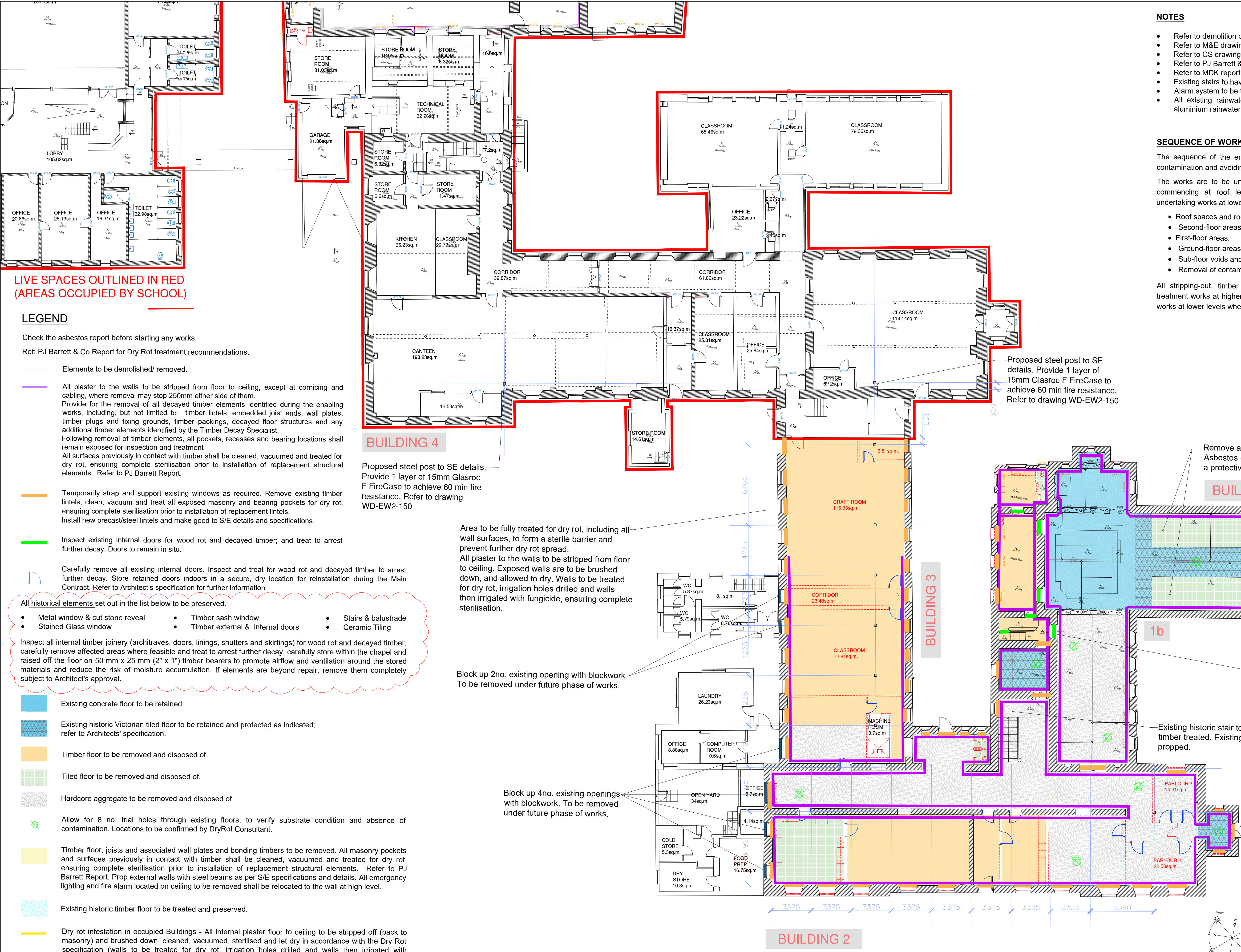




LIVE SPACES OUTLINED IN RED
(AREAS OCCUPIED BY SCHOOL)

LEGEND

Check the asbestos report before starting any works.

Ref: PJ Barrett & Co Report for Dry Rot treatment recommendations.

- Elements to be demolished/ removed.
- All plaster to the walls to be stripped from floor to ceiling, except at corning and cabling, where removal may stop 250mm either side of them. Provide for the removal of all decayed timber elements identified during the enabling works, including, but not limited to: timber lintels, embedded joist ends, wall plates, timber plugs and fixing grounds, timber packings, decayed floor structures and any additional timber elements identified by the Timber Decay Specialist. Following removal of timber elements, all pockets, recesses and bearing locations shall remain exposed for inspection and treatment. All surfaces previously in contact with timber shall be cleaned, vacuumed and treated for dry rot, ensuring complete sterilisation prior to installation of replacement structural elements. Refer to PJ Barrett Report.
- Temporarily strap and support existing windows as required. Remove existing timber lintels; clean, vacuum and treat all exposed masonry and bearing pockets for dry rot, ensuring complete sterilisation prior to installation of replacement lintels. Install new precast/steel lintels and make good to S/E details and specifications.
- Inspect existing internal doors for wood rot and decayed timber; and treat to arrest further decay. Doors to remain in situ.
- Carefully remove all existing internal doors. Inspect and treat for wood rot and decayed timber to arrest further decay. Store retained doors indoors in a secure, dry location for reinstallation during the Main Contract. Refer to Architect's specification for further information.

