London Road Fire Station - Essential Repair and Restoration Works
Revision - 01

ALLIED LONDON

23.07.2017

Item No.	Item Title.	Description of works required.
1.0	**Asbestos**	
1.1	Asbestos R&D Survey	Under the Construction (Design and Management) Regulations an asbestos R&D Survey is required to identify all asbestos containing materials (ACMs) prior to any works commencing. The Asbestos R&D survey is an intrusive survey which involves the localised opening up of any suspect areas noted within the Asbestos Assessment & Control Ltd management survey to check for the presence of asbestos. All opening up works will be carried out in strict accordance with the Intrusive Works Methodology dated 17 May 2016 prepared by Steve Levrant Heritage Architecture, and will be minful of the refurbishment works due to commence and opening up panels will be located in areas for dismantling wherever possible.
1.2	Asbestos Removal	All known ACM's identified within the Asbestos R&D Survey are to be removed by an appointed and HSE regulated asbestos removal contractor. All asbestos removal works will be carried out in strict accordance with the Intrusive Works Methodology dated 17 May 2016 prepared by Steve Levrant Heritage Architecture.
2.0	**Roof / Walkways**	
2.1	Full Timber Roof Survey	All roof spaces are to be inspected and the condition of the roof timbers noted. Recommendations will be formulated for the retention / treatment / partial replacement / full replacement of timbers and a schedule submitted to the Local Authority for approval prior to works commencing.
2.2	Full Roof Tile Survey / associated details	Full condition survey of the existing roof fabric to be undertaken to ascertain where present roof leaks are occurring or may occur due to failing fabric or defects. Assess condition of all timber roof lights for decay / safety glazing / renewal. Inspect all associated details / life expired lead work etc. Inspect Architectural terracotta blockwork (ATB) for necessary high-level repointing or rebedding. Check the location of all running drainage outlets and those presently made redundant. Inspect slate roof coverings and prepare a schedule of retantion and replacement. Safe access will be required by way of localised scaffolding, platforms or mobile towers to complete the survey works

2.3	Roof Repair/Replacement Works	Carry out urgent roof repairs to address water ingress currently affecting the fabric of the building. Roof timber treatment / partial replacement / full replacement works to be carried out in line with the approved timber survey schedule. Ensure that all running outlets are functioning correctly and carry out necessary repair or diversion works to prevent further deterioration of building fabric.
2.4	External rain water goods	Carry out full condition survey of all rainwater pipes around the building and ensure that they effectively discharge into the existing drainage system. Specialist foundry / nominated ironwork contractor to be sourced to match the existing goods where possible and install.
2.5	Walkways	Check the location of all running outlets and those presently made redundant. Ensure that temporary uPVC rainwater system is functioning correctly and discharging into the existing drainage system. Ensure that all running outlets are functioning correctly to prevent flooding / ponding / tracking back into the building fabric.
3.0	**Dry/Wet Rot Investigation**	
3.1	Intrusive Dry/Wet Rot Investigation	Carry out survey of all affected timbers as identified in Curtins and Trace reports and identify rate of spread. All investigative works will be carried out in strict accordance with the Intrusive Works Methodology dated 17 May 2016 prepared by Steve Levrant Heritage Architecture. Prepare schedule of treatment / removal / replacement works for approval
3.2	Dry/Wet Rot Removal Works	As far as is reasonably possible remove source of water ingress and identify sympathetic remedial actions to eradicate outbreaks of fungal decay. Specialist timber / fungal decay treatment contractor to be instructed to remove infected timbers and treat the area around the source. All urgent works will be carried out in strict accordance with the Intrusive Works Methodology dated 17 May 2016 prepared by Steve Levrant Heritage Architecture. Prepare a schedule of further treatment / removal / replacement works for approval
4.0	**Timberwork**	
4.1	Structural Timber Survey	Carry out survey of all propped timbers as identified in Curtins structural report and monitor timber elements of the structure for signs of deterioration / accelerated fungal decay / rate of spread. Prepare a schedule of all required urgent works to prevent further deterioration of the building fabric.

4.2	Structural Timber Repair/Replacement Works	Renew failed timber sections where urgent action is required to prevent further decay. All to match existing original affected by fungal decay. All works will be carried out in strict accordance with the Intrusive Works Methodology dated 17 May 2016 prepared by Steve Levrant Heritage Architecture. Prepare a schedule of further treatment / removal / replacement works for approval
5.0	**Windows**	
5.1	Window Condition Investigation	Quadriga have prepared an Window Schedule recording the details and condition of the existing windows, along with recommendations for repair or replacement. Produce a Window Repair & Replacement Schedule detailing works for each window identifying in-situ remedial repairs to timbers, glazing and fittings wherever possible. Include the addition of symathetically installed seals, draught strips, brushes and the like. Where window replacement is necessary, prepare a schedule of dimensions, mouldings, ironmongery, glazing to aid the sourcing of replacement windows Safety critical locations to be identified.
5.2	Window Repair/Replacement Works	In accordance with the Window Repair & Replacement Schedule carry out sympathetic in-situ repairs to windows to the external elevations. Where window replacement is required remove the existing windows, take samples of mouldings, remove fittings and source sample replacement windows for approval.
6.0	**Doors**	
6.1	Door Condition Investigation	Prepare a Door Schedule recording the details and condition of the existing internal and external doors, along with recommendations for repair or replacement. Produce a Door Repair & Replacement Schedule detailing works for each door, identifying in-situ remedial repairs to timbers, fittings and glazing (where required) wherever possible. Include the addition of symathetically installed seals, draught strips, brushes, intumescent strips and the like. Where door replacement is necessary, prepare a schedule of dimensions, mouldings, ironmongery, glazing to aid the sourcing of replacement doors
6.2	Door Repair/Replacement Works	In accordance with the Door Repair & Replacement Schedule carry out sympathetic in-situ repairs to doors to the external elevations. Where door replacement is required remove the existing doors, take samples of mouldings, remove fittings and source sample replacement doors for approval.

7.0	**Stonework**	
7.1	Stonework Condition Investigation	Establish the location of all Architectural Terracotta Blockwork (ATB) that requires stabilization, repair or replacement of damaged or detached blocks. Prepare recommendations for testing and analysis to understand the cause for deterioration to prevent reocurrance. Check where blocks can be re-used through renewed anchoring, waterproofing and expansion allowances. Prepare an ATB Repairs or Replacement Schedule detailing all repointing / rebedding / ties replacement / in-situ works to ATB / ATB replacement. Record the dimensions and condition of all ATB requiring work.
7.2	Stonework Repair/Replacement Works	Specialist ATB supplier / conservator to be instructed to prepare a schedule of Repairs and Replacement Works for approval. Details for sympathetic cleaning to be prepared in conjunction with the specialist ATB contractor.
8.0	**Archaeological**	
8.1	Archaeological Investigation	Archaeological investigation works to be conducted in accordance with the archaeological desk-based assessment prepared by Salford Archaeology (University of Salford). All urgent works will be carried out in strict accordance with the Intrusive Works Methodology dated 17 May 2016 prepared by Steve Levrant Heritage Architecture.