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BLOOM STREET SAFE DOOR RETENTION PROPOSAL

File Note 27.07.26 _P01

01. Background and strategy

This design note is prepared to support the discharge of heritage conditions regarding the historic safe door on Level 01 of the Bloom Street building. Initial proposals involved lifting the safe to align with the new raised floor. However, site investigations revealed a rigid structural bond between the safe and the host masonry; moving it presents a high risk of damage to both the wall and the door.

The strategy has been updated: the safe will remain in situ. The new raised floor will be constructed adjacent to the safe, utilizing appropriate fire-rated boarding to maintain the required 60-minute compartmentation between this level and the floor below.

02. Safe treatment and Retention

The safe door will be treated to arrest corrosion *prior* to being permanently fixed shut.

Treatment Product: Aquasteel Rust Converter and Primer (or equivalent approved). A non-hazardous, water-based copolymer latex emulsion that reacts with iron oxide to form a stable organic compound.

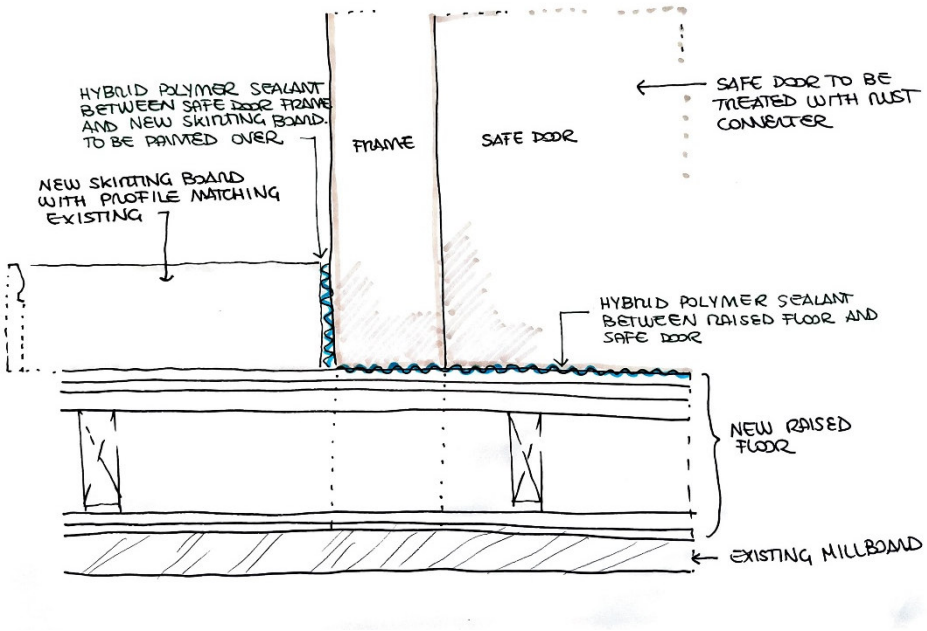
- **Preparation:** The metal must be fully degreased, desalted, and wire-brushed to remove any loose rust or flaking scale.
- **Application & Curing:** Apply a minimum of two coats. Ensure that during the 24-hour curing period, there is sufficient warm air circulation to ensure complete chemical conversion.
- **Final Finish:** The safe will not receive a secondary topcoat; the final finish will be the impermeable black surface created naturally by the curing reaction.

03. Interface with floor and skirting board

Standard decorators caulk or conventional silicone are unsuitable for the junctions around the safe. Caulk will fail and crack due to the differing thermal expansion rates of steel, timber, and flooring, and silicone cannot be painted. Hybrid Polymer Sealant is required to bond these dissimilar materials, absorb thermal movement, and allow for a seamless painted finish.

Sealant Product: C-TEC CT1 Tribrid Polymer or equivalent approved.

- **Skirting Profile:** The timber skirting will be profiled to replicate the existing heritage skirting found throughout the building.
- **Skirting to Safe Interface:** The skirting will be installed close to the safe frame, leaving a 2-3mm gap. This gap will be filled with the hybrid polymer sealant, tooled smooth, and painted.
- **Raised Floor to Safe Interface:** The junction between the new raised floor structure and the safe will be sealed using the same hybrid polymer sealant.



04. Brickwork treatment

The existing brickwork surrounding the safe installation must be sealed to prevent dusting while remaining vapor permeable.

Treatment Product: A breathable masonry sealer such as Floorseal Interior Brick Sealer & Dustproofer or equivalent approved.