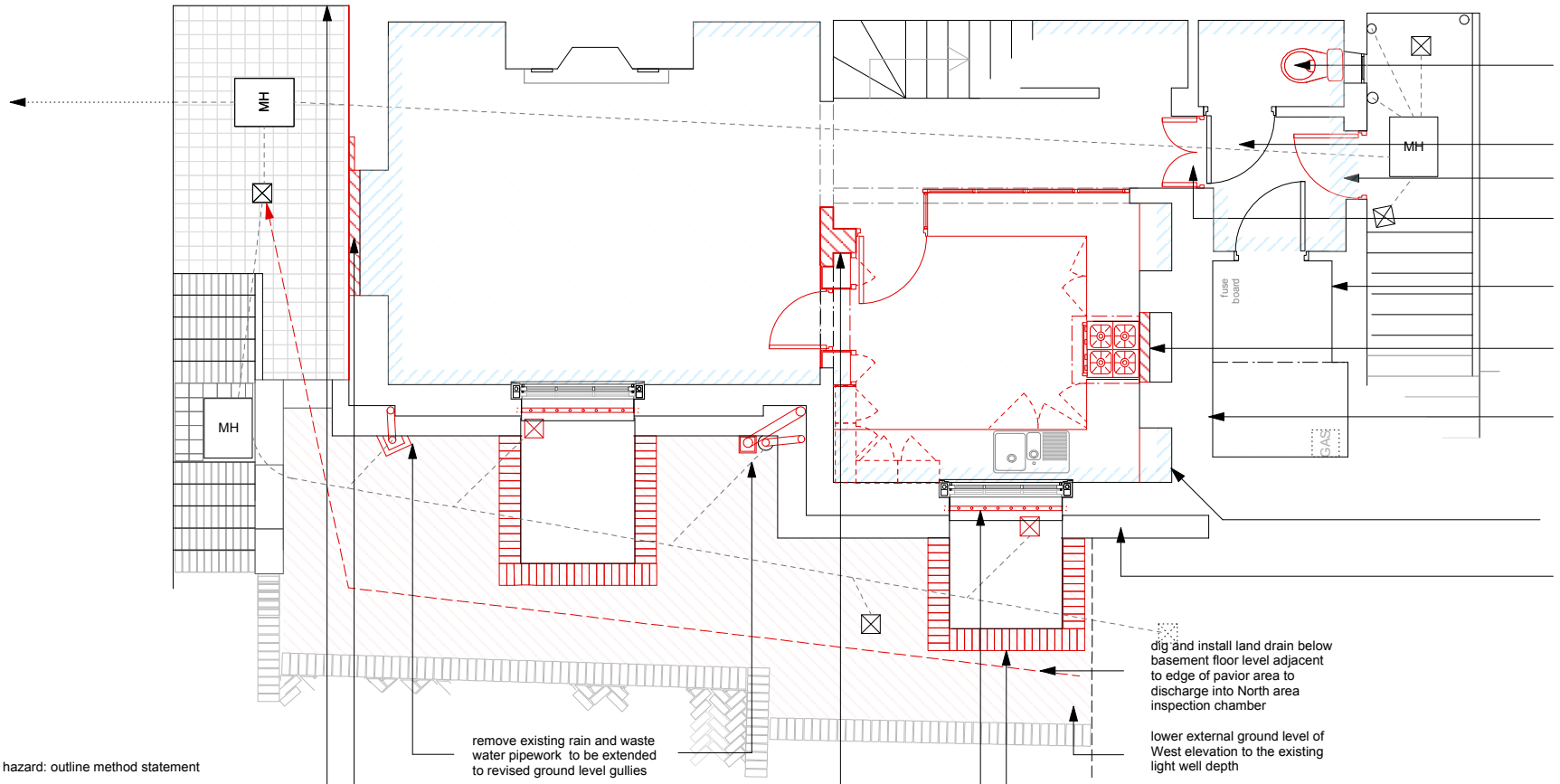

remove WC and fittings, plaster and floor finishes prior to the installation of Newton system (Refer dwg GC 302)

remove modern quarry tiles

remove and replace existing flush door to exterior

remove modern glazed double doors and frame

remove redundant boiler and fittings consolidate brickwork ready for Newton membrane

open up blocked hearth, raise lintel to 1800 FFL for 700mm wide opening, existimng ventilation duct re-used

re-use existing pipe-routes

Damp penetration: staged approach

remove a perimeter strip of concrete replaced with exposed lime concrete 'lung' polished with wax/turpentine

-clean out external vented cavity of debris, confirm depth, remove modern cement capping, re-render in lime based material

dig and install land drain below basement floor level adjacent to edge of pavior area to discharge into North area inspection chamber

lower external ground level of West elevation to the existing light well depth

remove decayed brick lightwell side walls, retain existing drainage gulley, reinstate walls unless ground level around is lowerered - remove concrete floor of lightwell if this is done

remove steel security bars, repair render to reveals using matching render material

remove existing rain and waste water pipework to be extended to revised ground level gullies

remove modern render to basement North elevation, re-open existing door opening

consolidate existing original render to external party wall, repair areas where detached with matching lime base render based on analysis of existing render

remove existing spine wall with twin arches, to be reinstated with single fire door and squared opening to kitchen

hazard: outline method statement

Groundworks
Risk Assessment to identify safe use of mechanical excavator with appropriate banksman/second supervisor - note fragility of paviors and need to double-deck protection across all surfaces to be retained

Dust and noise containment through the use of adequate screens wich also ensure restricted access to excavation works.

