

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed The Angel, HAYES

DESCRIPTION OF ELEMENT	INTERVENTION: REMOVAL / RETENTION / METHOD OF REPAIR OR ALTERATION	JUSTIFICATION FOR: REMOVAL / ALTERATION [BS 7913: 1998: CRITERIA FOR ALTERATION WORK]	IMPACT FROM REMOVAL / REPAIR / ALTERATION	REF. PHOTOS	HERITAGE CONSIDERATION
1. CONTEMPORARY CORRUGATED POLYCARBONATE ROOF CANOPY, INCLUDING TIMBER FRAMING AND POSTS	INTERVENTION: REMOVAL	RETENTION OF SUCH A UTILITARIAN FEATURE DETRACTS FROM THE SETTING OF THE LISTED BUILDING	IMPROVEMENT TO READING OF THE OLD BUILDING, WITHOUT THE DISTRACTION OF A LATER PART.	Figs 1-2	THIS WILL REMOVE A NEGATIVE CONTRIBUTOR TO THE LISTED BUILDING, THEREBY IMPROVING THE SETTING OF THE ANGEL.
2. CONTEMPORARY CORRUGATED METAL SHEETING FORMING ROOF CANOPY TO FIRST FLOOR EXTERNAL MEANS OF ESCAPE, INCLUDING TIMBER FRAMING AND POSTS	INTERVENTION: REMOVAL	RETENTION OF SUCH A UTILITARIAN FEATURE DETRACTS FROM THE SETTING OF THE LISTED BUILDING	IMPROVEMENT TO READING OF THE OLD BUILDING, WITHOUT THE DISTRACTION OF A LATER PART.	Figs 3-4	THIS WILL REMOVE A NEGATIVE CONTRIBUTOR TO THE LISTED BUILDING, THEREBY IMPROVING THE SETTING OF THE ANGEL.
3. BARBED, SECURITY WIRE AND EXTERNAL WIRING ATTACHED TO BRICK FACADES.	INTERVENTION: REMOVAL	RETENTION OF SUCH A UTILITARIAN FEATURE DETRACTS FROM THE SETTING OF THE LISTED BUILDING	IMPROVEMENT TO READING OF THE OLD BUILDING, WITHOUT THE DISTRACTION OF A LATER PART.	Fig. 5	THIS WILL REMOVE A NEGATIVE CONTRIBUTOR TO THE LISTED BUILDING, THEREBY IMPROVING THE SETTING OF THE ANGEL.
4. POLYCARBONATE COVER AND TIMBERS TO COURTYARD AREA,	INTERVENTION: REMOVAL, ENSURING RETENTION OF BRICK WALL AND CLOSE BOARDED TIMBER FENCING ENCLOSURE; TIMBERS SHALL BE SALVAGED FOR RECYCLING.	RETENTION OF SUCH A UTILITARIAN FEATURE DETRACTS FROM THE SETTING OF THE LISTED BUILDING.	IMPROVEMENT TO THE READING OF THE OLD BRICK WALL.	Fig. 6	THIS WILL REMOVE A NEGATIVE CONTRIBUTOR TO THE LISTED BUILDING, THEREBY IMPROVING THE SETTING OF THE ANGEL.

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IMAGES RELATING TO ITEM 1 TO 4



Fig. 1



Fig 2.

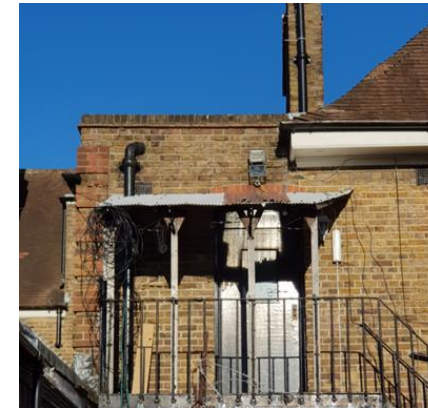


Fig. 3



Fig. 4



Fig. 5



Fig. 6

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5. TIMBERS ON FENCING AND OUTBUILDING ARE WEATHERING	<u>INTERVENTION:</u> RETENTION AND RESTORATION <u>METHOD TO BE ADOPTED:</u> APPLY A PIGMENTED PENETRATING STAIN TO PROTECT THE EXISTING CLOSE BOARDED FENCING FROM MOISTURE AND UV LIGHT. THE STAIN SHOULD BE FORMULATED WITH OILS, RESINS AND NANO PIGMENTS	-EVIDENCE OF LIGHT, MOISTURE, HEAT, AND MECHANICAL FORCES, CAUSING PHYSICAL AND CHEMICAL CHANGES TO THE SURFACE OF THE WOOD. - EXPOSURE TO SUNLIGHT, PARTICULARLY TO THE SOUTH FACING FACADES HAS SIMPLY SERVED TO ACCELERATE UV, PHOTOCHEMICAL DEGRADATION OF THE WOOD SURFACE AS CAN BE CLEARLY SEEN IN THE UNEVEN FADING FROM YELLOW / BROWN TO THE MORE ADVANCED AND EVENTUAL COMPLETE SILVERING OF THE TIMBER. - THIS COLOUR CHANGE IS DUE TO THE DEGRADED LINING BEING WASHED OUT OF THE WOOD BY MOISTURE.	RESTORE THE NATURAL APPEARANCE OF THE WOOD, BOTH GRAIN AND TEXTURE -INTERVENTION IS PART OF RESTORATION WORKS TO OUT-BUILDING BRINGING IT BACK INTO BENEFICIAL US	Fig. 7	DEGRADATION OF THE TIMBER ON THE FENCE AND OUTBUILDING HAS A NEGATIVE EFFECT ON THESE STRUCTURES. THE STAIN WILL PENETRATE THE WOOD AND ALLOW IT TO 'BREATHE'. THE RETURN TO THE NATURAL APPEARANCE OF THE WOOD HAS A POSITIVE EFFECT ON THE APPEARANCE OF THESE STRUCTURES.
6. WEATHERING DAMAGE TO CORRUGATED METAL FENCE PANELS TO SOUTH-WEST BOUNDARY:	<u>INTERVENTION:</u> RESTORATION APPROACH, SIMILAR TO THE CONSERVATION OF METALWORK: <u>METHOD TO BE ADOPTED:</u> REMOVE ALL VESTIGES OF RUST BY USE OF LIGHT WIRE BRUSHING - MECHANICAL TOOLS SHALL NOT BE USED - A 150 GRIT EMERY SANDING BLOCK WILL OBTAIN A SMOOTH LEVEL SURFACE FINISH. -WIPE THE SURFACE WITH A SOLVENT CLEANER TO	THE CORRUGATED SHEET METAL FENCING IS A CONTEMPORARY FEATURE DEFINING THE WEAKNESS OF THE SITE ALONG ITS WEST FLANK. THE METAL IS SHOWING SIGNS OF RUST DEGRADATION TO THE TOPCOAT DUE TO THE WEATHER. COLOUR SHALL COMPLIMENT ADJACENT LONDON MULTI-STOCK BRICK BOUNDARY WALL TO APPROVED SAMPLE TBC	THE REMOVAL OF AN UNSYMPATHETIC OLIVE GREEN COLOUR WILL IMPROVE THE SETTING OF THE BUILDING.	Fig. 8	THE LOSS OF A DISTRACTING ELEMENT ON THE SOUTH WEST BOUNDARY AND ITS REPLACEMENT WITH A MORE SYMPATHETIC METAL FENCE WILL IMPROVE THE APPRECIATION OF THE SITE WITHIN ITS SETTING.

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	REMOVE RESIDUAL PARTICLES LEFT BY THE SANDING, AS WELL AS ANY REMAINING GREASE AND DIRT. -APPLY RUST RESISTANT PRIMER: SUCH AS RUST-OLEUM 3369/3380 COMBI PRIMER & ANTI-CORROSION BASECOAT -APPLY TOPCOAT: SUCH AS RUST-OLEUM 7500 ALKYTHANE SINGLE PACK HIGH PERFORMANCE, ANTI-CORROSION TOPCOAT FOR METAL.				
7. WEATHERING DAMAGE TO EXTERNAL BRICK BOUNDARY WALL:	INTERVENTION: REPAIR/ REPOINTING METHOD ALGAE / LICHEN GROWTH SHOULD FIRST BE REMOVED, WITH A WATER BASED MASONARY BIOCIDAL. IT MAY BE APPROPRIATE TO ADD A POZZOLAN [CEMENTITIOUS REPLACEMENT], TO A LIME PUTTY MORTAR TO INCREASE ITS COMPRESSIVE STRENGTH AND FROST RESISTANCE. PREPARATION –LIME MORTAR SHALL NOT BE	ALTHOUGH THE BRICK BOUNDARY WALL WAS CONSTRUCTED IN FLEMISH BOND USING MAINLY LIME MORTAR, SOME ELEMENTS OF LATER REPAIR HAVE BEEN CARRIED OUT WITH CEMENT MORTAR. THIS HAS A DETRIMENTAL EFFECT ON THE POINTING OF THE BRICKWORK AS IT PROHIBITS THE EVAPORATION OF MOISTURE FROM THE JOINTS EXISTING INTERNAL WALL. THE OBJECTIVE IS TO HALT THE CYCLE OF WEATHER DAMAGE TO THE BRICKWORK RESULTING FROM A COMBINATION OF SOFT BRICK, MOISTURE RETENTION AND THE FREEZE THAW ACTIVITY THAT IS EVIDENT IN SPALLING BRICKWORK.	LIME MORTARS FOR POINTING ARE GENERALLY SOFTER AND MORE POROUS COMPARED TO MIXES USING CEMENT. THIS WILL HELP TO LOWER MOISTURE LEVELS IN THE WALL AND REDUCE THE BUILD-UP OF SOLUBLE SALTS, THEREFORE REDUCING POTENTIAL DAMAGE OR 'SPALLING' OF THE BRICKWORK.	Fig. 9	THE SCHEME TO CLEAR AND FIX OR REPLACE THE DOWNPIPES WILL BRING GREAT BENEFIT TO THE RESTORATION OF THE BRICKWORK. THIS LEAVES THE ANGEL IN A POSITION WHERE ITS ORIGINAL FABRIC ON THE OUTSIDE IS PRESERVED AND LEFT FOR THE OBSERVER TO VIEW AND APPRECIATE.

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	USED BELOW TEMPS OF 5 °C AND SHALL BE PROTECTED FROM FREEZING, SUBJECT TO THE TIME OF YEAR THE WORKS ARE CARRIED OUT. CAREFULLY RAKE OUT FRIABLE LOOSE MORTAR / CEMENT MORTAR WITH NON-MECHANICAL HAND TOOL TO APPROX. DEPTH OF 10MM [DEEPER IF REQUIRED TO GET BACK TO SOUND MORTAR] -THE USE OF A PLUGGING CHISEL ENSURES THAT THE BRICKS AREN'T FORCED APART. -THE BACK OF THE JOINT SHOULD BE ROUGHLY SQUARE IN PROFILE. -CLEAR AWAY DUST WITH BRISTLE BRUSH -WET JOINT WITH WATER SPRAY (TO ENCOURAGE MORTAR TO CARBONATE) -APPLY LIME MORTAR (USING SHARP SAND) TO SMOOTH & STIFF CONSISTENCY, PRESSED INTO CLEAN AND DAMP JOINT. -WHEN THE MORTAR HAS BEGUN TO SET 'GREEN HARD' [FROM A FEW HOURS TO A FEW DAYS]				
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	SCRAPE OFF EXCESS MORTAR AND BRING BACK TO FLUSH PROFILE -FINISH THE JOINT BY HITTING IT WITH A STIFF BRISTLE BRUSH TO ENSURE THE MORTAR IS FORCED TO THE BACK OF THE JOINT THUS COMPACTING IT TO OFFSET ANY FUTURE SHRINKAGE.				
8. WEATHERING DAMAGE TO EXTERNAL METALWORK	<u>INTERVENTION</u> RESTORATION AND STABILISATION <u>METHOD</u> THE RETENTION AND STABILISATION OF ALL METALWORK ELEMENTS; -REMOVE THE FLAKING PAINT AND RUST BY A COMBINATION OF WIRE BRUSH ARBOR TOOL SET CONNECTED TO ROTARY DRILL, -USE 150 GRIT EMERY SANDING CLOTH TO OBTAIN A SMOOTH LEVEL SURFACE FINISH FOLLOW WITH A FINER GRIT EMERY CLOTH. -BEFORE THE FINAL SANDING FILL ANY HOLES WITH A PROPRIETARY FINE SURFACE FILLER (SUCH AS MANGERS) AND REPEAT SANDING	THE EXISTING ELEMENTS OF EXTERNAL METALWORK ARE SHOWING SIGNS OF WEATHERING DEGRADATION AT DIFFERING STAGES - PRIMARILY TO THE PAINT FINISH. THIS VARIES FROM DELAMINATION OF THE TOPCOAT, EXPOSING PRIMER / IN OTHER INSTANCES THE METAL SUBSTRATE IS DAMAGED AND RUST HAS SET IN	THE ACTIONS WILL PREVENT FURTHER DEGRADATION TO THE SUBSTRATE. THE APPLICATION OF PRIMER AND TOPCOAT FINISH TO THE FOLLOWING COMPONENTS WILL ENSURE THEIR PROTECTION AND PRESERVATION: -THE EXTERNAL METAL STAIRS: RAILINGS, HANDRAIL, POSTS -LIGHTWELL METAL GUARDING AND CAT-LADDER -METAL POSTS TO EXTERNAL GATES.	Figs. 10 - 12	THE SCHEME TO CLEAN AND REPAIR THE METALWORK WILL BRING BENEFIT TO THE RESTORATION OF THE EXTERNAL PARTS OF THE ANGEL.

