

Project No. 649

**BRITISH MUSEUM.  
BUILDING FABRIC PHASE 6**

**EAST AND WEST RESIDENCE STAIRCASE REPAIR**

**Schedule of Works**

December 2022

Document No. 649-DJA-SH-A-00001

Revision	Date	Initial
A	19/12/2022	JP
B	10/02/2023	CC

## **INTRODUCTION**

This schedule of works is has been completed for pricing of the masonry repair works to the east and west residence stairs. It is to be read in conjunction with Alan Baxter's drawings and specification for structural repairs of the stairs and Dannatt, Johnson Specification for the works Ref:

Site inspection works were carried out between the 17<sup>th</sup> and 18<sup>th</sup> November 2022. Weather generally cloudy and temperatures in the region of 12°C.

Inspections were carried out by:  
Jonathan Parry  
Jessica Wheeler.

## **LIMITATIONS**

No exploratory or opening up works were carried out as part of the survey.

No high level access was provides the survey was carried out from floor levels only.

Comments on services are for information only testing needs to be completed to determine if the installations affected are live.

## **GENERAL COMMENTS**

Main stairs 2, 4, 6, 8 & 9 are covered on the top faces by what appears to be a cementitious screed with large aggregates to form a slip resistant surface. The likelihood is that this has been installed to repair damage, wear and decay to the top surfaces of what are noted on the available historic drawings as Portland stone steps.

Without removal of the finish the condition of the upper surface of the stone steps cannot be determined. The cementitious screed will also seal the face of the existing stone preventing any trapped moisture from evaporating through the top surface. The screed itself is in reasonable condition although some cracking was noted that would allow water through to the stone. The bottom tread of stair 4 is has a repair to the screed made in general mortar without the non-slip aggregate.

Except for stairs 4 and 6 the junction of the finishing screed to the stone baluster perimeter is unsealed and provides a potential path for water through the steps and the flanking structure. Stair 4 has failing 40-50mm cementitious fillets in these locations while stair 6 has a neater and mainly intact 10mm fillet finish. The condition of the pointing to the stairs (see item 042) is showing failure at junctions with fillet opening up and letting water into the construction.

The removal of the cementitious finish has been reviewed with the British Museum and structural engineer. In removing the existing cementitious topping there would be a high risk of further damage to the base stone steps which could require replacement of the step impact on electrical and fire alarm services that are supported on the undersides of the stairs.

For the purpose of this report and the proposed repairs, the risk of further damage to the base stone, are considered to be too great in respect of the removal of the cementitious topping.

Recommended works are to leave the toppings in place and reduce the potential for letting water into the construction through repair of cracks and forming a regular 10mm chase in the cementitious finish and seal with new pointing at all tread riser junctions and at the perimeter of the steps.

In some locations the undersides of these stairs show repairs in concrete materials, which like the surface prevent natural evaporation of moisture contained within the stones. The majority of the undersides of these stairs show stone decay and spalling probably caused by freezing of trapped water and salt crystallisation behind the surface. The cementitious material used on the top surfaces forcing moisture to migrate to wards the lower faces probably exacerbates the decay on the rear faces. In areas this is prevented from evaporating by painted surfaces most of which are failing.




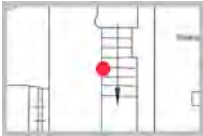


Stairs 3 and 5 are in the worst condition. Of the flanking staircases to the residences, stair 3 is the last remaining example of the original stone tread and wrought iron railing.






Efforts should be made to repair and conserve this. Repairs to stair 3 will be the subject of a separate LBC application.


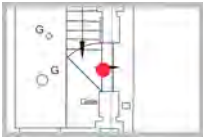
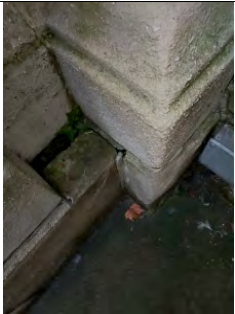
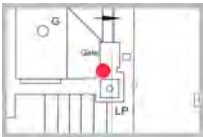

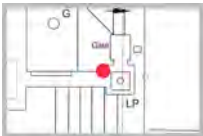
Stair 5 is constructed from reinforced concrete, the repairs required for this and additional steel supports are documented in the structural engineers report.

Without the removal of the impervious cementitious screed finishes which may cause further damage to the steps and possibly require their replacement we can only hope to slow the decay of the stone by removing routes for new water to enter the structures from the top surface and promoting natural drying and evaporation from the undersides through improved ventilation where possible, removing impervious finishes and repairs that are trapping moisture. We recommend a review to include electric radiators to provide trace heating in covered under stair spaces to prevent freeze thaw action. It may also be worth considering a sacrificial breathable lime render layer to the underside of the steps although in a sheltered location this may not work effectively so we suggest trialling it in one of the more accessible areas.


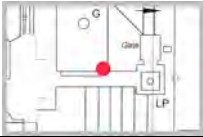




Generally for works around the stairs including the flanking walls and balustrades we recommend removal of impervious applied finishes to promote the drying out of these areas and following paint removal inspection of the exposed brickwork and mortar joints and to ensure any remedial repairs using lime mortars can be carried out. Our preference would be to leave the walls as natural finish on completion however where this is not possible a breathable finish to be applied such as lime wash or a mineral paint such as Keim in more heavily trafficked areas.

Number/ Image	Comment/ Location
<b>Stair 1</b>	
001/064	
	Carefully remove paint from side retaining walls to allow review of brickwork behind, repair any joints and damaged bricks.
	
001/065	
	Carefully remove flaking paint to under stair wall to allow review of brickwork behind, repair any joints and damaged bricks.
	
001/066	
	Carefully remove flaking paint to retaining walls and soffit of stair to allow review of brickwork and stair construction. Repair any joints and damaged bricks. Engineer to review soffit for repairs once exposed.
	

Number/ Image	Comment/ Location
001/067	
	Remove redundant materials from the site.
001/068	
	Remove loose flaking paint from handrails, treat for rust and redecorate.
	
001/069	
	Review feature with British Museum, clear of debris and insert paving slab lid, cut from suitable stone use stainless steel angles to support rear and right hand sides.
	




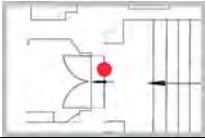
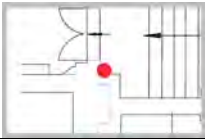
Number/ Image	Comment/ Location
001/070	
	<p>Cut out damaged area to top step and indent repair with splayed sides to secure in place.</p> 
001/071	
	<p>Remove vegetation, rake out open joints, and lime mortar repoint.</p> 
001/072	
	<p>Carefully rake out around services and mortar point penetration through landing area.</p> 


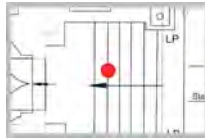

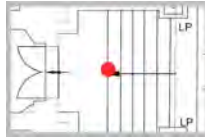


Number/ Image	Comment/ Location
001/073	
	<p>Remove loose render and mortar repair around quoin.</p> 
001/074	
	<p>Remove loose flaking paint from gate, treat rust and redecorate.</p>
001/075	
	<p>Rake out open mortar joint and re-point.</p> 

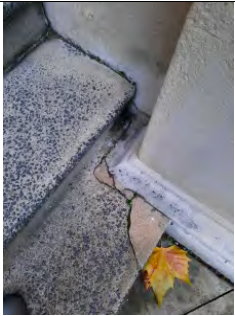




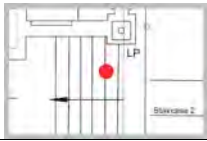
Number/ Image	Comment/ Location
<b>Stair 2</b>	
001/076	
	<p>Rake out open mortar joint and repoint.</p> 
001/077	
	<p>Rake out voussoir mortar, joints and re-point. 2 No.</p> 
001/078	
	<p>Rake out and repair 1 No. crack and 3 No. inclusions in stone.</p> 

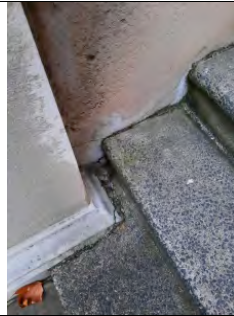
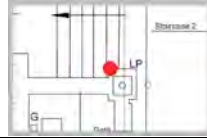

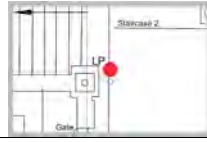


Number/ Image	Comment/ Location
001/133	
	<p>Cracks in mortar generally. Rake out and lime mortar point to open joint at plinths and top.</p> 
001/134	
	<p>Remove dried mortar splatter, Form neat 10mm chase in cementitious topping and apply sealant pointing between steps and stone.</p> 
001/135	
	<p>Crack in stair nosing. Local resin repair to crack.</p> 




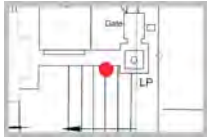

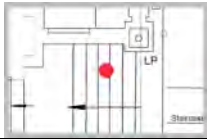

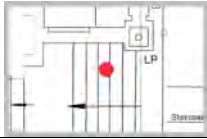
Number/ Image	Comment/ Location
001/136	
	<p>Lime mortar rake out and repair needed to pointing. Form neat 10mm chase in cementitious topping and apply sealant pointing between steps and stone.</p> 
001/137	
	<p>Missing cementitious stair nosing. Locally cut out damaged cementitious topping to depth sufficient to make nosing repair. Splay sides to stabilise.</p> 
001/138	
	<p>Missing and cracked mortar generally. Rake out and re-point in Lime mortar.</p> 


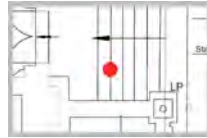

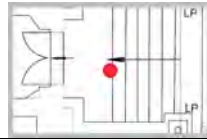

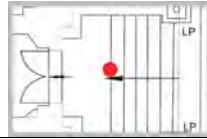
Number/ Image	Comment/ Location
001/139	
	<p>Cleaning required generally to remove algae from steps.</p> 
001/140	
	<p>Crack in cementitious topping, resin repair.</p> 
001/141	
	<p>Missing mortar and moss covered cracks. Clean out and repair generally. Rake out at step edges form 10mm chase in cementitious topping and apply sealant, pointing between step and stone.</p> 






Number/ Image	Comment/ Location
001/142	
	<p>Generally rake out at step edges and form 10mm chase in cementitious topping and apply sealant, pointing between step and stone. Remove failing repair and repair to match existing, leaving space for sealant pointing in junction between step and stone.</p> 
001/143	
	<p>Cracks in stone paving slab and missing mortar. Remove fractured stone and re-bed repair paving cracking using lime mortar and rake out and repoint paving junctions to pier.</p> 
001/144	
	<p>Crack in cementitious nosing, resin repair.</p> 

Number/ Image	Comment/ Location
001/145	
	<p>Rake out at step edges form 10mm chase in cementitious topping and apply sealant, pointing between step and stone.</p> 
001/146	
	<p>Part of stone slab missing and dropped down to form hole, neatly cut and piece in indent stone repair correctly bedded and pointed in lime mortar.</p> 
001/147	
	<p>Cracked and missing stone flag. Drop edge crates hazard. Remove failed stone and piece in new stone slab cut to match correctly bedded and lime pointed.</p> 


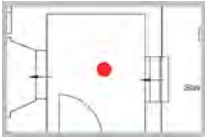

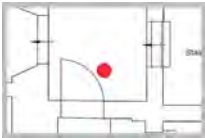

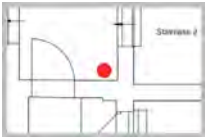








Number/ Image	Comment/ Location
001/223	
	Generally junction between steps and baluster walls requires sealing fillet. 
001/224	
	Repair two number inclusions in steps. 
001/225	
	Local resin repair to crack at nosing 

Number/ Image	Comment/ Location
001/226	
	Local resin repair to crack. 
001/227	
	Local resin repair to crack. 
001/228	
	Local resin repair to crack. 


