

# THE BRITISH MUSEUM

THE SOUTH STAIR,  
CENTRAL SALOON &  
GALLERIES 37 TO 40

## ADDITIONAL SURVEYS

Authorised:	JEC
Date:	4 <sup>th</sup> March 2007
Job N°:	LN08732
Document N°:	GI200E-BDP-A-SPC-20-004
Revision:	A
Issued for:	Tender



Building Design Partnership Limited  
16 Brewhouse Yard,  
Clerkenwell  
London EC1V 4LJ

**A01 GENERAL INFORMATION**

**115B MAIN CONTRACT PRELIMINARIES**

The Contractor's attention is drawn to the Main Contract Preliminaries which must be considered in addition to the contents of this document. These include the terms of the Contractor's obligations under the Contractor Design Portions of the work where they pertain to individual work packages.

**120B DESIGN RESPONSIBILITIES GENERALLY:**

The contractor shall be responsible for developing and completing all surveys in accordance with the Contract Documents.

The Contractor shall provide sufficient drawn and photographic information to illustrate both the full extent of all surveys carried out and to provide a detailed record of the subsequent results, including cross referencing to other related record documents. All details of these surveys, their results and subsequent recommendations for any resultant action which may affect the current scope of work are to be submitted for review prior to the development of any shop drawings and fabrication drawings related to any particular survey.

The Contractor shall, with his Tender, bring to the CA's attention any discrepancies or contradictions in the Tender Documents.

**125B OTHER CONTRACT DOCUMENTS:**

This specification refers to all additional surveys not already identified within other contract documents pertaining to individual elements of work. This must, therefore, ALSO be read in conjunction with all other relevant Architectural, Structural and Building Services Engineer's specifications and drawings mentioned both in this specification and elsewhere in the main contract documents which will describe any further requirements or constraints upon any work done to the related fabric and engineering works. Where there is any doubt about the extent of these works or with co-ordination issues this shall immediately be referred to the CA for clarification prior to pricing or construction of the works.

**130B SUMMARY DESCRIPTION OF THE WORK:**

Scope: In summary, this includes, but is not limited to, the following additional surveys, not already identified within the contract documents, as part of the scope of work:

- Condition (dilapidations) survey of all existing retained elements within the scope of work.
- Condition (dilapidations) survey of existing elements at all interfaces outside the scope of works
- Type 3 Asbestos Surveys
- Detailed Timber Infestation Surveys within all roof and floor voids
- 'Mycoflora' risk assessments for potential presence of toxic moulds to timber.
- Additional dimensional or level surveys where required by CA

These surveys are to be read in conjunction with all other surveys already identified as required within contract documents. These include, but are not limited to, the following:

- Detailed condition surveys of specific existing elements including plaster work joinery, stonework etc.
- Surveys recording dimensional setting of specific existing elements to allow accurate reinstatement where temporarily removed (including stone and timber floor finishes etc).
- General dimensional/level surveys
- Further opening up investigations.

These surveys are also to be read in conjunction with the following limited surveys previously commissioned by the Museum. These include, but are not limited to, the following:

- General available existing site record information relating to architectural fabric, structure and building services.
- Schedule of Investigations document GI200E-BDP-A-SCH-20-001.
- Asbestos Register – showing results of identified asbestos in previous Type 2 Survey.
- Preliminary plaster, paintwork and timber contamination surveys
- Preliminary timber infestation survey
- CCTV survey of existing rainwater down pipes from roof areas (available upon request)

#### **140B HEALTH AND SAFETY**

As identified above, the British Museum has previously commissioned a number of specialist surveys in order to identify the presence of any potential hazardous materials which may exist within the structure and fabric of the building. Where these have been identified, the contractor shall be required to either remove (eg asbestos) or take all necessary precautions to carry out the works without any risk to the health and safety of site operatives, Museum staff and members of the public.