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	-WIPE THE SURFACE WITH SOLVENT CLEANER TO REMOVE FINE PARTICLES LEFT BY THE SANDING, AS WELL AS ANY REMAINING GREASE AND DIRT. -FOR 'HARD TO REMOVE' BUILD UP, ALLOW FOR PICKLING ACID [2-5%] PHOSPHORIC ACID OR PROPRIETARY EQUIVALENT AND REPEAT STEPS NOTED ABOVE -APPLY RUST RESISTANT PRIMER: SUCH AS RUST-OLEUM 3369/3380 COMBI PRIMER & ANTI-CORROSION BASECOAT -APPLY TOPCOAT: SUCH AS RUST-OLEUM 7500 ALKYTHANE SINGLE PACK HIGH PERFORMANCE, ANTI-CORROSION TOPCOAT FOR METAL. COLOUR SATIN BLACK.				
9. DAMAGED / MISSING BRICKWORK TO BOUNDARY WALL	<u>INTERVENTION:</u> REPLACEMENT <u>METHOD</u> IMPERIAL BRICK SHALL BE REPLACED AND 'STITCHED IN' USING LIME MORTAR AS NOTED ELSEWHERE -COLOUR MATCHED TO AN APPROVED SAMPLE.		FRAIL AND FRIABLE BRICKWORK IS REPLACED BY GOOD HERITAGE REPLICAS.	Fig. 13	THE SCHEME TO REINSTATE DAMAGED BRICKWORK WITH LIKE FOR LIKE REPLACEMENTS WILL BEING HERITAGE BENEFITS TO THE BUILDING AND ITS SETTING. IT WILL BE POSSIBLE TO VIEW THE BOUNDARY WALL AS A UNIFIED CONSTRUCTION WITH GOOD HERITAGE BRICKS INTERLEAVED WITH THE SURVIVING ORIGINALS.

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10. WEATHERING DAMAGE TO EXTERNAL BRICKWORK FACADE:	INTERVENTION: RESTORATION AND REPLACEMENT METHOD EXISTING RAINWATER AND DOWN PIPES WILL BE RESTORED AND WHERE THIS IS NOT POSSIBLE, THEY WILL BE REPLACED. ALGAE / LICHEN GROWTH WILL BE REMOVED. APPLY LICHENITE WATER BASED MASONARY BIOCIDAL HTTPS://WWW.MGCLTD.CO.UK/LICHENITE/ – OR SIMILAR APPROVED WATER BASED BIOCIDAL UNDER C.O.P.R 1986 BY H.S.E. LICHENITE IS CLEARED FOR USE AS A MASONRY BIOCIDAL. HSE NO. 3936. APPLY STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS IN 2 NO. COATS.	THE PIPEWORK IS DEFECTIVE IN MANY PLACES, EITHER THROUGH BEING DISLODGED AND HANGING IN AN INCORRECT MANNER, OR THROUGH BEING BLOCKED. THIS IS HAVING THE EFFECT OF CAUSING BUILD-UP OF RAINWATER ON THE BRICKWORK, WHICH IN ITSELF CAUSES SPOLIATION AND INGRESS. THIS LEADS TO DAMP AND ROT ON THE BRICKWORK. EXAMPLES OF BLOCKED AND WARPED GUTTERS LEADING TO WATER OVER-SPILL. THE THIN UPVC PLASTIC GUTTERING EASILY BENDS, WARPS OR SNAPS AT THE BRACKETS DUE TO THE EXTRA WEIGHT OF EXCESSIVE MOSS.	THE RESTORATION AND REPLACEMENT WILL IMPROVE THE DRAINAGE EFFICIENCY OF THE DOWNPIPES, THUS TAKING THE PRESSURE OF WATER MAKING IN-ROADS INTO THE BRICK FABRIC.	Fig. 14	THE SCHEME TO CLEAR AND FIX OR REPLACE THE DOWNPIPES WILL BRING BENEFIT TO THE RESTORATION OF BRICKWORK. THIS WILL MEAN THE ORIGINAL FABRIC ON THE OUTSIDE IS PRESERVED AND LEFT TO VIEW AND APPRECIATE.
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IMAGES RELATING TO ITEM 5 TO 10



Fig. 7



Fig. 8

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Fig. 9

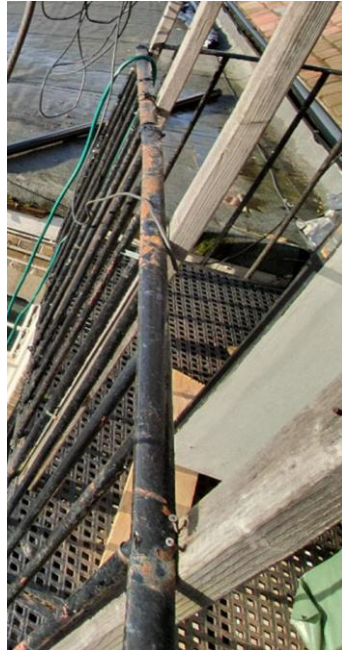


Fig. 10

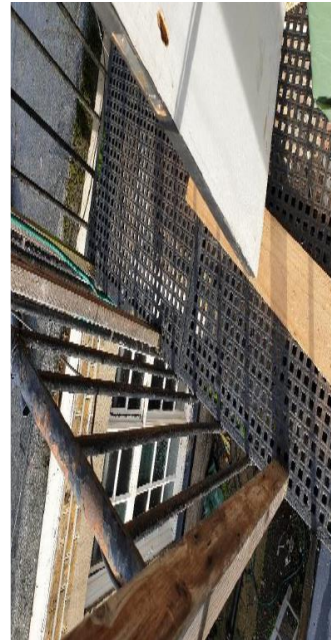


Fig. 11

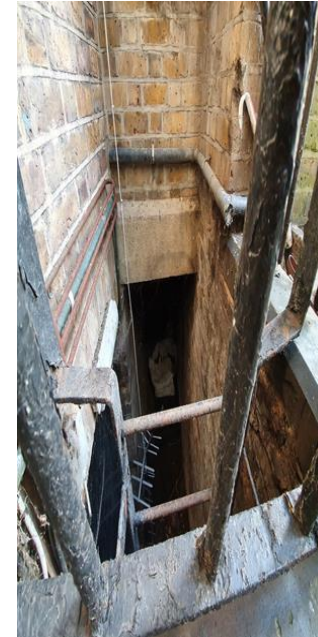


Fig. 12

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Fig. 13



Fig. 14

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11. CAR PARK BAY MARKINGS & SIGNAGE:	<u>INTERVENTION:</u> REPAIR <u>METHOD</u> -ROAD MARKINGS TO COMPLY WITH: BS EN 1871 : 2000 : ROAD MARKING MATERIALS - PHYSICAL PROPERTIES THE CONTRACTOR IS TO NOTE : RETRO-REFLECTIVITY LEVELS IN THE RANGE 200 – 500 MILLE- CANDELAS/LUX/METRE SQ. ARE THE REQUIRED PERFORMANCE STANDARD TO BE ACHIEVED FOR THESE WORKS PAINT APPLIED ROAD MARKINGS WILL NOT BE ACCEPTED IN THE EXECUTION OF ANY PART OF THESE CONTRACT WORKS. THE FOLLOWING MATERIALS ARE ACCEPTABLE: COLD PLASTIC MMA [METHYL METHACRYLATE] AS A TWO COMPONENT RESIN. -HIGH BUILD VARIANT TO BE USED. & THERMOPLASTICS	<u>DURABILITY:</u> THE TOTAL WEAR INDEX, AT ANY POSITION IN THE WORKS , SHALL NOT EXCEED 30 WHEN ASSESSED IN ACCORDANCE WITH ANNEX G OF BS EN 1824:1998 "ROAD MARKING MATERIALS - ROAD TRIALS". TRAFFIC SIGNAGE [PAINTED ON "WHITE LINES"] TO COMPLY WITH - TRAFFIC SIGNS MANUAL 5, ROAD MARKINGS -THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS, 2002. SKID RESISTANCE OF ROAD MARKINGS TO COMPLY WITH: SKID RESISTANCE VALUE (SRV) OF 55 [AS ASSESSED BY THE PENDULUM TEST OF BS EN 13036-4 : 2003].	IMPROVED ROAD MARKING WILL ENGENDER A GREATER SENSE OF COMFORT AND EASE OF USE FOR PEOPLE VISITING THE CENTRE.	n/a	IMPROVEMENTS IN THE ARRANGEMENT OF THE CAR PARK WILL BRING GREATER UNDERSTANDING OF THE RESTORED ELEMENTS OF THE BUILDING. THIS WILL BRING GREATER PUBLIC APPRECIATION OF THE LISTED BUILDING IN ITS SETTING.
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	WHERE THERMOPLASTIC MATERIALS ARE TO BE USED FOR ROAD MARKINGS -ALL SUCH MATERIALS ARE TO COMPLY WITH: BS 3262 : HOT-APPLIED THERMOPLASTIC ROAD MARKINGS, AND TO BE CLASS 'A' MATERIAL AS DEFINED BY PARTS 1 - TO - 3 OF BS 3262. WHERE YELLOW WARNING MARKINGS ARE TO BE USED - IN ALL SUCH CASES THE STANDARD YELLOW COLOUR TO BE BS 381C [LEMON].				
12. MACADAM WEARING SURFACE FINISH	<u>INTERVENTION</u> REPAIR <u>METHOD</u> ENSURE SURFACE IS POWER WASHED AND DRY. ALLOW A MINIMUM OF 3-4 CLEAR, DRY DAYS BEFORE SEALING. BEFORE COATING, SWEEP AREA AND REMOVE ANY LOOSE STONES. MAKE SURE PRODUCT IS THOROUGHLY STIRRED AND MIXED WITH NO SEDIMENT PRESENT. -APPLY A PROPRIETARY MACADAM SEALCOAT WITH A LONG-HANDLED SQUEEGEE AS 2 NO. COATS, BINDER BONDS TO THE	THE SURFACES ON THE AREAS TO THE SIDE AND THE REAR OF THE ANGEL HAVE BECOME DANGEROUS AND NON-VEHICLE WORTHY.	THE REPAIR OF THE MACADAM WILL BRING A SMOOTH AND SAFE SURFACE. THIS IS IN KEEPING WITH THE GREATER USE BY THE COMMUNITY OF THE EXTERNAL AREAS FOR WALKING AND PARKING.	n/a	IMPROVEMENTS TO THE ROAD FINISH WILL BRING GREATER COMMUNITY USE AND THEREFORE RAISE THE UNDERSTANDING OF THE RESTORED ELEMENTS OF THE BUILDING. THIS WILL BRING GREATER PUBLIC APPRECIATION OF THE LISTED BUILDING IN ITS SETTING.

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	EXISTING TARMACADAM. - LEAVE 2-4 HOURS BETWEEN COATS -SUITABLE PRODUCT INCLUDES: TARMASEAL TARMAC RESTORER [COLOUR BLACK] BITUMEN BASED RESIN RESTORER.				
13. MINOR POT HOLES AND SERVICE TRENCHES AND INDENTATIONS WITHIN MACADAM:	<u>INTERVENTION</u> REPAIRS	<u>PRINCIPLE OF INTERVENTION.</u> -CUT BACK TO ATLEAST 100MM BEYOND THE SURFACE INDENTATION / MISSING WEARING COURSE / SUB- BASE. USE A DUST-SUPPRESSED, HAND HELD POWER CUT-OFF SAW TO ENSURE A CLEAN RIGHT ANGLE CUT EDGE. -USE PROPRIETARY COLD POUR JOINTING COMPOUND & REPAIR MACADAM, SUCH AS EVERBUILD QUICK MAC INSTANT TARMACADAM TARMAC REPAIR 25KG QMAC25 'ULTRACRETE PERMANENT POTHOLE REPAIR'. SUITABLE PRODUCTS FOR COLD POUR JOINTING COMPOUND INCLUDE: - EVERBUILD QUICK MAC COLD JOINT SEALER -ULTRACRETE JOINT SEALER & TACK COAT SPRAY THE VERTICAL EDGES OF THE HOLE SHALL BE PRIMED WITH THE COLD POUR, WHICH MAY BE POURED ON FROM A CAN OR TAR BUCKET, OR	THE REPAIR OF THE MACADAM WILL BRING A SMOOTH AND SAFE SURFACE. THIS IS IN KEEPING WITH THE GREATER USE BY THE COMMUNITY OF THE EXTERNAL AREAS FOR WALKING AND PARKING.	N/A	IMPROVEMENTS TO THE ROAD CONDITION WILL BRING GREATER COMMUNITY USE AND THEREFORE RAISE THE UNDERSTANDING OF THE RESTORED ELEMENTS OF THE BUILDING. THIS WILL BRING GREATER PUBLIC APPRECIATION.