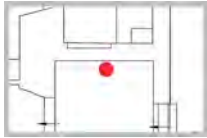
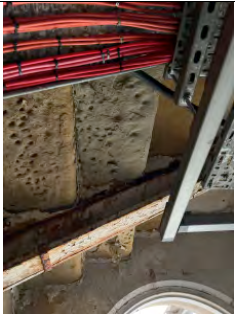
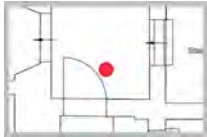
Number/ Image	Comment/ Location
001/229	
	<p>Rake out and re-point at plinth, using lime mortar.</p> 
001/230	
	<p>Rake out and re-point at plinth using lime mortar.</p> 
001/231	
	<p>Rake out and re-point coping and vertical join to building using lime mortar.</p> 

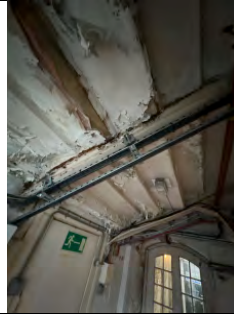


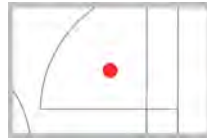

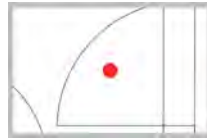
Number/ Image	Comment/ Location
001/232	
	<p>Rake out and re-point vertical joints to baluster using lime mortar.</p> 
001/233	
	<p>Rake out and repair, cracking baluster at second tread using lime mortar.</p> 
001/234	
	<p>Repoint repair, vertical joint of baluster using lime mortar.</p> 




Number/ Image	Comment/ Location
001/203	
	<p>Generally remove all remnants of loose flaking paint from walls and soffits, repair brickwork, joints and redecorate with breathable paint/limewash.</p> 
001/204	
	<p>Remove timber face from raking beam to allow repair, works as structural engineers information.</p> 
001/205	
	<p>Generally, remove sections of friable and loose stone from soffits and riser faces. See general note for shelter coat or lime render.</p> 

Number/ Image	Comment/ Location
001/206	
	<p>Generally, remove sections of friable and loose stone from soffits and riser faces. See general note for shelter coat or lime render.</p> 
001/207	
	<p>Generally, remove sections of friable and loose stone from soffits and riser faces. See general note for shelter coat or lime render.</p> 
001/208	
	<p>Generally, remove sections of friable and loose stone from soffits and riser faces. See general note for shelter coat or lime render.</p> 




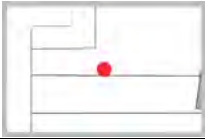

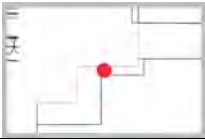


Number/ Image	Comment/ Location
001/209	
	<p>Generally, remove sections of friable and loose stone from soffits and riser faces. See general note for shelter coat or lime render.</p> 
001/210	
	<p>Generally, remove sections of friable and loose stone from soffits and riser faces. See general note for shelter coat or lime render.</p> 
<b>Stair 3</b>	
Images on drawing	<p>Refer to drawings:</p> <p>51100 Staircase 03 Basement Plan Proposed  51101 Staircase 03 GF Plan Proposed  51301 Staircase 03 Elevations Proposed  51302 Staircase 03 Elevations Proposed  51302 Staircase 03 Elevations Proposed  60102 Staircase 03 Details as Proposed  60103 Staircase 03 Details as Proposed</p>

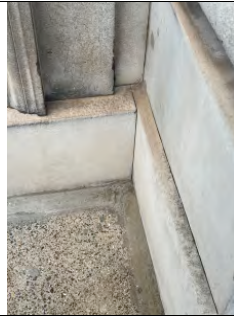
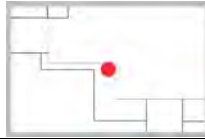

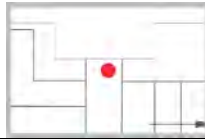

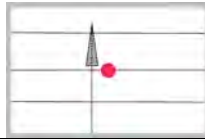
Number/ Image	Comment/ Location
<b>Stair 4</b>	
001/195	
	<p>Generally remove flaking and loose paint from soffit. See general note for shelter coat or lime render.</p> 
001/196	
	<p>Generally remove loose stone/plaster from soffit of third step. See general note for shelter coat or lime render.</p> 
001/197	
	<p>Remove loose friable stone\plaster from soffit and rear riser. See general note for shelter coat or lime render.</p> 


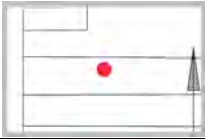
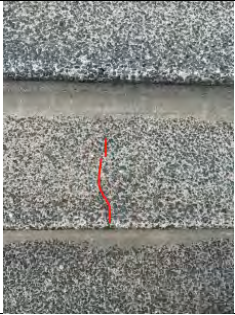
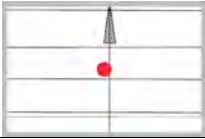

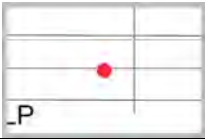
Number/ Image	Comment/ Location
001/198	
	Remove loose friable Stone/plaster apply lime Plaster
001/199	
	Carefully remove loose, friable Stone/plaster, replace with new lime plaster.
001/200	
	Remove loose friable paint from return wall, 1No. mortar repair to stone quoin, one number mortar repair to penetration at fire alarm cable. Rake out and re-point open joints to voussoirs 2 No.


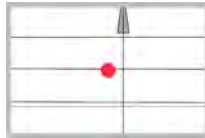



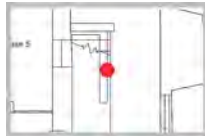
Number/ Image	Comment/ Location
001/201	
	Remove loose flaking paint from stonework rake out and re-point 3No. horizontal joints, make good stone with stone plugs to redundant pipe position.
001/202	
	Remove loose plaster to quoin and wall by doorjamb and re-plaster in lime.
001/211	
	Dislodged, mortar fillets, generally carefully, remove all mortar fillets to replace. Rake out at step edges form 10mm chase in cementitious topping and apply sealant, pointing between step and stone.


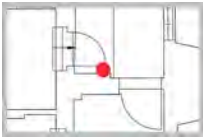
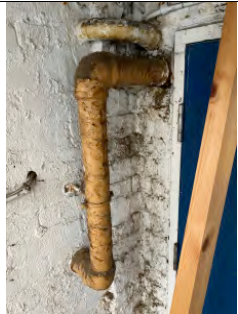





Number/ Image	Comment/ Location
001/212	
	Crack in tread, finish, rake out and resin repair 
001/213	
	Carefully rake out and re-point joint in plinth course with lime mortar. 
001/214	
	Rake out and re- point joint in coping and vertical joint in baluster using lime mortar. 

Number/ Image	Comment/ Location
001/215	
	Rake out and re-point joint in plinth course using lime mortar. 
001/216	
	Rake out and re-point junction between coping and baluster to building using lime mortar. 
001/217	
	Rake out and resin repair crack in step finish. 

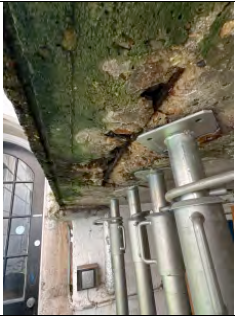



Number/ Image	Comment/ Location
001/218	
	<p>Rake out and resin repair crack in riser.</p> 
001/219	
	<p>Rake out and resin repair crack in step finish.</p> 
001/220	
	<p>Carefully reform nosing to step locally.</p> 



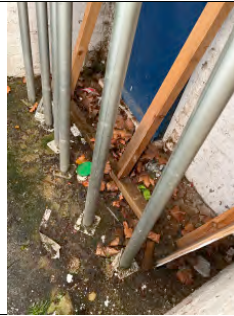


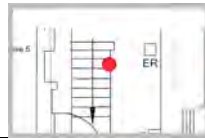
Number/ Image	Comment/ Location
001/221	
	<p>Resin repair 2 No. cracks to riser.</p> 
<b>Stair 5</b>	
001/001	
	<p>Generally remove organic growth from sides of stair enclosure, paving and building.</p> 
001/002	
	<p>Carefully remove paintwork from brick wall beneath steps and review brickwork behind.</p> 


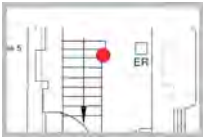




Number/ Image	Comment/ Location
001/003	
	<p>Carefully, remove access, control point for duration of works and reposition on completion, carefully isolate and divert water pipe (insulated) during the works and reinstate in new location on completion.</p> 
001/004	
	<p>Gas and water pipework confirm live? To be maintained in place during the works and the structural support angle terminated to the side of them liaise with Alan Baxter.</p> 
001/005	
	<p>Rear wall, carefully, remove paint finish and examine wall for repair repointing on completion.</p> 


Number/ Image	Comment/ Location
001/006	
	<p>Remove paint from wall beneath stairs and review repair repointing of brickwork for completion.</p> 
001/007	
	<p>Replace door leaf with shorter leaf to accommodate new beam position and fix over-panel to existing frame (allow over-panel to be removable).</p> 
001/008	
	<p>Review with client clearing out a vault area. Note free spanning pipework (gas?) may require support if live. Gas pipe in this space may also require ventilation to be added through the external door. Review with British Museum and services engineer.</p> 





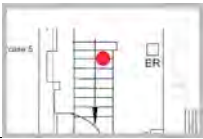

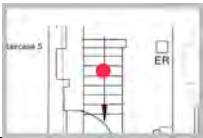
Number/ Image	Comment/ Location
001/009	
	<p>Treat reinforcing and concrete repair as structural engineers, drawings and specification. Remove all spalling areas prior to works being carried out</p> 
001/010	
	<p>Remove spalling areas of concrete and repair at cable penetration as structural engineers details. Decorate concrete stair soffit with mineral paint from Keim.</p> 
001/011	
	<p>Remove flaking area of concrete face and repair as engineer's details.</p> 





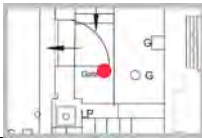
Number/ Image	Comment/ Location
001/012	
	<p>Lime mortar pointing to seal services penetration around cable.</p> 
001/013	
	<p>Generally clean and remove debris to allow external paving area to be assessed.</p> 
001/014	
	<p>Carefully, remove failing, cementitious, fillet to step side and carry out concrete repair as engineer's specification.</p> 

Number/ Image	Comment/ Location
001/015	
	<p>Cementitious repair to side face of tread. Open up to sound area, treat wrought iron baluster, and repair as engineer's specification.</p> 
001/016	
	<p>Concrete repair to seal crack at throat off stair.</p> 
001/017	
	<p>Generally clean concrete stairs before carrying out work.</p> 




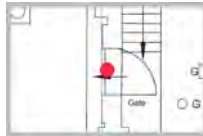

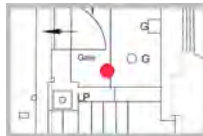
Number/ Image	Comment/ Location
001/018	
	<p>Carefully repair at the base of handrail once handrail remedial works completed. 4 No</p> 
001/018	
	<p>Carefully remove failing cementitious front and carry out concrete repair.</p> 
001/019	
	<p>Generally remove loose and flaking paint from existing wrought iron handrails treat for rust and redecorate.</p> 





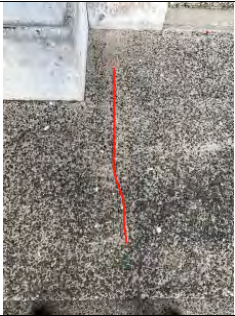




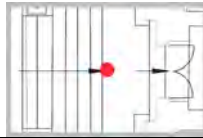



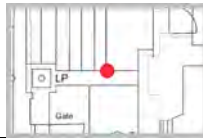
Number/ Image	Comment/ Location
001/019	
	Treat for rust and redecorate.
001/020	
	Locally cut out damaged concrete to depth sufficient to make nosing repair. Sides of cut to be angled to secure repair in position.
	
001/021	
	Cut out existing fillet repair to back face to sufficient depth to make adequate concrete repair. 3No.
	

Number/ Image	Comment/ Location
001/022	
	Carefully, remove loose and flaking paint from flanking wall, and review brickwork and make any repairs using lime mortars.
	
001/023	
	Remove flaking paint. Lime mortar to fill holes at services penetrations
	
001/024	
	Concrete repair to core-hole in landing as engineers specification use stainless steel pins to reinforce.
	


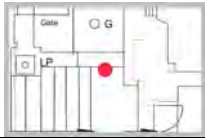

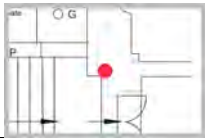

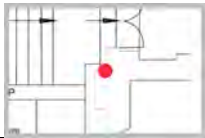
Number/ Image	Comment/ Location
001/025	
	Carefully remove cementitious fillets around services and make good slab at base. 
001/026	
	Carefully remove escape signage to facilitate works and reinstate on completion. 
001/027	
	Point open joints with lime mortar. 




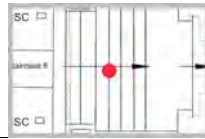
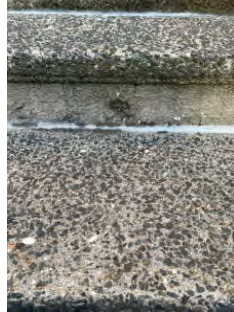

Number/ Image	Comment/ Location
001/028	
	Carefully, remove loose and flaking paintwork from iron gate, treat for rust and redecorate. 
001/029	
	Lime, mortar and repair to base and bed joint of top stone step. 
001/030	
	Decayed, plywood support for garden tap, remove and replace with new metal plate if tap is to be reinstated. 


