

Basset Community Hub

Architectural Enabling Schedule of Works



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Document Control

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APPENDICES

1.0 DESCRIPTION OF THE PROJECT

Project Background

The proposed design incorporates the existing Basset Centre and neighbouring White House. Both are Grade II Listed.

The project aims to restore, repair and re-purpose both existing buildings to host a variety of community based activities, including the Town Library.

A new flexible engagement space is proposed to the rear of the White House and a new central atrium connects all the buildings, incorporating a café, foyer and heritage exhibition experience.

The project emerged from the wider Camborne Town Deal project and Spatial Strategy work undertaken during 2022.

The project is supported with funding from the Department for Levelling Up, Housing and Communities (DLUH&C) Town Fund, Cornwall Council (CC) matched funding.

This schedule of works describes the enabling works package to both the listed buildings. It does not include the following new build phase.

Location

Basset Centre and No. 24, Basset Road, Camborne, Cornwall, TR14 8SL

Site

Located in the south of Camborne, just outside of the main shopping area, Bassett House is of quite grand stature on Basset Road.

Currently the Basset Centre and neighbouring White House share access to the site with parking to the rear.

The site falls within the designated World Heritage Site inscribed by the World Heritage Committee of UNESCO in 2006, of Cornwall and West Devon Mining Landscape. As such the area has a protected status. The buildings also fall within the Conservation Area. In addition, many of the surrounding buildings, including the Basset Centre and White House, have a Listed status as recorded by Historic England.



The Basset Centre



The Basset Centre is a Grade II listed building that was built as the Camborne Board School in 1893 (according to the gable stone). Grade II Listed Entry No 1142689.

The building is a mix of two and single storey constructed from sneaked rock-faced sandstone with granite quoins and dressings, slate roof. Irregular plan with L-shaped rear wing round a courtyard to the rear of the main block. Free Gothic style. Two high storeys and 3:3:3 unequal bays, symmetrical as a whole and in each of the 3 parts, with a triangular emphasis; the 3-bay gabled centre, which breaks forward and is wider, has a central 2-storey canted bay of ashlar with pinnacled buttresses at ground floor flanking a basket-arched and chamfered surround to a window which has 3 cusped lights over a cross-window, 3-stage mullion and- transom windows at 1st floor, and a deep embattled parapet; flanking this feature are large transomed 3-light windows at ground floor and cross-windows at 1st floor, all these with sill-bands, quoined surrounds and shallow triangular-headed lintels.

The steeply-pitched gable has kneelers, a pair of small square offsets and an apex finial, and between the offsets is a datestone with raised lettering: "CAMBORNE BOARD SCHOOL 1893" with a small, stepped triple lancet above. At ground floor each wing has 2 cross-windows (with ventilators inserted in 3 upper lights of those to the right), but at 1st floor they imitate the triangular pattern of the centre, with small single-light windows flanking a tall 3-stage transomed window which rises into a gablet matching the principal gable in style. The roof has cockscomb ridge tiles (some missing) and a corniced chimney at the left gable. The side walls have inter alia large Venetian-style mullion and- transom windows. A single-storey addition to the rear corner of the rear wing is not of special interest.

The building retains many of its original features and windows including some internal features. The windows are a mix of original metal frames and glazing together with modern replacements of timber.

The roof is original slate with many localised repairs. Chimneys and support bracketry are evident.

Rainwater goods are a mix of original cast iron and replacement upvc. Where possible from a ground survey the type of gutter has been assumed and method of repair.

The building is subdivided internally into three separate unconnected areas with no single entrance point. This stems from its original school use. Camborne Town Council and the Town Library currently occupy the front portion of the building. The upper floors and rear ground floor portion were previously occupied by Cornwall Council, but these areas presently lie vacant.

The White House



The existing White House, also known as 24 Basset Road, was originally constructed as a large detached two storey villa dating from the mid C19. The building is Grade II listed Entry No. 1328115

The building has been altered over the years with the street frontage of stucco, presumably on rubble with a modern replacement pantile roof. Double-depth plan with wing to right-hand rear corner. Two storeys and 3 bays, symmetrical; shallow 1st floor band; porch with fluted Doric columns and pilasters, triglyph frieze and mutule cornice, protecting a doorway with set-in fluted 1/4-columns and a recessed 4-panel door with an

over light containing intersecting semi-circular tracery; two 16- pane sashed windows on each floor and a 20-pane sash above the porch.