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		'PAINTED' ON WITH A BRUSH. [JOINTING COMPOUND ENSURES WATER IS KEPT OUT OF THE JOINT AND PREVENT IT GETTING BENEATH THE SURFACING, WHERE THE FREEZE-THAW CYCLE COULD CAUSE REPAIR FAILURE]. -THE HOLE SHOULD THEN BE FILLED TO ABOUT ¾ DEPTH WITH THE REPAIR MACADAM AND COMPACTED DOWN WITH A VIBRATING PLATE, SMALL ROLLER, A PUNNEL OR A LUMP HAMMER. A SECOND LAYER SHOULD BE PLACED IMMEDIATELY AND AGAIN COMPACTED SO THAT THE NEW SURFACE IS FLUSH LEVEL WITH THE REMAINING ORIGINAL SURFACING. -ONCE THE HOLE HAS BEEN FILLED, THE JOINT BETWEEN THE REPAIR AND THE EXISTING SURFACING SHOULD BE SEALED WITH MORE COLD POUR, CAPPING THE JOINT AND THEREBY PREVENTING WATER INGRESS.			
14. TARMAC HARD-STANDING TO THE CAR PARK	<u>INTERVENTION</u> RETENTION AND RESTORATION <u>METHOD FOR REMOVAL OF MOSS, ALGAE AND LICHEN</u> USE A WIRE BROOM BRUSH TO PICK UP ALL LOOSE DEBRIS -LIGHTLY JET WASH COMPLETE AREA, ALLOW TO FULLY DRY PRIOR TO APPLICATION OF WATER BASED BIOCIDAL.	THE EXISTING TARMAC SURFACE IS SHOWING SIGNS OF WEATHERING -UNEVEN PITTED SURFACE DAMAGE WITH LOOSE AGGREGATE CHIPPINGS; -MINOR POT HOLES AND SERVICE TRENCHES; -MOSS, WEEDS AND ALGAE GROWTH; -CAR PARK MARKINGS WORN. <u>METHOD FOR WEED REMOVAL</u> A CONTACT HERBICIDE IS THE PREFERRED OPTION; SPRAY SUFFICIENTLY TO WET THE PLANTS WITHOUT EXCESSIVE RUN-OFF	THE REPAIR OF THE TARMAC SURFACE WILL BRING A SAFE SURFACE. THIS IS IN KEEPING WITH THE GREATER USE BY THE COMMUNITY OF THE EXTERNAL AREAS FOR WALKING AND PARKING.	Fig. 15 - 18	IMPROVEMENTS TO THE ROAD FABRIC WILL BRING GREATER COMMUNITY USE AND THEREFORE RAISE THE UNDERSTANDING OF THE RESTORED ELEMENTS OF THE BUILDING. THIS WILL BRING GREATER PUBLIC APPRECIATION.

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	-USE NON-WIRE BROOM BRUSH TO PICK UP REMAINING DEBRIS -APPLY NON-ACIDIC SOLUTION, SUCH AS LICHENITE WATER BASED MOSS, LICHEN & ALGAE BIOCIDAL. APPLY STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS IN 2 NO. COATS. -APPLY LIBERALLY WITH LOW PRESSURE SPRAY. -ALLOW TO REACT FOR 72 HOURS. REMOVE ALL DEAD ORGANIC GROWTHS BY BRUSHING WITH A STIFF BRISTLE BROOM – NOT WIRE.	OR DRIFT, BUT THOROUGHLY WET THE STEMS, BUDS AND THE UNDERSIDE AS WELL AS THE UPPER SURFACE OF THE LEAVES. -APPLY ACETIC ACID BASED WEED KILLER -ECOFECTIVE WEED BLAST (RTU) BY SIPCAM HOME & GARDEN LTD OR SIMILAR APPROVED ECO-FRIENDLY CONTACT HERBICIDE -APPLY ON A DRY, STILL DAY WHEN RAIN OR STRONG WINDS ARE NOT EXPECTED. APPLY AT NO MORE THAN 100ML/M2.			
15. FAILURE OF FLASHINGS TO DORMER WINDOWS:	<u>INTERVENTION</u>	???????		Fig. 19	

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IMAGES RELATING TO ITEM 11 TO 15



Fig. 15



Fig. 16



Fig. 17



Fig. 18



Fig. 19

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16. PITCHED ROOF TILING	INTERVENTION REPAIR AND REPLACEMENT THERE ARE A NUMBER OF ENVIRONMENTAL FACTORS THAT EXACERBATE THE PREVALENCE OF MOSS GROWTH ON ROOFS, TO WHICH CLAY ROOFS ARE PARTICULARLY SUSCEPTIBLE. - THE LACK OF HEATING AND STACK VENTILATION [WARM AIR RISES], MEANS THE ROOF TILING REMAINS SATURATED FOR LONGER AND ALONG WITH THE FERAL PIGEON DROPPINGS IS ACTING AS A MAGNET FOR ALGAE, LICHEN AND MOSS SPORES. -SINGLE CAMBER CLAY TILES SIT FLAT. MEANING THAT WATER IS NOT ENTIRELY DIRECTED AWAY FROM THE JOINT INTERFACE BETWEEN TILES. THE SUBSEQUENT GROWTH OF MOSS ON THE JOINT LINE WOULD APPEAR TO BE EVIDENCE OF THIS ISSUE, EXACERBATED BY THE UN-OCCUPIED / UN-HEATED PREMISES.	METHOD PREPARATION OF SUBSTRATE – ALL WORKS SHALL BE DONE IN-SITU: - SCOPE: CAREFULLY INSPECT ENTIRE AREA OF CLAY TILE ROOFING. WHERE THERE IS EVIDENCE OF THE NEED FOR REMEDIAL REPAIR WORKS, THE FOLLOWING RESTORATION AND CONSERVATION PRINCIPLES WILL APPLY: TREATMENT OF EXISTING TILING: -CAREFULLY REMOVE TILES, BATTENS, ETC. THE MINIMUM NECESSARY TO CARRY OUT REPAIRS, ENSURING MINIMUM DISTURBANCE OF ADJACENT TILES. -ALL EXISTING CLAY TILES SHALL BE RETAINED AND REFIXED WHERE LOOSE; THEY WILL ONLY BE REPLACED WHERE MISSING / CRACKED. LIKE FOR LIKE REPLACEMENTS SHALL FOLLOW SET CRITERIA; STANDARDS: ALL TILING AND ROOFING TO BE COMPLETED IN ACCORDANCE WITH BS 5534, THE CODE OF PRACTICE FOR SLATING AND TILING, MANUFACTURE AND TOLERANCES TO COMPLY WITH BS EN 1304 OR BS EN 490 CLAY TILES: -SHAPE: SINGLE CAMBER, PLAIN CLAY TILE. -MATERIAL: ETRURIA MARL. -COLOUR: TO MATCH EXISTING TO APPROVED SAMPLE -FINISH: SMOOTHFACED / SANDFACED	IF THE MOSS IS NOT REMOVED, THERE IS A HIGH RISK THAT WET, MOSS COVERED CLAY TILES WILL BECOME DELAMINATED THROUGH THE FREEZE / THAW CYCLE. THE WORKS ARE PROPOSED TO REPAIR THE ROOF AND THEREBY PREVENT THE CURRENT DAMAGING FACTORS FROM TAKING PLACE. THIS WILL ENSURE THE ROOF FULFILLS ITS ROLE AS AN IMPERMEABLE SKIN THAT COVERS THE INTERNAL AREAS.	Fig. 20-21	BY REPAIRING THE ROOF SYSTEM IT IS POSSIBLE TO PROTECT THE LISTED BUILDING BELOW. THIS WILL BRING ABOUT THE PRESERVATION OF THE BUILDING, IN A WAY THAT PROTECTS INTERNAL FABRIC AND FEATURES FROM EXTERNAL FACTORS. LIKE FOR LIKE REPLACEMENT WILL ENGENDER A UNIFIED ROOF FINISH, WITH NEW TILES INTERLEAVING WITH THE OLDER ONES.
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		TO MATCH EXISTING AND TO APPROVED SAMPLE. -SIZES: TO COORDINATE WITH EXISTING - STANDARD TILE: 265 X 165MM -EAVE TILE: 215 X 165MM. - HEAD-LAP (MINIMUM): TO COORDINATE WITH EXISTING 65MM MINIMUM - GAUGE (MAXIMUM): TO COORDINATE WITH EXISTING 100MM MAXIMUM – FIXING: EVERY FIFTH ROW WITH TWO NAILS EACH SLATE. GAUGE TO COORDINATE WITH EXISTING SPECIAL FIXING REQUIREMENTS: AT EAVES AND TOP EDGES, TWO COURSES OF TILES (CONSISTING OF UNDER-EAVES COURSES AND FIRST FULL COURSE AT EAVES, LAST FULL COURSE AND TOPS COURSE AT TOP EDGES) SHALL BE MUST BE FIXED WITH 2 NAILS. ACCESSORIES: COORDINATE WITH SURROUNDING LEADWORK AS IDENTIFIED ELSEWHERE WITHIN THIS SCHEDULED IN OUTLINE AND AS REQUIRED IN DETAIL BY THE PROPOSED NBS WORK SECTION H71 FOR THE ANGEL. BATTENS: - STANDARDS: THE TIMBER SPECIES SHALL COMPLY WITH TYPE A OR TYPE B AS SPECIFIED IN BS 5534 AND SHALL BE PRESERVATIVE TREATED - SIZE: 50 X 50 NOMINAL: TO MATCH EXISTING ONLY WHERE EXISTING BATTEN ARE FOUND TO BE DEFECTIVE,			
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		CURRENTLY THERE IS NO EVIDENCE SUGGESTING REPLACEMENT IS REQUIRED. - FIXING: TO MATCH EXISTING TILE FIXING: -LAY EACH COURSE TO A HALF LAP BOND WITH TAILS ALIGNED AND JOINTS SLIGHTLY OPEN. -USE TILE AND A HALF TILES AT ENDS OF COURSES TO MAINTAIN BOND AND ENSURE THAT CUT TILES ARE AS LARGE AS POSSIBLE. -FIX TILES AS SPECIFIED IN THE TYPE(S) OF TILING CLAUSE(S). IN ALL CASES FIX PERIMETER TILES. AT VERGES, ABUTMENTS AND EACH SIDE OF VALLEYS AND HIPS TWICE NAIL THE END TILE IN EVERY COURSE. AT EAVES AND TOP EDGES, TWICE NAIL TWO COURSES OF TILES OR CLIP AS APPROPRIATE. -NAIL TILES WHERE SPECIFIED USING TILE MANUFACTURER'S RECOMMENDED NAILS OR, IF NONE, ALUMINIUM NAILS TO BS 1202: PART 3, SIZE AS RECOMMENDED BY TILE MANUFACTURER. LOCAL AND GENERAL FIXING AREAS, AS REFERRED TO IN THE TYPE(S) OF TILING CLAUSE(S), ARE DEFINED AS FOLLOWS: -LOCAL AREAS: THE BANDS OF TILING AROUND ALL EDGES OR OBSTRUCTIONS OF EACH PLANE OF THE ROOF. THE DIMENSION OF EACH			
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		SUCH BAND IS TO BE CALCULATED IN ACCORDANCE WITH BS 5534:PART 1, SECTION 3. -GENERAL AREAS: THE REMAINING AREAS OF ROOF TILING.			
17. ROOF COVERINGS TO PITCHED ROOF ABOVE LADIES TOILET	<u>INTERVENTION</u> REMOVAL AND REPLACEMENT THE SCOPE OF REPLACEMENT WORKS TO LININGS AND COVERINGS SHALL BE INFORMED BY A FURTHER AUDIT.	THE EXISTING ROOF NEEDS TO BE STRIPPED BACK AND AUDIT CARRIED OUT INCLUDING PHOTOGRAPHIC REPORT TO INFORM AND ADD TO THIS SCHEDULE OF WORK: -ALL ELECTRICAL SERVICES SHALL FIRST BE ISOLATED AND STRIPPED OUT WHERE DAMAGED -INVESTIGATION OF THE CONDITION OF THE PRIMARY ROOF STRUCTURE [FLAT ROOF JOISTS, COMMON RAFTERS, EAVES BOARDS, CEILING LININGS ETC], IN TERMS OF STRUCTURAL INTEGRITY, WET ROT AND OTHER TYPES OF 'LIGNICOLOUS' FUNGAL ATTACK -INVESTIGATION OF THE CONDITION AND INTEGRITY OF EXISTING LEAD ABUTMENT FLASHINGS TO ESTABLISH SCOPE OF REPLACEMENT / RE-USE.	THE INTERVENTION WILL CLEAR UP PREVIOUS INCONGRUOUS PATCH REPAIRS THAT HAVE BEEN CARRIED OUT IN INCOMPATIBLE MATERIALS. THE REMOVAL OF OSB SHEATHING ALONG WITH SECTIONS OF CLOSE BOARDED TIMBER	Fig. 22-23	THE INTENT TO REINSTATE TO HISTORIC FINISHES WILL SEE THE ELEMENTS THAT MAKE UP THE ROOF UNIFIED AND BROUGHT BACK INTO A WEATHERPROOF CONDITION. THEREFORE, FURTHER CAUSES OF WATER INGRESS WILL BE HALTED AND THE CONSERVATION OF THE LADIES TOILETS GUARANTEED.
18. ESCAPE STAIRS	<u>INTERVENTION</u> REMOVAL REMOVE THE STRAIGHT FLIGHT OF EXTERNAL METAL STAIRS (AND SET ASIDE) TO ALLOW ACCESS TO THE MONO-PITCH ROOF UNDER	THE INTERFACE OF THE EXTERNAL MEANS OF ESCAPE STAIRS AND THE MONO-PITCHED ROOF SECTION DIRECTLY BELOW IS AN ISSUE; THERE IS NO MAINTENANCE GAP BETWEEN THE UNDERCARRIAGE OF THE METAL STAIRS /STRINGERS AND THE ROOF FINISH. -AS SUCH IT IS NOT ENTIRELY FREE DRAINING WITH SIGNS OF WATER	THE CORRECTION OF THE PITCH OF THE EXTERNAL STAIR FLIGHT WILL FORM AN ADEQUATE CLEAR GAP BENEATH UNDERCARRIAGE AND RETAIN THE GEOMETRY OF THE MONO-PITCH ENCLOSURE ABOVE THE LADIES TOILET AND WASHROOM. THIS WILL FACILITATE EASE OF ACCESS AND MAINTENANCE OF THE FABRIC OF THE LADIES TOILET.	Fig. 24-25	THE CREATION OF SPACE WILL ALLOW FOR MAINTENANCE AND ENSURE REGULAR AND SYSTEMATIC MONITORING OF THE MONO PITCH ROOF. THEREBY, IDENTIFYING ANY POTENTIAL CAUSES FOR CONCERN AT AN EARLY STAGE. THIS WILL ALLOW FOR NECESSARY INTERVENTION AND ENSURE BETTER PROTECTION OF THE BUILDING.