All historical elements set out in the list below to be preserved.

- Metal window & cut stone reveal
- Stained Glass window
- Timber sash window
- Timber external & internal doors
- Stairs & balustrade
- Ceramic Tiling

Inspect all internal timber joinery (architraves, doors, linings, shutters and skirtings) for wood rot and decayed timber, carefully remove affected areas where feasible and treat to arrest further decay, carefully store within the chapel and raised off the floor on 50 mm x 25 mm (2" x 1") timber bearers to promote airflow and ventilation around the stored materials and reduce the risk of moisture accumulation. If elements are beyond repair, remove them completely subject to Architect's approval.

- Existing concrete floor to be retained.
- Existing historic Victorian tiled floor to be retained and protected as indicated; refer to Architects' specification.
- Timber floor to be removed and disposed of.
- Tiled floor to be removed and disposed of.
- Hardcore aggregate to be removed and disposed of.
- Allow for 8 no. trial holes through existing floors, to verify substrate condition and absence of contamination. Locations to be confirmed by DryRot Consultant.
- Timber floor, joists and associated wall plates and bonding timbers to be removed. All masonry pockets and surfaces previously in contact with timber shall be cleaned, vacuumed and treated for dry rot, ensuring complete sterilisation prior to installation of replacement structural elements. Refer to PJ Barrett Report. Prop external walls with steel beams as per S/E specifications and details. All emergency lighting and fire alarm located on ceiling to be removed shall be relocated to the wall at high level.
- Existing historic timber floor to be treated and preserved.
- Dry rot infestation in occupied Buildings - All internal plaster floor to ceiling to be stripped off (back to masonry) and brushed down, cleaned, vacuumed, sterilised and let dry in accordance with the Dry Rot specification (walls to be treated for dry rot, irrigation holes drilled and walls then irrigated with fungicide). Refer to PJ Barrett Report. Any defective timber ends to be cut and spliced with new timbers using steel shoes to S/E details. Lintels over windows to be replaced with concrete/steel to S/E details. Redecorate walls and joinery.

NOTES

- Refer to demolition drawings for walls, doors and windows to be removed.
- Refer to M&E drawings for locations and types of services.
- Refer to CS drawings for all structural elements.
- Refer to PJ Barrett & Co Report for existing timber work.
- Refer to MDK report for Asbestos.
- Existing stairs to have correct fire signage installed.
- Alarm system to be tested and certified.
- All existing rainwater goods to be removed and replaced with new cast aluminium rainwater goods.

SEQUENCE OF WORKS - Refer to PJ Barrett & Co Report

The sequence of the enabling works is critical to successfully controlling fungal contamination and avoiding recontamination of previously cleaned areas.

The works are to be undertaken in a top-down sequence wherever practicable, commencing at roof level and progressing through the upper floors before undertaking works at lower levels. The general sequence shall be as follows:

- Roof spaces and roof structural timbers.
- Second-floor areas.
- First-floor areas.
- Ground-floor areas.
- Sub-floor voids and floor construction.
- Removal of contaminated aggregate and floor fill.

All stripping-out, timber removal, cleaning, vacuuming, sterilisation and timber treatment works at higher levels shall be completed before commencing equivalent works at lower levels wherever practical.

Proposed steel post to SE details. Provide 1 layer of 15mm Glasroc F FireCase to achieve 60 min fire resistance. Refer to drawing WD-EW2-150

Remove asbestos-containing vinyl floor tiles in accordance with Asbestos Survey and provide temporary stone hardcore infill as a protective measure.

Existing historic tiled floor to be retained and adequately protected and conserved during all construction activities. Provide separation layer of geotextile fleece and 18 mm rigid plywood sheets as load distribution layer.

Existing historic stair to be treated for Dry Rot. Strip the underside of the stair and isolate it from the masonry.

Existing historic stair to be retained and timber treated. Existing structure to be propped.

Area to be fully treated for dry rot, including all wall surfaces, to form a sterile barrier and prevent further dry rot spread. All plaster to the walls to be stripped from floor to ceiling. Exposed walls are to be brushed down, and allowed to dry. Walls to be treated for dry rot, irrigation holes drilled and walls then irrigated with fungicide, ensuring complete sterilisation.

Block up 2no. existing opening with blockwork. To be removed under future phase of works.

Block up 4no. existing openings with blockwork. To be removed under future phase of works.