

INTERNAL REPAIR WORKS COMMENTARY FOR STAGE 3

Internal Repair Works Commentary for Stage 3

24/07/2024

PURCELL 

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1.0 NUMBER HEADING: SECTION

The works below are based on a review of the existing 2017 condition survey, authored by Purcell, and on a visual assessment of the building in its current condition. These notes cover internal repairs only, and should be read in conjunction with Chambers Conservation *241101 External Repair Works Commentary for Stage 2* (issued 01/12/2024) and all RIBA Stage 3 drawings prepared by the Design Team. These notes are intended to guide costing and scope for stage 3 only.

For ease of reference the order and description follow those of the condition survey. A more detailed assessment, and external repair drawings have been undertaken during stage 3 and should be separately referred to.

1.0 FIRST FLOOR

There is extensive cracking to the dome plaster ceiling in the library.

Paint is flaking off the ceiling and walls in the library and the west staircase.

There is water staining on the cornice and ceiling in the east staircase.

The paint finish to internal doors and door linings is worn and chipped on leading edges and external corners.

The paint finish to window cills and bookshelves is worn and chipped at low level.

Stage 3 Works Allowances:

1. Allow for structural survey and monitoring to establish whether there is ongoing movement of the dome.
2. Allow for paint analysis survey to establish historic paint colours within the reading room, rear newspaper room and foyer. Include sampling of door and window joinery, bookshelves, upper plastered wall surface, dome ceiling panels and borders.
3. Remove defective plaster (allow 50%) and replace with like-for-like lath and plaster repairs.
4. Remove cracked, peeling or flaky paint to ceilings and walls, clean down removing all dust and debris.
5. Clean both upper and lower surfaces of the glazed dome glazed lights.
6. Apply new paint finish throughout (100% redecoration of painted plaster surfaces) with breathable paint system (e.g. Keim Mineral Paint). Allow for gilding of internal ring of dome and for re-creation of simple coloured borders to ceilings panels and upper portion of walls (i.e. allow for more than basic application of paint – there will be some more technical setting out of borders, neat edges and multiple colours required in the decorative scheme).
7. Rub down and redecorate all timber frames to ceiling stained glass panels.
8. Strip modern gloss paint layers from internal doors and linings using PeelAway paint removal system and redecorate.
9. Replace all existing glass with new slim line double glazing (include for routing out winder rebates to frames to accommodate thicker glass).
10. Install draft seals to windows and replace ironmongery.
11. Redecorate all windows, window shutters and linings.
12. Clean down all fitted joinery and bookshelves using distilled water. Allow for touching in of chips/damage to painted bookshelves, window cills and repolishing of finishes to all bookshelves.
13. Remodel balustrade as per proposal drawings – allow for infill repairs to one section of balustrade (approx. 2.5m length), including section of new hardwood handrail. Allow for redecoration of whole balustrade. Strip, stain and repolish whole balustrade handrail.
14. Replace carpet finishes with new.
15. Allow for new furnishings as per proposed drawings.
16. Overhaul clock mechanisms and ensure correctly functioning.
17. Allow for removal of modern M&E fixtures and fittings, and making good of any holes to plasterwork, or timber work throughout.
18. Disconnect and remove 2 no. modern gas/electric fire inserts to First Floor fireplaces. Replace with new cast iron inserts appropriate to the existing fireplace surrounds (fireplaces to be non-functional).

2.0 GROUND FLOOR

The plaster ceiling with downstand beams and moulded cornice details is exposed. Two main beams are boxed in to conceal wiring.

Plaster details have been lost or damaged in several locations.

Some areas of plaster have been crudely filled and the paint finish has been poorly executed with lumps and runs in the surface.

There are areas of rough and uneven plaster to the vaulted ceiling in the entrance lobby and patches of staining on the marble cladding to the walls.

One of the marble panels is slightly displaced and the one above is fractured across the bottom corner.

The finishes to the back of house store in the north corner are in poor condition. There was a water leak at the time of the inspection and an area of the suspended ceiling had been removed. The suspended ceiling tiles are soiled and discoloured. There are missing and damaged wall tiles and the floor finish is stained and worn.