It should also be noted that some surveys have been limited (non-destructive or non-intrusive only) due to access constraints imposed by the occupied building. The contractor shall be responsible for progressing all further surveys required to identify any additional hazardous materials and to satisfy himself that these do not pose a potential health and safety risk to any site operatives, Museum staff and members of the public. The Contractor should therefore allow for carrying out further sampling (e.g. existing plaster, timber etc.) within the scope of work in order to satisfy himself that there are no further contaminants in specific locations

#### **145B SPECIALISTS:**

The following specialist was previously commissioned by the Museum to carry out contamination surveys of existing plaster, paintwork and timber:

- Environmental Building Solutions Ltd.  
Galley Cottage  
Galley Lane  
Great Brickhill  
Milton Keynes  
Buckinghamshire  
MK17 9AA  
Tel 001525261922  
E-mail: [ebss@ebssurvey.co.uk](mailto:ebss@ebssurvey.co.uk)  
Contact: Dr. Jagjit Singh

## **APPENDIX A:**

### **REQUIREMENTS OF 'CONDITION OR DILAPIDATIONS SURVEY'**

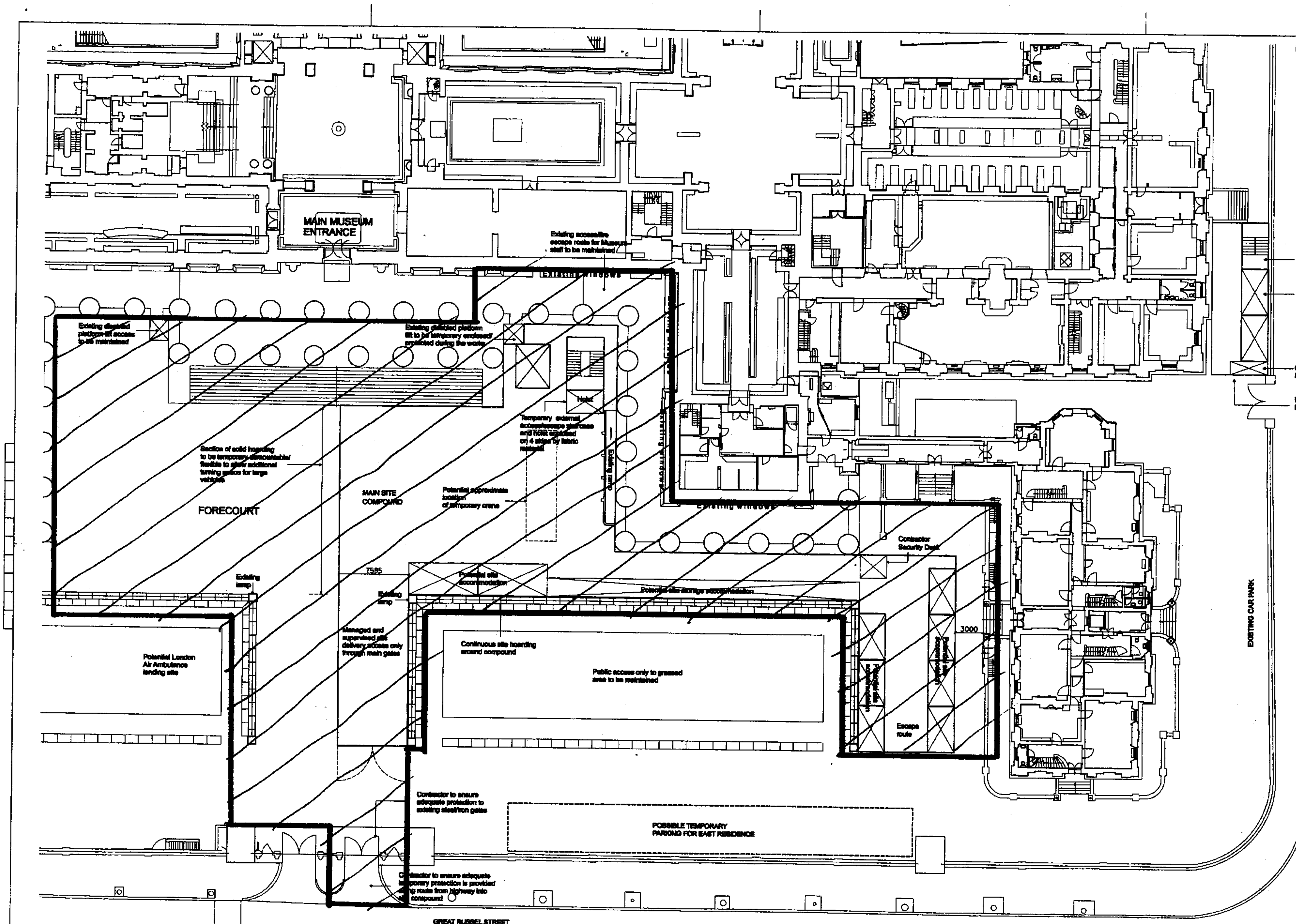
#### **1.0 Outline Scope of work**

- Survey to record condition of all existing retained elements of structure and fabric (including historic features and materials) within the scope of work prior to commencing the works.
- Survey to record condition of all existing elements of structure and fabric (including historic features and materials) at all interfaces with or directly adjacent to the construction site prior to commencing the works.

