



Carefully lift all floor boards where affected by water. Inspect all joists, noggins and wall plates. Removed structurally defective timbers and replace with same section and scarf joint to existing. Clean boards and relay using nails through existing holes to joists.

Carefully remove skirtings boards and architraves. Inspect ground and timber backing /fixing plates for damage, replace as required in similar section. Refix all existing skirting boards. Where modern replacement boards replace or repair to historic pattern.

Carefully remove shutter boxes where damaged. Inspect and repair as above and refix sound timber replacing defective with matching profiles. Include all sash weight boxes as works proceed.

Remove all water damaged ceilings. Take moulds of existing cornices and replace to match existing. Replace ceilings with lath and lime plaster.

Remove all defective wall plaster, remove damaged grounds and timber blocks, replaster walls in lime mix and skim as existing finishes.

Repairs to fabric

DRAWING TITLE Listed Building Repairs First Floor	PROJECT 57 BIRKENHEAD STREET LONDON WC1	SCALE DATE DWG No	1 : 50 @ A3 Feb 2014 517 13
<p>LANYON-HOGG ARCITECTS Ltd. <i>Architecture + Interiors + Furniture</i></p> <p>Tel 020 8882 1849 post@lanyon-hogg.com www.lanyon-hogg.com</p> <p><small>PLANNING DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE ERRORS TO BE REPORTED TO THE ARCHITECT</small></p>			