



ITEM	DESCRIPTION
01	<p>CLARIFICATION:</p> <p>Any reference to matwells within the application is incorrect and only entrance matting and coir matting will be installed at current floor levels without any reduction or creation of mat-‘wells’.</p>
02	<p>CLARIFICATION:</p> <p>Fireplaces and hearths; where there are screeded panels set within timber floors these will be retained throughout the property, and where newer tiled hearths have been built on top of the older framed slabs these are planned to be removed in 6 locations: F0009, F0018, F0028, F0047, F0048, and F1012 – In all six locations the surrounding fireplace and/or mantel shelves are planned to be retained with the firebox (including any tiled panels) are to be kept with the inside covered with a simple plain panel using a reversible set of fixings. All the other fireplaces and hearths are to remain in their current state with new decorations.</p>
03	<p>SANITARY FIXTURES:</p> <p>Several fittings are now planned for retention. The cistern within Flat 7 was already planned to be retained as it has a significant 1929 logo expected to be from the first early adaptations. In addition to this a Howson’s basin within Flat 2 is to be retained and reused, as well as the pan of the toilet in the same flat. 4 No. WC high Level Cisterns which are black Bakelite style were noted as containing Asbestos. This has been re-checked with an Asbestos Specialist Consultant and the cisterns are made from an asbestos reinforced plastic and under law any refurbishment needs to remove asbestos where practical.</p>
04	<p>ASBETOS CEILINGS:</p> <p>The ground floor of the north range has ceilings which are expected to have a build-up of lath and plaster with newer asbestos sheeting fixed to the underside. The asbestos was fixed during a period of refurbishment which occurred between 1930 and 1951.</p> <p>It is expected that the asbestos panels have been mechanically fixed into the plaster and corresponding ceiling timber structure. In addition, they may have been adhered. Recent investigations done by an asbestos consultant found that the panels look to be fixed using a series of nails in a general grid around the board and 1 or 2 lines along the length through the middle.</p> <p>Therefore, as a process of removal we are expecting to do the following:</p> <p>We expect to remove the asbestos as safely as possible, which means the panels themselves being removed as single units, much as they were installed. To do this, the timber face battens would be carefully levered off where they cover the joints between panels. The asbestos panels would then be able to</p>

equally be levered from the lath and plaster where possible. It is expected that where the panels have been mechanically fixed – these fixings could be used to detach the panels i.e. nails pulled out. The fixing points in the older ceiling would then need to be cleaned out to capture any asbestos residue. This process may then leave a large expanse of the (expected lath and plaster) ceiling intact, albeit with several lines of holes.

If the asbestos ceilings are glued to the lath and plaster then it is unlikely the asbestos will be able to be removed without significant amounts of the plaster staying adhered. In this case the damage done to the plaster ceilings has already occurred and it is unlikely they will be able to be retained in any reasonable condition.

Once the asbestos is removed, a new ceiling which is envisaged as part of the works will need to be fixed to the ceiling structure. If a lath and plaster ceiling is intact aside from some fixing positions, it is presumed that the same fixing positions can be reused for the new ceiling as per the asbestos panels. This approach would cause the least amount of damage to the remaining ceiling. This approach would enable any discovered features which are proud of the plaster ceiling to be retained. However, it is expected that there are no covings or ceiling roses/other features on the ceilings as the asbestos boarding looks to be fixed directly flat against the lath and plaster. If some are found, they will be recorded and kept in situ.

If the lath and plaster ceiling is significantly damaged or removed, either by the removal of the bonded asbestos panels or by the work historically done to install the panels originally (the lath and plaster ceilings could have been badly damaged to warrant the asbestos panels installation), then the expectation is not to reinstate a further lath and plaster ceiling and to simply fix a new ceiling into the highest possible position to keep the height of the room as per the existing state or better.

As part of the works process we will have the qualified asbestos practitioner to remove a selection of panels in a range of different rooms as an initial trial, which can then be reviewed by the Project Architect to allow the project the ability to control the method of removal which is to be applied throughout, and also to assess viability of retaining any damaged plaster and any possible significant discoveries.

Whether the lath and plaster ceiling is retained or not, the asbestos ceiling needs to be removed as part of the project. It will then be replaced with a new ceiling which will be as high as is physically possible to install within the room. The new ceiling will be above the height of all the windows, doorways, picture rails – similar to the current ceiling line, and therefore should not alter the room height found in many of these ground floor rooms.

- 05 **BRICK SAMPLE REPAIR PANEL:**
It was confirmed that we expect to provide a brick sample repair panel which will feature matching bricks and also a ruled lime mortar joint, for approval.
- 06 **ARCHAEOLOGY:**
It was confirmed that we are expect to have an archaeologist in place watching the works whereby the below ground investigative and builders works will be recorded and significant finds lists and reported.