#### **2.0 Survey Requirements:**

- Condition surveys for limited, selective areas of fabric and fittings are identified within the contract documents.
- The Contractor shall undertake a full condition survey, or complete previous condition surveys and confirm the condition of the building structure, fabric and fittings to the CA prior to commencing the works.
- The Contractor shall record the existing condition of all structure and fabric within the general areas highlighted on the following drawings including all existing floor/roof finishes, elevations and ceilings where retained. This will include items identified elsewhere in the contract documents (e.g. 'General Protection to Existing Fabric' and other specifications). However, this should also include any other areas not identified on these drawings but where the contractor will be required to carry out other works identified within the contract documents.
- The Contractor shall submit sufficient drawn information recording any defects and cross referencing them to a separate detailed description of each item. In addition, the contractor shall record/map all areas photographically using a sufficient number and size of photographs to clearly confirm the condition of that area of fabric. No photograph should exceed an approximate recorded area of 2mX3m. All photographs should be cross referenced and located on drawings.
- All condition surveys are to be carried out and submitted prior to the installation of any protection and commencement of any strip out/demolition works in order to allow the CA/Client Team reasonable time to access and verify the submitted record information.
- The Contractor shall note any detached material and agree with the CA measures for secure storage of such items pending their reinstatement.





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# NOTES

## NOTES:

- A - Contractor to ensure appropriate delivery vehicles are selected to suit the constraints of access from Great Russell Street, through the main gates and onto the Forecourt (see Structural Engineer's drawings for loading constraints).
- B - Contractor to ensure all additional measures to overcome/address existing Forecourt loading constraints implemented.
- C - Contractor to ensure all existing finishes and features (including all stonework) are adequately protected where affected by the works.

Access staircase

Double storey accommodation. Max 8m high hoarding

Contractor Security Desk

Potential additional location for contractors compound

MONTAGUE STREET

EXISTING CAR PARK

NO.	REVISION	DATE	BY	CHECKED
1	ISSUE	16.02.07		

THE  
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THE BRITISH MUSEUM  
The South Stair, Central Saloon  
and Galleries 37 to 40