Stage 3 Works Allowances:

1. Remove boxings to two main beams, exposing the original downstand beams.
2. Remove timber boxings to the plinths of all internal columns and replace with reduced sized timber boxings, replicating details of existing mouldings/panelling. Allow for piecing in of floor finishes should this not be continuous beneath existing boxings, and over boarding before covering with new vinyl floor finish.
3. Repair lost or damaged plaster details – allow 10 linear metres of plaster cornice repair (moulds to be taken from existing elements and re-cast in situ).
4. Cut out and replace crude plaster repairs to walls and ceilings with lime plaster repairs – allow 10m².
5. Cut out and replace uneven plaster to the vaulted ceiling in the entrance lobby with lath and plaster – allow 3m².
6. Carefully remove and re-set 1 no. displaced marble panel and undertake resin/plaster of paris repairs to fractured corner of another panel.
7. Install new marble panel sections beneath the existing to all walls of foyer, to account for the lowering of the floor in this area as part of the proposals.
8. Allow for paint analysis survey to establish historic paint colours the foyer and main ground floor space. Include sampling of door and window joinery, upper plastered wall surface, and ceiling panels.
9. Remove cracked, peeling or flaky paint to ceilings and walls, clean down removing all dust and debris.
10. Apply new paint finish throughout (100% redecoration of painted plaster surfaces) with breathable paint system (e.g. Keim Mineral Paint).
11. Strip modern gloss paint layers from internal doors and linings using PeelAway paint removal system and redecorate.
12. Overhaul/ease all internal shutters so they are functional, allow to replace ironmongery.
13. Replace all existing glass with new slim line double glazing (include for routing out winder rebates to frames to accommodate thicker glass).
14. Install draft seals to windows and replace ironmongery.
15. Redecorate all windows, window shutters and linings.
16. Allow for new Yorkstone floor to portico (floor to be lowered in this area).
17. Allow for new Yorkstone kerb/panels to face of the building within the portico at low level (in case existing stone is damaged and accounting for the lowering of the floor in this area).
18. Allow for relocating door (dropping the threshold level) and fanlight above to include new metal panel with allowance for signage.
19. Allow for new furnishings as per proposed drawings.
20. Allow for removal of modern M&E fixtures and fittings, and making good of any holes to plasterwork, or timber work throughout.
21. Allow for 100% redecoration of all spaces.
22. Allow for new carpet floor finishes to back rooms.
23. Allow for new suspended ceilings to back rooms.

3.0 BASEMENT

With the exception of the kitchen, the basement generally appears to be poorly maintained. Wall and floor finishes are worn and soiled and suspended ceilings are damaged dirty and affected by damp.

Paint finishes are flaking, plaster is cracked, friable and debonded.

Areas of exposed brick have flaking mortar joints and some bricks are heavily eroded.

The wall, floor and door finishes in the main circulation areas show signs of heavy wear and tear and are worn, soiled, scratched and chipped.

Some of the concrete encasement to the steel beams in the boiler rooms has been lost.

The basement is subject to major refurbishment as part of the proposed works. Therefore, refer to existing and proposed drawings for major alterations proposed.

Stage 3 Works Allowances:

1. Allow for 100% replacement of plastered surfaces and linings.
2. Allow for 100% replacement of ceiling, suspended ceiling and wall linings.
3. Allow for 100% new floor finishes throughout.
4. Apply new paint finish throughout (100% redecoration of painted plaster surfaces) with breathable paint system (eg. Keim Mineral Paint).
5. Install vertical and horizontal damp proofing system to store rooms, archive, WCs and public spaces (refer to drawings).
6. Cut out and replace heavily eroded brickwork and repoint open or crumbling pointing with lime mortar – allow 10m².
7. Repair concrete encasement to steel beams as basement level – allow 3m².
8. Allow for structural survey of concrete encased steel beams (in case further remedial work is identified).
9. Allow for replacement of all pavement lights (both horizontal and vertical sections) with new cast iron glazed block pavement lights (specialist items).
10. Allow for waterproofing of all pavement lights
11. Allow for restoration of safe, vault doors and cages to former bank area.