Works to South elevation ref. Dwg GC 310A

Propping to retained RSJ and floor joists during removal and reinstatemnt of spine wall

Note: all original / existing fabric retained in-situ unless indicated red for removal

vented gulley investigated - clear channel, replace modern cement render with Roman cement matching original render, strip existing grilles of clogging paint to restore airflow, seek to reduce external flower bed to lightwell level, retain stone slab adjoining window cill - set to fall away from window, remove concrete base

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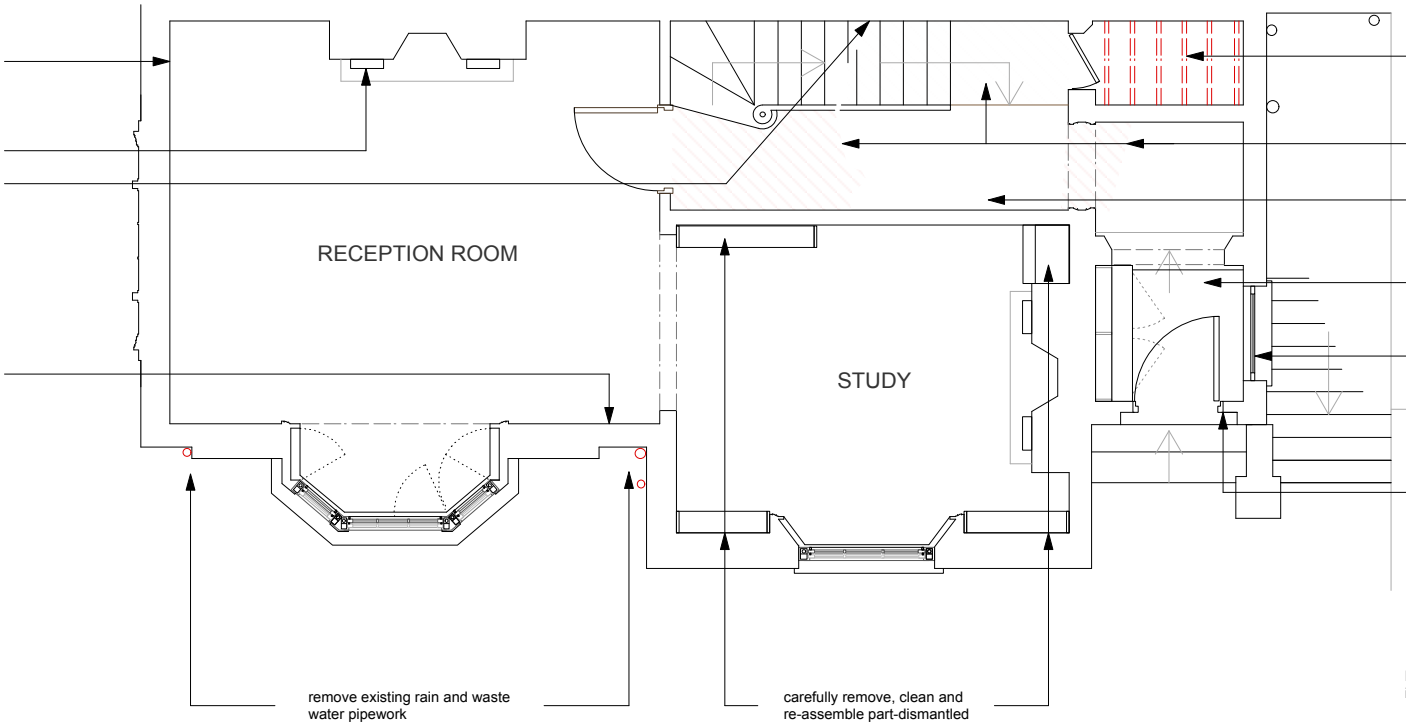
A 06.09.20

scale 1:50 1.0m 5.0m N

PROJECT 23 Gloucester Crescent NUMBER GC 102 SCALE 1:50 @ A3

SUBJECT Basement plan existing REVISION A DATE 12/05/20



Note: all original / existing fabric retained in-situ unless indicated red for removal

hazard: outline method statement

Structure
Risk Assessment to identify safe removal and replacement of badly decayed joists supporting redundant metal water tank to cloakroom - propping required, replace joist at a time, ensure adequate bearing to masonry. Inspect condition of tank and under-roof during operation.

Waste pipework
Ensure certified full scaffold by specialist installer with correctly positioned lifts to allow safe removal of ironware and PVC pipes. Re-use fixing points where possible, repair all holes/minior damage with Roman cement. Retain all ironware for re-use if joints are clean and corrosion is not significant.

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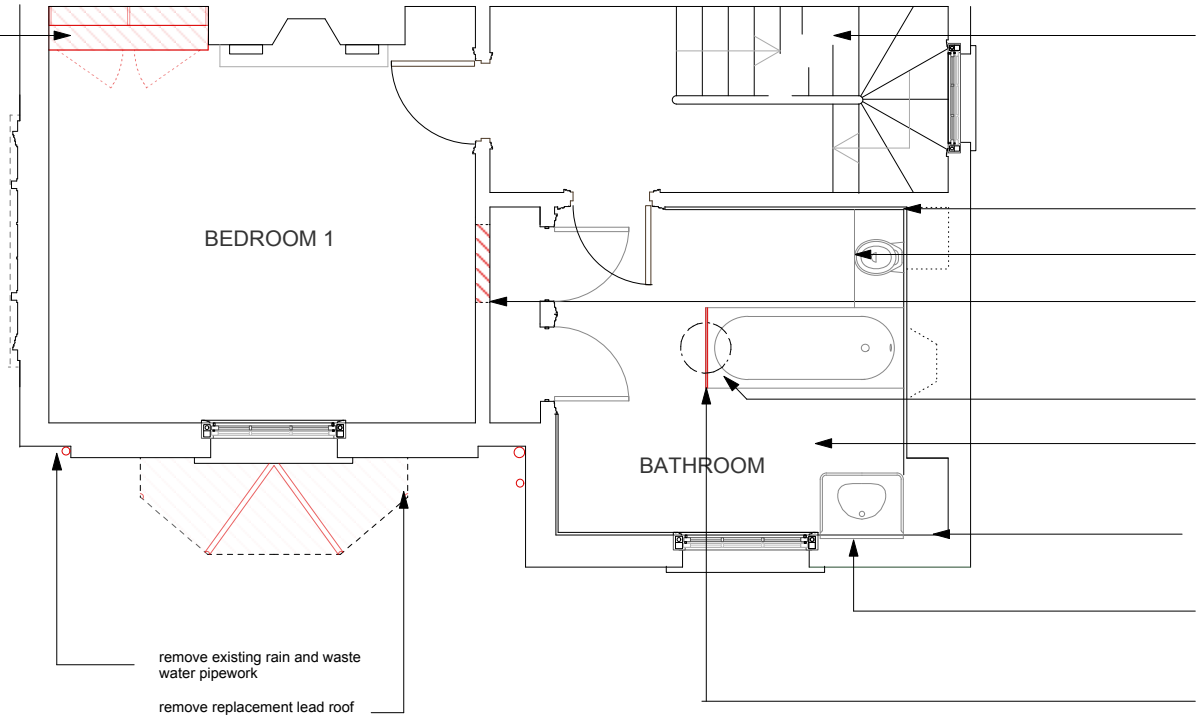
PROJECT 23 Gloucester Crescent NUMBER GC 103 SCALE 1:50 @ A3
SUBJECT Ground floor plan existing REVISION A DATE 12/05/20