Temporary works  
Forecourt and Level 2

1:200 @ A1  
1:400 @ A3  
16.02.07

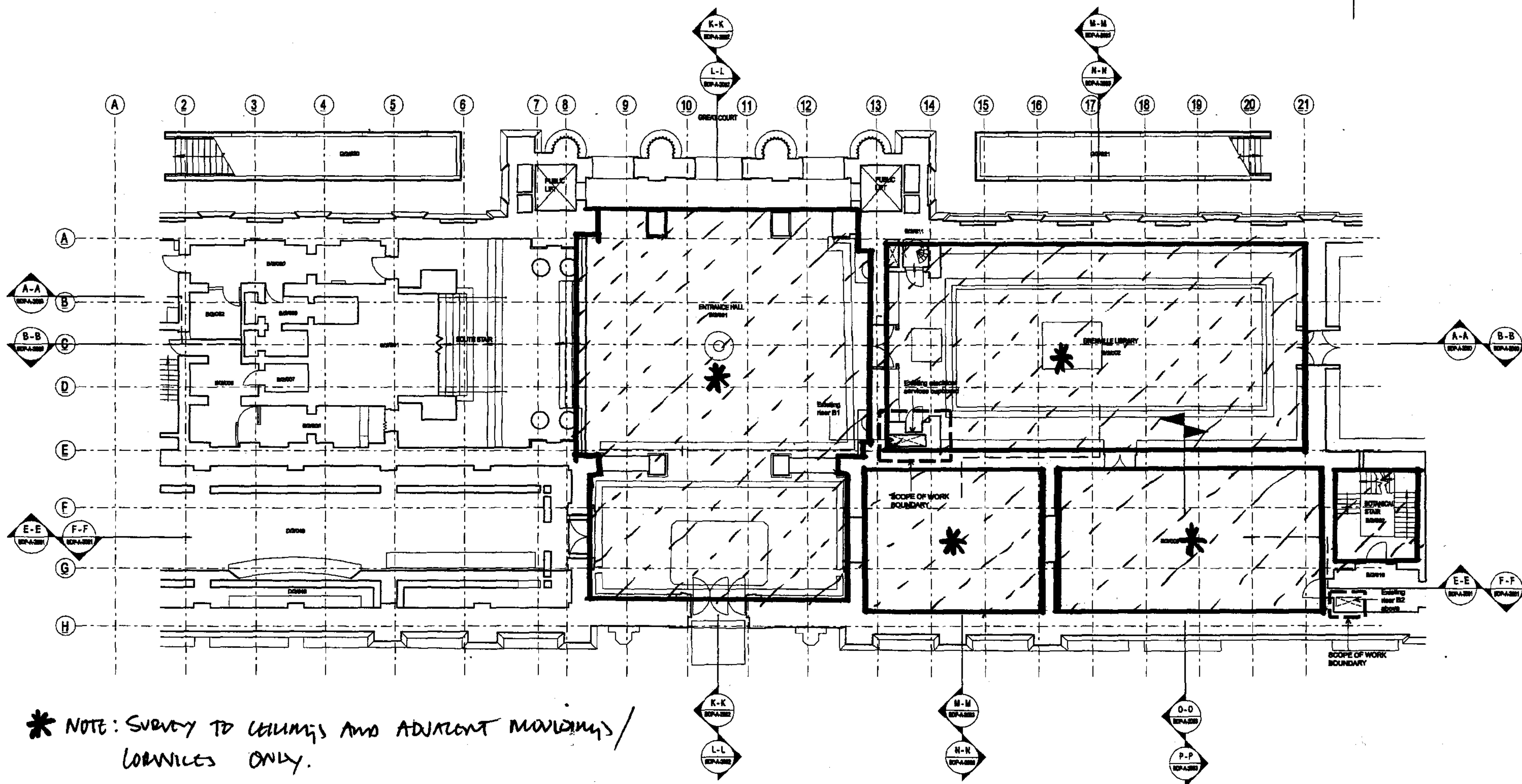
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# NOTES



\* NOTE: SURVEY TO CEILINGS AND ADJACENT MOVING/LORRIES ONLY.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR CONSTRUCTION	12.09.06	BDP	BDP
2	REVISION			
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THE BRITISH MUSEUM  
 The South Stair, Central Saloon  
 and Galleries 37 to 40  
 Existing Layout Plan  
 Level 2 (Ground floor)