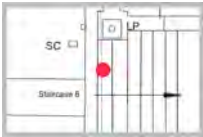
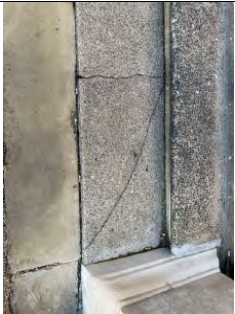



Number/ Image	Comment/ Location
001/031	
	<p>Cementitious pointing to metal handrail, carefully, rake out and reinstate with lime mortar pointing.</p> 
<b>Stair 6</b>	
001/032	
	<p>Review removal of de laminating, stone faces, repair 2 No. Inclusions and cracks with matched lime mortar.</p> 
001/033	
	<p>Resin repair hairline cracking in stair surfacing.</p> 


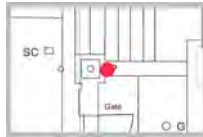

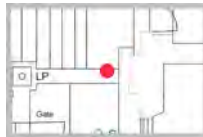


Number/ Image	Comment/ Location
001/034	
	<p>Resin repair hairline crack in stair surfacing.</p> 
001/035	
	<p>Resin repair hairline crack in stair surfacing.</p> 
001/036	
	<p>Apply neat sealant pointing at edge of steps at Junction with stone baluster.</p> 




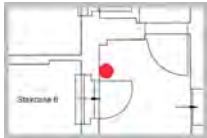




Number/ Image	Comment/ Location
001/037	
	<p>Apply neat sealant pointing at edge of steps at Junction with stone, generally around perimeter of top landing.</p> 
001/038	
	<p>Narrow rake out and apply Lime mortar point to open joint to stone plinths and top.</p> 
001/039	
	<p>Lime mortar to open joint, plinth top and horizontal crack.</p> 


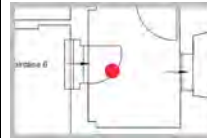
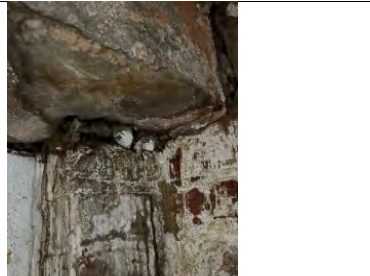


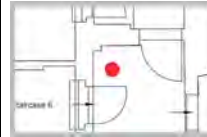
Number/ Image	Comment/ Location
001/040	
	<p>Resin repair hairline crack in stair surface in top finish.</p> 
001/041	
	<p>Rake out and resin repair two number vertical cracks in concrete riser.</p> 
001/042	
	<p>Clean out, inclusion in cementitious facing to riser and repair. Note sealing fillet at stair tread junction is showing signs of water-penetration at the junction of the fillet to the cementitious surface. Generally recommend cutting this out and forming neat 10mm chase in the cementitious topping before applying new sealant with a chamfered top finish.</p> 





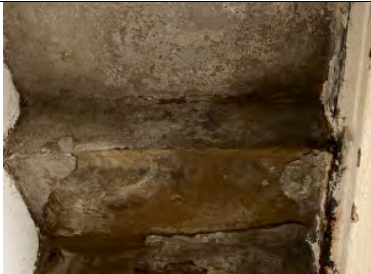

Number/ Image	Comment/ Location
001/043	
	<p>Rake out and resin repair crack in bottom step.</p> 
001/044	
	<p>Rake out and resin repair, cracks in bottom step.</p> 
001/045	
	<p>Lime mortar repair to cracks and inclusions at fossils in baluster.</p> 


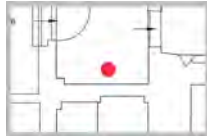

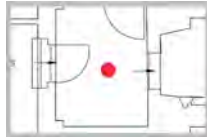

Number/ Image	Comment/ Location
001/046	
	<p>Rake out and re-point mortar joints in balustrade coping.</p> 
001/047	
	<p>Line Mortar point to inclusions in balustrade wall.</p> 
001/148	
	<p>Repair crack, as indicated on engineers, drawings, carefully remove cementitious finish and review substrate. See general note for shelter coat or lime render.</p> 









Number/ Image	Comment/ Location
001/149	<p>Carefully, remove cementitious finish and review substrate. See general note for shelter coat or lime render.</p>  
001/150	<p>Carefully remove cementitious facing to back face of riser, stabilise stone. Review substrate. See general note for shelter coat or lime render.</p>  
001/151	<p>Carefully, remove cementitious, finish to back face of riser, stabilise stone. Review substrate. See general note for shelter coat or lime render.</p>  

Number/ Image	Comment/ Location
001/152	<p>Carefully, remove cementitious finish from face of riser, stabilise stone. Review substrate. See general note for shelter coat or lime render.</p>  
001/153	<p>Carefully, remove loose stone and mortar and point in bedding with lime mortar.</p>  
001/154	<p>Carefully, remove cementitious finish to the underside of Stone tread and riser and review substrate. See general note for shelter coat or lime render.</p>  


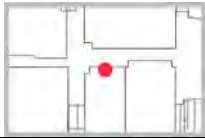




Number/ Image	Comment/ Location
001/155	
	Carefully remove infill material to joint pack and finish with lime mortar.
	
001/156	
	Review integrity of concrete repair with structural engineer with a view to replacing with more breathable lime finish. Rake out joint to step above and re-point with lime mortar. See general note for shelter coat or lime render.
	
001/157	
	Carefully, remove cementitious finish to step. See general note for shelter coat or lime render.
	







Number/ Image	Comment/ Location
001/158	
	Carefully remove cementitious render to step, soffit, and vertical face review refinishing with Structural engineer. See general note for shelter coat or lime render.
	
001/159	
	Release services fixings to permit work, carefully, remove and de-scale, loose sections of stone. See general note for shelter coat or lime render.
	
001/160	
	Carefully remove any loose, descaling sections of stone. See general note for shelter coat or lime render.







Number/ Image	Comment/ Location
001/161	
	<p>Apply lime, render to underside of top step. See general note for shelter coat or lime render.</p> 
001/162	
	<p>Remove cementitious render. See general note for shelter coat or lime render.</p> 
001/163	
	<p>Carefully, remove cementitious render and descale face of Stone, apply lime render coat to underside of top step. See general note for shelter coat or lime render.</p> 

Number/ Image	Comment/ Location
001/164	
	<p>Release, lighting and smoke detector to carry out works, remove gypsum and cement plastered. Soffit, apply lime plaster to soffit.</p> 
001/165	
	<p>Remove debonding flaking paint to rear wall, remove areas of gypsum plaster, re-plaster using lime, decorate with either breathable mineral paint or lime wash. Repair 4 No. holes through wall.</p> 
001/166	
	<p>Remove flaking paint from stone wall, re-point open joints in lime, redecorate with mineral paint or lime wash. Note temporary services detachment will be required.</p> 



Number/ Image	Comment/ Location
<b>Stair 7</b>	
001/081	
	<p>Carefully remove paintwork from brick wall beneath steps and review, repair any lime pointing or brick damage.</p> 
001/082	
	<p>Remove rusted redundant iron brackets. Fill fixing holes with lime mortar.</p> 
001/083	
	<p>Gas and water pipework confirm live? To be maintained in place during the works. Ensure any fixing angles for engineers steel supports are cut to length to allow these to remain.</p> 

Number/ Image	Comment/ Location
001/084	
	<p>Does window require glazing replacement confirm with British Museum. Frame to be repaired and repainted allow for installing fire rated cement board in line of glass.</p> <p>Remove redundant gas meter.</p> <p>Review with client clearing out a vault area</p> 
001/085	
	<p>Remove debris and rubbish under stair, for assessment of paving. Carefully remove paintwork from brick wall beneath steps and review masonry for any mortar and brick repairs.</p> 
001/086	
	<p>Carefully remove paintwork from brick wall beneath steps and review masonry for any mortar and brick repairs.</p> 




Number/ Image	Comment/ Location
001/087	
	<p>Carefully remove paintwork from brick wall beneath steps and review masonry for any mortar and brick repairs.</p> 
001/088	
	<p>Remove rusted and redundant pipe work through slab. Remove flaking area of concrete face and repair as engineer's specification.</p> 
001/089	
	<p>Remove hook and hanger, clean concrete to remove algae. Remove all spalling areas of concrete prior to works being carried out as engineer's specification.</p> 

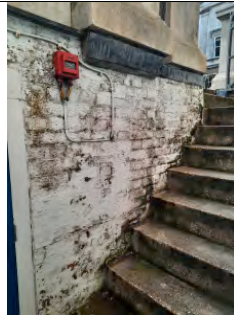
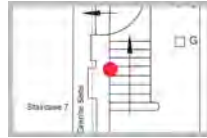

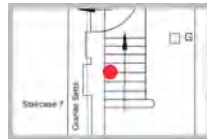

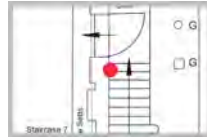
Number/ Image	Comment/ Location
001/090	
	<p>Carefully repair concrete at the base of handrail once handrail remedial works to treat rust and redecorate are completed to all rails.</p> 
001/091	
	<p>Remove spalling areas of concrete and repair at cable penetration</p> 
001/092	
	<p>Remove flaking paintwork to brickwork under steps, review brickwork and repair any open joints and damaged bricks with lime mortar.</p> 




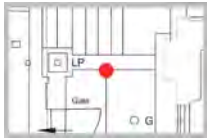



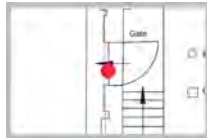

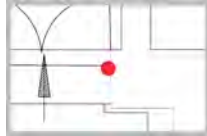
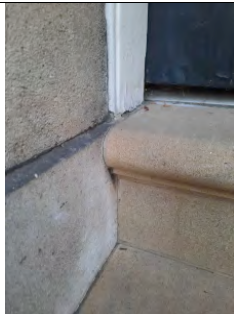
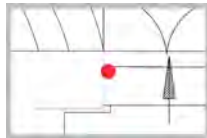
Number/ Image	Comment/ Location
001/093	Remove rusted iron fittings from surface.
	
001/094	Generally clean and remove debris to allow floor paving to be assessed.
	
001/095	Carry out concrete repair once balustrade treated and repainted.
	

Number/ Image	Comment/ Location
001/096	Carry out concrete repair once balustrade treated and repainted.
	
001/097	Generally clean concrete stairs before carrying out works. Carry out concrete repair at base of baluster.
	
001/098	Generally remove loose and flaking paint from existing wrought iron handrails treat rust and redecorate.
	


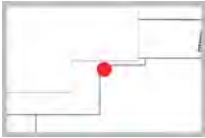

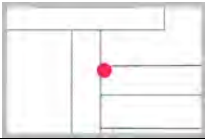

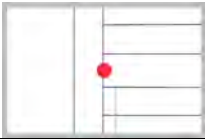
Number/ Image	Comment/ Location
001/099	<p>Repair concrete at the base of all handrails once handrail remedial works completed.</p>  
001/100	<p>Secure loose electrical fitting and wire.</p>  
001/101	<p>Point open joints with lime mortar.</p>  


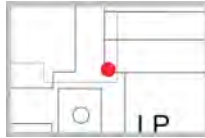



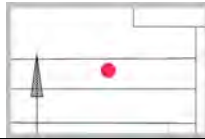
Number/ Image	Comment/ Location
001/102	<p>Remove loose and flaking paint from flanking wall and review brickwork. Carry out any necessary joint or brick repairs with lime mortar.</p>  
001/103	<p>Locally cut out damaged concrete to depth sufficient to make nosing repair. Form splayed edges to retain repair.</p>  
001/104	<p>Remove loose and flaking paint from flanking wall, and review brickwork. Point open joints with lime mortar</p>  

Number/ Image	Comment/ Location
001/105	
	<p>Carefully remove escape signage to facilitate works and reinstate on completion.</p> 
001/106	
	<p>Remove loose and flaking paintwork from iron gate, treat for rust and redecorate.</p> 
001/107	
	<p>Cementitious bedding to metal handrail, carefully, Rake out treat any rust and decorate handrail, and reinstate with lime mortar pointing.</p> 

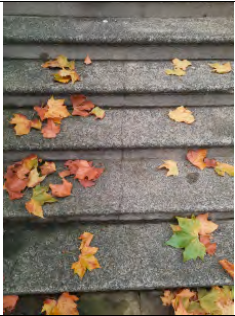
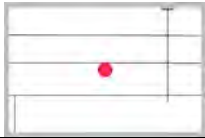
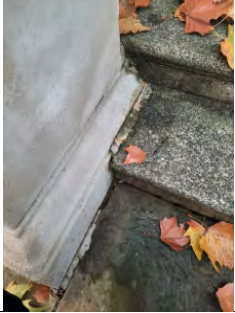
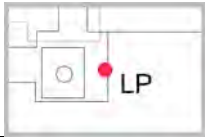


Number/ Image	Comment/ Location
001/108	
	<p>Lime, mortar and repair to base and bed joint of top stone step.</p> 
<b>Stair 8</b>	
001/109	
	<p>Rake out and lime mortar pointing to seal edge of stair at junction with wall and plinth.</p> 
001/110	
	<p>Rake out and lime mortar pointing to seal edge of stair at junction with wall and plinth.</p> 


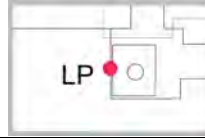

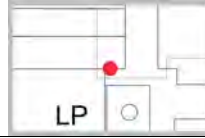

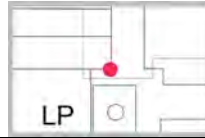



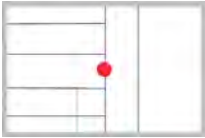

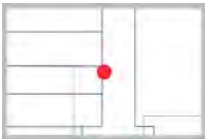

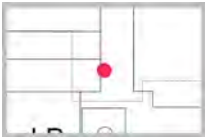
Number/ Image	Comment/ Location
001/111	
	<p>Lime mortar point to open joint to plinths and top.</p> 
001/112	
	<p>Carefully chase cementitious topping and seal edge of stair at Junction.</p> 
001/113	
	<p>Carefully chase cementitious topping and seal edge of stair at Junction. Horizontal crack in stonework to be repaired using lime mortar</p> 


