



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4

NOTES

Strength consideration may be given to the stair guarding in order to comply with the Approved document K, the BS EN 1991-1-1 with its UK National Annex and PD 6688-1-1. Prior to implementing any work confirm with the Project Manager.

All iron grilles on lightwell and central court to be dismantled, cleaned, primed and decorated as specified.

GENERALLY

A. A1. Cleaning and strip out must be carried out using the less intrusive of the effective methods.

Generally remove dirt, grime and moss with clean drinking water and cloth. Use emery paper to remove light areas of corrosion. Bronze wire brushes, chisel and hammer can be used in more heavily corroded areas; finish off with emery paper. All dust and residue must be cleaned out afterwards.

In especially stubborn areas the use of JOS/TORC low/medium pressure wet abrasive cleaning system is allowed for cleaning and removal of loose rust and paint. When works are carried out in-situ, all surrounded areas must be protected.

Carry out test cleaning samples on hidden areas to establish suitable abrasive, turbine and nozzle type, nozzle distance from the substrate to be cleaned, with a preference for finer abrasives. After cleaning, wash off residual fines and abrasives with a highpressure, lowvolume water lance, or similar approved.

A2. Remove excess of paint (paint drips) using preferably mechanical methods. Use Nitromors paint remover, or similar approved, only if necessary and in strict accordance with manufacturer's instructions.

A3. Apply 2No coats of Jenolite Rust Remover, or similar approved, in any rusted area. Apply Jenolite Rust Remover in accordance with manufacturer's instruction directly to the rust. Wait 15 minutes, then apply a second application and immediately wipe dry with a clean cloth.

B. Prepare surface for painting as specified. Make sure all corroded areas, blistering, flaking and oil-like residues on the surface are removed. Priming and decorating must be carried out immediately after applying Jenolite Rust Remover or similar approved in accordance with the manufacturer's recommendations.

The painting system will be as follows:

- 2No coats of a metal rich primer (zinc based)
- 1No coat of micaceous iron oxide or other build coat
- 2No coats of gloss paint, colour to interior Designer's specifications.

All works must be carried out in accordance with the manufacturer's instructions of the products to be applied and under the surveillance of specialist blacksmiths.

The dry film thickness (DFT) of each coat must be measured with an electronic gauge and comply with the manufacturer's specification.

All surrounding areas must be protected to avoid any damage. Do not carry out the works in low temperature or high moisture conditions.

SPECIFIC WORKS

1 Carefully dismantle ironwork without damaging adjacent stonework.

Measure, tag and photograph all elements to be dismantled so that they can be rebuilt in the same location. Provide a detailed method statement for the dismantling to be approved by the Architect.

Dismantle and move ironwork in as large sections as practicable to minimize disassembly and in reverse order to the original assembly method.

Remove ease bolts holding elements in place. Fixings that cannot be released by unscrewing such as flush wrought iron bolts and studs are to be carefully drilled out. Drill an initial hole of a small diameter in the centre of the fixing and open it by degrees until the remains of the fixing can be removed without damage to the ironwork component. Do not dismantle parts that are soundly riveted nor part with sound tenoned joints.

Dismantled structures must be kept stable with temporary props, ties and braces as necessary. Temporary works must not damage the existing ironwork in any way.

Where ironwork is leaded into stonework, carefully drill out leadcaulked sockets and remove embedded ironwork without damage to the ironwork and stonework. Great care is to be taken when dismantling cast iron as it is very brittle and liable to breakage.

All elements to be transported and stored with adequate protection and separation between components. Support ironwork as necessary to prevent bending.

All works to be carried out under the surveillance of specialist blacksmiths.

2. Remove all inappropriate screws and re-fix railing with new flush iron bolt to match adjacent.

3. New cast iron spike to match adjacent. Prime, decorate and fix as specified. Details to match existing.

4. Iron repair
The preferred methods of repair for ironwork are:
Forge welding (for wrought iron)
Bolting
Pinning
Stitching
Arc Welding (not to be used on cast iron)

Electric welding may be used to bond sections and the wrought ironwork. Epoxy adhesive resin can be used to bond cast iron elements.

A complete repair assessment will be made by a specialist experience blacksmith/metalworker and approved by Architect.

5. After removal of existing molten lead fixing as specified refix ironwork by pouring molten lead into a masonry socket to match existing. Protect adjacent surfaces while lead is being poured. A clay cup should be formed around the hole to prevent lead from running over the surface of the stone cope. Allow lead to cool and solidify before tamping down.

The contractor must take all appropriate health and safety measures when working with molten lead.

ALL WORKS TO BE ADVISED BY SPECIALIST BLACKSMITH AND APPROVED BY ARCHITECT

BUILDING DESIGN PARTNERSHIP LTD SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING.

ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP LTD AT THE ADDRESS SHOWN.

REVISION/DESCRIPTION	DRAWN	CHECKED	DATE	REVISION/DESCRIPTION	DRAWN	CHECKED	DATE	REVISION/DESCRIPTION	DRAWN	CHECKED	DATE	REVISION/DESCRIPTION	DRAWN	CHECKED	DATE	REV PLAN
-APPLICATION FOR DISCHARGE OF CONDITION																
JAI MB 29.10.2015																

BDP.

16 Brewhouse Yard
Clerkenwell
London, EC1V 4LJ
United Kingdom

T +44 (0)20 7812 8000
F +44 (0)20 7812 8399
www.bdp.com

PROJECT TITLE	
42 BEDFORD SQUARE	
PROJECT NUMBER	P2005698
DRAWING TITLE	PROPOSED WORKS TO IRONWORK LIGHT WELL AND LIGHT WELL STAIRCASE RAILINGS
SCALE @ A1	1:20
DATE	09.2015
DRAWING NO.	LBC 4a_(70)AD002
REVISION	-