



General Scope of Works Main Facade Elevations:

Services

- Refer to Services Engineer information for extent of cabling, pipework & ductwork to be retained or stripped out and all new services proposals, General scope:
- All redundant services to be stripped out in their entirety.
- All existing services to be retained are to be repaired & made good/replaced where necessary.
- All unruly cabling to be retained are to be tidied and clipped securely
- Existing damaged cast iron soil stacks, gutters and rainwater pipes are to be repaired incl. dents, holes, loose straps & removal of moss.
- Existing grilles to lower ground windows are to be removed where indicated on services engineer proposals and replaced with clear glass to match existing. Where grilles are retained they are to be redecorated to match window frame. New grilles & overpanels are to match existing.
- Existing high level window fans to be removed and replaced with clear glass to match existing.
- All access requirements to below ground drainage and ductwork are to be retained and refurbished. Refer to Structural Engineer for works to be retained, redundant and proposed manholes, inspection chambers, covers etc.
- 3 no. new dry riser risers to be incorporated.
- New gas pipework incorporated to service 10 no. new gas lamps.
- Existing irrigation pipework to be omitted. New pipework for new external landscaping tbc.
- Existing lightning protection to be retained, tested and restored where necessary.
- 2 no. new horizontal louvers to infill to lightwell for new kitchen ARIU.
- All existing gutters and drains to be cleared of blockages.
- Refer to Vtech Zoom information for requirement for external cameras contractor to allow for new cabling throughout.

Lighting

Refer to Lighting Designer information for extent of new cabling, fittings and requirements for roof-ups.

- All existing light fittings to be removed.
- New gas lamps incorporated into existing cast iron plinths - bespoke fitting by Sugg Lighting Limited (Hydra Park Close with cast crown omitted)
- Spare power to be provided as per Services Engineer specifications - to suit future Christmas Lighting requirements.

Structures

Refer to Structural Engineer information for all structural elements, including:

- new precast concrete external stairs
- vault rectification works

Signage

Refer to Signage Supplier information for extent of new signage and power requirements

- Existing high level 'Hotel Russell' sign to be retained, cleaned and made good where necessary.
- All other existing signage to be removed.
- New plaques to main entrance & conference entrance
- New statutory signage throughout e.g. fire door keep clear and accessibility signage
- Manifestation to restaurant, bar and cafe windows
- New flags to existing refurbished flag poles

Planting

Refer to Landscape Consultant information for extent of new planting.

- New Kose planters to main entrance

Architectural

Refer to Architects separate detailed information for new power operated external doors & windows, new handrails, new terracotta barrel vault & soffit at main entrance, incorporation of new retractable lift and new steps.

Refer to Facade Consultants information for restoration of existing external fabric and repair of stonework and plaster, soffits etc e.g. terracotta, replacement of replaced stone corbel, repair of render to underside of balcony.