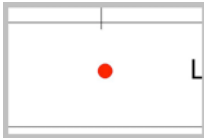

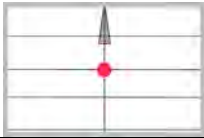

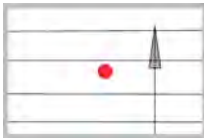
Number/ Image	Comment/ Location
001/114	
	<p>Remove organic growth, carefully chase cementitious topping and seal edge of stair at Junction.</p> 
001/115	
	<p>Resin repair cracking in cementitious stair surfacing.</p> 
001/116	
	<p>Resin repair cracking in cementitious stair surfacing.</p> 




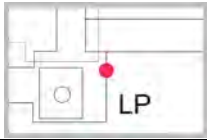

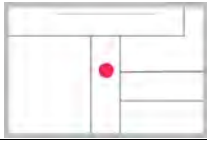



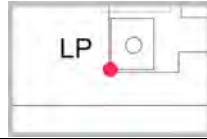

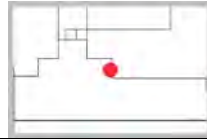

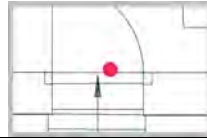
Number/ Image	Comment/ Location
001/117	
	Resin repair cracking in cementitious stair surfacing. 
001/118	
	Carefully remove mortar pointing, form neat 10mm chase in cementitious topping and apply sealant pointing between steps and stone. 
001/119	
	Repair cracking, stair surfacing. Point open joints in stone paving with lime mortar. Form neat 10mm chase in cementitious topping and apply sealant pointing between steps and stone 

Number/ Image	Comment/ Location
001/120	
	Lime mortar point to seal edge of stone paving at junction with pier. Form neat 10mm chase in cementitious topping and apply sealant pointing between steps and stone. 
001/121	
	Remove organic growth, form neat 10mm chase in cementitious topping and apply sealant pointing between steps and stone. Epoxy repair to any residual cracking in cementitious surfacing. 
001/122	
	Rake out and repair lime mortar joints between baluster and pier. Form neat 10mm chase in cementitious topping and apply sealant pointing between steps and stone. 




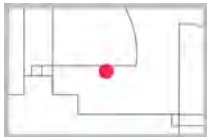


Number/ Image	Comment/ Location
001/123	
	<p>Form neat 10mm chase in cementitious topping and apply sealant pointing between steps and stone. Repair stonework inclusion, cracked joint and at bottom of balustrade with lime mortar.</p> 
001/124	
	<p>Lime mortar repair to balustrade.</p> 
001/125	
	<p>Rake out and re-point open joints with lime mortar.</p> 




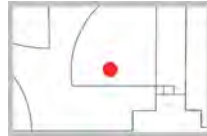

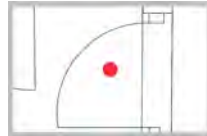
Number/ Image	Comment/ Location
001/126	
	<p>Generally clean to remove algae build-up.</p> 
001/127	
	<p>Locally cut out damaged cementitious topping to depth sufficient to make nosing repair. Splay edges to ensure stability.</p> 
001/128	
	<p>Open joints in cementitious topping, Cut out 10mm chase in cementitious facings for sealant with chamfered upper surface.</p> 

Number/ Image	Comment/ Location
001/129	
	<p>Missing and cracked mortar joint in stone. Lime mortar pointing.</p> 
001/130	
	<p>Cracked in mortar and pointing. Rake out and point with lime mortar.</p> 
001/131	
	<p>Pointing and stone generally satisfactory. Minor cracks in stone, Lime mortar point to inclusions.</p> 






Number/ Image	Comment/ Location
001/132	
	<p>Missing mortar edging. Rake out and repoint stone paviors with lime mortar. Form neat 10mm chase in cementitious topping and apply sealant pointing between steps and stone.</p> 
001/167	
	<p>Crack repair as engineers, drawings. Rake out open joints in soffit and pier and re-point with lime mortar. Remove areas of flaking stone, and consolidate.</p> 
001/168	
	<p>Rake out and re-point at junction between top of brick and underside of steps, recommend removal of existing paint finish (chemical poultice) and reapplication of breathable paint. Point in doorframe top right-hand side, re-point approximately six perp. ends.</p> 


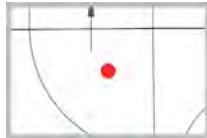


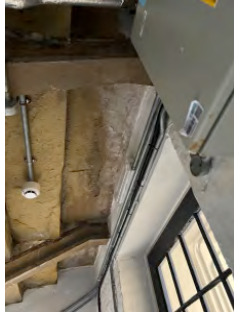



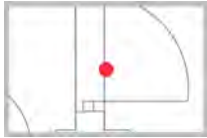
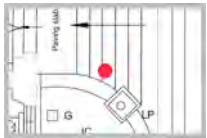
Number/ Image	Comment/ Location
001/169	
	Second step is, showing loss of section on soffit and riser review a structural engineer carefully remove delaminating stone sections at outer quoin rake out and re-point junction to step above. See general note for shelter coat or lime render. 
001/170	
	Second step, showing weathering and loss of section to underside, rake out and re-point to step below, step above and to adjacent walls and steel support beam. See general note for shelter coat or lime render. 
001/171	
	Third step, remove loose, friable sections of stone. See general note for shelter coat or lime render. 
001/172	

Number/ Image	Comment/ Location
	Remove loose, flaking sections of stone; rake out joint to step above. See general note for shelter coat or lime render. 
001/173	
	Work around plumbing services, and electrical tray, remove cementitious base, Mortar repair inclusions to rear riser. See general note for shelter coat or lime render. 
001/174	
	Work around plumbing services, and electrical tray, remove cementitious base. Mortar repair inclusions to rear riser. See general note for shelter coat or lime render. 


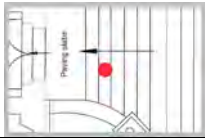

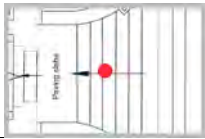

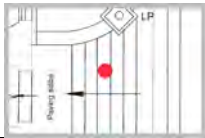



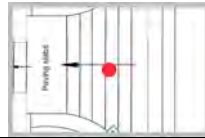

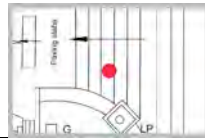

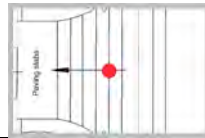
Number/ Image	Comment/ Location
001/175	
	Carefully, remove loose, flaking and delaminating stone lime mortar repair to rear face of riser, point joints to step above. See general note for shelter coat or lime render. 
001/176	
	Remove sections of delaminating stone, rake out and re-point joints to step above in lime. See general note for shelter coat or lime render.
001/177	
	Remove delaminating skim mortar, fill rear riser at wall junction, See general note for shelter coat or lime render. 

Number/ Image	Comment/ Location
001/178	
	Release, fire detector head to allow repair works, remove delaminating sections of stone, apply shelter coat, rake out, and re-point at junction with landing above. See general note for shelter coat or lime render. 
001/179	
	Carefully remove delaminating sections of stone. (Work around existing services). See general note for shelter coat or lime render. 
001/180	
	Top landing, remove delaminating sections of Stone, apply lime plaster and decorate with breathable mineral paint. 


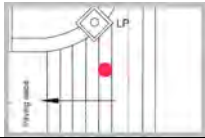

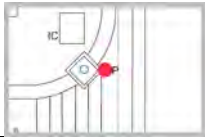

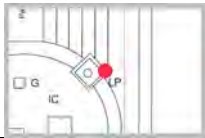
Number/ Image	Comment/ Location
001/181	<p>Carefully, remove paint finish, rake out and re-point at approximately two number joints infill around pipe penetration with stone core to match existing, high-level left-hand side.</p> 
001/182	<p>Remove paint finish, rake out and re-point approximately two stone joints using lime mortar. Fill open holes at 2No. services penetrations.</p>
<b>Stair 9</b>	
001/048	<p>Generally clean to remove algae build-up.</p> 







Number/ Image	Comment/ Location
001/049	<p>Generally rake out at step edges form neat 10mm chase in cementitious topping and apply sealant pointing between steps and stone.</p> 
001/050	<p>Rake out and fill locally at inclusions in stair top landing surface.</p> 
001/051	<p>Cut out and local repair at step nosing. See general notes on sealing cracking at cementitious surface and stone.</p> 

Number/ Image	Comment/ Location
001/052	
	<p>Clean and repair at local inclusion in cementitious surface.</p> 
001/053	
	<p>Rake out and resin repair at crack in step surface.</p> 
001/054	
	<p>Repair inclusion in surface finish of step.</p> 


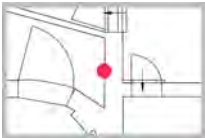
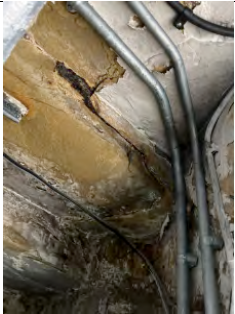



Number/ Image	Comment/ Location
001/055	
	<p>Rake out and resin repair crack in step surface finish.</p> 
001/056	
	<p>Repair inclusion in surface finish of step.</p> 
001/057	
	<p>Rake out and resin repair cracking in surface finish of step</p> 

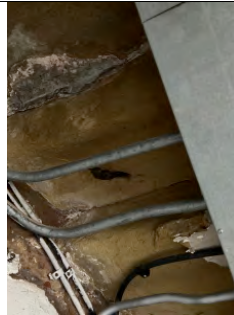
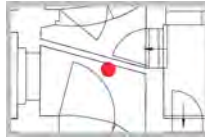
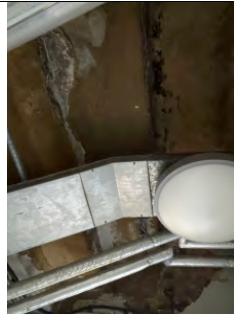




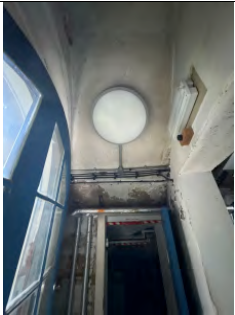




Number/ Image	Comment/ Location
001/058	<p>Repair, inclusions in surface finish of steps.</p>  
001/059	<p>Cut out at stair nosing and repair to match existing including vertical face of riser.</p>  
001/060	<p>Remove poor mortar, repair and seal junction between tread, finish and stone pier.</p>  







Number/ Image	Comment/ Location
001/061	<p>Rake out and re-point vertical joint and coping joints to balustrade 4 No.</p>  
001/062	<p>Rake out and re-point, vertical joints and coping joints 4 No.</p>  
001/063	<p>Remove fractured stone and cut in indent stone repair.</p>  

