

British Museum Perimeter Properties – 1 & 1A Montague Street

Internal and External Fabric and Features to be retained

Location Schedule

ITEM 1 - EXTERNAL WINDOWS AND FRENCH DOORS, INCLUDING FRAMES AND GLAZING TO FRONT AND REAR ELEVATIONS.			
Location:	Front and rear elevations	Level	Basement – Third floor
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability.			
Other Notes:			
Temporary works design to incorporate/make safe any elements which may be considered as a Health and Safety hazard. Penetration of existing fabric/finishes to enable support structure is not permitted.			



Item 1 – 1&1A Front and Rear Elevations

ITEM 2 - MAIN ENTRANCE STONE STEPS AND FRONT DOORS INCLUDING FAN LIGHTS, PILASTERS AND ALL OTHER SURROUND DETAILS			
Location:	Front entrances on Montague Street	Level	Ground floor
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability including size and nature of deliveries. Protection must include rigid plywood coverings generally throughout the works.			
Other Notes:			

ITEM 3 - CAST IRON RAILINGS, GATES AND BALUSTRADES, INCLUDING SUPPORTS AND STONE PLINTH TO RAILINGS			
Location:	Front entrances on Montague Street	Level	Ground floor
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability including size and nature of deliveries.			
Other Notes:			
Contractor to pay particular attention to avoid damage to horizontal support stay (spanning front lightwells) during refurbishment works to the railings and stone plinth.			



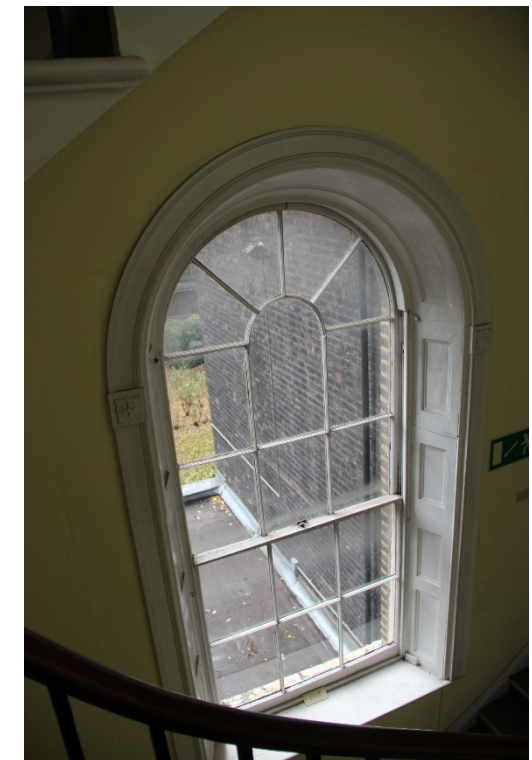
Item 2 & 3 – 1&1A Main Front Entrances

ITEM 4 - CAST IRON (ASSUMED) BALUSTRADING TO FRONT AND REAR BALCONIES & REAR LIGHTWELL			
Location:	Front & Rear Elevation – Front and rear 1st floor balconies and rear lightwells at ground level	Level	Ground and First Floor
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability. Protection must include the erection of buffer boxing as appropriate to avoid damage and any risk to health and safety. Protection to take account of the stability of the balustrading.			
Other Notes:			
No fixings/restraint allowed directly to external walls anywhere along the length and height of elevations. Condition survey to identify loose or defective elements. Temporary works design to incorporate/make safe any elements which may be considered as a Health and Safety hazard.			



Item 4 – 1&1A Balustrading to front and rear balconies and rear light well

ITEM 5 - INTERNAL TIMBER REVEALS, WINDOW BOARDS, SHUTTERS AND INTERNAL FACE OF EXISTING WINDOWS & FRENCH DOORS.			
Location:	All internal room elevations of main house	Level	Basement to Third Floor
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability. Protection must include the close wrapping of any decorative element, fixed with low tack tape and the erection of buffer boxing where appropriate.			
Other Notes:			
Temporary works design to incorporate/make safe any elements which may be considered as a Health and Safety hazard. Penetration of existing fabric/finishes to allow temporary works and other support structure is not permitted.			



