

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.

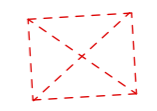
Scaffolding requires constant access for residents complete a full engagement exercise with site management to agree on any restriction of full access that arises to ensure residents are removed from risk of noise, dust, falling objects or collision.

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.



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 309



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

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