
- Fit new counter battens to be 25x38mm tannalised softwood fixed with stainless steel round wire nails 3.55mm in diameter and 65mm long complying with BS 1202.
- Fit new battens to be 25x38mm tannalised softwood fixed with stainless steel round wire nails 3.55mm in diameter and 65mm long complying with BS 1202.
- Fit reclaimed slates.

17.0 External Toilet Floor

- See drawings 7, 16 and D3.
- Remove existing covering and fit a vapour barrier, insulation such as NBT Pavatherm or GUTEX Multiplex-top (vapour permeable), 22mm thick, fixed in strict accordance with Manufacturer's recommendations, available from <http://www.natural-building.co.uk/> or <http://www.greenerbuild.co.uk/> respectively, sarking felt, to be Tyvek® Supro/ Supro Plus (vapour permeable), installed in strict accordance with the Manufacturer's recommendations and external grade plywood painted, new paint to be Dulux 'Weathershield Preservative Primer+ (BP)' followed by 'Weathershield Exterior Flexible Undercoat' and 'Weathershield High Gloss'. Colour to be white.

18.0 Internal Rainwater Pipes

- Once other works complete are complete flush through to check there are no leaks and that they are clear of any organic material or debris.

19.0 External Rainwater Gutters & Pipes

- To facades.
- Strip existing paint and repaint with Dulux 'Metalshield Zinc Phosphate Primer' and Dulux 'Metalshield Gloss Finish', colour black.
- Once other works complete are complete flush through to check there are no leaks and that they are clear of any organic material or debris.

20.0 External Soil Stacks & Pipes

- To facades.
- Strip existing paint and repaint with Dulux 'Metalshield Zinc Phosphate Primer' and Dulux 'Metalshield Gloss Finish', colour black.
- Once other works complete are complete flush through to check there are no leaks and that they are clear of any organic material or debris.

21.0 Painted Brickwork

- To facades.
- Strip any loose paint and wash down, then paint with Dulux Weathershield Smooth Masonry Paint system in strict accordance with the Manufacturer's recommendations, colour white.

22.0 Exposed Brickwork

- To chimney stacks and walls.
- Do a 1m x 1m sample section of both front and rear facades for approval prior to commencing works to agree colour of, and finish to, repointing.
- Allow to re-point all unpainted brickwork, **exact scope to be determined once scaffold access is provided to all areas and need can be established.** Carefully rake out mortar joints (i.e. don't use mechanical equipment such as angle grinders) to a depth of at least 20mm or twice the height of the joint, whichever is greater. If it is necessary to cut out existing lime pointing with a hammer and chisel, rather than raking it out, repointing is not required. If there is cement mortar pointing remove it only if possible without further damaging the original fabric. When the raking-out is completed, all remaining loose material, including dust, should be vacuumed or brushed away and the joint should be gently washed out by hosing downward with fine spray of clean water. Re-point in a mix of 1:2.5 (lime:sand) mortar repeating the texture, colour (**normally black**) and type of area of existing pointing to be identified by the Architect. The mortar should be kept back slightly from the edge of the brick or stone, and not 'battered' over the face. The surface should be brushed before setting to expose the coarser aggregate in the mortar. On completion cover with polythene over damp hessian and apply a fine mist spray daily for the first week.
- Following repointing allow for thorough clean down of all brickwork using DOFF steam cleaning system.

23.0 Painted Render

- To facades
- Strip any loose paint and wash down, then paint with Dulux Weathershield Smooth Masonry Paint system in strict accordance with the Manufacturer's recommendations, colour white.

