



note: drainage runs along rear accessway

access restricted

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Ductwork openings through masonry walls using diamond core drill to minimise impact and vibration.

Openings through plaster and stud walls to use appropriate dust containment with full PPE as appropriate - lime and lath plaster may remain in situ following comprehensive recent refurbishment

Note: electrical drawings do not show wireways - ensure existing electrical wiring is detected and routes marked prior to opening up.

Scaffolding requires constant access for residents complete a full engagement exercise with site management to agree on any restriction of full access that arises to ensure residents are removed from risk of noise, dust, falling objects or collision.

No access to rear areas to be allowed for residents during works to segregate working areas from residential use.

Emergency escape through bedroom doors to rear area must be maintained during works period in the event of fire.

The site has been subject to full refurbishment in the previous 20 years and asbestos has been identified and removed - management documentation to be made available prior to tender stage to ensure no exposure to asbestos occurs.

General awareness of potential for lead paint to remain under modern finishes.

remove paint and paper finishes to interior face of external walls prior to fitting woodfibre IWI - note if plaster is lime based to be retained as vapour permeable - if gypsum plaster (unoriginal) to be removed back to masonry with a levelling coat of Baunit lime plaster prior to woodfibre and lime plaster finish - redecoration using vapour open paint

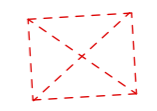
existing skirting boards to be removed and refixed after insulating

note remove timber panel below sash windows - add woodfibre IWI and reinstate timber panel. Refer to detail drawing SPA 321

all original ceilings previously replaced with plasterboard following dangerous collapse - only entrance hallways retain original cornice which is unaffected by proposed works.

where replacement cornice runs across walls fitted with IWI the cornice will be matched

fitting of underfloor heating overlay system on existing concrete floor requires lower edge of internal doors to be raised - all internal doors are contemporary FD30 doorsets so no loss of original fabric occurs



Existing plasterboard ceiling retained for continuity of fire compartmentation - new lowered plasterboard ceiling installed with flush access panel to service heat and energy recovery air handling unit.

locaton of ductwork schematic ref dwg SPA 303



removal of existing linoleum and levelling screed in preparation for underfloor heating system and engineered timber finish in every flat