scale 1:50 1.0m 5.0m N



Remove dresser reatining skirting and wall finish intact

anchor stair to wall to restore structural security as evidence of separation from the supporting wall - Engineer to specify type and method of fning once minor opening up works take place under the engineers direction

retain existing dado panelling to walls, prepared for redecoration

retain panelling to WC 'thunderbox' enclosure for refixing

re-open original doorway - remove replacement skirting and gypsum plaster infill, prepare reveals with softwood lining and repair 3-coat lime up to new reveal lining

retain light fitting in situ, remove ceiling paper

remove hardboard and linoleum from original floorboards, restore boards in-situ without removal, re-piece in missing boards folloing pipework renewal

remove wall lining paper back to original lime plaster finish and restore using matched lime material

replace fractured undermounted basin and marble vanity top with equivalent 'Shanks' basin and marble, paneled casing below retained and re-used

reinstate bath surround remaking decayed end panel in material matching sides - bath to be removed from site for specialist refinishing and reinstatement, repair existing mahogany suround and refix

remove existing rain and waste water pipework

remove replacement lead roof coveing to bay window, prepare sub-surface for reinstated lead to LSA standards

Note: all original / existing fabric retained in-situ unless indicated red for removal

hazard: outline method statement

Structure
proping of stair during securing works, agree method statement with engineer subject to extnt of refixing - removal of material to enable finings to wall dependent on solution - principle of minimal removal applies, repair using matching material.

Leadwork
Risk Assessment to identify safe removal and replacement of existing bay roof, ensure skilled operative with fluency in safe handling of lead - hot welding to be covered by specific method statement and fire prevention protocol.

Paper removal
Use of steam and use of hand tools to minimise lime surface damage, record original distemper colours to ceiling and walls prior to lime repair by historic plaster spacalist.No chemical stripping to be used

Windows
Sashes to be removed. weights and beads retained where practical or replaced in matching material - new jute cording throughout, retain pulleys where possible. Corner reinforcement plates to be remove and joints repaired/replaced with scarfed in timber to match species and grain density. Ensure adequate securing of opening while works take place and scafold lifts are ocated conveniently for safe working externally.

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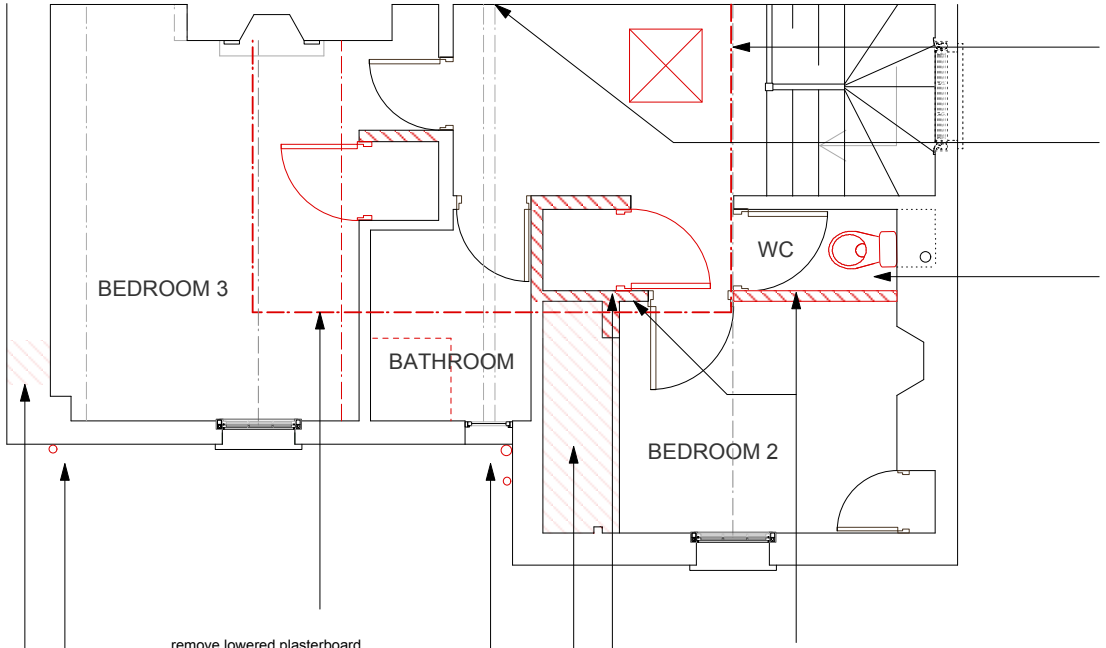
PROJECT 23 Gloucester Crescent NUMBER GC 104 SCALE 1:50 @ A3

SUBJECT First floor plan existing REVISION A DATE 12/05/20

scale 1:50 1.0m 5.0m N



remove timber structure to existing flat roof/terrace, Cut-in joists to the original valley beam to be removed carefully

investigate surface decay of valley beam - if unsound or water saturated brickwork cannot be effectively dried out then a section of the beam to be removed and replaced with a matching species and grain plus engineered splice plate

remove existing WC, replace duct wall plasterboard with suitable access panels - relocate door to Bedroom3 - allow new hardwood frame to replace softwood frame from 1968

remove lowered plasterboard ceiling, reinstate pitched ceiling with plasterboard

remove existing rain and waste water pipework

remove section of plasterboard between original mansard rafters to install a solid maintenance access panel fully draught and weather proofed

remove studwork and plaster board walls from 1969

remove 2x cupboard doors from 1969 fitout

remove raised stepped floor - reinstate original floor level

hazard: outline method statement

Structure
proping of valley beam during securing works, engineer-led method statement for removal of inset terrace roof including propping arrangement and sequence of dis-assembly. Full scaffolding to secure opratives working at height, protect floor boards to second floor - ref Dwg. GC 106A-107A

removal of timber studwork and plaster to minimise dust and particular care to be taken when removing fixings into masonry walls.