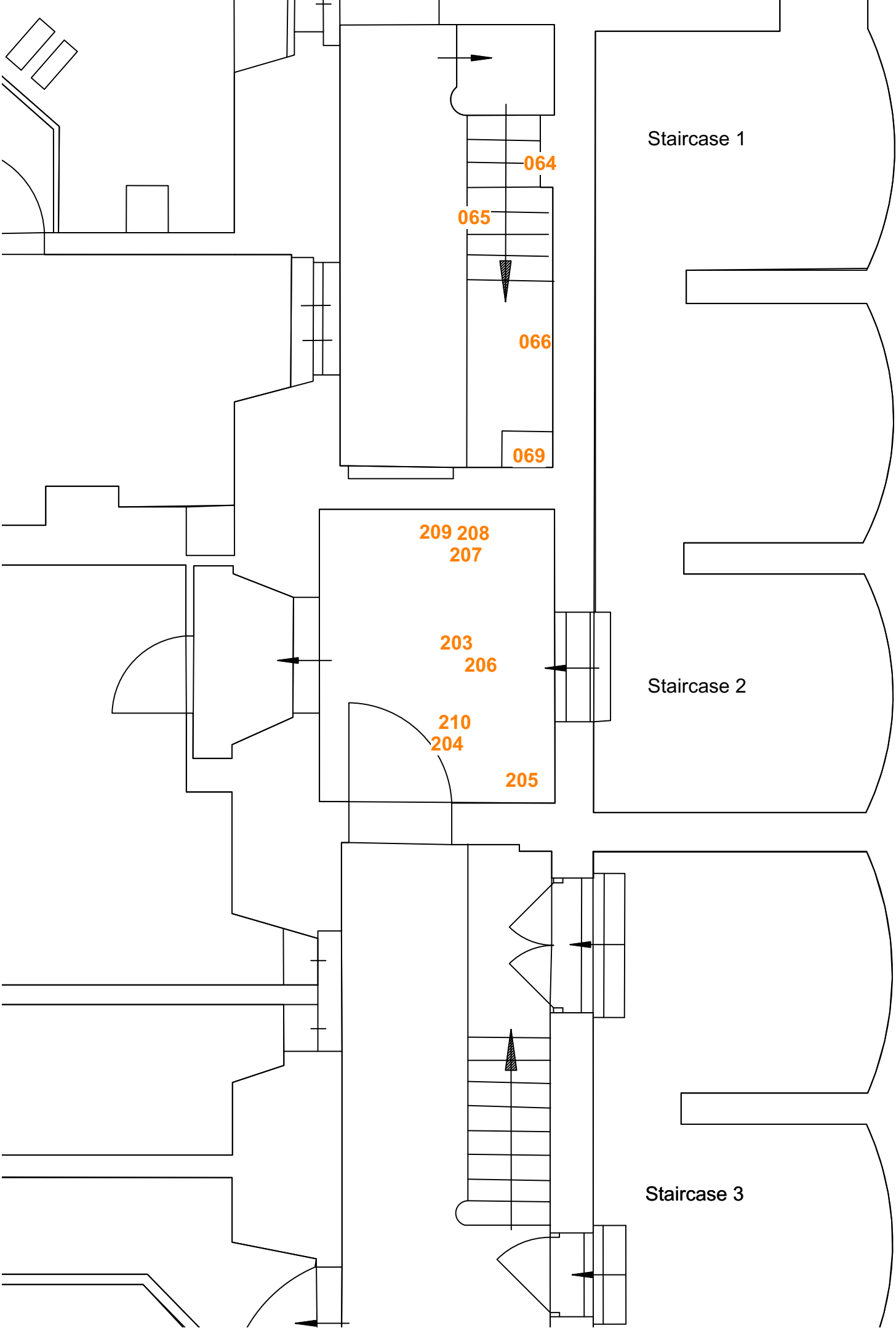
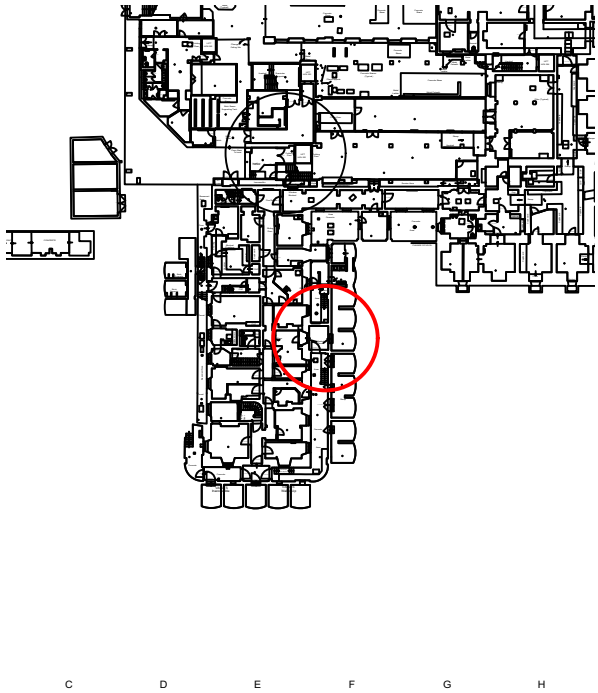


Number/ Image	Comment/ Location
001/183	
	Carefully remove paint to rear wall, carry out any masonry repairs, redecorate using breathable mineral paint or limewash.
	
001/184	
	Carefully remove delaminating areas of Stone review with structural engineer. See general note for shelter coat or lime render.
	
001/185	
	Review services to determine what can be temporarily released to allow work. Work around immovable services. Carefully remove inappropriate and delaminating/ flaking paint finish. See general note for shelter coat or lime render.
	

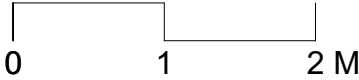
Number/ Image	Comment/ Location
001/186	
	Mortar repair inclusion in stone. See general note for shelter coat or lime render.
	
001/187	
	Remove paint and delaminating section of stone, including rear face of riser. See general note for shelter coat or lime render.
001/188	
	Carefully, remove delaminating section of stone\decorative plaster. See general note for shelter coat or lime render.
	

Number/ Image	Comment/ Location
001/189	
	Remove peeling finish to soffit, apply breathable mineral paint finish note cement render in this location is intact removal may cause damage to the stone above.
001/190	
	Remove delaminating paint from rear and side walls, apply new breathable paint, following repairs of any masonry defects discovered behind.
	
001/191	
	Repair, cracking flanking, Stonewall, remove adhesive tapes, rake out and re-point voussoir joint and pointing around 3No. services, penetrations. Remove organic growth
	

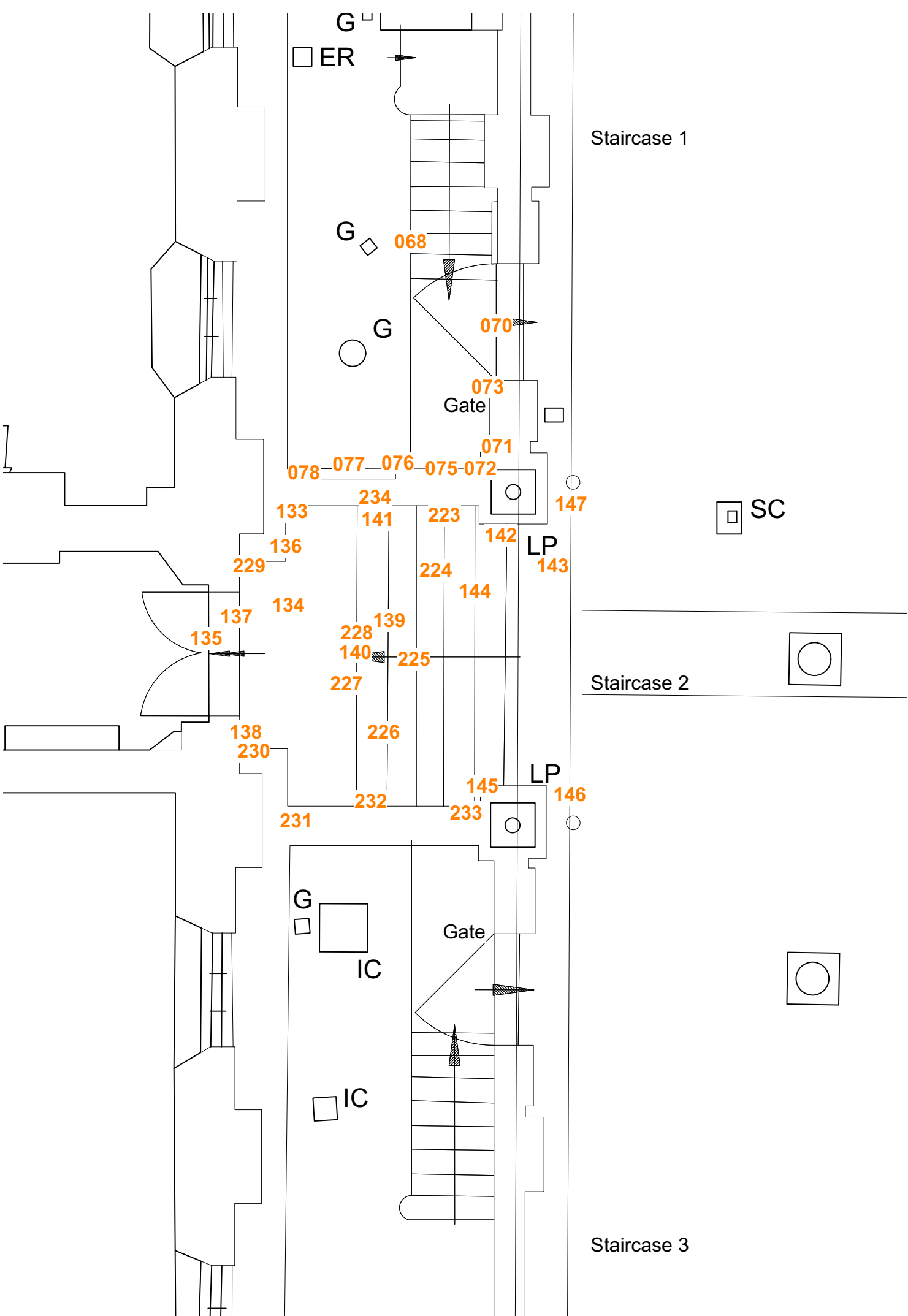
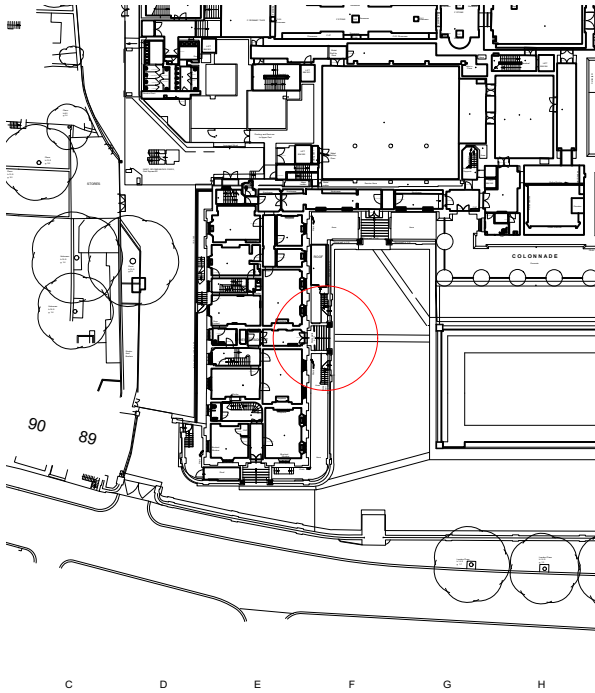
Number/ Image	Comment/ Location
001/192	
	Re-point, joint at bottom of balustrade, re-point 3 No. Services holes and 1 No. damaged stone.
	
001/193	
	Rake out and re-point at 1 No. horizontal joint, 1No. voussoir joint and 3 No. horizontal joints re-point to diagonal cracks one of which was previously pinned.
	
001/194	
	Carefully remove flaking areas of Stone, re-point 1No. raking joint on top of two voussoirs
	



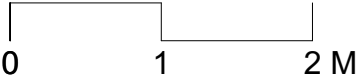
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No	Date	By	Comments
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Status	Purpose of Issue		
-	PRELIMINARY		
<b>BRITISH MUSEUM</b> <b>BUILDING FABRIC PHASE 6</b>			
<b>Dannatt Johnson Architects</b> Unit 1 The Wireworks 77 Great Suffolk Street London SE1 0BU Tel (020) 7357 7100 Email dja@djarchitects.co.uk			
Title			
Basement Level Plan Staircases 1-3 as Proposed			
Drawing Number			Revision
649-DJA-DR-A-11103			P01
RIBA Stage	DJA Ref	Scale(s)	
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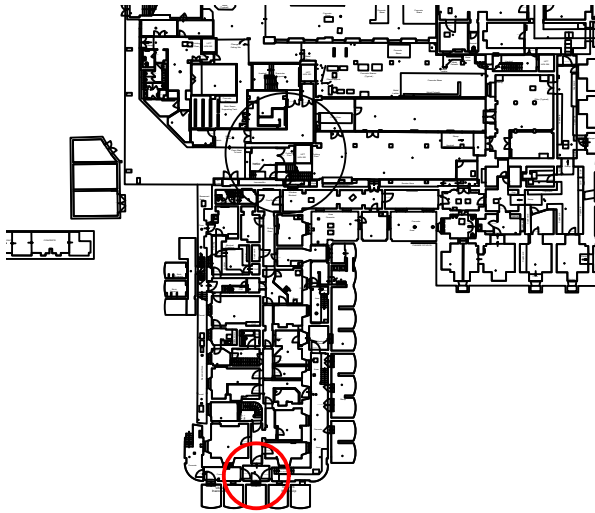


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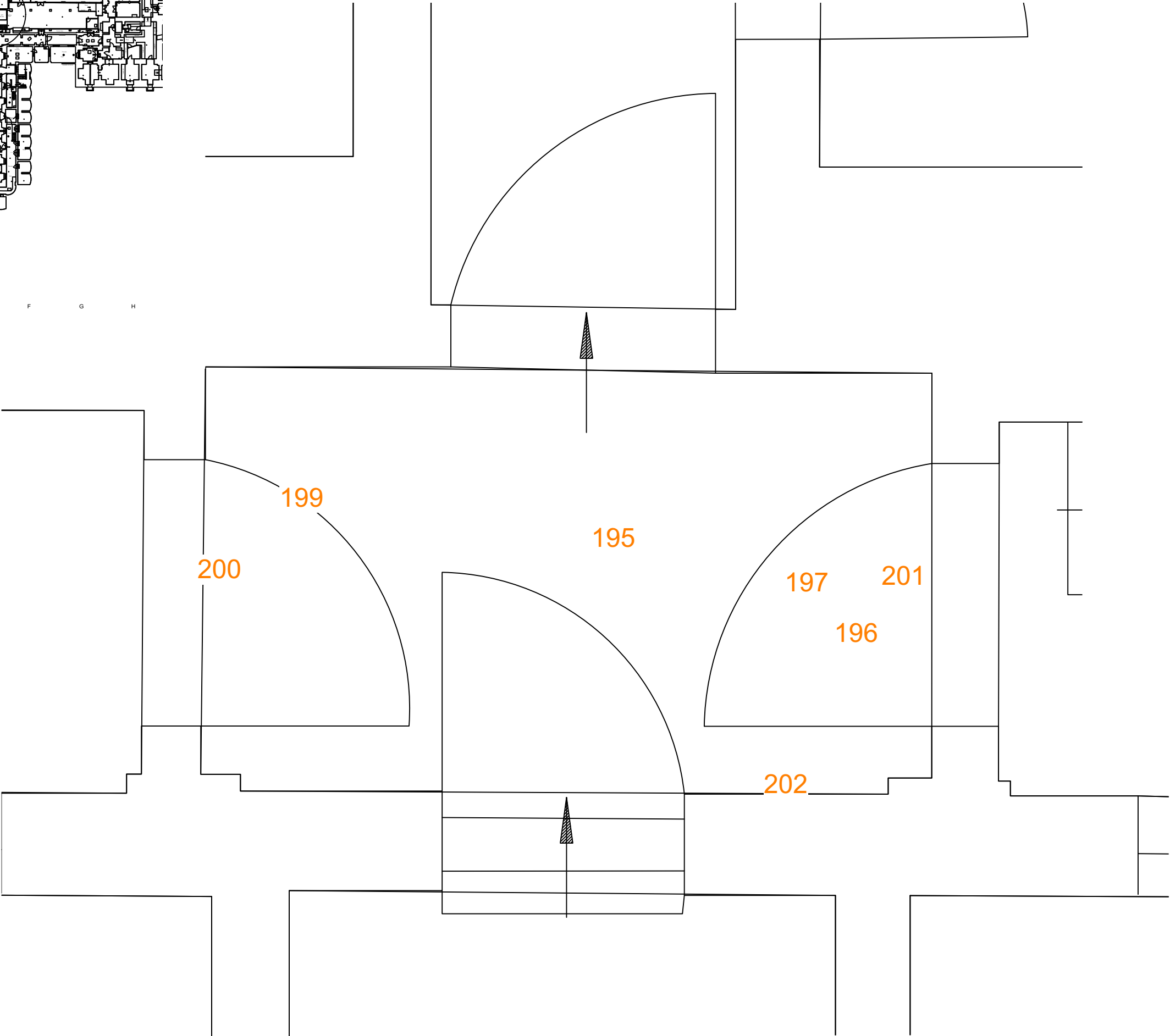