Examples of Item 5 in 1&1AMS

ITEM 6 - WALL LININGS INCLUDING TIMBER PANELLING, TIMBER SKIRTING BOARDS, DADO RAILS, PICTURE RAILS, WALL MOULDINGS, DECORATIVE PLASTER MOULDINGS AND ALL OTHER FEATURES.

Location:	Internal room elevations of main house	Level	Ground - Third
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability. Protection must include the close wrapping of any decorative element, fixed with low tack tape and the erection of buffer boxing where appropriate.			
Other Notes:			
Particular care to be taken to avoid damage to retained fabric/finishes at abutments to areas of demolition/strip-out and new structure. This is especially important at the cornice level during dismantling of any damaged ceiling areas.			



Examples of Item 6 in 1&1AMS

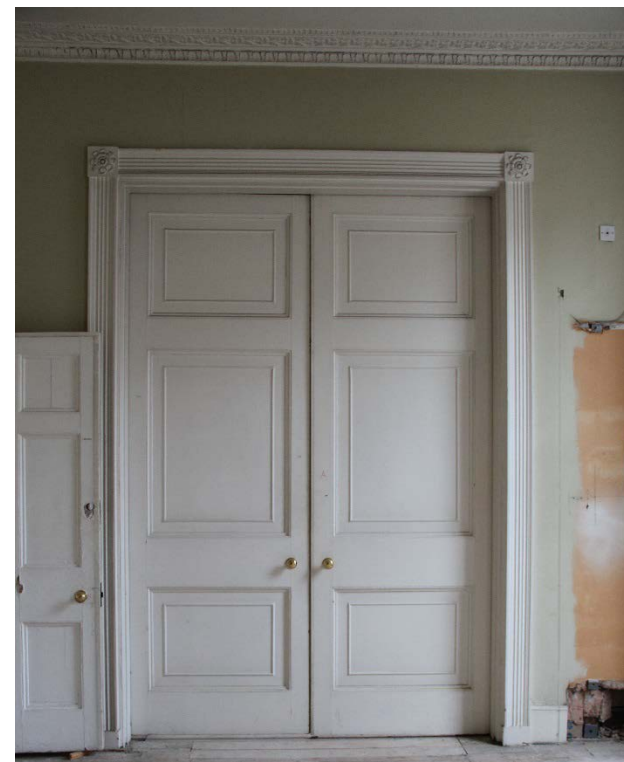
ITEM 7 - ORIGINAL FIREPLACES (INCLUDING SURROUNDS AND HEARTHTHS)			
Location:	See drawings	Level	Ground - Third
Ground to second floor level of the main house. Refer to drawings for exact locations.			
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependant upon the location, extent of work in the vicinity and the resultant vulnerability. Protection must include the close wrapping of any decorative element, fixed with low tack tape and the erection of buffer boxing where appropriate.			
Other Notes:			



Examples of Item 7 in 1&1AMS

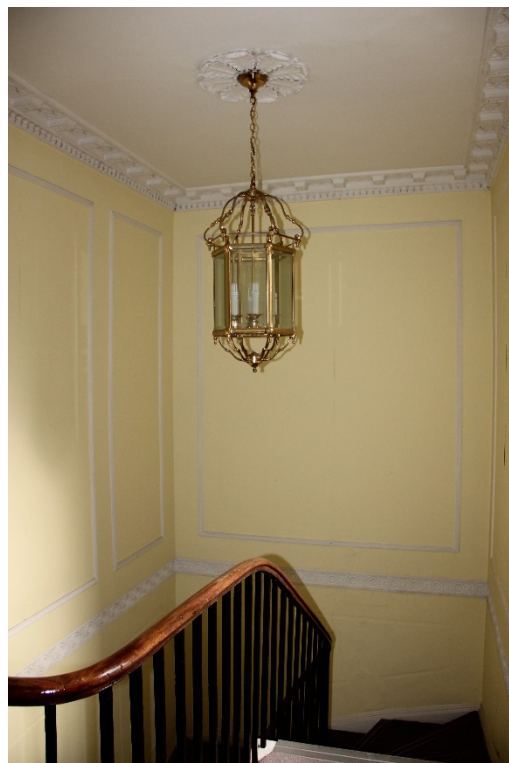
ITEM 8 - INTERNAL DOORWAYS - EXISTING TIMBER PANELLED DOORS, TIMBER ARCHITRAVES (ON BOTH SIDES), LININGS, FANLIGHTS, REVEALS, ANY DECORATIVE PLASTER MOULDINGS ABOVE DOORWAYS & IRONMONGERY.

