

Internal Repairs Schedule of Works

1. Existing windows to be refurbished and upgraded as required incl. ironmongery (match mottled, frosted, mirrored glazing panes as required).
2. Surface mounted blinds to be replaced with new timber boxing or integrated blind detail as appropriate.
3. Remove existing surface mounted blind & replace/make good as appropriate.
4. New broadloom carpet to replace existing incl. nosings, threshold dividers where appropriate e.g. Council Chamber.
5. Retain and make good original timber doors incl. reclaiming/supplying historically appropriate ironmongery to match.
6. Threshold infill to be retained.
7. Original fireplace with marble surround to be retained.
8. Original timber detailing incl. dado, skirting and detailing around windows/doors to be retained and made good.
9. Original timber cupboards / cupboard doors to be retained/made good where damaged.
10. Remove all surface mounted services (incl. electrical & mechanical installations, radiators, sockets) and make good timber panelling from scratches, scuffs and where fittings have been removed. Polish/treat as recommended by specialist incl. at skirting level.
11. Existing decorative cornice detailing to be retained.
12. Reclaim existing chandelier/light fittings and re-use as advised by Arch/Mech Eng. Where Building Regs. compliance and significance necessitates; existing lights are to be replaced with historically appropriate replacements.
13. Timber / carpet junction and threshold strip to be made good once new carpet is installed.
14. Ensure sliding / dividing panels are made good incl. operation.
15. Existing windows and doors to be refurbished and upgraded as required including ironmongery and where architraves are painted/stained, these are to be carefully sanded down and refinished as appropriate.
16. Painted timber panelling to be retained, damaged areas made good, panelling sanded down and repainted.
17. Original timber enclosures to radiators to be replaced with historically appropriate, bespoke joinery (including making accessible).
18. Replace timber thresholds to match stone used for fireplace hearth.
19. Make good render finishes to walls where fixtures / fittings are removed.
20. Modern WC's to be completely stripped out and replaced including all fixtures / fittings, finishes & services.
21. Lino flooring to be replaced.
22. Frosted, secondary glazing to WC / lightwells to be retained as a strategy, but refurbished with a more sensitive product as part of the refurbishment of windows generally.
23. Existing windows to be refurbished including ironmongery and mirrored panes to be retained as feature.
24. Existing lightwell windows to be refurbished including ironmongery and timber cills to be replaced / sanded back, made good and repainted.
25. Existing lightwell windows to be refurbished including ironmongery. Marble cills to be retained & made good where damaged.
26. Refurbish parquet flooring including repairs, removal of residual fixative (Bitumen - TBC) sanding, filling and finishing as advised by specialist.
27. Carpet infill section to be replaced with new broadloom carpet. Ensure carpet is inserted in a carpet well with bronze edge detail (avoiding trip hazard along the edge).
28. Marble floor finishes including Ground floor patterned tiling, marble skirtings (where applicable), stair risers and stair treads to be retained and refurbished. New nosing detail to be developed to be integrated on bottom 3 no. treads.
29. Marble balustrades, pilasters, variegated panels, dados, skirtings, architraves and handrails to be retained and refurbished with local repairs as required incl. rejoining, 'plastic' repairs and in severe cases of damage replacement in a sympathetic manner (to match existing) etc. Follow with cleaning, polishing and sealing as advised by specialist.
30. Asphalt to lightwell floor to be removed and replaced with exposed aggregate, polished concrete flooring.
31. Lightwells are to be treated by stripping out of redundant services, cleaning and localised repair of glazed tiles including regrouting and cleaning of existing weep holes, refurbishment of windows and doors and sympathetic replacement of drainage goods.
32. Existing lifts and associated modern timber framing / cladding to be removed (maximise opening). Lift shaft & decorative marble/timber architrave retained with new passenger lift car.
33. Remove all surface mounted services to plastered surfaces (including electrical & mechanical installations, sockets, signage etc.) and make good after chasing new services as appropriate, re-plaster and paint.
34. Remove trunking at dado level and make good as appropriate (ref item 33).
35. Plastered, vaulted ceilings to be retained and where light fittings / services etc. are removed and have caused damage; to be made good as appropriate, re-plaster and paint.
36. Existing dias to be restored (as feasible) and IT installation to be sensitively integrated.
37. Existing horseshoe arrangement of Oak seating and benches to be retained and restored, with new services integrated at low level. Existing joinery to be made good from scratches, scuffs and damage; where fittings have been removed, make good and polish /treat as recommended by Specialist incl. at skirting level. Seating upholstery to be replaced in-situ with new leather incl. to benches. Redundant ICT/AV equipment to be carefully removed and/or made good / replaced with more appropriate electronic voting equipment (TBC by others).
38. Integrated timber cupboards to be retained. Doors to be made good / replaced incl. to remove ventilation grilles.
39. Council Chamber galleries to be retained. Seating upholstery to be replaced in-situ.
40. Integrated joinery vent detail to be retained.
41. Decorative timber balustrade to galleries to be retained and restored with targeted repairs e.g. scratches, scuffs, staining and where fittings have been removed. Polish/treat as recommended by specialist.
42. Existing Corinthian timber pilasters to be retained and restored by removing surface mounted services/fixtures, making good with targeted repairs and where the fine decorative detail of the Capital has been damaged, these carvings are to be repaired in-situ, polished and treated. All as per specialist recommendation.
43. Brass guard rail to be cleaned and polished (Treatment TBC if brass is lacquered).
44. Existing decorative ceiling perforations and mouldings to be cleaned and where details has been lost due to overpainting, paint thinning chemical to be used to carefully peel away the layers of paint and pick the plaster mouldings/perforations back to their original sharpness.