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Title			
Ground Floor Level Plan Staircases 1-3 as Proposed			
Drawing Number			Revision
649-DJA-DR-A-11203			P01
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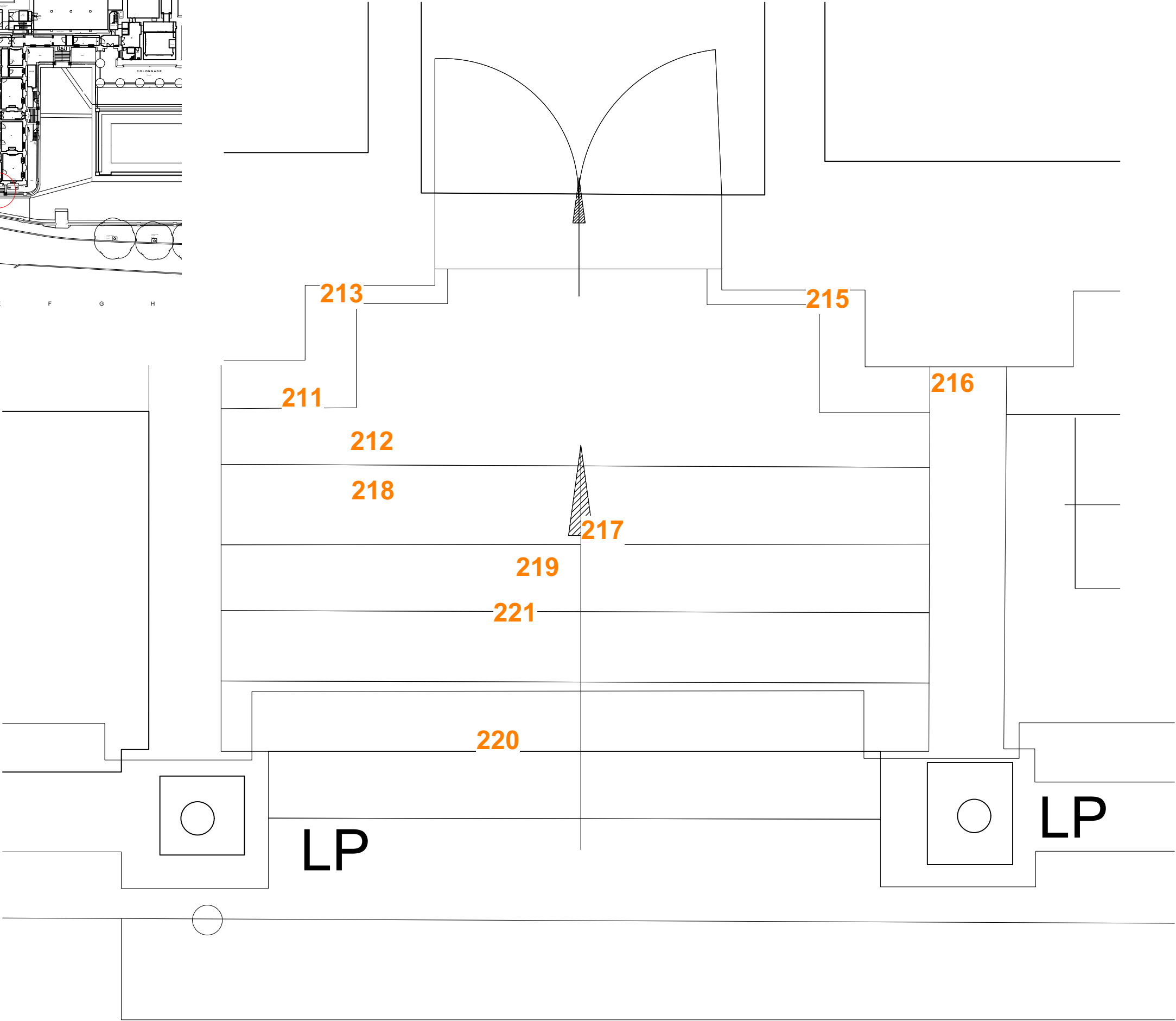
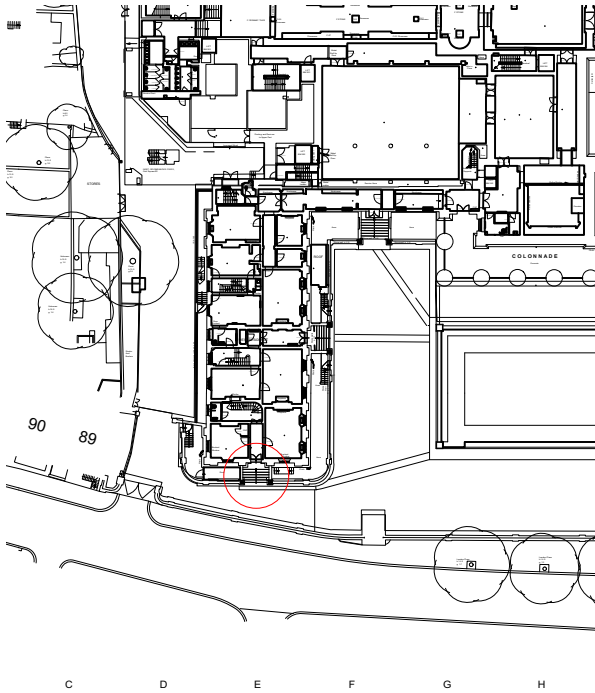
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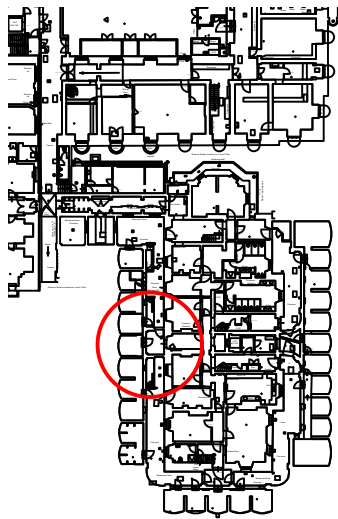


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<b>BRITISH MUSEUM</b> BUILDING FABRIC PHASE 6			
<b>Dannatt Johnson Architects</b> Unit 1 The Wireworks 77 Great Suffolk Street London SE1 0BU Tel (020) 7357 7100 Email dja@djarchitects.co.uk			
Title			
Basement Level Plan Staircase 4 as Proposed			
Drawing Number			Revision
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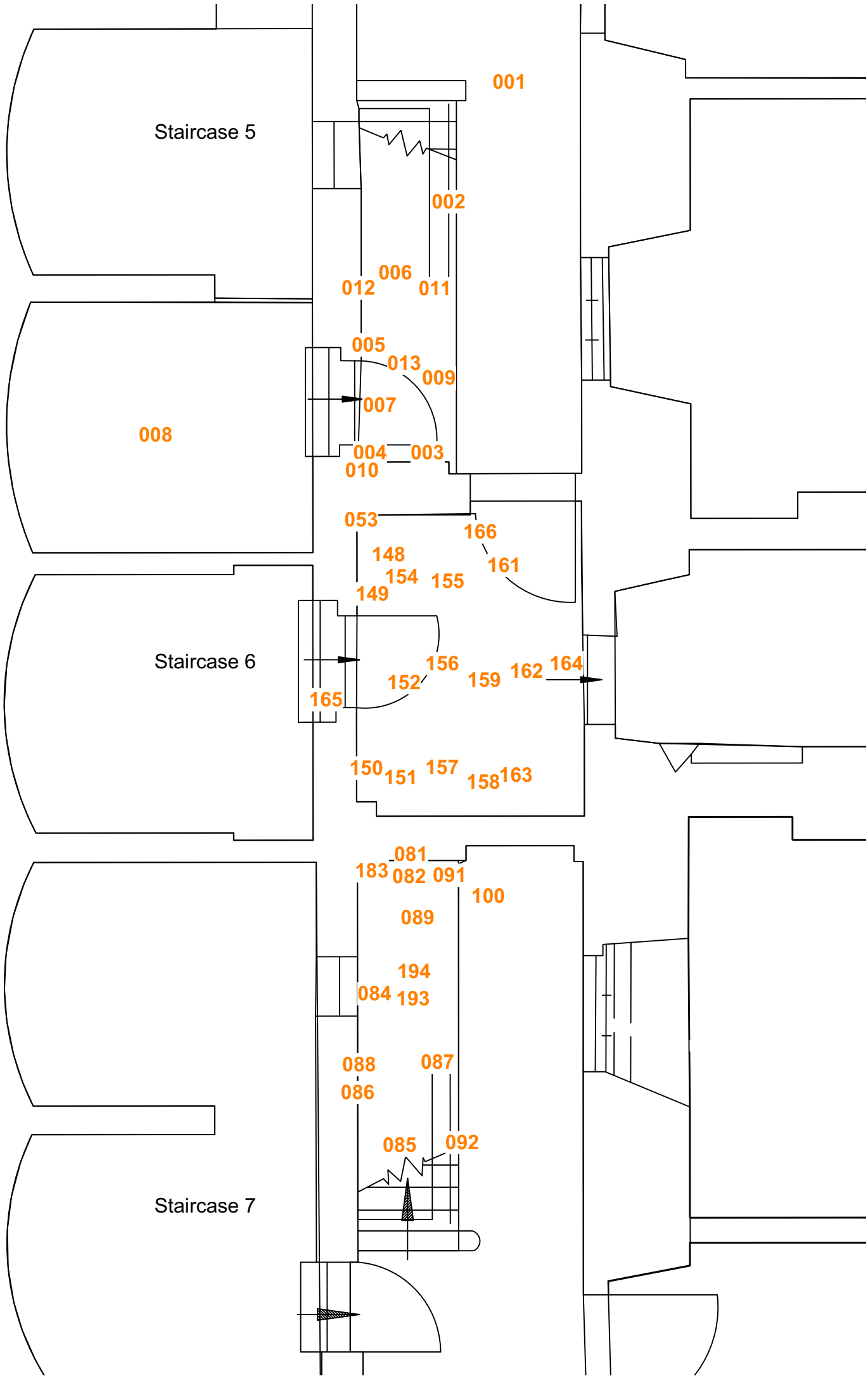


