

SCOPE OF WORKS


 **EXISTING DADO TRUNKING AND SOCKETS RETAINED**

 **EXISTING DADO TRUNKING & SOCKETS REMOVED & REPLACED WITH NEW RECESSED SOCKETS**
NEW RECESSED SOCKETS TO BE SET OUT 350MM AFFL EXCEPT WHERE SKIRTINGS ARE HIGH, IN THESE LOCATIONS, UNDERSIDE OF SOCKETS TO BE SET OUT 100MM ABOVE TOP OF SKIRTING

- Existing horizontal and vertical dado trunking to be removed.
- Existing power and data cables to be retained and reused for new recessed outlets. Refer to 837_G_030 series proposed drawings for locations.
- New plaster cornice to be fitted following removal of vertical trunking. Mould and material to match existing.
- New skirting to match profile of existing to be fitted following removal of trunking. Whole skirting to be redecorated to match existing paint finish where new skirting has been pieced in.
- Walls to be made good using lime plaster where dado trunking has been removed. Whole wall to be redecorated to match existing paint finish following removal of trunking.

Where trunking has been fixed to low level boxing out beneath radiators:

- Low level boxing out and trunking to be removed.
- New skirting to match profile of existing to be fitted and decorated to match existing if required.
- Walls to be made good using lime plaster where boxing out and radiators have been removed and redecorated to match existing.

 **EXISTING DADO TRUNKING AND SOCKETS LOWERED AND REPOSITIONED AT 350MM AFFL, EXCEPT WHERE SKIRTINGS ARE HIGH, IN THESE LOCATIONS, UNDERSIDE OF DADO TRUNKING TO BE SET OUT JUST ABOVE TOP OF SKIRTING**

- Existing horizontal and vertical dado trunking to be reused and lowered to just above skirting level.
- Walls to be made good using lime plaster where dado trunking has been removed. Whole wall to be redecorated to match existing paint finish following removal of trunking.

 **EXISTING RADIATORS RETAINED**

 **EXISTING WALL MOUNTED RADIATORS REMOVED FROM HISTORIC FABRIC AND REINSTALLED ON NEW STELRAD FLOOR STANDING BRACKETS**

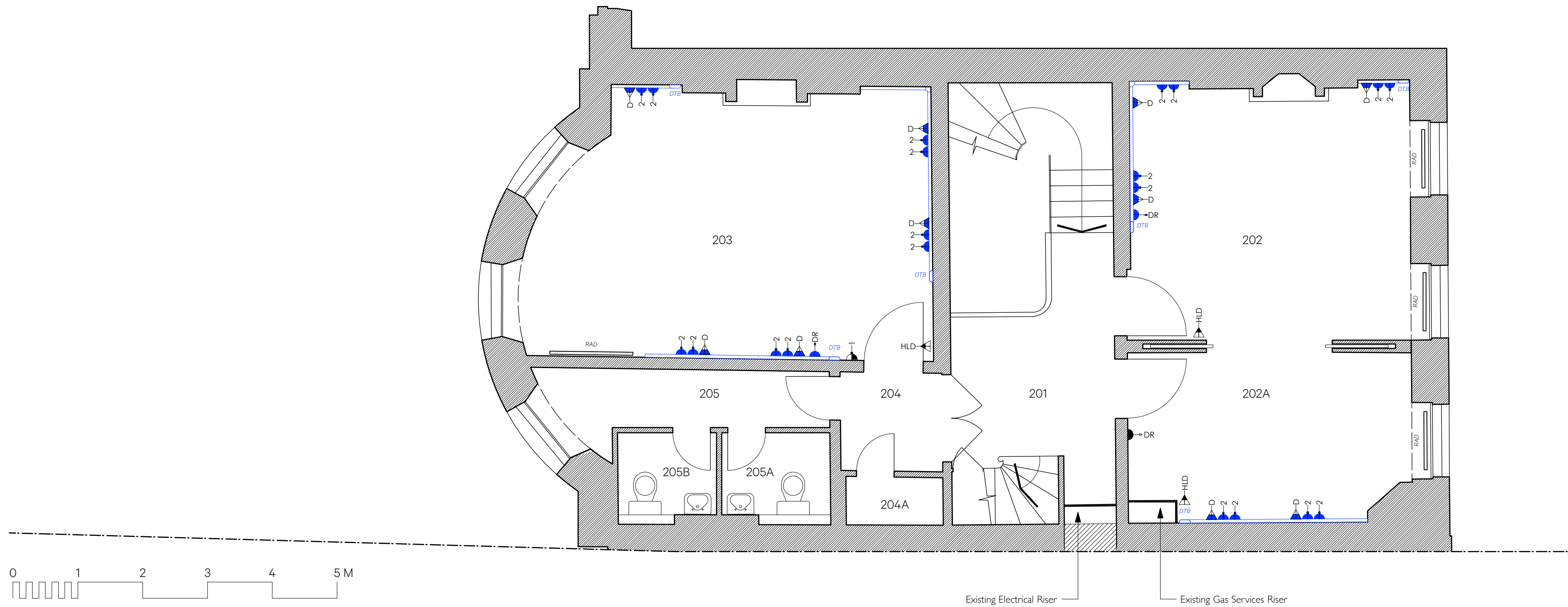
- Existing low level boxing in with trunking to be carefully removed (where installed).
- Existing radiator wall brackets to be removed from wall.
- Any resultant repair work to be carried out using lime plaster and decoration to match existing.
- Existing radiator to be reused and floor mounted using stelrad floor standing brackets.
- Where radiators have been fixed on boxing with electrical trunking and outlets installed under them at skirting level, the boxing and trunking is to be removed. In these circumstances, remove the radiators and connecting pipework after removal of boxing and trunking, reposition the radiators at normal height in line with other radiators. Where due to height of skirting board, radiators cannot be fixed back to the wall fabric, mount the radiators on proprietary feet from Stelrad subject to approval from Architect. It is permissible to install pipework exposed under radiators from the riser, fixed back to the skirting and painted white. Allow for installing new pipework and fittings from the riser.