- All stonework surfaces are generally repaired and cleaned where indicated.
- For all new stone related components to facade and lightwell, it will be necessary to employ a stonework specialist to match colour, profile and general appearance of existing with new. All abutments of old to new shall be scribed and pointed with differential movement sealant.
- Existing stonework and glazed bricks to lightwell to be cleaned down and bricks replaced where necessary i.e. missing or due to services penetrations (bricks to match existing)
- Existing pigeon control fittings (bird mesh, spikes & cables) to be surveyed by specialist and made good or replaced where necessary (tbc dependant on feasibility of hawk replacement method) - all bird droppings hygienically removed and area cleaned & sanitised
- Existing external windows to be refurbished, including a rub down and making good of frames to permit new paint finish. Extent of refurbishment tbc following full window survey. Windows vary in condition and thorough overhaul is required to put into working order, renew rotten and damaged sections of timber, renew sash cords and rebalance weights. Repairs are likely to include splice repairs and possible new casements. Allow for primer, undercoat and 2 finishing coats of satin finish to match existing colours (black to lower levels & white to upper levels). All ironmongery and window putty to be replaced.
- Note, existing timber sliding sash windows have been provided with restrictors that are currently difficult to operate given their condition.
- For all new timber window components, it will be necessary to survey the exact profile of each element and provide matching hardwood profile prior to fixing, splicing and decoration.
- All removed window fans, redundant services and solid infill removed to be replaced with clear float glass to match existing, including all necessary frames, trims, sills and putty.
- Stained glass window to receive specialist cleaning and redecoration of frames.
- All existing pedestals and plinths to be refurbished and redecorated with new plinths and pedestals to match existing (to specialist subcontractor design).
- All existing balustrading to be refurbished, redecorated and reconfigured to suit new entrances with new balustrading & gates to match existing (to specialist subcontractor design).
- Existing retained marble steps to be refurbished by specialist & repaired where damaged.
- Removed and made good existing steps, along with new steps, will require demolition and making good of all abutment materials, including profiled terracotta clad concrete pedestals, new stone clad steps.
- New entrance staircases comprising new profiled stone steps, risers and walls/pilasters bedded onto reinforced concrete spanning substrate (refer to separate structural engineer's details). Co-ordination required with COP firms - gas lamps and retractable lift installation. New inset stair light fittings and metal handrails/printings. New loose planters and plinths to main entrance steps. Stairs also to have profiled concourse strips at top landing (within stone) and carbonium non-slip inserts for colour contrast and slip resistance.
- Lightwell floor and associated finishes to be renewed with paint finish to match existing colour scheme, following removal of stripping out elements (i.e. staircases etc)
- 2 no. existing metal fire escape stair from lightwell is to be replaced in new locations (to specialist subcontractor design).
- All retained existing external doors, including vault doors, are to be refurbished & redecorated.
- All loose redundant features, such as brackets & blind boxes, to be removed and existing fabric made good around fixings.
- Solid stacks, drainage and rainwater goods to be redecorated with bituminous paint (black to match existing)
- Condensate pipe emanating through the head of the window along Bernard Street at basement level should be repaired to discharge water properly. The water has caused some rot damage to the timber window which requires repair.

Numerous locations on both the main hotel and boundary wall pillars show areas of cracking to the terracotta. This is suspected to be a result of moisture penetration and corrosion of the iron members embedded into the terracotta. The areas should be further inspected as the time of external works package and repairs carried out. Refer to Harrison Goldman information.

Contractor also to allow for rectification works to highway and gaining of highways approval.

Safety harness eyebolts have not been tested although they still remain. We understand from Principel Hayley staff that all window cleaning is carried out via abseil, but the gutters are cleaned from within the building by on site staff. All eyebolts are required to be pull tested and renewed where necessary.

External decorations to all painted surfaces highlighted above should be a pre-requisite of the redecoration programme.

Keyplan	North
Notes:	
1. Do not scale	
2. Contractor to Check all dimensions and report omissions and errors to the Architect	

B	Notes updated as clouded	15.07.16	MG
A	CONSTRUCTION ISSUE (contract)	04.07.16	IAQ
08	ISSUED FOR TENDER 2 (LG)	29.04.16	MG
07	TENDER 2	24.03.16	MG
06	Terraces Omitted	04.02.16	MG
05	Notes added - ISSUED FOR TENDER	23.05.15	MG
04	ISSUED FOR TENDER	15.05.15	MG
03	ISSUED FOR PLANNING	03.03.15	MG
02	Initial Issue	15.11.14	ML
01	Created	25.06.14	MG
No	Revision	Date	Initial Chkd

For street elevations showing perimeter fencing & Ground Floor level elevations, refer to Epr drawing series 9000.

For GA Strip-out plans, refer to Epr drawing series 1400. For window repair scope for upper floor, refer to Epr Window Schedule.

Note: external works are subject to planning and listed building consent inc. discharge of conditions

----- Focus Areas for External Restoration Works - refer to separate Harrison Goldman report for details

Rivermeade Signs

Roslin Road
London W3 8BW
020 8896 6900

Russell Hotel
Camden

Proposed West Elevation, Russell Square

CONSTRUCTION 1: 100 @ A0 15.05.15

S9912 Russell External REF 02