



1 Montague Street - Rear Elevation



1A Montague Street - Rear Elevation

1A Montague Street Side Elevation	
Item	Scope of works
General	<ul style="list-style-type: none"> ▪ Patch repairs to render where necessary. Stucco to be redecorated with breathable mineral paint finish in colour to match existing. ▪ All vegetation to be removed from brick facades and brick perimeter walls, brick to be cleaned; ▪ Localised repointing if required. Non Hydraulic lime mortar. ▪ Cracking to brickwork to be repaired if necessary. Replacement of bricks where required and new bricks where missing
Ceilings	<ul style="list-style-type: none"> ▪ N/A
Floors / Steps	<ul style="list-style-type: none"> ▪ N/A
External walls, windows, doors, railings	<ul style="list-style-type: none"> ▪ Remove all friable of paint or loose/live plaster from stucco walls ▪ Areas of existing damaged stucco to be made good where required and redecorated; ▪ Existing metal window to be repainted ▪ New railing added to existing parapet. Height provided to comply with current building regulations. ▪ All existing balustrades to be redecorated with grade paint finish. Access to it to be restricted.
Internal walls	<ul style="list-style-type: none"> ▪ N/A
Joinery	<ul style="list-style-type: none"> ▪ N/A
Decorations	<ul style="list-style-type: none"> ▪ Refer to finishes schedule. ▪ All existing pipework to be cleaned and redecorated
Fireplace	<ul style="list-style-type: none"> ▪ N/A
Fixtures and Fittings	<ul style="list-style-type: none"> ▪ N/A
Services	<ul style="list-style-type: none"> ▪ Existing light fittings and cabling to be removed. New external replacement light fittings. Refer to BDP drawing (20)AE003 and M&E specifications. ▪ Existing boiler flue to be removed. Refer to BDP drawing (18)AE003. New 2N. Condensing units, refer to M&E specifications and BDP drawing (20)AP003. ▪ 1 new flue exhaust and 1 new boiler flue.
Fire Protection	<ul style="list-style-type: none"> ▪ N/A
Stairs	<ul style="list-style-type: none"> ▪ N/A
Additional Notes	<ul style="list-style-type: none"> ▪ For ironmongery information refer to ironmongery schedule. ▪ For door information refer to door schedule



*1A Montague Street - Side elevation
Existing lift shaft. Existing boiler flue to be removed.*



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Existing light fittings and cabling to be removed. New railing added to existing parapet. Height provided to comply with current building regulations.*