24.0 Flat Roofs

- FR1.1 and FR1.2, see drawings 5, 11, 17 and 20.
- Decommission cooling plant and store for reuse.
- Remove existing handrails and store for reuse.
- Remove existing roof coverings, asphalt and lead respectively and replace boarding on lead roof with 19mm WBP ply, then fit a separating membrane, insulation and Sarnafil single ply roofing, lead grey in colour, including upstands, gutters and lead roll effect elements all in accordance with manufacturer's recommendations.
- Raise parapets in matching brickwork as required to accommodate insulation whilst retaining a minimum 150mm upstand, copings are to include a new Hyload Permabit DPC in strict accordance with the manufacturer's recommendations and rebed existing copings in a mix of 1:2.5 (lime:sand) mortar.
- Reinstall and commission cooling plant.
- Reinstall handrails.
- Replace existing hopper to FR1.1 with new 400x400x400mm cast iron hopper.
- Increase size of gutters to FR1.2 to 200x200mm aluminium.

25.0 Rooflights

- To flat roofs. RL1.1 to RL1.12 inclusive, see drawing 17.
- Remove existing roof lights and replace with dark grey powder coated aluminium framed double glazed 'lanterns' with one opening light/lantern operated by a 'Teleflex' opener from inside. Inner leaf to be laminated to avoid anyone/thing falling through. The lantern is to have an area weighted u-value of 2.2 Wm².K or better.
- The sizes of the lanterns are to suit the existing openings.

26.0 External Stairs

- To Courtyard CB.1
- Strip existing paint and repaint with Dulux 'Metalshield Zinc Phosphate Primer' and Dulux 'Metalshield Gloss Finish', colour black.

27.0 Lean To In Courtyard CB.2

- Courtyard CB.2, see drawing D7.
- Remove existing roof and window, replace roof with new roof, new plain tiles on new battens, to be 25x38mm tannalised softwood fixed with stainless steel round wire nails 3.55mm in diameter and 65mm long complying with BS 1202, on new counter battens to be 25x38mm tannalised softwood fixed with stainless steel round wire nails 3.55mm in diameter and 65mm long complying with BS 1202, on new sarking felt, to be Tyvek® Supro/ Supro Plus, installed in accordance with the Manufacturer's recommendations. To avoid the Tyvek being visible at the eaves do the last part in black sarking felt, on insulation (tbc) on 50x175mm SC4 rafters with insulation between lined with a vapour barrier and plasterboard.
- Fit insulation such as NBT Pavaflex or GUTEX Thermoflex between rafters, thickness to match rafters, fixed in strict accordance with Manufacturer's recommendations, available from <http://www.natural-building.co.uk/> or <http://www.greenerbuild.co.uk/> respectively.
- Fit insulation such as NBT Pavatherm or GUTEX Multiplex-top(vapour permeable) over rafters, 22mm thick, fixed in strict accordance with Manufacturer's recommendations, available from <http://www.natural-building.co.uk/> or <http://www.greenerbuild.co.uk/> respectively.
- Replace window with timber casement to match RB.7.W1 other than overall proportions which are to suit existing opening.

28.0 External Railings

- To front gardens.
- Strip existing paint and repaint with Dulux 'Metalshield Zinc Phosphate Primer' and Dulux 'Metalshield Gloss Finish', colour black.

29.0 External Paving

- Repoint joints with of 1:2.5 (lime:sand) mortar, colour to match existing.

30.0 Door Canopies

- Remove existing lead roofs and boarding below, replace boarding, underlay and lead sheet, flashings and soakers in accordance with the recommendations set out in the 'Lead Sheet Manual' produced by the Lead Sheet Association.
- Rub down timber to provide a clean dry finish that will allow window to shut once new paint applied, new paint to be Dulux 'Weathershield Preservative Primer+ (BP)' followed by 'Weathershield Exterior Flexible Undercoat' and 'Weathershield High Gloss'. Timber to be white.