Location:	See drawings	Level	Ground - Third
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability. Protection must include the close wrapping of any decorative element, fixed with low tack tape and the erection of buffer boxing where appropriate.			
Other Notes:			



Examples of Item 8 in 1&1AMS

ITEM 9 - HISTORIC CEILINGS INCLUDING MOULDINGS, ROSES AND CORNICES.			
Location:	See drawings	Level	Ground - Second
Ground to second floor levels of the main house. Refer to drawings for exact locations.			
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability during and following the dismantling/removal and renewal of the floor structures and finishes. Ceiling is potentially vulnerable to any impact from above and will require support / propping with appropriate 'cushioning' between support and ceiling to prevent damage.			
Other Notes:			
Temporary works design to incorporate/make safe any elements which may be considered as a Health & Safety hazard.			



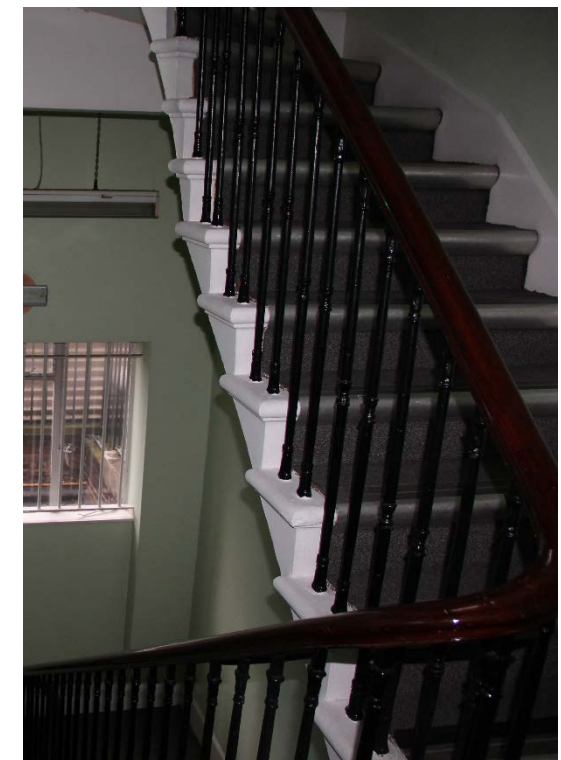
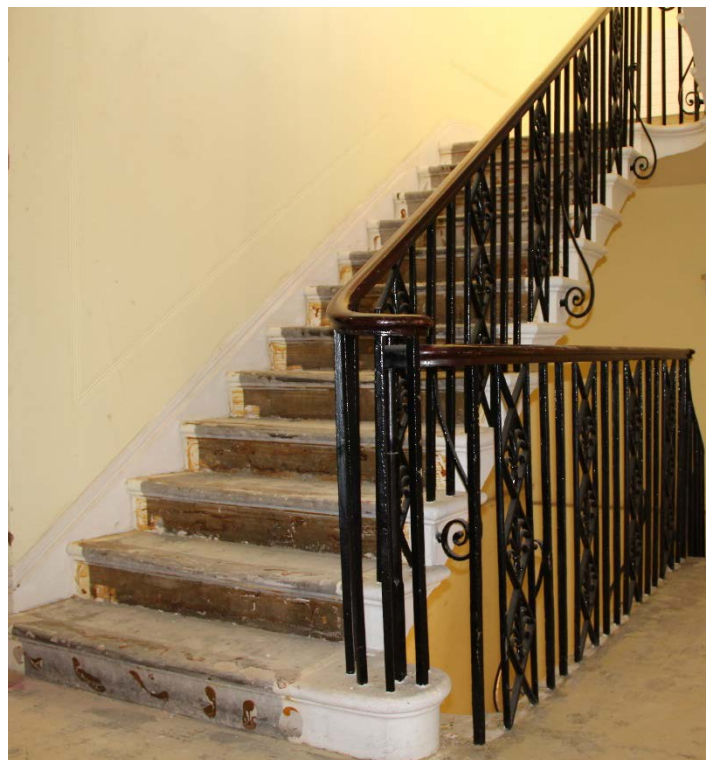
Examples of Item 9 in 1&1AMS

