

## SCOPE OF WORKS – ROOFING & CEILING PLASTER REPAIR

FOR:



GALLERIES 42-45  
WHITE WING  
BRITISH MUSEUM  
GREAT RUSSELL STREET  
LONDON WC1B 3DG



REVISION	DETAILS	COMPILED BY	CHECKED BY	DATE
A	First Draft	Simon Douch	Lisa Clifton	27 January 2016

HOK INTERNATIONAL LTD.  
QUBE  
90 WHITFIELD STREET  
LONDON W1T 4EZ

## **1.0 Demolition**

1. Remove existing copper roofing, gutter, dressings, kerbings, aprons and flashings. Contractor is to cart away including temporary maintenance walkways and associated structure.
2. Carefully remove existing “Bilco” hatches. *Note these cannot be reused for cold bridge reasons.* Contractor is to cart away
3. Cut out steel beam support for former plant. Contractor is to cart away. Make good brickwork.
4. Remove from above kerbing sole plate level the existing roof skylights. Contractor is to cart away

## **2.0 Temporary works**

1. Contractor to build fully covered (wind and weather tight) scaffold. Method statement for the scaffolding to be prepared and issued to the design team prior to scaffolding works commencing.
2. Provide full working height platform to enable the plastering repair works to be carried out in Galleries 42 and 43-45. Method statement for the scaffolding to be prepared and issued to the design team prior to scaffolding works commencing.

## **3.0 Carefully setting aside for reuse**

1. Take up the existing roof boards, de-nail from boards and rafters carefully to avoid splitting boards. Set aside boards for reinstatement after the first fix electrical works. The temporarily removed rafters are to be repositioned.

## **4.0 Building Services**

1. Install containment and conduit systems as instructed by TGA Consulting Engineers.
2. Add swan neck extension to existing soil stacks.

## **5.0 Carpentry timber repairs**

1. After opening up works allow for the architect and structural engineer to inspect the condition of the timbers.
2. Repair joists, rafters general framework and noggins – to be shown in ABA Consulting Engineers typical repair drawings.
3. Carry out bracing at interface of wrought iron beams with tangential timber bracing as indicated on ABA repair drawings.
4. Carefully adjust / reinstate existing timber rafters to accommodate new “Bilco” roof hatches. This will involve carefully removing and reinstating rafters to prevent damage.
5. Provide 25mm thick WBP plywood platform for building services maintenance supported on softwood cradle as indicated on HOK’s drawings.

## 6.0 New Carpentry Works

1. Provide and install new timber rafters over reinstated boarding. Form new openings in new softwood trimming required for new roof hatches. *To prevent damage to the original timber rafters it is the intention that where these would clash with the new access hatch openings new timbers are provided.*
2. Install Celotex FR5000 120 mm rigid foam insulation to conform to Building Regulations Approved Document L 2B over vapour barrier typically 1200 g polythene sheeting. Sheeting to be overlapped 200mm and taped on top of the existing reinstated boarding. 50mm ventilation gap as shown on HOK's drawing to be maintained at all times
3. Provide and fix new Code 8 machined lead roofing dressed over new timber rolls. All as shown on HOK's drawing A206. New substrate to be 25mm thick 150mm square edged softwood boarding with penny gap for substrate ventilation. All details to be in accordance with Lead Sheet association approved details. Contractor to allow for 25% replacement of boards previously damaged.
4. Install new Bilco roof hatches reference S/50TB, in positions shown on HOK drawings A204 and A205.
5. Install new safe access walkway – to be shown on HOK drawing. Manufacturer to be Latchways or equal and approved.

### Glazer

1. Place order co-ordinate and manage roof light glazing manufacturer/ installer for the design and installation of new proprietary roof lights with associated external daylight louvres. The louvres need to be controllable from within the gallery as well as have a manual override. The locations of the roof lights are shown on HOK's drawings A204 and A205.
2. Manufacturers to provide full fabrication details for the approval of the Museum and their agents. Drawings will show framing details and glass. Glass will need to be impact resistant double glazed units.

### Plasterer

1. The contractor is to arrange for plaster analysis of the ceilings in Galleries 42 and 43-45 to take place.
2. Provide analysts with safe working platform
3. Conservator to confirm the exact composition of the plaster
4. Conservator to confirm the chronology of paint through historical paint analysis. This is to be presented in a report to the museum and HOK.
5. The contractor is to arrange for Plaster conservator to carry out visual inspection along with the architect to determine the condition of the plaster in Gallery 42 and Galleries 43-45.
6. The contractor is to appoint a specialist conservation plasterer to repair the damaged down stands. The specialist is to provide a full method statement that will be required to discharge a Listed Building Consent condition before the works commence. This statement will describe how moulds will be taken, the materials that will be used (traditional lime) and CV's of the crafts people who will carry out the high level conservation plaster repairs.
7. Fine cracks , typically showing in Gallery 42, will be repaired with a Toupret filler and left smooth for ceiling decoration at a later date.

*Note ceiling decoration will be carried out as part of the Gallery works*