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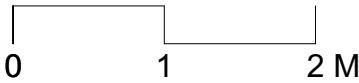
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Title			
Ground Floor Level Plan Staircase 4 as Proposed			
Drawing Number			Revision
649-DJA-DR-A-11204			P01
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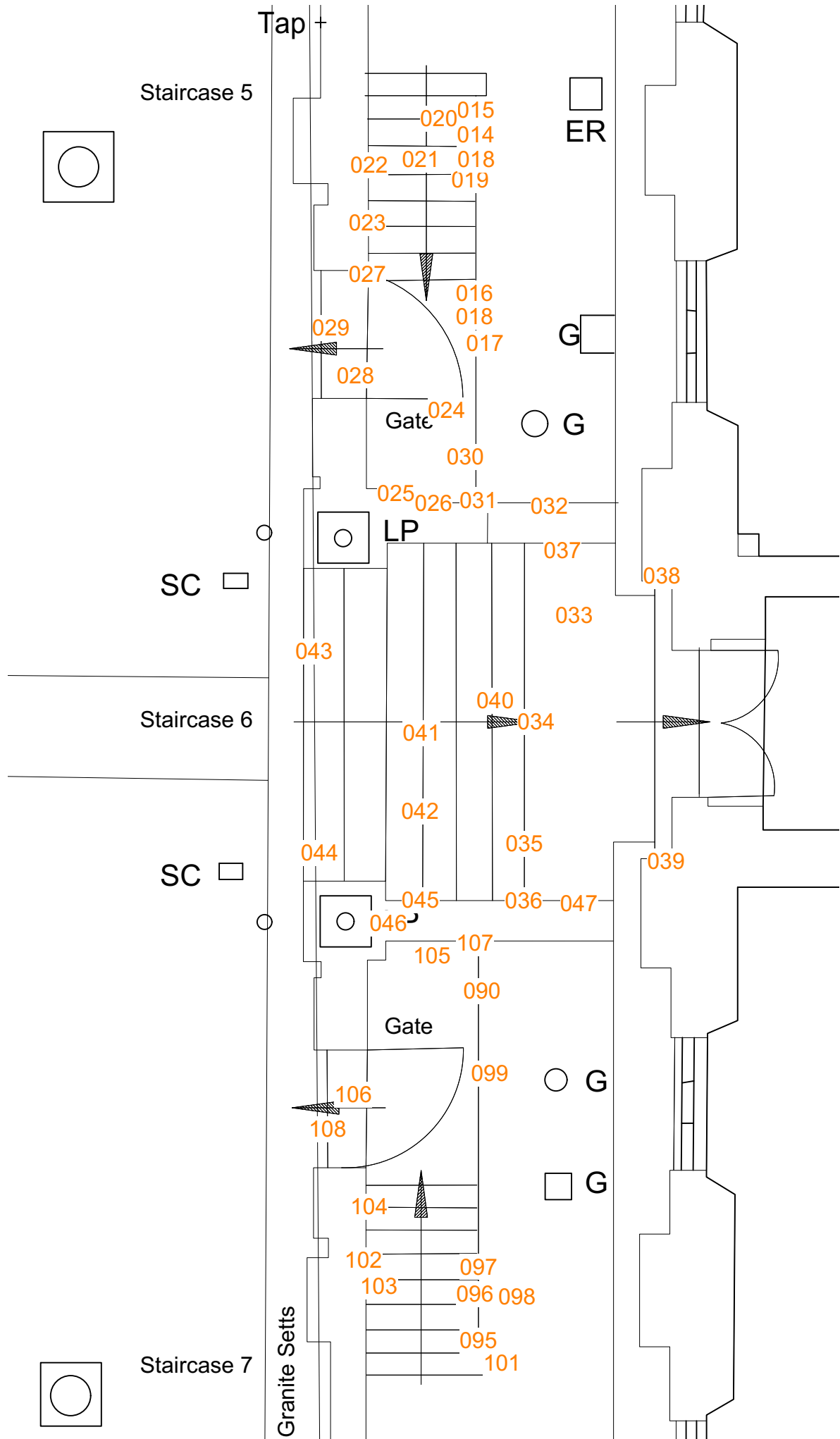
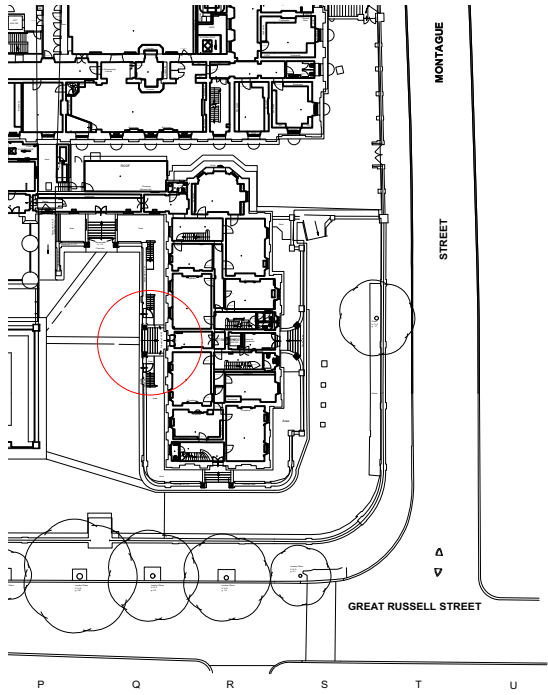


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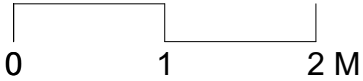


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Title			
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Drawing Number			Revision
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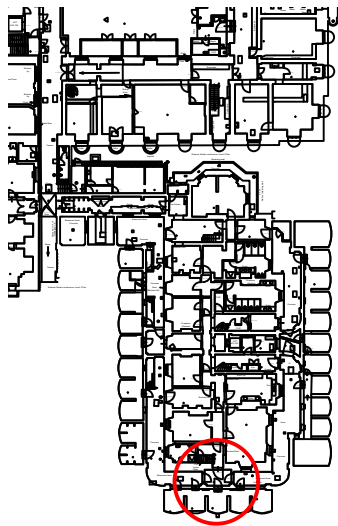




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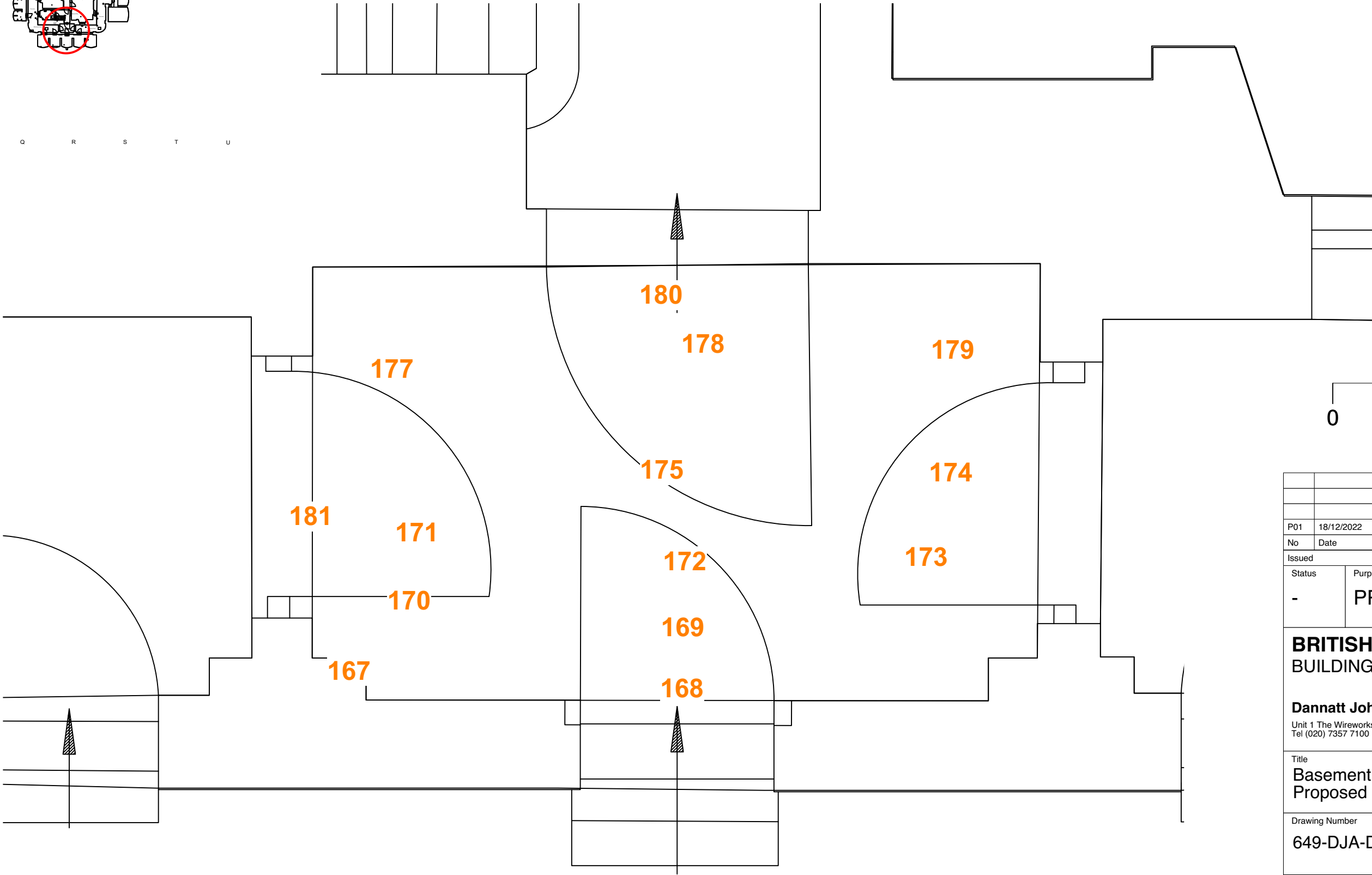


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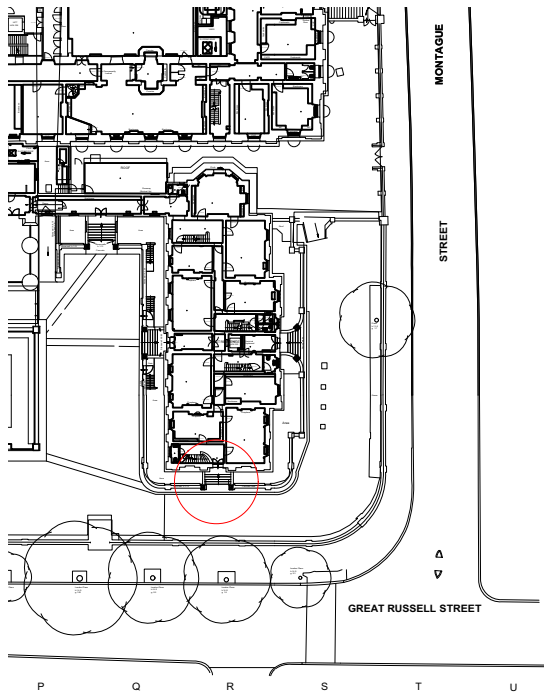


XXX = Refer to Schedule of Works  
649-DJA-SH-A-00001-Schedule of Works

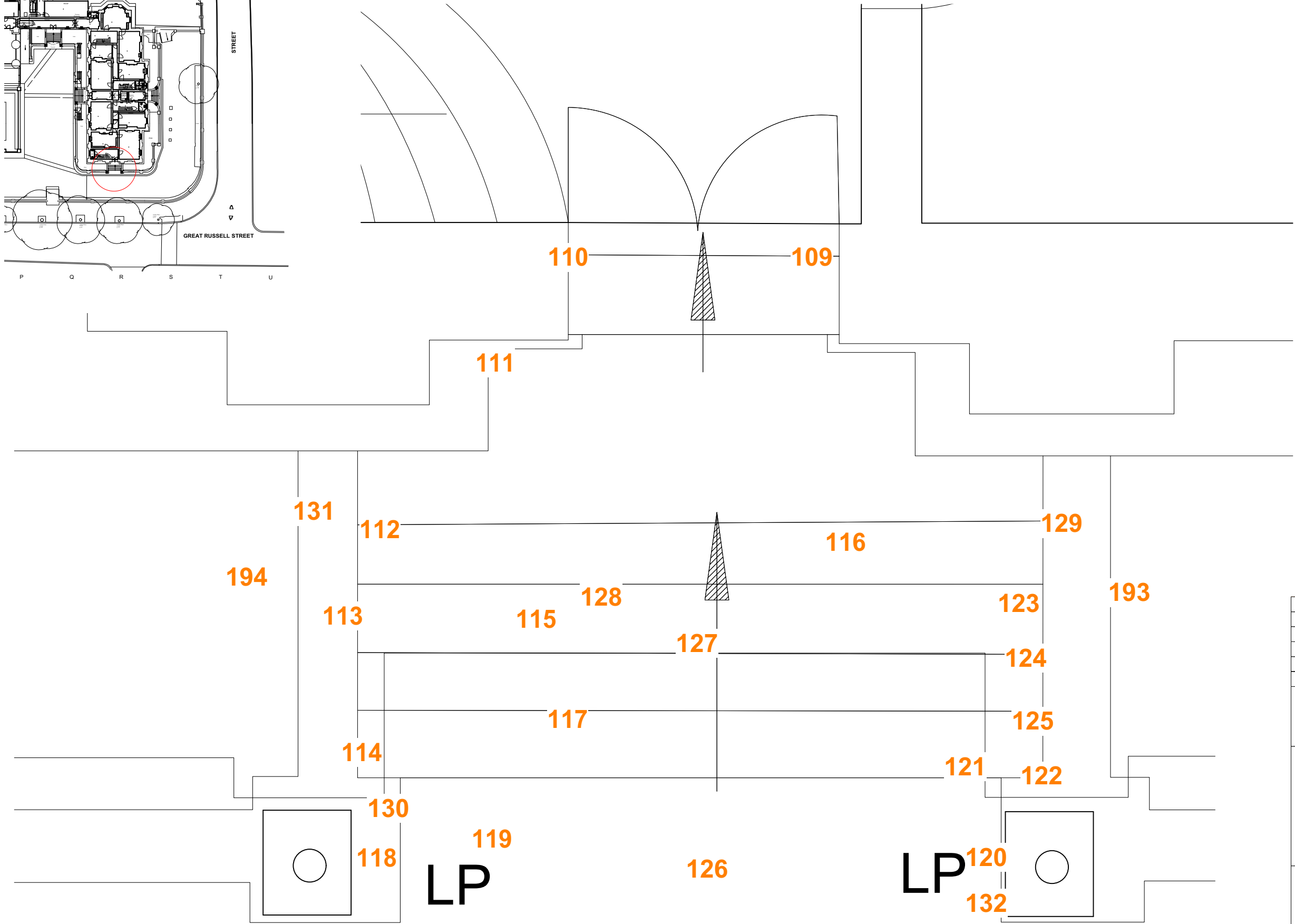
P Q R S T U



P01	18/12/2022	JP	Base information (Stage 4)
No	Date	By	Comments
Issued			
Status		Purpose of Issue	
-		PRELIMINARY	
<b>BRITISH MUSEUM</b> BUILDING FABRIC PHASE 6			
<b>Dannatt Johnson Architects</b> Unit 1 The Wireworks 77 Great Suffolk Street London SE1 0BU Tel (020) 7357 7100 Email dja@djarchitects.co.uk			
Title			
Basement Level Plan Staircase 8 as Proposed			
Drawing Number			Revision
649-DJA-DR-A-11108			P01
RIBA Stage	DJA Ref	Scale(s)	
4	649	1:20 @ A3	