Opening in 'mansard' roof between rafters so propping not required - confirm exact location through minimal opening up to locate rafters adjavnt to gutter outlet.

Note: all original / existing fabric retained in-situ unless indicated red for removal

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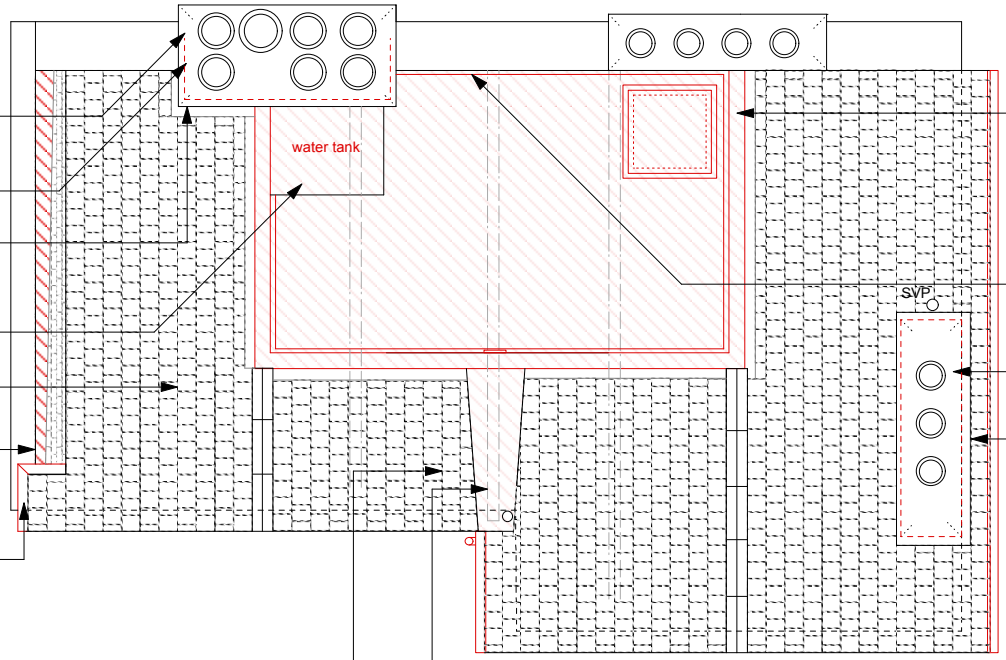
scale 1:50 1.0m 5.0m N

PROJECT 23 Gloucester Crescent NUMBER GC 105 SCALE 1:50 @ A3

SUBJECT Second floor plan existing REVISION A DATE 12/05/20



retain flaunching following confirmation of extent of cracking

if removed replace with Roman cement

retain existing pots in situ

prepare for reinstatement of moulded projection under flaunching taking existing fragment as precedent

remove water tank and associated flashings and pipework

ensure ALL pitched roof timbers are retained in situ, full inspection of structural and moisture integrity

remove and replace parapet gutter - requiring the setting aside of lower courses of slates. check integrity of battens prior to reinstatement in their original location - open up access panel between existing rafters

remove PVC guttering for equivalent iron gutter reinstatement

remove timber structure to existing flat roof/terrace, remove cut-in joists to the original valley beam piece in matching timber as directed by the structural engineer

remove lead flashings to ridge

remove cement render to party wall, retain concrete copings in situ

investigate flaunching, if cracked remove and replace with Roman cement retaining pots in situ

if an air vent is not present for the redundant flue an airbrick will be required

remove modern lead valley

carefully set aside slates for re-use following mapping of location and pattern of tiles

reinstatement of valley will require tilting fillet and details as per LSA

remove PVC guttering

remove redundant SVP

hazard: outline method statement

Structure
proping of valley beam during securing works, engineer-led method statement for removal of inset terrace roof including propping arrangement and sequence of dis-assembly. Full scaffolding to secure opratives working at height, protect floor boards to second floor - ref Dwg. GC 105A-107A

Cutting into fibreglass waterproofing will require approriate breathing apparatus in addition to regular PPE - ensure waste mamagment policy in place for removal. Lead to be handles carefully and recycled

Inspect all rafters prior to operative stripping slates or renewing pareapet gutter to ensure ability to support operatives during roofing works - ensure appropriate storage spac for slate to allow their reinstatement in the original location

All battens and nails to be renewed using copper nails and preserved timber tile battens. Ridge tiles are ceramic and handling requires two operatives.

Remove portland cement render from chimneys and party wall using controlled use of cutting wheels by trained operatives ensuring no scoring of brick surfaces, use of hand held bolsters rather than mechanical breakers required to remove render.

Note: all original / existing fabric retained in-situ unless indicated red for removal

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scale 1:50 1.0m 5.0m

N

PROJECT 23 Gloucester crescent NUMBER GC 106 SCALE 1:50 @ A3

SUBJECT Roof plan existing REVISION A DATE 12/05/20

hazard: outline method statement

Facade
Full scaffolding (guarding, netting, toe-boards errected and certified by competent installer required for all access above 2 metres. Lifts to provide ready acces to all surfaces without the use of stepped access on the scaffold. A scaffold to both chimneypieces will be required.

Ensure operations such as iron pipework have at least two operatives attending the work at any time, with no-one working on the lifts directly below. Lead should not be used to seal the iron pipework joints for health and safety reasons.

Balustrading to gutter and all projecting mouldings to be stress tested prior to works commencing to ensure loose debris unable to fall in an uncontrolled way.