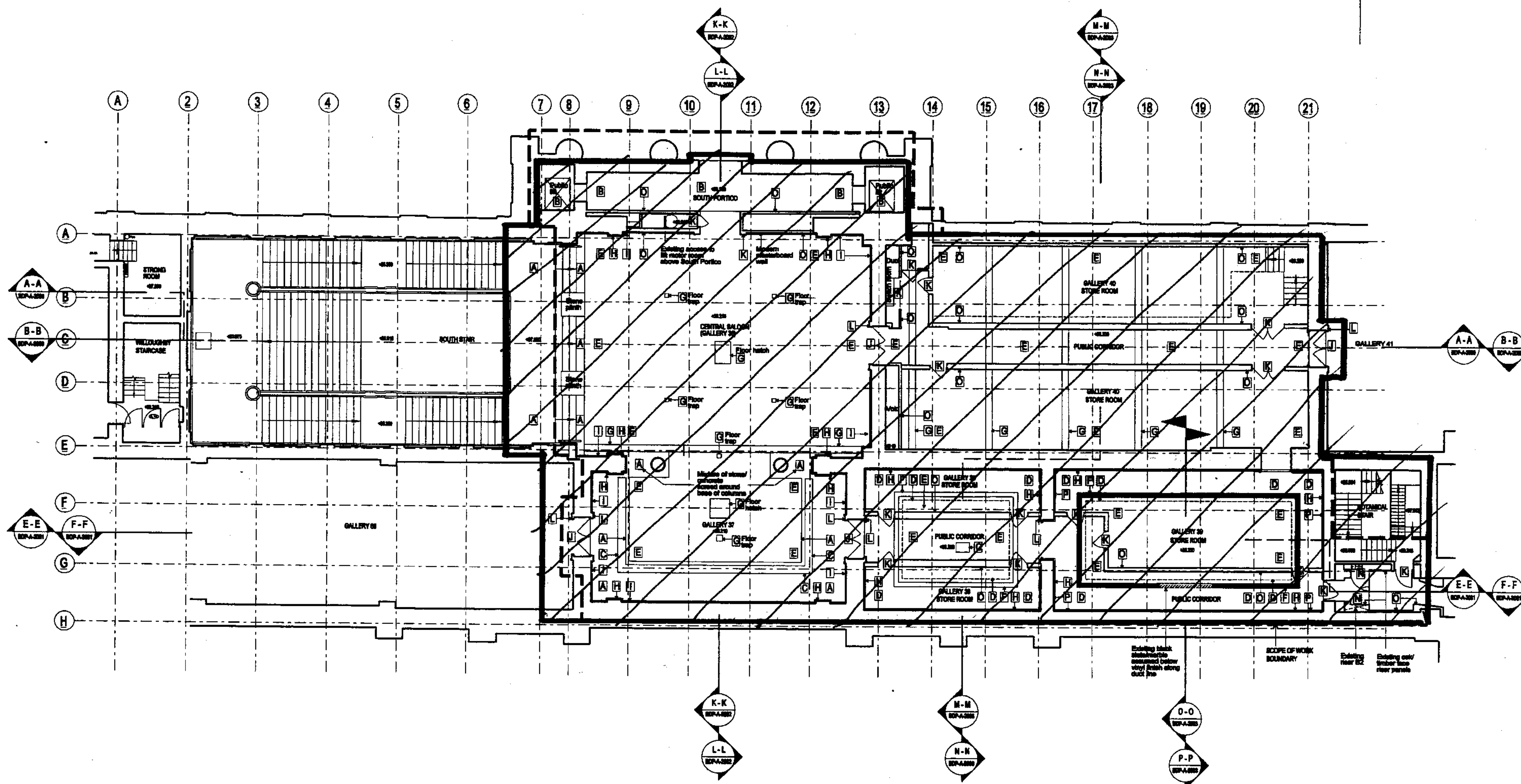
1:100 @ A1  
 1:200 @ A3  
 12.09.06

LN00700-010005-BDP-A-2006



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# NOTES



## EXISTING FLOOR FINISHES

- A STONE FINISH
- B LIMESTONE FINISH INSTALLED AS PART OF THE GREAT COURT PROJECT
- C BLACK SLATE/MARBLE FINISH TO TOP OF FLOOR DUCT
- D MODERN VINYL/LINOLEUM FINISH ADHERED ONTO STONE SUBSTRATE
- E MODERN VINYL/LINOLEUM FINISH ADHERED ONTO PLYWOOD/TIMBER FLOOR SUBSTRATE
- F CAST IRON FLOOR GRILLES WITH DUCT BELOW
- G VINYL/LINOLEUM FINISH ON MODERN FLOOR DUCT ACCESS PANEL COVER
- H ORIGINAL SKIRTING TO COLUMNS AND PERIMETER WALLS
- I MODERN SKIRTING TO PERIMETER WALLS

## OTHER ELEMENTS

- J EXISTING HISTORIC OAK PANELED DOORS (2.0m HIGH)
- K MODERN DOORS AND ARCHITRAVE
- L ORIGINAL HISTORIC DOOR ARCHITRAVE AND REVEALS
- M ORIGINAL HISTORIC CORNICE ABOVE DOOR
- N MODERN RISER ACCESS DOORS
- O MODERN PLASTERBOARD WALLING
- P HISTORIC LIME PLASTER TO WALLS

## ISSUE

Issue for Information	BC	JC	11/11/06
Issue for Tender	BC	JC	11/01/07

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THE BRITISH MUSEUM  
The South Stair, Central Saloon  
and Galleries 37 to 40