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		ABSORPTION AROUND ALGAE AND MOSS SPORES; PATCH REPAIRS ARE EVIDENCED BY THE CEMENTITIOUS / POLYMER COATINGS APPLIED OVER LEAD FLASHINGS, BETWEEN CONSECUTIVE TREADS; THIS MEANS ROOF MAINTENANCE CANNOT CURRENTLY BE CARRIED OUT IN ANY MEANINGFUL MANNER.			
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IMAGES RELATING TO ITEM 16 TO 18



Fig. 20



Fig. 21



Fig. 22

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Fig 23



Fig 24



Fig 25

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19. CRITTALL WINDOWS	<u>INTERVENTION</u> REPAIR AND TREAT WITH COSERVATION PRACTICE <u>METHOD OF REPAIR:</u> ALL GROUND FLOOR OPENING CASEMENTS SHALL FIRST BE INSPECTED AND CHECKED TO ENSURE THEY ARE FREE OF GRIT, DIRT, INSECTS AND PAINT FLAKES -REMOVE DELETERIOUS MATERIAL AND STRIP BACK LAYERS OF PAINT FINISH USING AN ECO-FRIENDLY PAINT STRIPPER -SCRAPE / WIRE BRUSH OFF REMAINING AREAS OF PAINT -SAND BARE METAL FRAMES WITH 120 GRIT EMERY CLOTH -APPLY RUST RESISTANT PRIMER SUCH AS RUST-OLEUM 3369/3380 COMBI PRIMER & ANTI-CORROSION BASECOAT -ALLOW FOR A FINE FINISH FILLER TO FILL ANY IMPERFECTIONS OVER THE PRIMER / SUBSTRATE (SUCH AS MANGERS) -APPLY TOPCOAT: APPLY A HIGH PERFORMANCE WATER-BASED PURE	THE PUTTY HAS BECOME HARD AND EMBRITTLED WITH MANY CRACKS AT 90° ACROSS THE PUTTY FILLET. IN SOME AREAS THE PUTTY IS LOOSE AND TRAPPING MOISTURE. THE PUTTY FILLET HAS, IN PLACES, ESPECIALLY LOWER HORIZONTAL GLAZING LINES, LOST ADHESION AND FALLEN OUT. PAINT ADHESION TO PUTTY IS REDUCED AND BARE WEAKEN INTERNAL GLAZING MAY ALLOW MOISTURE INGRESS AND THERE IS EVIDENCE OF RUSTING.	THERE IS NOTABLE DETERIORATION, EMBRITTLEMENT AND THE LOSS OF ADHESION LEADING TO CRACKING OR PEELING. THE REPAIR AND TREATMENT OF THIS IMPORTANT FEATURE WILL ALLOW THE ORIGINAL TO BE SEEN. IT IS IMPORTANT TO HALT THE DECLINE IN RELATION TO THE EXTERNAL FABRIC.	Fig. 26-27	THE RESTORATION OF THE EXTERNAL FABRIC WILL ALLOW FOR THE CONSERVATION OF THIS HISTORIC STEEL, TO BE GAINED.
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	ACRYLIC ENAMEL SUCH AS DULUX AQUANAMEL / BERGER WATER BASED ENAMEL -RE-PUTTY TO THE EXTENT REQUIRED USING METAL CASEMENT RAPID SET PUTTY SUCH AS PHOENIX RAPID SET 2-PART GLAZING PUTTY BY HODGSON SEALANTS. MAINTENANCE REGIME: - HINGES AND PIVOTS SHALL BE LIGHTLY LUBRICATED ON AN ANNUAL BASIS TO ENSURE THEIR SMOOTH OPERATION -WEATHERSEALS SHALL BE INSPECTED TO ENSURE UNFETTERED OPERATION -PUTTY, MASTIC, ETC SHALL BE INSPECTED ON AN ANNUAL BASIS				
20. WEATHERED TIMBER FRAMES AND SUB-SILLS TO CRITICAL WINDOWS:	<u>INTERVENTION</u> REPAIR, RETAIN AND RESTORE. <u>METHOD</u> -USING A PAINT SCRAPER, REMOVE THE PAINT FROM THE WINDOWSILL WHERE THERE IS WATER DAMAGE -SAND THE WOOD WITH A FINE-GRIT SANDPAPER. REMOVE ANY SPLINTERS AND ROUGH OR PEELING PAINT UNTIL THE DAMAGED	IT IS IMPORTANT TO RETAIN AND RESTORE THOSE FRAMES AND SUB-SILLS WHICH SHOW SIGNS OF WATER AND WEATHER DAMAGE. IT IS AN <i>URGENT ACTION</i> THAT NEEDS DOING BEFORE WET ROT SETS IN.	TO PREVENT FURTHER WEATHER DAMAGE AND WATER INGRESS. IT IS IMPORTANT TO HALT THE DECLINE IN RELATION TO THE EXTERNAL TIMBER FABRIC.	Fig. 28-30	THE REPAIR OF TIMBER FRAMES AND SUB SILLS ALLOWS FOR THE ORIGINAL FABRIC TO BE PRESERVED.

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	SILL IS SMOOTH. WIPE DOWN THE SILL WITH A DAMP RAG TO REMOVE THE SANDING DUST. -APPLY 2-PART EPOXY SEALER AND FILLER LOW VOCs -BRUSH THE EPOXY PRIMER ONTO THE WINDOWSILL WITH A NARROW PAINTBRUSH. APPLY A THIN, EVEN COAT AND ALLOW IT TO DRY FOR 10 MINUTES. -MIX EQUAL AMOUNTS EPOXY FILLER AND ACTIVATOR / FOLLOW LABEL DIRECTIONS FOR CORRECT MIXING RATIOS. SMOOTH THE FILLER OVER THE SILL WITH A NARROW PUTTY KNIFE, FORCING IT INTO ANY CRACKS OR GAPS. SCRAPE THE EXCESS FILLER OFF THE SILL WITH THE PUTTY KNIFE TO CREATE A SMOOTH, LEVEL SURFACE. ALLOW THE FILLER TO DRY UNTIL HARD. -SAND THE SILL WITH THE FINE-GRIT SANDPAPER TO GET RID OF ANY IRREGULARITIES IN THE FILLER. WIPE THE DUST FROM THE SILL WITH A DAMP RAG. -APPLY EXTERNAL ACRYLIC WOOD PRIMER				
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	-APPLY TOPCOAT: APPLY A HIGH PERFORMANCE WATER-BASED PURE ACRYLIC ENAMEL [WILL NOT YELLOW OVER TIME] SUCH AS DULUX AQUANAMEL / BERGER WATER BASED ENAMEL.				
21. CRITTAL WINDOWS AND TIMBER FRAMES AND SUB-SILL WHERE BOARDED OVER	<u>INTERVENTION</u> REMOVAL, REPAIR AND RESTORE. <u>METHOD</u> EXTENT OF WORKS CAN ONLY BE DETERMINED ON THE REMOVAL OF TEMPORARY BLACK PAINTED, OSB [ORIENTED STRAND BOARD], SHEET COVERINGS: -RESTORATION AND PRESERVATION METHODS TO BE ADOPTED SHALL FOLLOW THOSE NOTED ABOVE	IT IS IMPORTANT TO OPEN UP PREVIOUSLY BLOCKED UP WINDOWS. THEN TO FOLLOW SUITABLE REPAIR AND RESTORATION PROGRAMME AS GIVEN IN ABOVE.	TO REVITALISE FORMERLY BLOCKED WINDOWS.	Fig. 31-33	THE REINSTATEMENT OF TIMBER FRAMES AND SILLS THAT FORM THE PARTS OF THE CRITTAL WINDOWS, WILL SEE THEM RESTORED AND OPEN TO PUBLIC VIEW. THIS FOSTERS A STRONGER UNDERSTANDING OF THE HISTORIC BUILDING AND THE IMPORTANCE OF ITS WINDOWS. THE EMERGENCE OF CRITTAL WINDOWS MARKED A SIGNIFICANT REVOLUTION IN THE CONSTRUCTION OF WINDOWS AND IT IS POSITIVE THAT THEY CAN BE SHOW-CASED AT THE ANGEL.
22. EXISTING TIMBER SASH WINDOWS:	<u>INTERVENTION</u> REPAIR <u>METHOD</u> I. SURFACE REPAIRS TO THE SASH WINDOW FRAMES, SUBSTRATE AND PAINT FINISH, INCLUDING CASEMENT WINDOWS TO THE SECOND FLOOR. II. SURFACE REPAIRS TO THE SASH WINDOW FRAMES,	THE METHOD OF FILLING OPEN JOINTS, SEALING AND STRENGTHENING REPAIRS TO THE FRAME SHALL BE CARRIED OUT USING THE PROPRIETARY 2-PART <i>EPOXY RESIN REPAIR SYSTEM</i>. EFFECTIVE SEALING (ON SASH JOINTS, MULLION/CILL INTERSECTIONS, STYLE/RAIL JOINTS, AND AROUND PREVIOUS SPLICE REPAIRS) WILL	OPEN JOINTS ARE APPARENT ESPECIALLY ON MOVABLE SECTIONS OF TIMBER JOINERY, JOINTS, MULLION / CILL INTERSECTIONS, STYLE / RAIL JOINTS. THE TIMBER REPAIRS APPLY TO CONSTRUCTION JOINTS AND HOLES, SPLITS AND SHAKES. EFFECTIVE SEALING WILL ASSIST THE STRUCTURAL INTEGRITY OF THE JOINERY SECTION AND DURABILITY OF THE PAINT SYSTEM AGAINST FUTURE CRACKING AND	Fig. 34-41	THE USE OF A TIMBER REPAIR SYSTEM THAT IS SPECIFIED BY PROFESSIONAL CONSERVATORS WORKING ON IN-SITU REPAIRS ON HERITAGE ASSETS, WILL GIVE THE TIMBER A NEW LEASE OF LIFE. THIS WILL ALLOW IT TO BE FULLY FUNCTIONAL WHILST ALSO HAVING THE AESTHETIC QUALITIES OF THE HISTORIC WINDOW.