Minimal original material to be removed back to sound surface when making crack repair. Any areas of blown render to be identified to the Architect prior to removal to confirm extent of repair - cutting discs may be used to minimise impact vibration, depth must not exceed the render thickness to preserve the masonry, all operatives must use full and aporpriate PPE as identified in the relevant Risk Assessment and have undertaken certified abrasive wheel safety training.

Roofing
Slating works to be scheduled with no workers on scaffold below, undertaken by operatives experienced in traditional roofing, works covered by site specific risk assessments. Note slates removed for re-use, ensure nail holes are not enlarged during removal. Refer to Dwg. GC 106A.

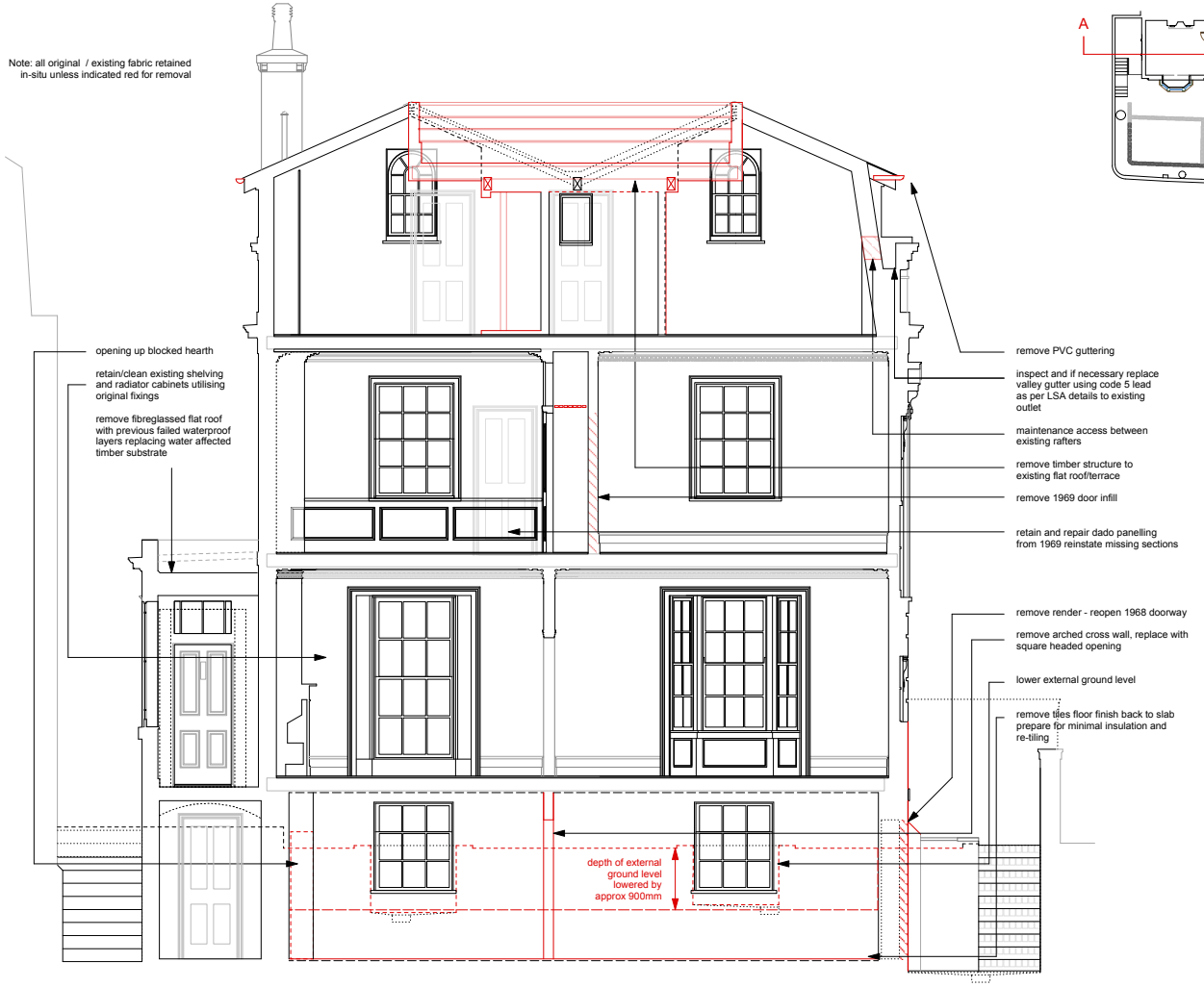
Hall roof to reuire breathing apparatus if cutting into or abrading existing fibreglass reinforced resin finish.

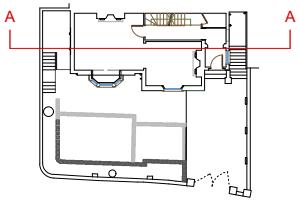
Modern sarking felt visible under slates indicating recent removal/replacement - battens therefore to be replaced - fixings and nails to be treated steel or non-ferrous for longevity. Ensure each existing slated pitch photographed prior to removal and pattern of slates followed when reinstating.

Doorway
Existing concrete beam to be utilised so removal of existing blockwork to create new doorway will not require an Engineering method statement. PPE as identified in the relevant Risk Assesment is required.

Crosswall
Removal of arched crosswall - engineer-led method statement for proping and reinstatemet of loadbearing wall to ensure minimal/no settlement for floor joists over - note existing rusted RSJ to be retained in situ and wire brushed and etch-primed prior to plaster reinstatment.

Note: all original / existing fabric retained in-situ unless indicated red for removal





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PROJECT 23 Gloucester crescent NUMBER GC 107 SCALE 1:50 @ A2
SUBJECT Section AA existing REVISION A DATE 12/05/20

revisions
A 06.09.20

scale 1:50 1.0m 5.0m

hazard: outline method statement

Facade
Full scaffolding (guarding, netting, toe-boards errected and certified by competent installer required for all access above 2 metres. Lifts to provide ready acces to all surfaces without the use of stepped access on the scaffold. A scaffold to both chimneypieces will be required.