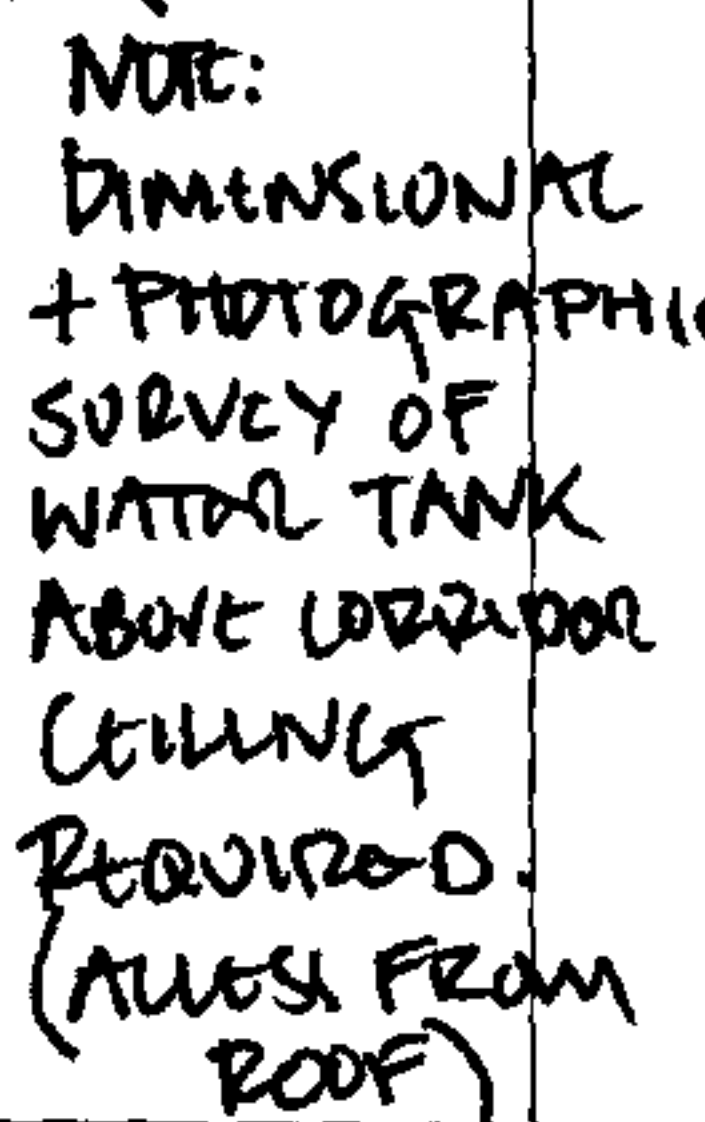
Existing Layout Plan  
Level 6 (first floor)

1:100 @ A1  
1:200 @ A3  
10.08.06

LD00300 02005 BDP A 2006



**NOTES**



1:200 @ A1  
1:200 @ A3  
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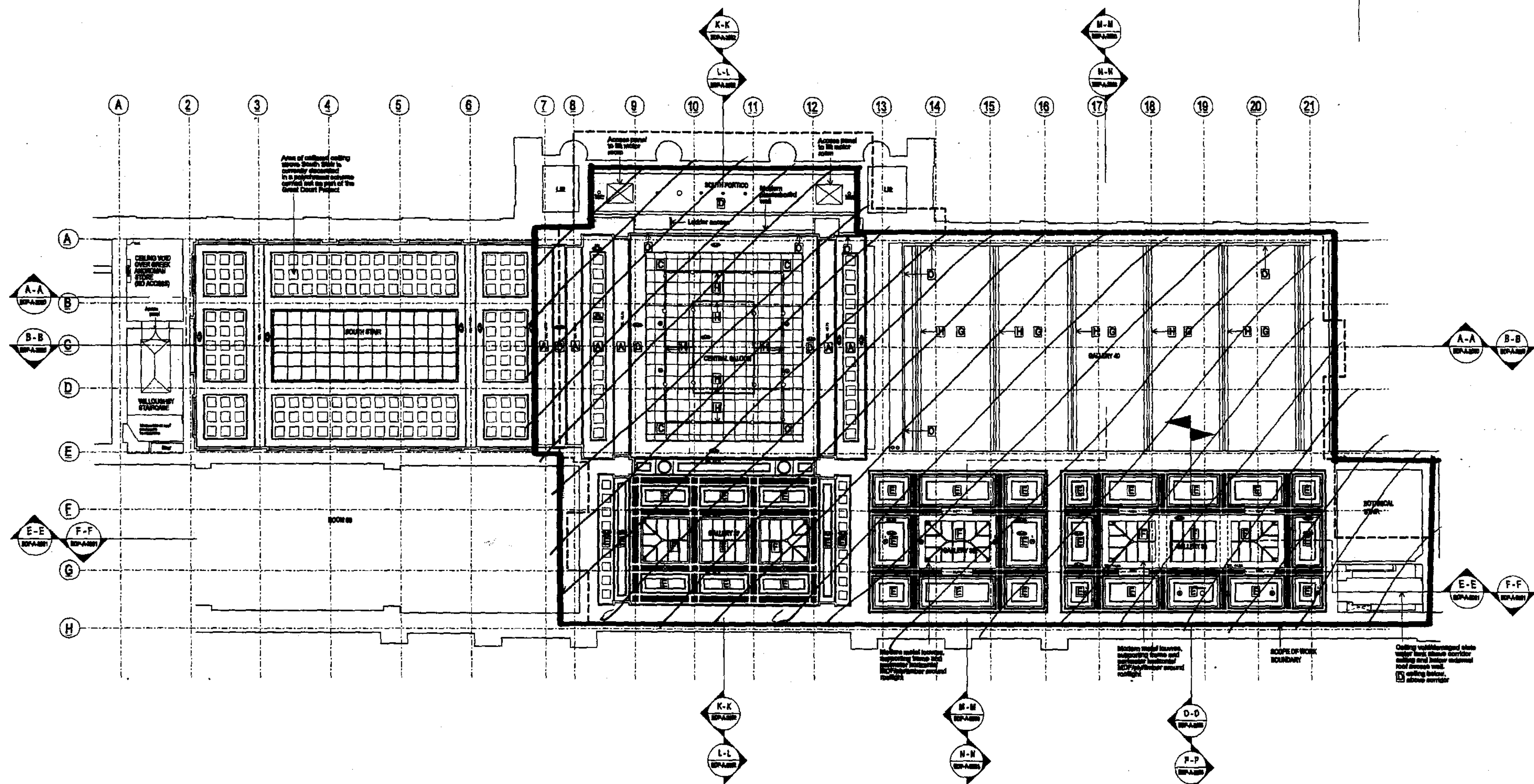
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# NOTES