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	SUBSTRATE AND PAINT FINISH, INCLUDING CASEMENT WINDOWS TO THE SECOND FLOOR III. MINOR EXTERNAL TIMBER SURFACE REPAIRS TO THE FIRST FLOOR AND SECOND FLOOR WINDOW FRAMES, SUBSTRATE AND PAINT FINISH. MORE EXTENSIVE REPAIRS ARE REQUIRED ON OPEN JOINTS ON LOWER SECTIONS OF TIMBER JOINERY (2ND FLOOR). -MECHANICAL & MAINTENANCE REPAIRS TO ENSURE THE SMOOTH OPERATION OF THE SASH PULLEYS, HINGES, CHORDS ETC. <u>METHOD DETAIL:</u> PREPARATION OF SUBSTRATE: REMOVE ANY EXISTING RESIDUAL PAINT DEFECTS: SUCH AS BRITTLE, CRACKED / FLAKING PAINT -REMOVE ANY DIRT AND GREASE WITH A LIGHT SUGAR SOAP WIPE-DOWN AND ALLOW TO FULLY DRY -LIGHTLY SAND THE FRAME WITH A MEDIUM GRADE	REDUCE THE INCIDENCE OF FUTURE IN-SITU DECAY AND ASSIST THE DURABILITY OF THE PAINT SYSTEM. FIRST FLOOR WINDOWS: GENERALLY, IN GOOD CONDITION BUT REMEDIAL PAINT REPAIRS REQUIRED WHERE THE TIMBER SUB-CILLS ARE SHOWING SIGNS OF WEATHERING, MAINLY PEELING / SPLINTERED PAINT FINISH. EVIDENCE OF PIGEON DROPPINGS ON THE STONE CILLS, REMEDIAL CONSERVATION WORKS ARE COVERED ELSEWHERE. SECOND FLOOR DORMER WINDOWS: OPEN JOINTS ARE APPARENT ESPECIALLY ON LOWER SECTIONS OF TIMBER JOINERY, INCLUDING TIMBER SUB-CILLS MORE EXTENSIVE REPAIRS ARE REQUIRED HERE. REMEDIAL PAINT REPAIRS REQUIRED WHERE THE TIMBER SUB-CILLS ARE SHOWING SIGNS OF WEATHERING, MAINLY PEELING / SPLINTERED PAINT FINISH. THERE IS EVIDENCE OF PIGEON DROPPINGS ON THE STONE CILLS.	FLAKING OFF. THE RESIN BASED REPAIR SYSTEM IS FLEXIBLE ENOUGH TO ACCOMMODATE A DEGREE OF MOVEMENT, WHILST AT THE SAME TIME BEING NON-SHRINK AND ANTI-SLUMP. -IMPROVEMENTS IN RELATION TO HEALTH & SAFETY		
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	(P120-180) SANDPAPER BLOCK – TO REMOVE ANY SURFACE PROTRUSIONS AND PROVIDE AN EVEN SUBSTRATE LEVEL -WIPE OF ANY RESIDUAL SANDING DUST APPLY DRY FLEX SF SHAPE AND FINISH REPAIR SAND AND FINE FINISH REPAIRS AS ABOVE BUT WITH FINE GRIT SAND PAPER BLOCK -WIPE OF ANY RESIDUAL SANDING DUST WITH A NAPTHA RAG AND HOOVER UP ALL REMAINING DUST SO THE WORKING AREA IS COMPLETELY FREE -APPLY PAINT PRIMER AND APPLY TOPCOAT [SAND BETWEEN COATS] PRIMER & TOPCOAT: SHALL BE A BREATHABLE MICRO-POROUS WOOD PAINT: <i>EARTHBORN EGGSHELL</i> NO.17 IS A DURABLE, WASHABLE AND SCUFF RESISTANT ENVIRONMENTALLY FRIENDLY PAINT SUITABLE FOR INTERIOR WOODWORK. IT HAS A SILK FINISH AND A UNIQUE FORMULATION THAT IS TOTALLY OIL AND ACRYLIC FREE.				
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23. INSTALLATION OF SECONDARY GLAZING	<u>INTERVENTION</u> INSTALLATION	RESEARCH HAS SHOWN HEAT LOSSES BY CONDUCTION AND RADIATION THROUGH A WINDOW AS A WHOLE CAN BE REDUCED BY OVER 60% BY USING SECONDARY GLAZING WITH A LOW EMISSIVITY (LOW-E) COATING FACING THE OUTSIDE. THE OTHER ADVANTAGE OF SECONDARY GLAZING IS THAT IT BOOSTS THE SOUND REDUCTION VALUES AND HENCE ACOUSTIC PERFORMANCE OF THE WINDOW ASSEMBLY MORE SO THAN DOUBLE GLAZING [APPROX. 12 DECIBEL SOUND REDUCTION BASED ON A TYPICAL 100MM AIR GAP].	-IMPROVEMENTS IN RELATION TO THERMAL COMFORT	Fig 39-40	THERMAL IMPROVEMENTS WILL BRING IMPROVED CLIMATE CONTROL TO THE STRUCTURE. THIS WILL MEAN THE INTERNAL PARTS OF THE BUILDING CAN BE BETTER CONSERVED AS THE BALANCE BETWEEN WARM AND COLD CAN BE MORE FULLY OPTIMISED.
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IMAGES RELATING TO ITEM 19 TO 23



Fig. 26



Fig.27



Fig. 28



Fig.29



Fig. 30

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

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Fig. 31



Fig. 32

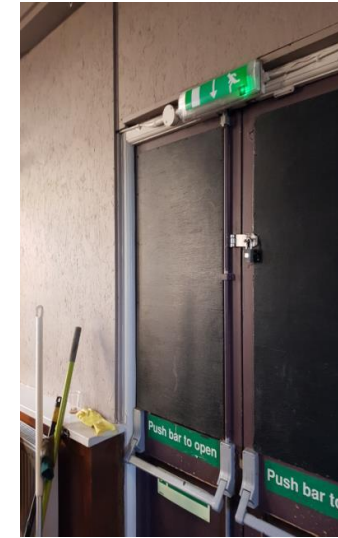


Fig. 33

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Fig. 34



Fig. 35

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Fig. 36



Fig. 37



Fig. 38

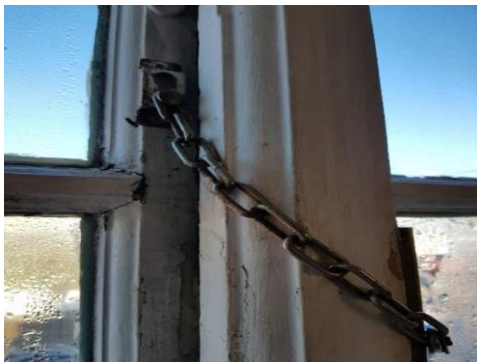


Fig. 39



Fig. 40



Fig. 41

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24. PUB SIGNAGE	<u>INTERVENTION</u> EARLY REMEDIATION <u>METHOD</u> CLEAN	THE DROPPINGS BREAK DOWN INTO ACIDIC SUBSTANCES THAT LOWER THE PH OF SOILS THAT DESTROY ALKALINE LOVING PLANTS WHILST AT THE SAME TIME ENCOURAGING WEED GROWTH.	THE DEFACATION OF THE ANGEL SIGNAGE HAS AN IMPACT ON THE VISUAL IMPACT OF THE BUILDING. THE URIC ACID IN THE EXCRETIONS ARE LIKELY TO CAUSE PAINT SURFACE & SUBSTRATE DAMAGE.	Fig. 42-45	THE CLEANING AND RESTORATION OF THE SIGN IS IMPORTANT FOR MAINTAINING THE HISTORIC IDENTITY OF THE BUILDING
25. POOR ROOF COVERINGS	<u>INTERVENTION</u> REMEDIATION AND MAINTENANCE <u>METHOD</u> SYSTEMIC CLEARANCE OF PIGEON DROPPINGS AND FEATHERS FROM GUTTERS & DOWNPIPES HEALTH & SAFETY PROTOCOLS SHALL BE STRICTLY ADHERED TO: -THE MANAGEMENT OF HEALTH AND SAFETY AT WORK REGULATIONS 1992, REGULATION 3 -THE PERSONAL PROTECTIVE EQUIPMENT AT WORK REGULATIONS 1992 (SI 1992/2932) -THE CONTROL OF SUBSTANCES HAZARDOUS HEALTH REGULATIONS 1994.	PIGEONS ARE CAPABLE OF LIFTING LOOSE ROOF COVERINGS, TILES AND BATTENS TO GAIN ENTRY INTO THE ROOF VOIDS. WATER INGRESS CAN SIGNIFICANTLY DAMAGE THE STRUCTURE BY PROVIDING THE IDEAL ENVIRONMENTAL CONDITIONS FOR THE GROWTH AND PROLIFERATION OF WOOD ROTTING FUNGI. WOOD BORING INSECTS ARE ATTRACTED TO THIS DAMP, ROTTING ENVIRONMENT, LEADING TO SUBSTANTIAL FURTHER DECAY. WEAR A RESPIRATORY MASK TO AVOID INHALING FUNGUS SPORES AND BACTERIA. ONCE TREATED WITH DISINFECTANT, REMOVE WITH SOFT BRISTLE BRUSH AND LIGHT ACTION WITH A PLASTIC SCRAPER.	HEALTH & SAFETY CONCERNS, AS PIGEON DROPPINGS ARE AN IDEAL ENVIRONMENT FOR FUNGUS, PARASITIC WORMS AND BACTERIAL GROWTH AND CARRY THE RISK OF RESPIRATORY, VIRAL AND PARASITIC INFECTIONS.	Fig. 43-44	THE MANAGEMENT OF PIGEONS AND REMEDIATION OF THE EFFECTS OF THEIR ACTIVITY WILL RESTORE THE IMPORTANT ELEMENTS OF THE ROOF. THIS WILL ALLEVIATE NEGATIVE IMPACTS ON THE STRUCTURE AND ENSURE IMPROVED CONSERVATION OF THE WALLS AND INTERNAL FABRIC.
26. GREEN MOULD ON CARPETS	<u>INTERVENTION</u> CLEAN GREEN MOLD CAN BE TACKLED WITH FUNGICIDE. USE A VACUUM WITH A HEPA FILTER TO SUCTION IN THE MOLD SPORES.	THERE HAS BEEN A RAPID DECLINE IN THE SURFACE STRUCTURE OF THE CARPETS, DUE TO THE EXTENSIVE SPREAD OF MOLD SPORES WITHIN THE MOIST AND UNHEATED INTERIOR. THE HEPA FILTER PREVENTS MOLD SPORES FROM BURSTING INTO THE OPEN AIR AND CONTAMINATING OTHER AREAS OF THE PROPERTY.		Fig. 46-47	RESTORATION OF THE CHARACTER OF THE FLOOR SURFACE CAN IMPROVE THE ENVIRONMENTAL PERFORMANCE OF THE BUILDING, AS WELL AS BRING VISUAL BENEFITS TO THE SPACE.

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IMAGES RELATING TO ITEM 24 TO 26



Fig. 42



Fig. 43



Fig. 44



Fig. 45



Fig. 46



Fig. 47

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

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27. FUNCTION ROOM: WAINSCOT PANELLING:	<u>INTERVENTION</u> REPAIR <u>METHOD</u> TIMBER REPAIR	THE DECORATIVE FINISHING TO THE WAINSCOT PANELLING APPEARS TO BE AN APPLIED SHELLAC STAIN THAT HAS SUBSEQUENTLY BEEN SEALED WITH A WAX POLISH. HOWEVER, THERE ARE SIGNS OF MOISTURE INGRESS DELAMINATING THE SHELLAC FINISH IN ISOLATED AREAS.		Fig. 48	THE RESTORATION OF THE PANELLING WILL MEAN IT CAN BE SEEN IN ITS ORIGINAL FORM, AS AN EXAMPLE OF A UNIQUE HISTORIC INTERIOR.
28. FUNCTION ROOM: UPHOLSTERED BENCH SEATING	<u>INTERVENTION</u> REMOVAL, AS IT IS IN A STATE OF DISREPAIR <u>METHOD</u> A SAMPLE SECTION OF THE CARCASSING AND SEATING, BELOW PROJECTING SILL LEVEL SHALL BE REMOVED TO ESTABLISH THE CONDITION OF THE BACKING WALL AND ALL EXISTING PANEL FIXINGS IF ANY. WORKS SHALL ONLY BE CARRIED OUT WHEN THE ARCHITECT, HERITAGE CONSULTANT HAVE CARRIED OUT A SITE INSPECTION WITH THE CONSERVATION OFFICER AND AGREED THE SCOPE OF ALL ELEMENTS TO BE RETAINED THAT RUN BEHIND THE FIXED BENCH SEATING. BEYOND THAT: ANY ITEM REMOVED SHALL NOT COMPROMISE THE INTEGRITY OF FIXING OF THE WAINSCOT PANELLING ABOVE /BEHIND IT.	DUE TO THE DIRECT FIXING OF THE BENCH SEATING BACK TO THE WAINSCOT PANELLING, THE TOP RAIL AND PROJECTING SILL SHALL IN THE FIRST INSTANCE BE RETAINED AND PROTECTED THROUGHOUT, SUBJECT TO FURTHER INVESTIGATION AS NOTED.		Fig. 49-51	THE REMOVAL OF AN INAPPROPRIATE ELEMENT OF FURNISHING WILL ALLOW FOR MORE OF THE WAINSCOT PANELLING TO BE EXPOSED. THIS IN TURN WILL SEE THE INTERNAL SPACE RETURNED TO ITS ORIGINAL INTER-WAR FORM.