Ensure operations such as iron pipework have at least two operatives attending the work at any time, with no-one working on the lifts directly below. Lead should not be used to seal the iron pipework joints for health and safety reasons.

Balustrading to gutter and all projecting mouldings to be stress tested prior to works commencing to ensure loose debris unable to fall in an uncontrolled way.

Minimal original material to be removed back to sound surface when making crack repair. Any areas of blown render to be identified to the Architect prior to removal to confirm extent of repair - cutting discs may be used to minimise impact vibration, depth must not exceed the render thickness to preserve the masonry, all operatives must use full and aporpriate PPE as identified in the relevant Risk Assessment and have undertaken certified abrasive wheel safety training.

Roofing
Slating works to be scheduled with no workers on scaffold below, undertaken by operatives experienced in traditional roofing, works covered by site specific risk assessments. Note slates removed for re-use, ensure nail holes are not enlarged during removal.

Modern sarking felt visible under slates indicating recent removal/replacement - battens therefore to be replaced - fixings and nails to be treated steel or non-ferrous for longevity. Ensure each existing slated pitch photographed prior to removal and pattern of slates followed when reinstating.

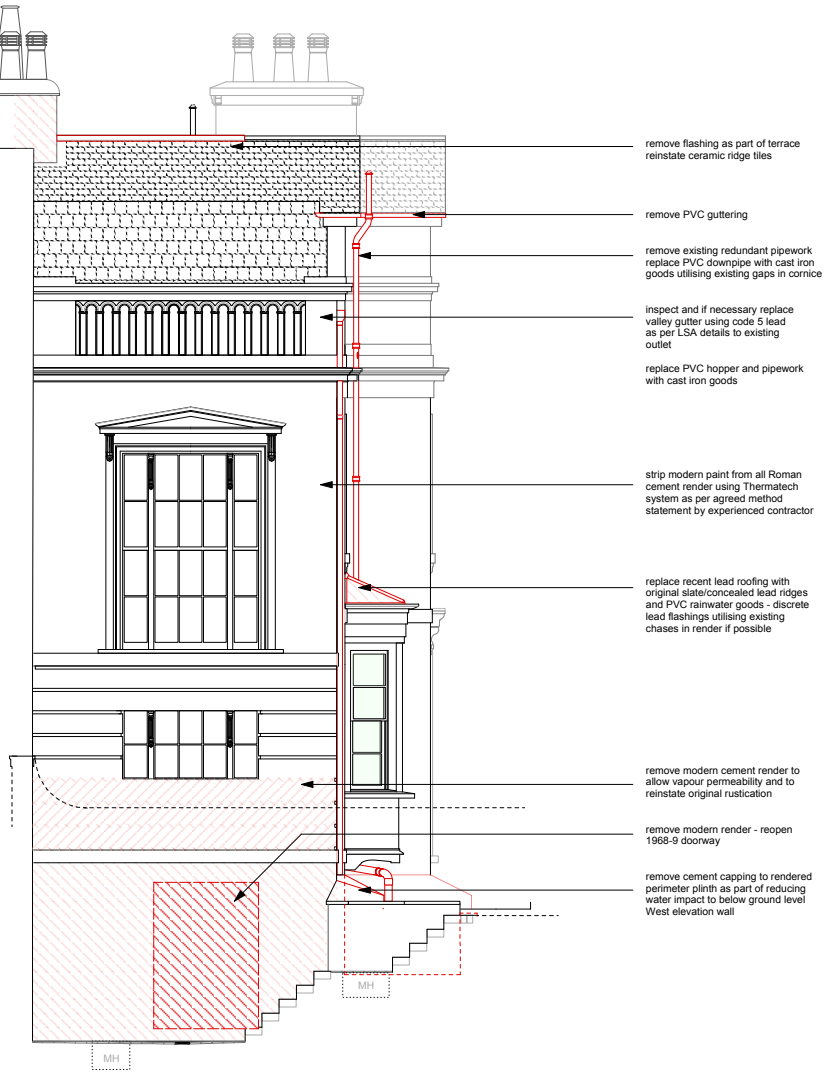
Doorway
Existing concrete beam to be utilised so removal of existing blockwork to create new doorway will not require an Engineering method statement. PPE as identified in the relevant Risk Assesment is required.

Note: all original / existing fabric retained in-situ unless indicated red for removal

remove 1969 cement render from house chimney, replace with Roman cement

take copy moulding from original bracket details and refiix below reinstated projection based on remaining fragment to North West corner of stack, renew flaunching in Roman cement

stack redecorated in silicate paint as per facades



remove flashing as part of terrace reinstate ceramic ridge tiles

remove PVC guttering

remove existing redundant pipework replace PVC downpipe with cast iron goods utilising existing gaps in cornice

inspect and if necessary replace valley gutter using code 5 lead as per LSA details to existing outlet

replace PVC hopper and pipework with cast iron goods

strip modern paint from all Roman cement render using Thermatech system as per agreed method statement by experienced contractor

replace recent lead roofing with original slate/concealed lead ridges and PVC rainwater goods - discrete lead flashings utilising existing chases in render if possible

remove modern cement render to allow vapour permeability and to reinstate original rustication

remove modern render - reopen 1968-9 doorway

remove cement capping to rendered perimeter plinth as part of reducing water impact to below ground level West elevation wall

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PROJECT 23 Glocester Crescent NUMBER GC 108 SCALE 1:50 @ A2
SUBJECT North elevation existing REVISION A DATE 12/05/20

revisions
A 06.09.20

scale 1:50 1.0m 5.0m

hazard: outline method statement

Facade
Full scaffolding (guarding, netting, toe-boards errected and certified by competent installer required for all access above 2 metres. Lifts to provide ready acces to all surfaces without the use of stepped access on the scaffold. A scaffold to both chimneypieces will be required.

Ensure operations such as iron pipework have at least two operatives attending the work at any time, with no-one working on the lifts directly below. Lead should not be used to seal the iron pipework joints for health and safety reasons.

Balustrading to gutter and all projecting mouldings to be stress tested prior to works commencing to ensure loose debris unable to fall in an uncontrolled way.