## TYPES OF EXISTING CEILINGS

- A** MODERN CORRUGATED GALVANIZED STEEL CEILING CONSTRUCTED AFTER WW2 DAMAGE
- B** MODERN HORIZONTAL LAYLIGHT WITH FLUORESCENT LIGHT FITTING ABOVE
- C** MODERN TILED CEILING/LAYLIGHT
- D** MODERN PLASTERBOARD CEILING (PLC)
- E** ORIGINAL HISTORIC CEILING DETAILS
- F** SINGLE BLAZED ROOFLIGHT WITH STEEL FRAME
- G** MODERN FRIBULINED CEILING
- H** MODERN LIGHT TRACK

## OTHER ELEMENTS

- I** EXISTING HISTORIC OAK PARALLELED SCOFF (21m high)
- J** MODERN DOORS AND ARCHITRAVES
- K** ORIGINAL HISTORIC DOOR, ARCHITRAVE AND HINGES
- L** ORIGINAL HISTORIC CONDENSE ABOVE DOOR
- M** MODERN RISER ACCESS DOORS
- N** MODERN PLASTERBOARD WALLING
- O** HISTORIC LINE PLASTER TO WALLS

ISSUE	DATE	BY	CHKD	APPD
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**THE BRITISH MUSEUM**  
The South Stair, Central Salon  
and Galleries 37 to 40  
Existing Ceiling Plan  
Level 6

1:750 @ A1  
1:250 @ A2  
10.08.06



## **APPENDIX B:**

### **REQUIREMENTS FOR FURTHER ASBESTOS SURVEYS**

#### **1.0 Previous Surveys**

- A Type 2 MDHS100 Survey (Sampling) for areas within the scope of work has previously been commissioned by the Museum, the results of which have been included within the contract documents. Some asbestos has been identified within the existing roof voids, roof lanterns and a services riser B1. The Museum is currently undertaking the removal of all identified asbestos within Riser B1, certificates of which will be available upon request.

#### **2.0 Further Survey Requirements:**

- As defined in the HSE guidance document 'MDHS 100 – Surveying, Sampling and Assessment of Asbestos-containing Materials' (July 2001), the Contractor shall undertake a full 'Type 3' survey in all areas within or affected by the scope of work. This must occur prior to the commencement of any works, in particular strip out or demolition.
- The contractor shall employ a UKAS accredited surveyor and laboratory to carry out the required surveying, sampling and testing including the preparation of a report identifying/confirming the results (with photographs cross-referenced to drawings).
- The contractor is to ensure that this survey is carried out in good time to allow any further identified asbestos to be removed employing the same infrastructure as that required to remove previously identified asbestos.