ITEM 10 – EXISTING INTERNAL LIGHT PENDANT			
Location:	1MS Stairwell	Level	Second Floor
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability.			
Other Notes:			



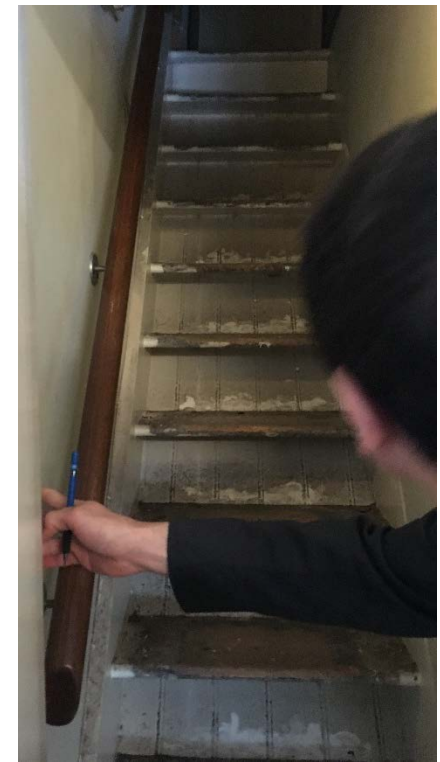
Item 10 – Existing brass lighting pendant in 1MS

ITEM 11 - MAIN STONE STAIR INCLUDING STONE TREADS, RISERS AND STRINGERS, HANDRAIL AND BALUSTRADES			
Location:	Main stairwell	Level	Ground - Second
Ground to Second floor levels of the stairwell to the main house.			
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability. Protection must include rigid plywood coverings or buffer boxing where vulnerable to damage and any risk to health and safety. Form of protection is to take account of unstable nature of balustrading.			
Other Notes:			



Item 11 – Main stone stairs in 1&1AMS

ITEM 12 – TIMBER STAIRS TO THIRD FLOOR AND ROOF LEVEL INCLUDING TREADS, RISERS, STRINGER AND BALUSTRADING.			
Location:	Stair S.03	Level	Second – Third, Third to Roof Level
Accommodation stair linking second to third floor levels.			
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability. Protection must include rigid plywood coverings or buffer boxing where vulnerable to damage and any risk to health and safety. Form of protection is to take account of unstable nature of balustrading.			
Other Notes:			



Item 12 – Timber stairs from second to third floor in 1&1AMS and third floor to roof level in 1MS

ITEM 13 - EXISTING HISTORIC TIMBER FLOOR BOARDS			
Location:	See drawings	Level	Ground - Fourth
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependant on the location, extent of work in the vicinity and the resultant vulnerability. Protection must include rigid plywood coverings generally through out the works.			
Other Notes:			



Examples of Item 13 in 1&1AMS

ITEM 14 - ROOF COVERINGS, LEAD GUTTER LININGS, RIDGE TILES AND FLASHINGS, CLADDING TO DORMER CHEEKS ETC.			
Location:	See drawings	Level	Main Roof
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability.			
Other Notes:			
Installation of protection is to be such that the flow of water along the gutters and into the outlets is not restricted and that water is prevented from building up and breaching any existing flashings, joints, laps etc. Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependant upon the location, extent of work in the vicinity and the resultant vulnerability. Protection to be provided such that lead coverings are undamaged and remain watertight until temporary weatherproofing is in place.			



Examples of Item 14 in 1&1AMS

ITEM 15 – COPING TO ROOFS / PARTY WALLS / PARAPET WALL			
Location:	See drawings	Level	First Floor
Front and rear balconies to main house.			
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability. Protection to be provided such that copings are undamaged pending inspection, assessment of condition and repair and restoration or replacement.			
Other Notes:			



Examples of Item 15 in 1&1AMS

ITEM 15 - BALCONY FINISHES AND FLASHINGS ETC.			
Location:	See drawings	Level	First Floor
Front and rear balconies to main house.			
Protection Strategy:			
Protection to be defined by the main contractor to suit construction site logistics and temporary works strategy. This will be dependent upon the location, extent of work in the vicinity and the resultant vulnerability. Protection to be provided such that coverings are undamaged and remain watertight until temporary weatherproofing is in place.			
Other Notes:			