



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.

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

Services installations within the attic requires secure decking laid over ceiling joists to minimise risk of falling through plaster.

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.

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code 4 lead flashing to weather EWI
Baumit lime based render coating with vapour - open paint over 100mm woodfibre EWI

enhancing existing glass fibre loft insulation

secondary glazing to fixed light over doors

lowered external ground level
new tarmac finish replacing existing tarmac

new linear drain around perimeter

reinstated stone hearth
york stone or similar

engineered timber flooring on underfloor heating overlay existing/retained concrete slab

fire place as existing

repair existing cornice after removal of partition walling and proscenium

woodfibre IWI with Baumit lime plaster to internal face of external vestibule wall

reinstatement of full height to original adjoining doors

+10.79

+10.86

+10.84

access restricted