## APPENDIX C:

### REQUIREMENTS FOR DETAILED TIMBER INFESTATION SURVEYS (INCLUDING FUNGUS AND BEETLE ERADICATION)

#### 105J PRECONTRACT INFESTATION SURVEY

- General: An initial limited and localised visual survey('Visual Preliminary Diagnostic, Non-destructive, Environmental Survey for Infestation' by EBS Ltd.) has been carried within the existing roof voids above galleries 37, 38 and 39 and the report has been included as part of the contract documents. See recommendations for actions during further investigations to be carried out by the contractor, including Mycoflora Risk Assessment.

#### 115J SURVEY AND REPORT

- Survey generally:
  - Purpose: To ascertain full nature and extent of any fungal and/or beetle attack once all areas of existing roof and floor voids have been opened up and are accessible. This will include a Mycoflora Risk assessment of type and nature of potential toxic moulds. To ascertain sources and extent of any dampness.
  - Timing: Before starting eradication work carry out survey and submit survey report.
- Survey report content:
  - Factors affecting execution of the work: Identify any site conditions and restrictions including the presence of bats.
  - Eradication treatments and procedures: Submit detailed proposals for remedial action including full quantities.
  - Associated work: Nature and extent of repair and/ or replacement work required to building fabric.
  - Other information: Any considered relevant.

#### 120J ASSOCIATED WORK

- Work shown to be necessary by survey: Carry out as part of main contract works.

#### 140J OPENING UP/ CUTTING OUT/ REMOVAL OF BUILDING FABRIC

- Extent: Submit proposals.
- Retained building fabric: Maintain stability and do not damage.

#### 150J DRYING OUT OF BUILDING FABRIC

- Drying conditions: Establish as soon as possible.
- Drying methods: Submit proposals for achieving effective permanent ventilation.

#### 162J PREPARATION GENERALLY FOR PRESERVATIVE/ FUNGICIDE TREATMENTS TO TIMBERS/ MASONRY

- Furnishings/ components/ finishes within treated areas: Prevent staining and other adverse effects.
- Water supplies: Do not contaminate.
- Electrical equipment and supplies: Isolate circuits as required and prevent ingress of treatment fluids.
- Cleanliness: Remove loose material, dust and debris from surfaces to be treated.

#### 210J DRY ROT

- Fruiting bodies: Do not disturb. Spray with fungicide.
  - Removal: Remove carefully. Clean down surfaces.
- Infected materials: Remove immediately and dispose of safely at a tip approved by a waste regulation authority. Prevent contamination of other parts of the building.



- 220 WET ROT
- Rotten timber: Cut out until sound timber is reached.
- 230 BEETLE INFESTATION
- Extent of damage: Determine.
  - Infected timber: Cut, scrape and trim back to sound timber. Remove debris immediately and dispose of safely at a tip approved by a waste regulation authority. Prevent contamination of other parts of the building.
- 240 SALVAGED MATERIALS
- Sound, uninfected materials: Give notice before reusing/ recycling.
- 310 TIMBER PRESERVATIVES/ MASONRY FUNGICIDES GENERALLY
- Products: Registered by the Health and Safety Executive (HSE) and listed on the HSE website under non-agricultural pesticides.
  - Application: In accordance with statutory conditions of approval given on product labels.
- 318 TIMBER PRESERVATIVE TREATMENT GENERALLY
- Preservative type: As recommended by specialist.
  - Treatment method: As recommended by specialist.
- 338 MASONRY FUNGICIDE TREATMENT
- Fungicide type: As recommended by specialist.
  - Treatment method: As recommended by specialist.
- 355 DRILLING TIMBER FOR INJECTION OF PRESERVATIVES
- Sizes and location of holes: Submit proposals.
  - Sealing holes after treatment: Insert hardwood dowels to match existing timber. Leave proud of surface.
  - Approval of appearance: Obtain approval of first few holes before completing remainder.
- 390 GUARANTEE
- Type: Insurance protection. Administered by an independent insurance protection company.
    - Guarantee period from completion of installation (minimum): 20 years.
  - Documentation: Provide certificates/ guarantees at completion of installation.