Minimal original material to be removed back to sound surface when making crack repair. Any areas of blown render to be identified to the Architect prior to removal to confirm extent of repair - cutting discs may be used to minimise impact vibration, depth must not exceed the render thickness to preserve the masonry, all operatives must use full and aporpriate PPE as identified in the relevant Risk Assessment and have undertaken certified abrasive wheel safety training.

Roofing
Slating works to be scheduled with no workers on scaffold below, undertaken by operatives experienced in traditional roofing, works covered by site specific risk assessments. Note slates removed for re-use, ensure nail holes are not enlarged during removal.

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PROJECT 23 Gloucester crescent NUMBER GC 109 SCALE 1:50 @ A2
SUBJECT West elevation existing REVISION A DATE 12/05/20

revisions
A 06.09.20

scale 1:50 1.0m 5.0m

hazard: outline method statement

Facade
Full scaffolding (guarding, netting, toe-boards errected and certified by competent installer required for all access above 2 metres. Lifts to provide ready acces to all surfaces without the use of stepped access on the scaffold. A scaffold to both chimneypieces will be required.

Minimal original material to be removed back to sound surface when making crack repair. Any areas of blown render to be identified to the Architect prior to removal to confirm extent of repair - cutting discs may be used to minimise impact vibration, depth must not exceed the render thickness to preserve the masonry, all operatives must use full and aporpriate PPE as identified in the relevant Risk Assessment and have undertaken certified abrasive wheel safety training.

Roofing
Slating works to be scheduled with no workers on scaffold below, undertaken by operatives experienced in traditional roofing, works covered by site specific risk assessments. Note slates removed for re-use, ensure nail holes are not enlarged during removal.

Modern sarking felt visible under slates indicating recent removal/replacement - battens therefore to be replaced - fixings and nails to be treated steel or non-ferrous for longevity. Ensure each existing slated pitch photographed prior to removal and pattern of slates followed when reinstating.

Breathing apparatus to be used when cutting or abrading fibreglass reinforced roofing membrane when addressing existing flat roof repair.

Note: all original / existing fabric retained in-situ unless indicated red for removal

remove lead flashing as apart of terrace removal

remove PVC guttering

replacement of cill and other decayed elements of teh window exterior full review once paint tripped prior to agreeing repais and extent of timber removal

repair to cornice esoecially around SVP

remove redundant PIR operated halogen lamp

install cast iron grille to cover grouped outlets for kitchen extract, laundry extract, MVHR vent run at high level in utility space under entrance lobby, grille to be painted as per wall.

remove modern flush door, retain frame replace with 4 panel solid timber door upper panels glazed ref Dwg. GC 316.

remove redundant boiler flue, re-brick, replace all patched cement render with Roman cement, allow for new balanced boiler flue.

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PROJECT 23 Glocester Crescent NUMBER GC 110 SCALE 1:50 @ A2

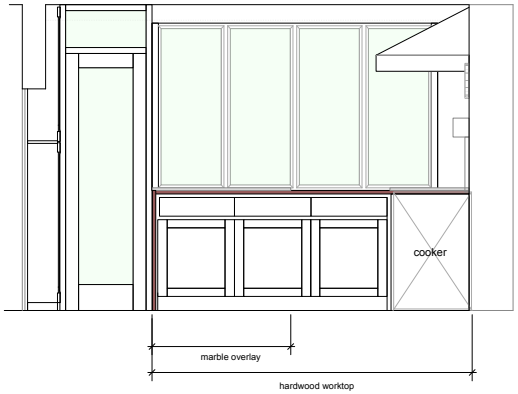
SUBJECT South elevation existing REVISION A DATE 12/05/20

scale 1:50 1.0m 5.0m

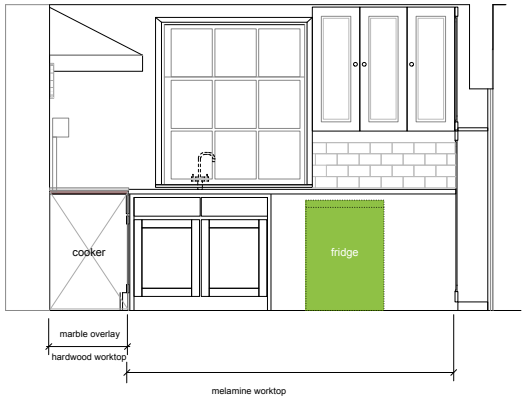
N

section AA

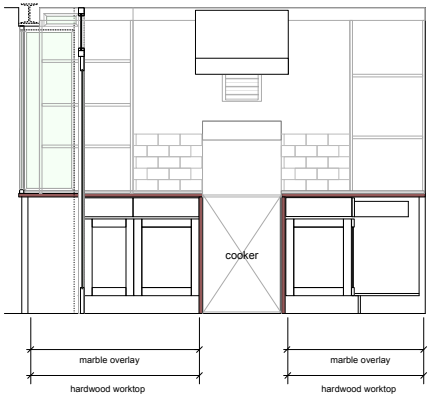
elevation A



elevation B



elevation C



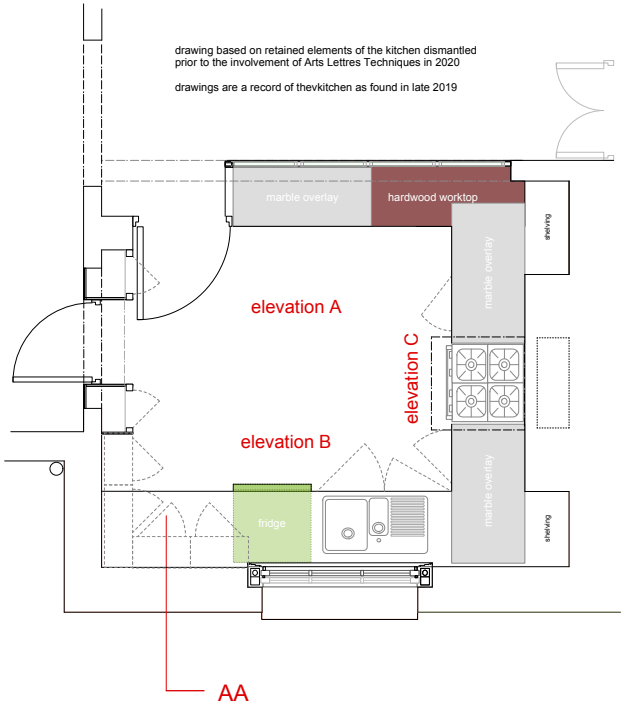
kitchen infill photographed prior to unauthorized removals 2019