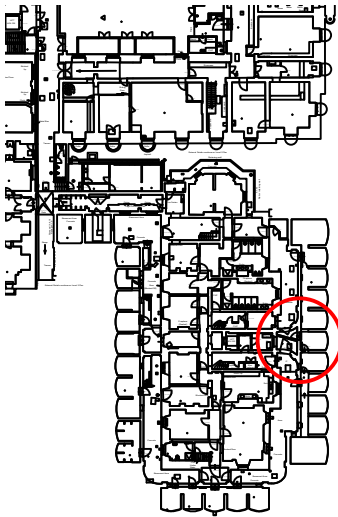
XXX = Refer to Schedule of Works  
649-DJA-SH-A-00001-Schedule of Works



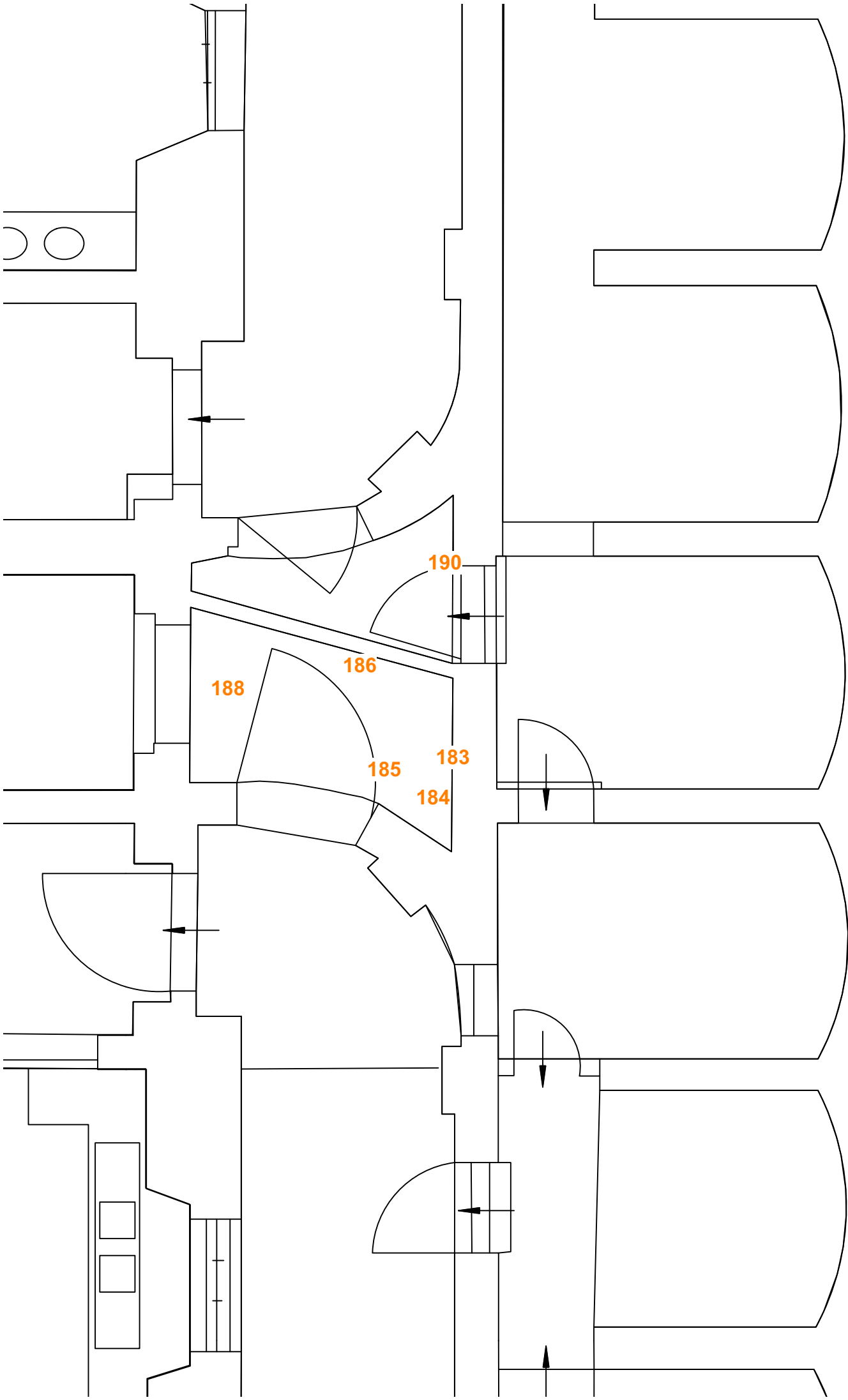
P01	18/12/2022	JP	Base information (Stage 4)
No	Date	By	Comments
Issued			
Status		Purpose of Issue	
-		PRELIMINARY	
<div>BRITISH MUSEUM</div> <div>BUILDING FABRIC PHASE 6</div> <div>Dannatt Johnson Architects</div> <div>Unit 1 The Wireworks 77 Great Suffolk Street London SE1 0BU Tel (020) 7357 7100 Email dja@djarchitects.co.uk</div>			
Title			
Ground Floor Level Plan Staircase 8 as Proposed			
Drawing Number			Revision
649-DJA-DR-A-11208			P01
RIBA Stage	DJA Ref	Scale(s)	
4	649	1:20 @ A3	

Granite Setts

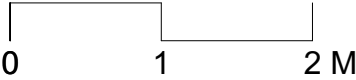




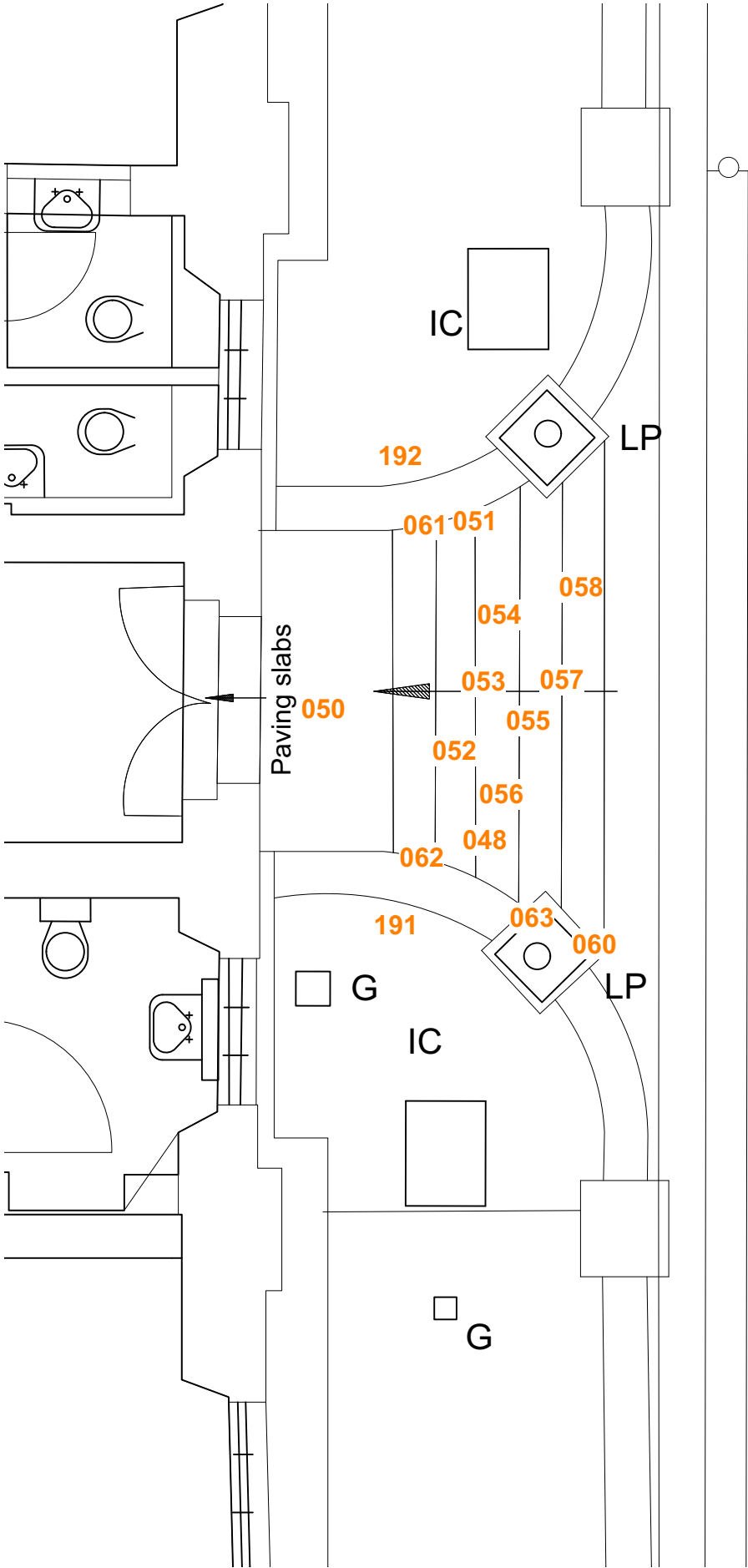
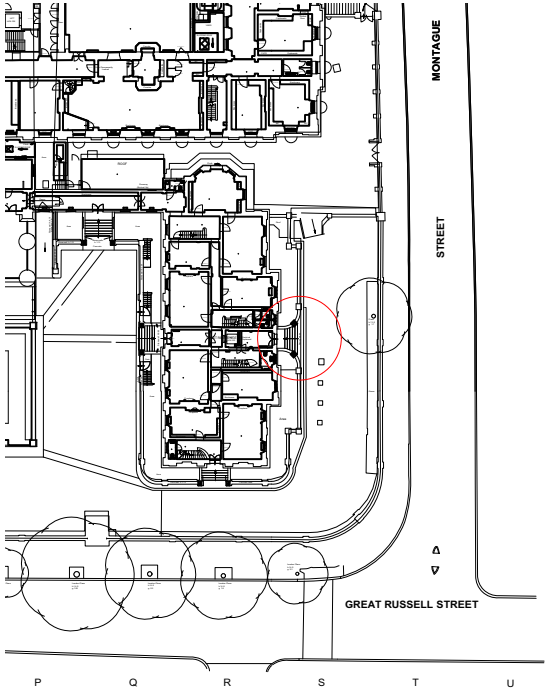
P Q R S T U



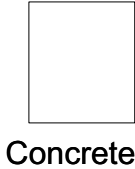
XXX = Refer to Schedule of Works  
649-DJA-SH-A-00001-Schedule of Works



P01	18/12/2022	JP	Base information (Stage 4)
No	Date	By	Comments
Issued			
Status		Purpose of Issue	
-		PRELIMINARY	
<div>BRITISH MUSEUM</div> <div>BUILDING FABRIC PHASE 6</div> <div>Dannatt Johnson Architects</div> <div>Unit 1 The Wireworks 77 Great Suffolk Street London SE1 0BU Tel (020) 7357 7100 Email dja@djarchitects.co.uk</div>			
Title			
Basement Level Plan Staircase 9 as Proposed			
Drawing Number			Revision
649-DJA-DR-A-11109			P01
RIBA Stage	DJA Ref	Scale(s)	
4	649	1:50 @ A3	



Granite Setts

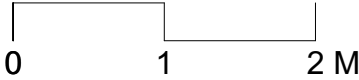


Concrete



Concrete

XXX = Refer to Schedule of Works  
649-DJA-SH-A-00001-Schedule of Works



P01	18/12/2022	JP	Base information (Stage 4)
No	Date	By	Comments
Issued			
Status		Purpose of Issue	
-		PRELIMINARY	
<b>BRITISH MUSEUM</b> BUILDING FABRIC PHASE 6			
<b>Dannatt Johnson Architects</b> Unit 1 The Wireworks 77 Great Suffolk Street London SE1 0BU Tel (020) 7357 7100 Email dja@djarchitects.co.uk			
Title			
Ground Floor Level Plan Staircase 9 as Proposed			
Drawing Number			Revision
649-DJA-DR-A-11209			P01
RIBA Stage	DJA Ref	Scale(s)	
4	649	1:50 @ A3	