 **EXISTING SERVICE RISER REDUCED IN SIZE**

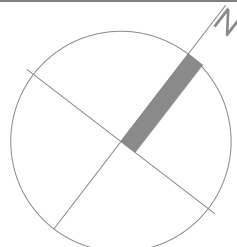

- Existing service riser to be reduced in size as is practicable to minimize abutment to historical fabric including ceiling cornices, fan lights, etc.
- Please refer to method statements for plaster repairs.

 **WORKS TO CHIMNEYS AND FIREPLACES**

- Existing boarded up fireplaces on principal ground and first floor levels to be opened up.
- Existing chimney flues to be swept and new ventilated terracotta caps to be fitted to all existing chimney pots.
- A flue balloon is to be installed at the base of the flues that are not being used. Take care not to block the base of the flue entirely. A balloon and cap is the simplest solution. However, some warm air will continue to be lost up the flue and draughts and wind noise will not be completely eliminated. (ref: Historic England: Energy Efficiency and Historic Buildings-Open fires, chimneys and Flues)
- Any historic inserts that are revealed will be retained and made good. Should any have been removed, the opening will be redecorated accordingly. Care is to be taken to protect the retained fire surrounds and any historic inserts that are revealed whilst works are carried out in close proximity.
- Remove any loose dirt and debris using a dry dust mop or clean towel. Use plain water or neutral cleaner and let sit on surface for several minutes to dissolve dirt. Rinse surfaces thoroughly with clean water, or use a wet vacuum or squeegee to remove the dirty water. When dry, buff with non abrasive machine or clean towels to restore shine.
- If uncovered, we would suggest that the chimneys are swept, a ventilated cap is fitted to the chimney if not already present, and an inflatable device is fitted at the base of the chimney to prevent draughts and dirt from entering the rooms.



Second Floor Plan : Landlord LBC Rectification Works

Revision	Date	Amendment	Notes								
T1	19.06.2019	Tender Issue		 <small>NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. THE CONTRACTOR/MANUFACTURER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND QUERING ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF BURWELL ARCHITECTS LTD. COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS ISSUED ON CONDITION THAT IT IS NOT COPIED, REPRODUCED, RETAINED OR DISCLOSED TO ANY UNAUTHORISED PERSON, EITHER WHOLLY OR IN PART, WITHOUT WRITTEN CONSENT.</small>	Client	UCL Institute of Innovation & Public Purpose		 <small>info@burwellarchitects.com www.burwellarchitects.com</small>		<small>Unit 001 California Building London SE13 7SF +44 (0) 2083 056010</small>	
T2	17.07.2019	Issued for Planning & LBC	Project		11 Montague Street		Scale				
				Drawing	Second Floor Plan : Landlord LBC Rectification Works		Date	November 2018	Revision	T2	
				Project N°	813		Drawing N°	813/GA/023			