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IMAGES RELATING TO ITEM 27 TO 29



Fig. 48



Fig. 49



Fig. 50



Fig. 51

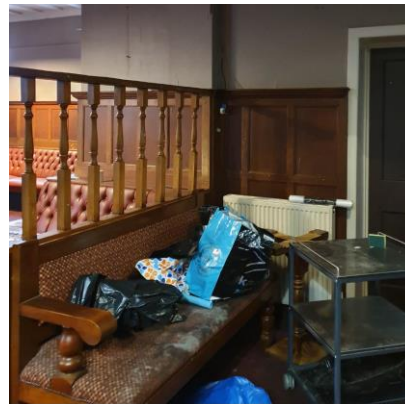


Fig. 52

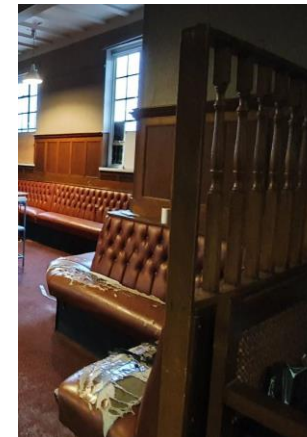


Fig. 53

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

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29. FUNCTION ROOM: TIMBER SPINDLE, BACKING SCREEN	<u>INTERVENTION</u> REMOVAL, AND RETAIN THE FRAMING ELEMENTS <u>METHOD</u> -THE TIMBER ELEMENTS SHALL BE SALVAGED AND SET ASIDE FOR RE-USE AS DOWEL PEGS AND TIMBER INFILL REPAIRS NOTED ELSEWHERE -I.E. WHERE SUCH REPAIRS ARE RELIANT ON THE NATURAL TIMBER GRAIN AND SUBSTRATE BEING EXPOSED, USE WELL SEASONED TIMBER WHICH AS CLOSELY MATCHES THE LINE, GRAIN (NUMBER OF GROWTH RINGS) AND DENSITY OF THE EXISTING TIMBER WHERE CONSERVATION REPAIRS ARE REQUIRED.		THE LOSS OF A LATER NEUTRAL ELEMENT OF BAR-ROOM FITTING WILL MAKE THE SPACE WORK BETTER IN THE MANNER IN WHICH IT WAS DESIGNED.	Fig. 52-53	
30. SALOON BAR, GENTLEMAN'S BAR & DINING ROOM; TOPRAIL / WAINSCOT CAPPING	<u>INTERVENTION</u> MINOR INFILL REPAIRS <u>METHOD</u>	PART OF THE TOPRAIL / WAINSCOT CAPPING INCLUDES A DENTIL MOLDING FEATURE ON THE WHOLE THESE ELEMENTS ARE IN GOOD CONDITION, WITH MINOR INFILL REPAIRS REQUIRED.		Fig. 54-56	THE REPAIRS WILL ALLOW THE DECORATIVE CAPPING TO BE SEEN IN ITS ORIGINAL FORM, AS AN EXAMPLE OF AN HISTORIC INTERIOR.

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31. FLOOR TILES TO LOBBY ACCESS	<u>INTERVENTION</u> RESTORATION: <u>METHOD</u> LIGHT CHEMICAL CLEAN USING AN ALKALI BASED CLEANER [WITH BIODEGRADABLE SURFACTANTS] SPECIFICALLY TAILORED FOR UNGLAZED TILED FLOORS SUCH AS STONETECH'S KLENZALL TO EMULSIFY AND DISSOLVE DIRT, GREASE AND GRIME. WORK IN WITH A HAND HELD SCRUBBING PAD. CLEAN RELATIVELY SMALL AREAS AT A TIME AND WHEN EACH AREA HAS BEEN WELL SCRUBBED, RINSE SEVERAL TIMES WITH CLEAN WATER AND MOP AS DRY AS POSSIBLE. ONCE THE WHOLE FLOOR HAS BEEN TREATED, REPEAT IF NECESSARY. ONCE FULLY CLEANED THE FLOOR SHALL BE SEALED WITH AN ACRYLIC SEALER / POLISH.	POORLY MAINTAINED, WITH BRITTLE LAYERS IN EVIDENCE.		Fig.57-58	THE FLOR SURFACE IS AN ESSENTIAL PART OF THE BUILDINGS WHOLE. SO, ITS RESTORATION WILL ALLOW FOR A BETTER APPRECIATION OF THE HISTORIC TILES TO BE GAINED.
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THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

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IMAGES RELATING TO ITEM 30 TO 31



Fig. 54



Fig. 55



Fig. 56



Fig. 57



Fig. 58

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

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32. DOORS	<u>INTERVENTION</u> RESTORATION AND REPLACEMENT <u>METHOD</u> -EPOXY FILLING CRACKS, SPLITS HOLES...ETC AS NOTED ELSEWHERE -SANDING AND PRIMING AS NOTED ELSEWHERE -BREATHABLE TOPCOAT AS NOTED ELSEWHERE -HANDLE KNOBS, TO BE RE-INSTATED TO MATCH EXISTING, WHERE MISSING	THE EXISTING INTERNAL DOORS ARE RECTANGULAR FLAT 4-PANELLED WITH FLUSH OGEE MOULDINGS. THESE DOORS SHALL BE REPLACED WITH PAINTED PANELLED DOORS TO MATCH THE ORIGINAL CONFIGURATION, AND PRESERVE THE DESIGN INTENT AS NOTED ABOVE. THEY SHALL BE HALF HOUR FIRE RATED. ALL SIZES SHALL BE BESPOKE, TO FIT PRE-EXISTING OPENINGS, ALLOWING FOR ARCHITRAVES TO MATCH EXISTING	THE ORIGINAL DOORS HAVE BEEN REPLACED WITH UTILITARIAN, FLUSH PLYWOOD DOORS THAT DO NOT RESPECT OR SEEK TO PRESERVE THE ORIGINAL INTERIOR. THEIR REPLACEMENT WITH SYMPETHTICALLY DEIGNED DOORS WILL RESTORE THE QUALITY OF HISTORIC DOORS AND SO GIVE GREATER HERITAGE QUALITY TO THESE IMPORTANT PARTS OF THE INTERNAL APPEARANCE AND CHARACTER OF THRE BUILDING.	Fig. 59-61	THE PURPOSE IS TO UNIFY THE DOORS SO THAT THERE IS A COMMON REFERENCE TO AN ORIGINAL PATTERN.
33. SERVICES AND INAPPROPRIATE CONDUIT & FIXTURES	<u>INTERVENTION</u> STRIP OUT	THE EXISTING M&E IS RANDOMLY APPLIED AND LOCATED ALONG PANELLING, FIREPLACES AND WINDOW SILLS.	THE CURRENT SERVICING DOES NOT RESPECT THE ORIGINAL INTERIOR	Fig.62-69	THE REMOVAL OF SERVICES WILL RENDER A BETTER READING OF THE HISTORIC PARTS OF THE BUILDING.
34. INTERNAL FABRIC I. GREEN MOULD ON CARPETS (SEE FIG. 46-47) ii.WATER SATURATION ON IMPERVIOUS LINO MATERIALS AROUND THE BAR iii.MOULD GROWTH ON FURNITURE	<u>INTERVENTION</u> REMOVAL AND REPAIR <u>METHOD</u> WITH THE CARPETS THE SPORES ARE CREATING A TOXIC ENVIRONMENT PARTICULARLY IN RELATION TO THE FUTURE REFURBISHMENT WORKS. IT IS PROPOSED TO REMOVE THE CARPET, AS THERE IS A RISK OF FURTHER CONTAMINATION SPREAD IF NOT CONTAINED.	MUCH EVIDENCE OF CONDENSATION DAMAGE AND MOULD GROWTH; THE INTERNAL ENVIRONMENT OF THE ANGEL IN ITS DISUSED STATE IS A DAMP, UN- HEATED ENVIRONMENT, SUCH THAT THE EXTERNAL WILL BE WETTER AND WARMER THAN THE INTERNAL. THE NEED TO FULLY SECURE THE BUILDING ENVELOPE IN ITS DISUSED STATE IS IN ITSELF A CONTRIBUTORY FACTOR. THIS LOCALISED ACCUMULATION OF MOISTURE (AS A RESULT OF CONDENSATION) IS RESULTING IN A NUMBER OF DAMP-RELATED PROBLEMS, INCLUDING THE DECAY	HALT DECLINE IN RELATION TO THE INTERNAL FABRIC	Fig. 70-75	THE REPAIR AND RESTROATION OF INTERNAL FABRIC WILL SEE THE IMPORTANT FITTINGS AROUND THE BAR BE PRESERVED AS UNIQUE EXAMPLES OF THE PUBLIC HOUSE BAR ARRANGEMENT IN THE INTERWAR PERIOD.

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	WHILST THE LINO IS IMPERVIOUS, THE WATER PRECIPITATION IS LEACHING INTO THE SURROUNDING TIMBERS AROUND THE BAR.	AND DAMAGE OF ITS INTERNAL BUILDING FABRIC.			
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THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed The Angel, HAYES