45. Existing Diocletian window to be refurbished and upgraded as required incl. ironmongery (match glazing panes as required).
46. Internal horizontal rooflights to be retained and cleaned (both faces) with artificial backlighting enhanced.
47. Surface mounted services to be concealed and ceilings made good with existing lights replaced with historically appropriate replacements.
48. Existing metal balustrade to be retained, cleaned, sanded down and repainted in-situ.
49. Existing non-original corner guardrail to stairs to be retained, but cleaned, sanded down and repainted.
50. Carefully remove existing security shutters and replace with PPC finished shutters; more historically sensitive, and with a mechanical lock to the bottom of the shutter.
51. Existing non-original glass draft lobby to be removed and existing stonework fabric to be made good.
52. Following the removal of the draught lobby, the commemorative foundation stone is to be restored.
53. Stone flooring to portico to be made good from damage e.g. excessive undulations, delamination, holes, chipped edges and larger cracks. Where excessive damage has occurred e.g at thresholds, lift and reverse stones to avoid replacing them or new stone inserts are to be cut in to match the existing may be the most suitable course of action. Dress back any loose material , clean and repair in-situ as recommended by Specialist. Repairs are to be made with of lime-based grout as appropriate. Existing matwell inserts are also to be replaced with new entrance matting inserted in a carpet well with bronze edge detail (avoiding trip hazard along the edge).
54. Existing entrance steps retained, repaired and made good from staining, delamination, cracking and damage to edges and any other observed faults. Repoint joints as required with a hydraulic lime / cement mortar (mortar sampling to confirm); and cracks, deep holes or chipped edges are to be filled. Renewing part of a stone with matching new material and profiles will be required where, e.g. a corner has broken. Reseal and polish as recommended by Specialist.
55. Central existing double doors to Judd Street entrance to be carefully removed and relocated into existing RH door opening and upgraded with automatic push release for equal access. LH existing double doors are to be retained in place, but held closed. Existing double doors to RH opening to be relocated into central opening, rehung to open outwards and held open to accommodate new revolving door. All existing doors to be refurbished incl. ironmongery. New bespoke, bronze clad revolving door to have drive mechanism in the canopy with the surface base surface mounted to safeguard against damage to the mosaic tiling.
56. Existing stone to elevation to be repaired and made good from staining, delamination, cracking and damage to edges and any other observed faults. Where needed joints between stones should be raked out and repointed with a hydraulic lime / cement mortar (mortar sampling to confirm); and cracks, deep holes or chipped edges are to be filled. Renewing part of a stone with matching new material and profiles will be required where, e.g. a corner has broken. Reseal and polish as recommended by Specialist.
57. Existing concrete ramp to be demolished and replaced to provide a widened 1:20 ramp with stone finishes to match public realm.
58. Existing balustrade and handrail to be removed and replaced with new PPC finished balustrade and handrail. Profile in keeping with retained Judd street handrails.
59. Entrance door removed to provide a clear opening into portico entrance with a new security shutter fitted internally. Shutter to match those to Judd street entrance.
60. Existing lino to lobby linking ramp and portico (later extension) to be replaced with stone floor finish and skirtings to match existing stone to portico. Lobby made wider by removing obstructing partition, with walls and ceiling to be made good and redecorated.
61. Low level cupboard to be removed and new, bespoke joinery replacement cupboard to be built in place.
62. New opening created in existing fabric to form entrance into proposed Reception area. Opening connecting to lobby to be formed within existing recessed arched opening. Reveal to be dressed with timber/stone lining to distinguish modern intervention.
63. New opening created in existing fabric to form entrance into proposed Reception area. Opening connecting to corridor to be full width.
64. Glazed bricks to be replaced with new windows to match corresponding windows in Ligthwell 02.
65. Existing marble name plaques to be restored to Specialist recommendation.
66. Non-original / detrimental fabric removed and historic plan form re-introduced.
67. Coffered marble ceiling to be made good incl. cleaning from staining, local repairs as required incl. 'plastic' repairs and in severe cases of damage replacement in a sympathetic manner (to match existing) etc. Follow with cleaning, polishing and sealing as advised by specialist.
68. Remove all surface mounted services to plastered surfaces (including electrical & mechanical installations, sockets, signage etc.) and make good after chasing new services as appropriate, re-plaster and paint.

Notes:

Drawings are based on survey data and may not accurately represent what is physically present.

All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

To be read with Outline Conservation Strategy - Key Areas, Ref. doc. CTH - PUR - MP - 00 - SP - A - (00)005

SS P00

18 Apr 2019

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ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
DRAWING TITLE	Schedule Proposed Internal Conservation Repairs			
DRAWING NO.	CTH-PUR-MB-XX-SH-A-93000			
REVISION	SS P00			
SIZE & SCALE	A1L	1:100		
DRAWING STATUS	SS SUITABLE FOR PLANNING			

CLIENT

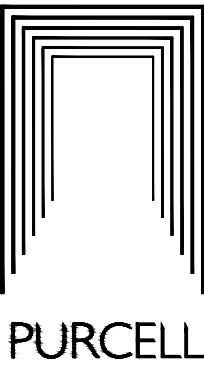
Lendlease

PROJECT

Camden Town Hall

JOB NUMBER

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