

Ceiling Construction –

The ceiling is a timber suspended ceiling with 100mmx50mm timber joists running across the width of the entrance. These are set at 400mm centres and are housed into the brickwork on the external wall and built into the internal block wall that creates the lobby. A single skin of plasterboard is fixed to the underside of the joists, which has then plastered and painted. Set into the centre of the ceiling is clear plastic panel to let some natural light into the lobby from the window above.

Wall construction –

The walls to be removed are non-load bearing walls constructed of thermalite celcon blocks with sand and cement mortar, at present they form the sider wall to the entrance lobby and the existing kitchen, storeroom and side walls to the staircase. Currently method of tying blockwork to external brickwork is unknown.

1.1 PROTECTION & ACCESS

Provide all necessary protection to the adjacent surfaces, completed works and the property itself both in the area of work and the route to the area of work.

Supply and erect aluminium mobile tower scaffold in accordance with manufacturer's instructions and recommendations

1.2 STRIP OUT

Isolate and disconnect as appropriate, remove and dispose of off-site all redundant internal fixtures and fittings including: -

- Existing kitchen units, sink, cupboards and shelving
- Remaining appliances
- Existing wall tiling
- Doors, door linings, architrave, skirting boards
- Roller shutter and associated housing
- Existing boxing to waste and supply pipes
- Built-in and freestanding storage and racking

Carefully disconnect existing electrical installation at distribution board. Ensuring that all sockets, light fitting and individual supplies to all appliances within the work area are fully isolated. Remove and dispose of all light fittings, faceplates, redundant wiring and other associated items.

Isolate and disconnect incoming water supply at basement stopcock. Remove all redundant pipework and fittings including cold-water tank located in loft space.

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1.3 REMOVAL OF CEILING

Carefully bag up and remove all loose fill vermiculite insulation that is spread throughout roof space.

Remove timber boards within loft space that form loft access and storage areas and put to one side for reuse or recycling later. Contractor to not once boards are removed there will be no safe access through loft area.

Working systematically carefully remove plasterboard from the underside of the joists as marked on contract drawings. Allow for disposal offsite.

Carefully remove plastic glazed area from lobby ceiling and dispose of offsite.

Carefully remove loft hatch including door, lining and operating mechanism disposing of all off site.

Remove existing ceiling joists. Where housed into the brickwork joists to be cut to enable them to be removed from the brickwork. Once removed clean down, de-nail arising timber, and set aside for reuse or recycling.

Infill the pockets in external wall brickwork where the timber has been removed with matching bricks and 5:1:1 Sand: cement: lime mortar mix.

1.4 REMOVAL OF THERMALITE BLOCK WALLS

Carefully and systematically remove Thermalite blocks walls as indicated on contract drawings. Working around a course at a time clearing all debris and rubble and disposing offsite.

Carefully remove and dispose of any wall ties or wall starters found at junction of blockwork and brickwork. All fixings to be carefully removed in order to minimise damage to retained brickwork.

1.5 COMPLETION

Construct a timber handrail fixed to the existing timber floor to protect from falls from the raised floor area into the lobby.