IMAGES RELATING TO ITEM 32 TO 34



Fig. 59



Fig. 60



Fig. 61



Fig. 62



Fig. 63

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed The Angel, HAYES



Fig. 64



Fig. 65



Fig. 66



Fig. 67

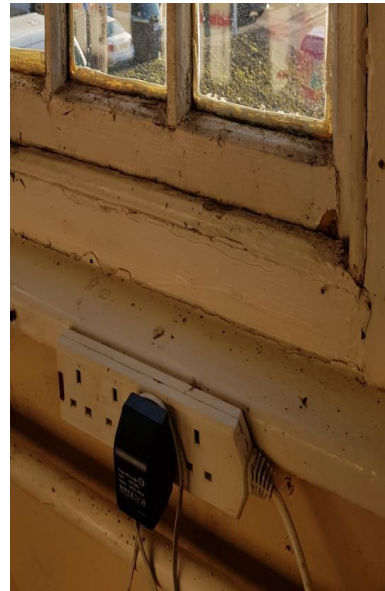


Fig. 68



Fig. 69

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed The Angel, HAYES



Fig. 70



Fig. 71



Fig. 72



Fig. 73



Fig. 74



Fig. 75

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

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35. EARLY SIGNS OF TIMBER DECAY ON TIMBER BAR FURNITURE	<u>INTERVENTION</u> REPAIR AND REPLACEMENT WITH LIKE FOR LIKE TIMBER <u>METHOD</u> SAMPLE TIMBER SHALL MATCH WOOD SPECIES & MOISTURE CONTENT [TO AVOID DIFFERENTIAL MOVEMENT]; USE WELL, SEASONED TIMBER WHICH AS CLOSELY MATCHES THE LINE, GRAIN AND DENSITY OF THE EXISTING TIMBER AS POSSIBLE GRAIN: WIDTH AND DIRECTION TO MATCH EXISTING QUALITY CONTROL: REJECT ANY TIMBER WHICH HAS HAIRLINE CRACKS AND COMPRESSION SHAKES, SAP WOOD AND LARGE OR DEAD KNOTS. FIXINGS FOR SPLICED REPAIRS: USE FIXINGS SUCH AS TIMBER PEGS/DOWELS, OR NONFERROUS SCREWS/PINS TO LINK SPLICE REPAIRS TO THE WINDOW, AS WELL AS GLUE. THIS WILL ENSURE THAT THE SPLICE WILL REMAIN TIGHTLY FIXED. USE WELL SEASONED TIMBER WHICH AS CLOSELY	SIGNS OF DISCOLOURATION, BLISTERING AND PEELING OFF OF APPLIED LACQUERS AND GRAINING DUE TO CONDENSATION. IT IS MOST EVIDENT AT THE BASE OF THE TIMBER PANELLING WHERE IN CONTACT WITH A PERSISTENTLY DAMP FLOOR /WALL SURFACE. THERE IS CLEAR EVIDENCE OF MOULD GROWTH OVER THE SATURATED TIMBER. THE ENVIRONMENTAL CONDITIONS ARE THE MAIN CONTRIBUTORY FACTOR TO THE PROLIFERATION OF SPORES ON INTERNAL SURFACES, THE REMEDIAL SOLUTION NEEDS TO BE GENTLE AND LEAST INVASIVE WITH MILD DETERGENT RATHER THAN HARSH CHEMICALS AS THE PREFERRED OPTION. SO IT IS IMPORTANT THE FOLLOWING HEALTH & SAFETY PROTOCOLS ARE STRICTLY ADHERED TO: -THE MANAGEMENT OF HEALTH AND SAFETY AT WORK REGULATIONS 1992, REGULATION 3 -THE PERSONAL PROTECTIVE EQUIPMENT AT WORK REGULATIONS 1992 (SI 1992/2932) -THE CONTROL OF SUBSTANCES HAZARDOUS TO HEALTH REGULATIONS 1994 PERSONNEL MUST BE MEDICALLY CLEARED AND FIT-TESTED IN ORDER TO WEAR RESPIRATORY PROTECTION.	THE REPAIR CARE SYSTEM WILL BE USED, GIVING A SUSTAINABLE SOLVENT FREE, EPOXY RESIN TIMBER REPAIR SYSTEM THAT IS SPECIFIED BY PROFESSIONAL CONSERVATORS WORKING ON IN-SITU REPAIRS ON HERITAGE ASSETS.	Fig. 76-78	THE PURPOSE OF REPAIRING THE TIMBER WILL ENSURE THE ORIGINAL ELEMENTS ARE RETURNED TO THEIR FORMER SELF. LIKE FOR LIKE REPLACEMENTS WILL ENGENDER A SPIRIT OF CONSERVATION, WITH NEW ELEMENTS SELECTED TO MATCH THE OLDER ONES. THIS GIVES THE BUILDING A UNIFIED HERITAGE APPEARANCE.
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	MATCHES THE LINE, GRAIN (NUMBER OF GROWTH RINGS) AND DENSITY OF THE EXISTING TIMBER AS POSSIBLE. USE FIXINGS SUCH AS TIMBER PEGS/DOWELS, OR NONFERROUS SCREWS/PINS TO LINK SPLICE REPAIRS TO THE WINDOW, AS WELL AS GLUE. THIS WILL ENSURE THAT THE SPLICE WILL REMAIN TIGHTLY FIXED. WEAR A RESPIRATORY MASK TO AVOID INHALING FUNGUS SPORES AND BACTERIA. WEAR AN APPROPRIATE NIOSH-APPROVED RESPIRATOR THAT CAN FILTER PARTICLES AS SMALL AS 0.3 MICRONS;				
36. DECORATIVE PAINT GRAIN AFFECT ON FIREPLACES AND WALLS	<u>INTERVENTION</u> PRESERVATION <u>METHOD</u> RESTORATION OF THE CURRENT GRAINING WHERE TIMBER MOULDINGS AND PANELLING ARE MISSING. REINSTATED IN A LIKE FOR LIKE WAY IN TERMS OF SECTION PROFILES AND WOOD GRAINING.	NOTWITHSTANDING THE CONTEMPORARY ELEMENTS OF GRAINING APPLIED AT THE ANGEL, THE CONSERVATION AND PRESERVATION APPROACH TO BE ADOPTED. THE USE OF GRAINING AT A LATER DATE MAY HIDE EARLIER LAYERS OF THE ART. ANY INVESTIGATIVE WORK TO REVEAL THESE EARLIER LAYERS IS LIKELY TO INVOLVE PAINT STRIPPING WHICH OF ITSELF IS LIKELY TO DAMAGE MORE HISTORIC LAYERS AND SO IS INAPPROPRIATE ON THIS OCCASION. THE ANGEL APPLIED		Fig.79-80	THE PRESERVATION OF THE CURRENT LAYER OF GRAINING WILL SHOW THE PATTERN AND RICHNESS IT GIVE TO AN INTERIOR, AND ALSO HOW IT GIVES AN IMPRESSION OF A MORE EXPENSIVE TIMBER BEING USED.

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		FINISHES THAT INCLUDE A MIX OF THE IMITATIVE PAINT GRAINING AND THE MORE TRADITIONAL USE OF PLAIN SOLID COLOURS TO DECORATE THE INTERIOR WOODWORK/ PANELLING.			
37. PAINT FINISHES, PARTICULARLY AROUND WINDOWS	<u>INTERVENTION</u> RESTORATION <u>METHOD</u> CLEAN AND REPAINT. -SUGAR SOAP AND SCRAPER TO BE USED TO REMOVE OVER PAINTING -EPOXY FILLING CRACKS, SPLITS HOLES...ETC, WHERE REQUIRED AND AS NOTED ELSEWHERE -SANDING AND PRIMING AS NOTED ELSEWHERE -BREATHABLE TOPCOAT TO BE APPLIED AS NOTED ELSEWHERE -ALL WINDOW IRONMONGERY FITTINGS SHALL BE, EASED, LUBRICATED AND LEFT IN WORKING ORDER.	PAINT HAS BEEN LIBERALLY SPREAD ON THE WINDOW MULLIONS AND LEAVES A POOR FINISH ON THE WHOLE.	THE MANNER IN WHICH PAINT COATINGS HAVE BEEN APPLIED BEFORE AS PART OF PREVIOUS REDECORATION WORKS, DETRACTS FROM THE PERIOD FEATURES AND LISTED INTERIOR	Fig. 81-83	THE OPPORTUNITY TO IMPROVE ON POOR FINISHES WILL INSTIL A DEGREE OF QUALITY ON THE HISTORIC WINDOWS.

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38. MANAGER'S COMPARTMENT:	<u>INTERVENTION</u> RESTORATION AND CONSERVATION WORKS <u>METHOD</u> REMOVAL OF THE CONTEMPORARY SHELVING THAT HAS BEEN FIXED ACROSS BOTH THE FIXED GLAZED SCREEN AND CASHIERS. REMOVAL OF INAPPROPRIATE ELECTRICAL FIXINGS, INCLUDING SWITCH PLATES REMEDIAL FILLING IN AND MAKING GOOD TO ALL HOLES LEFT BY REMOVAL OF FIXINGS FOR THE ABOVE IN TIMBER MULLIONS AND TRANSOMS, AND GAPS BETWEEN TIMBER SECTIONS REPLACEMENT OF SHEET GLASS WHERE MISSING SANDING AND RE-PAINTING ALLOWING FOR REMOVAL OF OVERPAINTING SPILLS	REPAIR CARE <i>FOR TIMBERS WHERE THE SURFACE FINISH IS TO BE RE-PAINTED:</i> <i>- FILLING AND SEALING OF CONSTRUCTION JOINTS AND HOLES, SPLITS AND SHAKES</i> <i>OPEN JOINTS ARE APPARENT ESPECIALLY ON MOVABLE SECTIONS OF TIMBER JOINERY, JOINTS, MULLION / CILL INTERSECTIONS, STYLE / RAIL JOINTS</i> <i>EFFECTIVE SEALING WILL ASSIST THE STRUCTURAL INTEGRITY OF THE JOINERY SECTION AND DURABILITY OF THE PAINT SYSTEM AGAINST FUTURE CRACKING AND FLAKING OFF. THE RESIN BASED REPAIR SYSTEM IS FLEXIBLE ENOUGH TO ACCOMMODATE A DEGREE OF MOVEMENT, WHILST AT THE SAME TIME BEING NON-SHRINK AND ANTI-SLUMP.</i> <i>PREPARATION OF SUBSTRATE AND PRIMER & TOPCOAT, AS ABOVE FOR NO. 22</i>	THE RETENTION OF SUCH INAPPROPRIATELY LOCATED SHELVING BOTH UNDERMINES AND DETRACTS FROM THE ORIGINAL PERIOD FEATURES AS LISTED. THE REMOVAL OF THIS SHELVING OFFERS THE CHANCE TO OPEN UP THE FORMER COMPARTMENT TO ITS FORMER STATUS.	Fig. 84-88	THE OPPORTUNITY TO RESTORE THE MANAGERS OFFICE WILL SEE THIS IMPORTANT CENTRAL SPACE RESUME ITS FORMER IDENTITY AS AN OFFICE WITH SURVEILLANCE ON ALL SIDES. LATER BAR ADDITIONS SUCH AS THAT ON THE RIGHT-HAND SIDE, MEANT THAT SOME OF IT WAS OBSCURED BY MIRRORS.
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IMAGES RELATING TO ITEM 35 TO 37



Fig. 76



Fig. 77



Fig. 78



Fig. 79



Fig. 80



Fig. 81



Fig. 82



Fig. 83

IMAGES RELATING TO ITEM 38

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

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Fig. 84



Fig. 85



Fig. 86

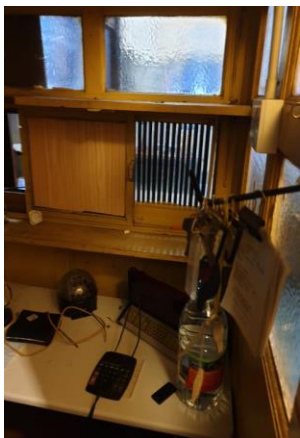


Fig. 87



Fig. 88

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39. OFF SALES COMPARTMENT	<u>INTERVENTION</u> CONSERVATION WORKS <u>METHOD</u> REMOVAL OF THE CONTEMPORARY SHELVING. REMOVAL OF EXPOSED PIPE WORK AND SERVICES, INCLUDING, SURFACE MOUNTED PLASTIC SOCKETS, SWITCH PLATES, PLASTIC CONDUIT, REDUNDANT WIRING, PIPEWORK, PUMPS & CONTROLS. REMEDIAL, CONSERVATION WORKS TO THE CRITALL WINDOWS, SHALL INCLUDE: RUBBING DOWN, REPAINTING, <u>CONSERVATION METHODS</u> - ALL GROUND FLOOR OPENING CASEMENTS SHALL FIRST BE INSPECTED AND CHECKED TO ENSURE THEY ARE FREE OF GRIT, DIRT, INSECTS AND PAINT FLAKES SEE APPROACH FOR NO 19 <i>PRIMER & TOPCOAT, AS ABOVE FOR NO. 22</i>	CONTEMPORARY SHELVING HAS BEEN FIXED ON BOTH WALL FACES ABOVE DADO RAIL HEIGHT. PIPE WORK AND SERVICES IS INAPPROPRIATE AND REDUNDANT DADO RAILS AND MOULDINGS HAVE BEEN PAINTED OVER WITH WHITE EMULSION AND IS IN CONTRAST TO THE GENTLEMAN'S BAR AND DINING AREAS WHERE SUCH MOULDINGS ARE STANDOUT FEATURES IN CONTRASTING COLOUR TIMBER WINDOWS SILLS ARE INAPPROPRIATELY PAINTED AND THERE IS OVERSPILL ONTO GLASS LATER ELEMENTS OF WAINSCOT PANELLING HAS BEEN CRUDELY ATTACHED	THE SHELVING IS NOT OF ANY QUALITY AND IS INAPPROPRIATE AND REDUNDANT. IT UNDERMINES DETRACTS FROM THE ORIGINAL PERIOD FEATURES THAT GIVE THIS SPACE ITS CHARACTER. THE TIMBER DOOR AND WINDOWS ARE IN A POOR CONDITION AND NEED CAREFUL RESTORATION.	FG. 89-101	THE OPPORTUNITY TO RESTORE THE OFF SALES SPACE WILL SEE THIS UNIQUE AREA RESUME ITS FORMER IDENTITY. THERE IS MUCH HERITAGE BENEFIT IN RESTORING THE CHARACTER OF THIS SMALL SPACE, THROUGH THE REMOVAL OF UNECESSARY LATER ADDITIONS. REMEDIAL WORKS TO THE PAINTED TIMBER PANEL DOORS, TIMBER WINDOWS SILLS, WAINSCOT PANELLING AND DADO RAILS WILL RESTORE HISTORIC INTEGRITY TO THE SPACE.
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	<u>REMEDIAL, CONSERVATION WORKS TO THE PAINTED TIMBER WINDOWS SILLS, SHALL INCLUDE:</u> -REMOVE DELETERIOUS MATERIAL AND STRIP BACK LAYERS OF PAINT FINISH USING AN ECO-FRIENDLY PAINT STRIPPER SUCH AS PLASCON REMOVALL -SCRAPE / WIRE BRUSH REMAINING AREAS OF PAINT OFF - SAND TIMBER SILLS AND FRAME WITH A MEDIUM GRADE (P120-180) SANDPAPER BLOCK – TO REMOVE ANY SURFACE PROTRUSIONS AND PROVIDE AN EVEN SUBSTRATE LEVEL -WIPE OF ANY RESIDUAL SANDING DUST WITH A NAPTHA RAG AND HOOVER UP ALL REMAINING DUST SO THE WORKING AREA IS COMPLETELY FREE OF THE SAME -ALLOW FOR A FINE FINISH FILLER TO FILL ANY IMPERFECTIONS OVER THE PRIMER / SUBSTRATE SUCH AS MANGERS <i>PRIMER & TOPCOAT: AS ABOVE FOR NO. 22</i>				
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	<u>REMEDIAL, CONSERVATION WORKS TO THE PAINTED TIMBER PANEL DOOR,</u> SHALL INCLUDE: ON IT IS INTERNAL FACE - EPOXY FILLING CRACKS, SPLITS...ETC AS NOTED ELSEWHERE -SANDING AND PRIMING AS NOTED ELSEWHERE -BREATHABLE TOP TOPCOAT AS NOTED ELSEWHERE -RENEWAL OF DOOR THRESHOLD, WEATHER STRIPPING AND CONCRETE SURFACE WITH EPOXY CONCRETE PATCH REPAIR AND EPOXY CONCRETE PAINT FINISH <u>REMEDIAL WORK TO THE WAINSCOT PANELLING</u> SHALL INCLUDE: -REMOVAL OF TIMBER CROSS MEMBERS, THAT ARE REMNANTS OF A LATER CRUDE FIXING - EPOXY FILLING CRACKS, HOLES...ETC AS NOTED ELSEWHERE -SANDING AND PRIMING AS NOTED ELSEWHERE -APPLICATION OF BREATHABLE TOP TOPCOAT AS NOTED ELSEWHERE <u>RETENTION AND ACCENTUATION OF DADO RAILS AND MOULDINGS</u>				
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IMAGES RELATING TO ITEM 39