Note:

1. addition of glazed screen, arch infill door and cupboards documented by Alan Bennett as expedient installation to contain kitchen smells
2. dining room view showing expedient plywood infill
3. partly white painted timber joinery
4. no fire protection or compartmentation

drawing based on retained elements of the kitchen dismantled prior to the involvement of Arts Lettres Techniques in 2020

drawings are a record of thevkitchen as found in late 2019



kitchen photographed prior to unauthorized removals 2019

Note:

1. replacement 2006+ 'Vola' style mixer tap with small double bowl sink
2. replacement white melamine sink worktop with two reclaimed hardwood worktops with Carrera marble overlay slabs
3. white painted timber joinery, omission of joinery adjacent to sink unit with modern green refrigerator
4. tiled walls c. 2006+ adjacent to gas cooker

kitchen photographed during Alan Bennett's residency est. 1990's

Note:

1. original 1969 mixer tap with stainless steel double bowl sink and drainer
2. reclaimed hardwood worktops throughout with reclaimed Carrera marble overlay slabs
3. stained natural timber joinery throughout
4. painted walls adjacent to gas cooker

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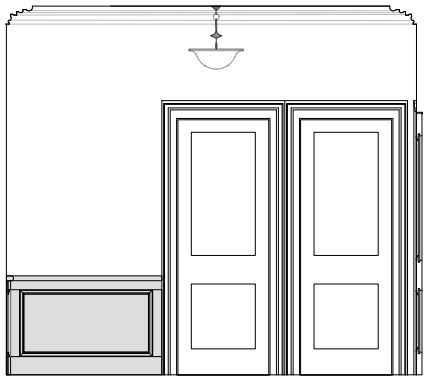
revisions

PROJECT 23 Gloucester Crescent NUMBER GC 111 SCALE 1:20 @ A1
SUBJECT Kitchen Joinery plan/elevations existing REVISION DATE 25/08/20

scale 1:20 1.0m 5.0m

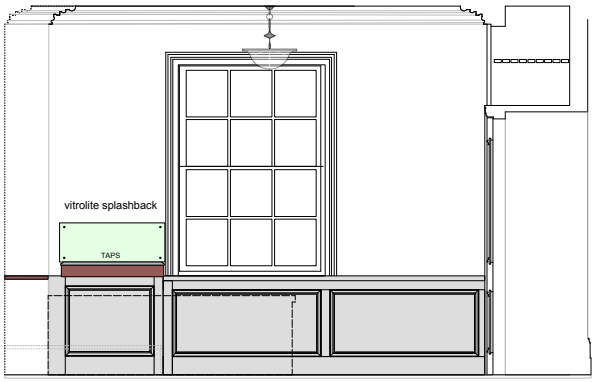
N

section AA

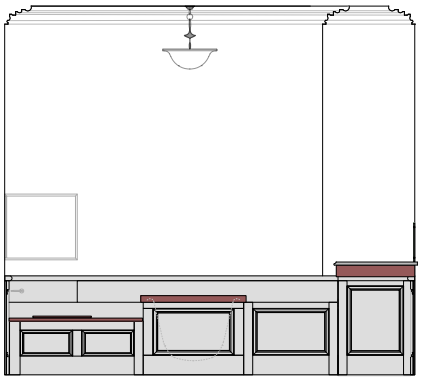


elevation A

elevation B



elevation C



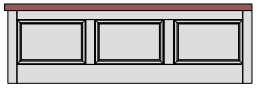
hazard: outline method statement

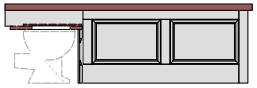
Interior
minor dust hazards, removal of doorway infill
using hand tools only to preserve lime plaster
surrounding opening

refinishing of bath requires potential off-site removal
note size and weight requires careful Risk Assessment
and temporary protection for stairway walls and balustrade.
On-site repolishing preferrable if possible to mitigate risk
to operatives and historic fabric.

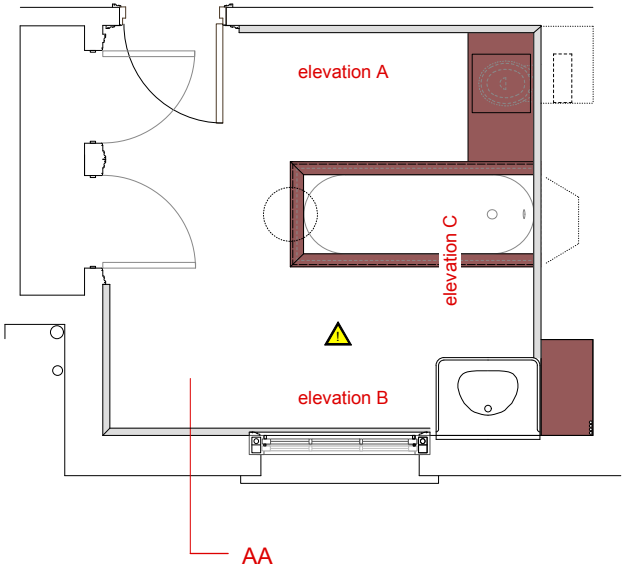
Ensure no active decay is visible following intensive cleaning.
use of fungicide to historic fabric requires preparation of RA
in relation to PPE and ventilation.

bath side (window)





bath side (WC)



arts lettres techniques ARCHITECT

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ALL DIMENSIONS MUST BE VERIFIED ON SITE

revisions

PROJECT 23 Gloucester Crescent NUMBER GC 112 SCALE 1:20 @ A1
SUBJECT Bathroom Joinery plan/elevations existing REVISION DATE 25/08/20

scale 1:20 1.0m 5.0m

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