31.0 Windows

- To facades.
- Open window and rub down timber to provide a clean dry finish that will allow window to shut once new paint applied, new paint to be Dulux 'Weathershield Preservative Primer+ (BP)' followed by 'Weathershield Exterior Flexible Undercoat' and 'Weathershield High Gloss'. Timber to be white.
- Otherwise works to be as follows:-

Window Schedule	
Window No.	
RB.2.W1	Works as described above only
RB.2.W2	Works as described above only
RB.4.W1	Works as described above only
RB.4.W2	Works as described above only
RB.7.W1	Replace cill
RB.8.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
RB.11.W1	For the boiler room remove the existing window and reduce size of opening to suit a 600x600mm WFVG Fire Rated Air Transfer Grille comprising a 1 hour fire rated ventilator complete with 2 matching steel grilles, colour white all from http://www.waterloo.co.uk/ fitted in strict accordance with the Manufacturer's recommendations.
RB.15.W1	Replace window with timber casement to match RB.7.W1 other than overall proportions which are to suit existing opening.
RB.17.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R0.2.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org .

R0.2.W2	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R0.4.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R0.4.W2	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R0.7.W1	Works as described above only
R0.8.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R0.9.W1	Works as described above only
R0.10.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R0.11.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R0.12.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R0.13.W1	Works as described above only
R0.15.W1	W20 Steel window so use following paint specification 'Strip existing paint and repaint with Dulux 'Metalshield Zinc Phosphate Primer' and Dulux 'Metalshield Gloss Finish', colour white.' Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R0.16.W1	Works as described above only
R0.17.W1	Works as described above only
R0.19.W1	Works as described above only
R0.20.W1	Works as described above only
R0.23.W1	Works as described above only
R1.1.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R1.2.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R1.2.W2	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R1.3.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R1.4.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R1.4.W2	Works as described above only
R1.6.W1	Strip existing lead cover to lintel. Strip lead cover to cill and replace existing cill in hardwood. Fit a post and wire pigeon wire system to cill,

	number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R1.7.W1	Works as described above only
R1.8.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R1.9.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R1.10.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R1.11.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R1.12.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.1.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.2.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.2.W2	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.3.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.4.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.4.W2	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.6.W1	Strip existing lead cover to lintel. Strip lead cover to cill and replace existing cill in hardwood. Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.8.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.9.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.10.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.11.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.12.W1	Fit a post and wire pigeon wire system to cill, number of wires as

	recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R2.14.W1	Works as described above only
R3.1.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R3.2.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R3.3.W1	Replace lower sash as bottom rail damaged beyond repair. Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R3.4.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R3.6.W1	Works as described above only
R3.7.W1	Works as described above only
R3.10.W1	Works as described above only
R3.12.W1	Fit a post and wire pigeon wire system to cill, number of wires as recommended by supplier, contact http://www.pigeoncontrolresourcecentre.org
R3.13.W1	Works as described above only

32.0 Doors

- To facades.
- Open window and rub down timber to doors and frames to provide a clean dry finish that will allow door to shut once new paint applied, new paint to be Dulux 'Weathershield Preservative Primer+ (BP)' followed by 'Weathershield Exterior Flexible Undercoat' and 'Weathershield High Gloss'. Frames to be white, doors to be same colour as existing.
- Otherwise works to be as follows:-

Door Schedule	
RB.10.D2	Remove existing door and frame, construct bund in opening in brickwork and asphalt external face, fit new external grade painted timber door and frame and fit cylinder, key operated from outside, turn operated on inside, with escutcheons.
RB.12.D2	Remove existing door and frame, fit new external grade painted timber door and frame and fit 5 lever mortice deadlock to BS3621:2007 with escutcheons.
RB.13.D1	Remove existing door and frame, fit new external grade painted timber door and frame and fit 5 lever mortice deadlock to BS3621:2007 with escutcheons.
R0.1.D1	Works as described above only
R0.3.D1	Works as described above only

33.0 Additional Items

- Remove redundant water tanks from attics and dispose of.
- Enlarge all loft hatches in ceilings, to be 900x1200, see drawing 7 for positions – **Anna to confirm**
- Allow to make good any damage to internal finishes.

- Allow to replace all ceilings in conference rooms R0.18, R0.19, R0.20 and R.0.23 to match existing.
- Repair existing handrail, see room R.39 on drawing number 7 and photographs