Fig. 89



Fi. 90

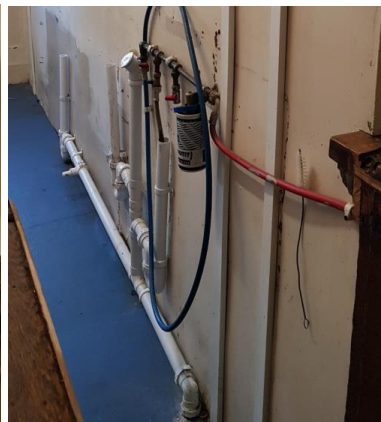


Fig. 91



Fig. 92



Fig. 93



Fig. 94

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

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Fig. 95



Fig. 96



Fig. 97



Fig. 98



Fig. 99



Fig. 100



Fig. 101

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

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40. CONTEMPORARY RADIATORS	INTERVENTION REMOVAL AND REPLACEMENT METHOD THE RENOVATION WORKS WILL, IN PART, INVOLVE OVERHAUL OF THE EXISTING M&E SERVICES, INCLUDING HEATING AND WIRING SO AS TO BE COMPLIANT WITH CURRENT STATUTORY REGULATIONS AND CODES OF PRACTICE. THE RETENTION OF THE EXISTING, UTILITARIAN RADIATORS AND HEATING PIPEWORK WILL VOID ANY WARRANTIES [LIKELY TO BE RUST CONTAMINATED AND FURRED UP INSIDE] IN RELATION TO NEW BOILERS AND EQUIPMENT. METHOD FOR REMOVING THE PANEL RADIATORS FROM THE WAINSCOT WALLS: DUE TO THE DIRECT FIXING OF THE RADIATORS BACK THRU THE WAINSCOT PANELLING: AN EXISTING RADIATOR SHALL BE DETACHED FROM ALL CONNECTING PIPEWORK AND UNHOOKED FROM THE WALL SUPPORT BRACKET. IN THE FIRST INSTANCE, A	MORE APPROPRIATE RADIATORS CAN BE USED, FOR EXAMPLE THE LOW-LEVEL CAST IRON TYPE. THESE CAN BE PROVIDED IN A COLOUR THAT BLENDS IN WITH THE BACKING WALL. PILLAR FIXINGS SHALL BE BACK TO FLOOR AND NOT THROUGH WAINSCOT PANELLING. THIS APPROACH SHALL BE ADOPTED FOR ANY NEW RADIATORS WHERE THE BACKING STRUCTURE IS WAINSCOT PANELLING SUCH AND THE SALOON AND GENTLEMAN'S BAR.	THIS IS AN OPPORTUNITY TO ADOPT A MORE SYMPATHETIC AND VISUALLY APPROPRIATE, SPECIFICATION FOR HEATING APPLIANCES. THE RETENTION OF INAPPROPRIATE RADIATORS UNDERMINES AND DETRACTS FROM THE ORIGINAL PERIOD FEATURES, SUCH AS THE WAINSCOT PANELLING BEHIND THE RADIATORS.. THE TYPE, HEIGHT, SIZE AND COLOUR OF THE EXISTING PANEL RADIATORS ARE UNSUITABLE. VISUALLY SUCH FIXTURES SHOULD BE SUBSERVIENT TO, RATHER THAN DETRACT FROM IMPORTANT HERITAGE FEATURES.	Fig. 102- 105	THE IMPRTANCE OF HAVING EFFICIENT HEATING DEVICES THROUGH THE BUILDING CAN BE ACHEIEVED WITH MODERN RADIATROS THAT ARE SENSITIVE TO THE INTERNAL WALLS AND THE CHARACTER OF THE INTERIOR. THE CIRRENT RADITRS ARE A DESTRUCTION TO THE BUILDING AND THEIR REPAACEMENT BY FINE LOOKING UNITS WIL GREATLY ENHANCE THE SPACE.
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THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed The Angel, HAYES

	SINGLE RADIATOR SHALL BE REMOVED. -NO FURTHER WORKS SHALL BE CARRIED OUT UNTIL THE ARCHITECT & HERITAGE CONSULTANT HAVE CARRIED OUT A SITE INSPECTION AND AGREED A SCHEDULE OF WORKS. -BEYOND THAT: ANY ITEM REMOVED SHALL NOT COMPROMISE THE INTEGRITY OF FIXING OF THE WAINSCOT PANELLING ABOVE /BEHIND IT. -ALL HOLES SHALL BE MADE GOOD WITH DOWEL PEGS FROM THE TIMBER ELEMENTS SALVAGED AS NOTED ABOVE. -ALL FIXINGS SHALL BE PILLAR TYPE FIXINGS BACK TO FLOOR AND NOT THROUGH WAINSCOT PANELLING.				
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THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed The Angel, HAYES

IMAGES RELATING TO ITEM 40



Fig. 102



Fig. 103



Fig. 104



Fig. 105

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

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41. PERIMETER HEATING ELEMENT AND GRILLE TO THE SALOON BAR	<u>INTERVENTION</u> RETENTION AND RESTORATION <u>METHOD</u> RETENTION OF THE PERIMETER FLOOR HEATING ENCLOSURE -ALLOWING FOR PREPARATION TO RECEIVE NEW HEATING PIPEWORK AND PERFORATED COVER REPLACEMENT OF THE HEATING PIPEWORK – WITH A NEW HEATING FIN. REPLACEMENT OF THE DAMAGED PERFORATED GRILL COVER. <i>-THE EXISTING COVER IS NOT A RIGID COVER AND THUS UNABLE TO RESIST BASIC IMPACT LOADS. A REPLACEMENT METAL COVER OF AT LEAST 4 TO 5MM CROSS SECTIONAL GAUGE AND OF MATCHING GEOMETRIC DESIGN, IS MORE APPROPRIATE FOR THIS PURPOSE. THE METAL PLATE SHALL BE PRIMED AND POWDER COATED TO MATCH THE INTERNAL DÉCOR.</i>	THE PERIMETER HEATING ELEMENT OF THE FUNCTION ROOM IS ASSUMED TO BE NON-OPERATIONAL, WITH THE FIN PLATES SHOWING CLEAR SIGNS OF MECHANICAL DAMAGE. THE PERFORATED, HORIZONTAL TIMBER GRILLE COVERING THE HEATING PIPEWORK IS DAMAGED AND HAS LARGELY BROKEN AWAY, THE ENCLOSURE ITSELF IS IN GOOD CONDITION.	THIS IS AN OPPORTUNITY TO ADOPT AN OPERATIONALLY EFFICIENT MEANS OF HEATING. THIS WILL HAVE A ROLE IN IMPROVING THE THERMAL AND HEATING CONDITIONS IN THE BUILDING.	FIG. 106-109	REPLACEMENT OF THE CURRENT DAMAGED HEATING ELEMENT WILL BRING ABOUT BETTER CLIMATE CONTROL AND THEREFORE IMPROVED CONSERVATION OF IMPORTANT ARCHITECTURAL FEATUIRES.
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THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed The Angel, HAYES

IMAGES RELATING TO ITEM 41



Fig. 106



Fig 107



Fig. 108

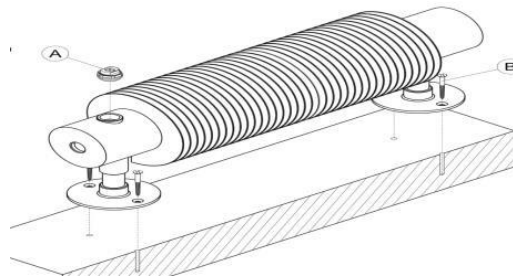


Fig. 109

THE ANGEL, HAYES: SCOPE OF HERITAGE WORKS IN RELATION TO BUILDING ADAPTATION, REPAIR & ALTERATIONS

For: The Proposed The Angel, HAYES

42. FIREPLACES	<u>INTERVENTION</u> RESTORATION OF FACING BRICKWORK <u>METHOD</u> STRIP BACK THE PAINT TO EXPOSE THE NATURAL BRICKWORK AND CLEAN THE FIRE BOX -REMOVE ANY DELETERIOUS MATERIAL BY WIPING SURFACE WITH A SUGAR SOAP SOLUTION USING A SPONGE, RINSE WITH WARM WATER AND LEAVE TO DRY -STRIP BACK EXISTING PAINT FINISH USING AN ECO-FRIENDLY PAINT STRIPPER SUCH AS PLASCON REMOVALL, A HIGH PERFORMANCE COATINGS REMOVER, THIS IS A WATER-BASED PAINT REMOVER THAT IS BIODEGRADABLE, AND BOTH USER AND ENVIRONMENTALLY FRIENDLY. -SCRAPE / WIRE BRUSH ANY REMAINING AREAS OF PAINT OFF -LIGHTLY ETCH THE BRICKWORK SURFACE USING MICRO-ABRASIVE CLEANING METHODS, APART FROM BEING FAR LESS INVASIVE ON THE	THE BRICK FIREPLACES TO THE SALOON BAR, AT GROUND FLOOR AND TO THE FUNCTION ROOM [ADJACENT TO THE KITCHEN] AT FIRST FLOOR HAVE BEEN PAINTED OVER WITH A VINYL GLOSS PAINT, INCLUDING THE BRICK HEARTH. THE BRICKWORK AND POINTING ARE IN GOOD CONDITION THERE IS A FIREBOX OPENING BUT NO GRATING OR FIRE BACK. THE FIREPLACE TO THE SALOON BAR HAS A DECORATIVE DENTIL COURSE FEATURE AS PART OF THE MANTEL.		FIG. 110-111	THIS IS AN OPPORTUNITY TO ADOPT A CONSERVATION ETHIC TO MAINTAINING THE FIREPLACES. THE METHOD WILL RETAIN AND SUBTLY ENHANCE THIS INTERIOR FEATURE. THIS WILL HAVE A ROLE IN BRINGING ABOUT BETTER CONSERVATION OF THIS IMPORTANT ARCHITECTURAL FEATURE.
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	MASONRY SUBSTRATE THAN TRADITIONAL SANDBLASTING, [DUE TO THE MEDIA USED AND THE LOWER PRESSURES INVOLVED], THERE OTHER ADVANTAGE IS COLLECTION AND ENCAPSULATION OF THE MEDIA FORM PART OF THE ABRASIVE GUN DELIVERY SYSTEM, RESULTING IN A DUSTLESS ENVIRONMENT. -TYPICAL ENVIRONMENTALLY INERT / NON-TOXIC ABRASIVES USED, INCLUDE GARNET / SODIUM BICARBONATE / GLASS BEADS / STONE GRIT.				
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IMAGES RELATING TO ITEM 42



Fig. 110



Fig. 111