

N.B. Refer to RL001_D1_Method Statement for details of the survey undertaken and methods to be used.
Refer to 1200 series (plans) and 2200 series (elevations) for locations of proposed works.

◇ Proposed Works			
1. Remove scaffold bar bolted to wall and fill bolt holes with mortar.	25. Renew mastic asphalt waterproofing to steps.	54. Existing fireplace opened up for investigation - no original fireplace found. Fireplace boarding to be repaired and made good.	85. Crack in joint between beam and ceiling to be repaired and made good.
2. Remove and renew slate tile flashing where broken (approx. 60cm).	26. Remove painted ventilator grill from toilet window and replace glass.	55. Remove vinyl floor.	86. Replace cracked tile with matching new.
3. Remove all organic growth from rendered building upstand. Treat with organic growth retardant. Thoroughly clean.	27. If wiring is to be retained allow for tidying up.	56. Remove false ceiling and replace with new.	87. Exterior door to be replaced with matching new.88. Existing roof access walkway to be completely removed and replaced with new discreet latchway access system.
4. Remove all organic growth from lightwell floor, gully upstands, walls and fixtures/fittings. Treat with organic growth retardant. Thoroughly clean.	28. Allow for making good and redecorating of basement lightwell painted render walls.	57. Remove existing service boxing and renew.	89. General localised repairs to roof - repair tiling, make good render and coping stones as necessary.
5. Remove all organic growth from metal railing stone base. Treat with organic growth retardant. Thoroughly clean. Remove all loose and flaking black waterproof paint. Re-paint stone base with new black waterproof coating.	29. Allow for thorough cleaning of existing metal rails and redecorate as necessary.	58. Repair ceiling.	90. Decorate all external rainwater and drainage pipes to match existing.
6. All windows to be refurbished and repaired. Refer to method statement. Windows to be redecorated and cills / surrounds to be scraped back and prepared for redecoration. Decorate render window reveals.	30. Repair broken stone step.	59. Asbestos nosing to stairs to be removed and replaced with new.	91. Glazing in lower sash to have removable frosted film applied for privacy.
7. Replace cracked window pane.	31. Replace missing balustrade post.	60. Crack / damage to beam to be investigated and repaired.	92. Glazing to have removable frosted film applied for privacy.
8. Mortar fill drill hole in pointing.	32. Position for new wall mounted monitor. If on historic plaster and lath wall then suitable plywood patress to be provided behind plasterboard to support screen. All plaster to be made good. Refer also to RL001_D1_Method Statement and RL001_D1_Design & Access Statement for details.	61. Introduce new lighting.	93. General localised repairs to flat roof.
9. Scrape off loose cornice paint back to stable substrate. Redecorate, allow 1m linear.	33. New 30 minute fire rated secondary glazing. Refer to RL001_D1_Method Statement.	62. Remove existing door and block up opening.	94. New curtains to windows.
10. Scrape off loose cornice paint back to stable substrate. Redecorate, allow 2m linear.	34. New secondary glazing for enhanced acoustic and thermal performance. For details refer to RL001_D1_Method Statement.	63. Existing Kitchen removed, remodeled and replaced with new.	
11. Replace missing chimney pot with matching.	35. Brick boundary wall below metal rails to be inspected and made good as necessary.	64. Existing WCs removed, remodeled and replaced with new.	
12. (None)	36. Concrete step base to have all loose material removed and base to be repaired.	65. Lift floor boards to thread services. Allow for packing as necessary to level floors. Reuse existing floor boards. Refer to RL001_D1_Method Statement.	
13. Renew lead flashing above stone cornice.	37. All organic growth removed from steps and balcony. Substrate to be treated with organic growth retardant. Thoroughly clean.	66. Evidence of damp. Repair and redecorate. Refer to 1700 series drawings and RL001_D1_Method Statement.	
14. Break out bowing render to stable background and renew where cracked. 35 linear metres.	38. Remove loose render upstand and renew.	67. Remove all trunking at door level.	
15. Investigate crack in cornice and repair as necessary.	39. Investigate crack in cornice and make good.	68. Remove all organic growth from coping stone. Treat with organic growth retardant. Thoroughly clean.	
16. Remove and renew slate tile flashing where broken (approx. 45cm).	40. Scrape off loose cornice paint back to stable substrate. Redecorate, allow 0.8m linear.	69. Clean hearth stone.	
17. Remove all mastic coating from existing front door steps and repair stone steps - install DPM beneath renewed stone steps.	41. Re-render raking parapets to slate roof.	70. Cracked skirting, needs repairing.	
18. Remove all existing intercom and door access controls and replace with new brass finish equipment.	42. Investigate crack and repair as necessary.	71. Damage to wall, needs repairing.	
19. Remove any redundant alarm boxes and make good.	43. The boarded up opening in the floor is to be removed and new structurally suitable fireproof insertion provided. The entrance hall above is to have new tiles on plywood to match existing.	72. Floor to ceiling crack to be repaired. Refer to RL001_D1_Method Statement.	
20. Remove security window bars and make good.	44. Decorate walls and ceiling.	73. Cracked ceiling to be repaired. Refer to RL001_D1_Method Statement.	
21. Scrape off loose cornice paint back to stable substrate. Redecorate, allow 1m linear.	45. Localised filling prior to decoration.	74. Remove blinds and curtain rail.	
22. Scrape off loose cornice paint back to stable substrate. Redecorate, allow 1.5m linear.	46. Remove all redundant wiring and services.	75. New radiator.	
23. Scrape off loose cornice paint back to stable substrate. Redecorate, allow 1m linear.	47. Existing asbestos panel to be removed and replaced with new fireproof construction, all to be decorated to match existing.	76. Tidy existing radiator pipe work.	
24. All external window surrounds, coping, cornices etc that are decorated to be cleaned, made good and redecorated.	48. Cracked panel in door to be repaired.	77. Existing circular window to be provided with fireproof protection to inside of room to protect the escape stair. Refer to drawing RL001_1604.	
	49. Replace ironmongery. Refer to 7000 series drawings for door information.	78. Discreet black call button box fixed to railings and wirelessly connected to reception desk to allow disabled users to call for assistance. Installed so as to in no way impact the historic fabric and to be completely reversible.	
	50. Remove carpet.	79. Repair crack in fireplace, make good and decorate.	
	51. Replace plain door with panel door.	80. Painted coping stone to be stripped and repainted.	
	52. New plasterboard vertical duct to house new services.	81. Renew mastic asphalt around gully.	
	53. Remove secondary glazing.	82. Water ingress. Plaster must be repaired.	
		83. Water damaged door frame to be completely replaced with matching new.	
		84. Flaking ceiling to be made good and repaired.	