Hipped roof with projecting eaves. Attached towards the rear of the right- hand side wall is a one-bay receding wing of 2 slightly lower storeys, which has inter alia a 4-centred arched window at ground floor with cusped Gothic tracery in the head. Interior: doorway architraves with fillet and roll moulding, and Tudor roses in the corners; moulded plaster cornice in right-hand front room; doglegged staircase with scrolled brackets, stick balusters, and wreathed curtail.

Modern portacabin type prefabricated extensions were previously added to the rear. These are in poor condition and represented low quality unsightly extensions to the original buildings. These will be removed as part of the enabling works package.

Most recently the property was occupied by Cornwall Council offices, but it is understood to have lain vacant since c.2017. The property is generally in a poor state of repair with evidence of rot, particularly in the main roof space

2.0 PROJECT OUTLINE

2.1. The Works:

- External Repointing all stonework to Basset House and exposed areas of stonework to the White House
- Stucco spot repair work to White House, areas will be refined once cleaning off has been undertaken
- Internal replastering including specialist repairs to decorative ceilings in the White House (WH-01 & WH-04). M&E to confirm extent of strip out before internal re-plastering.
- Re-roofing – including lead detailing, rainwater goods, soffits and fascias, improved ventilation and insulation and works to chimneys.
- Window restoration, repairs and replacement to all windows, to improve thermal performance where possible. Specialist supplier to provide window survey and specification.
- Demolition of rear portacabins (To be provided by Structural engineer and M&E consultant)
- Asbestos removal will need to be undertaken as part of these works – a Refurbishment Asbestos Survey is included within the appendices and an allowance should be made for further demolition survey work and unidentified potential ACM's being discovered.
- The Basset Centre may be partially occupied during these works (Ground Floor Library) – the rest of the buildings will be taken as vacant.
- Canopied scaffolding will be required to both buildings prior to commencement of works



3.0 ARCHITECTURAL SPECIFICATION

3.1. General Performance

- 1.1 This specification is to be read in conjunction with any Contract Preliminaries, Drawings, Specifications, and scope of works.
- 1.2 Design and general performance requirements shall be as stated herein. Specific performance requirements are provided in each Work Section of the Architectural Specification.
- 1.3 Where a particular material is indicated in the Architectural Specification, such material, product or supplier shall be deemed indicative representing the design intent only. The Contractor may complete the installation using that product, or such other confirmed as acceptable by the Architect in writing.
- 1.4 The Contractor's responsibilities shall be in accordance with the Preliminaries document.

3.2. Design Standards

Design Codes

Comply with all relevant Codes of Practice, Standards, Fire Regulations, Building Regulations and local Building Codes, Safety Regulations and any other regulations applicable to the installation, together with all relevant Statutory Rules, Regulations, By-laws and other enforceable instruments applicable to both the design and the execution of the works.

Comply with:

- a) any and all regulations made by any authority having jurisdiction over the works,
- b) BSI codes of practice and British Standards,
- c) BRE digests and
- d) printed directions issued by the manufacturers of proprietary materials, components, fittings and appliances used, whether specified or not.

Refer also to the requirements of the Preliminaries document.

Detailed Design, Manufacturing and Installation Tolerances

The Architectural Specification together with the corresponding Architectural Drawings indicate the dimensional tolerances (hereafter referred to as "tolerances") to which the Contractor shall work (where relevant) for the Detailed Design, manufacture, sub-assembly, setting out and installation of the works.

The Working Drawings shall clearly demonstrate how manufacturing and construction tolerances are to be accommodated.



Take account of various specified tolerances and their effect on the works. Inform the Project Manager of any apparent tolerance omissions, inconsistencies or incompatibilities.

Maintain the tolerances as defined and demonstrate, upon request by the Project Manager, the means by which specified tolerances shall be assured and, where appropriate, which specialist equipment and/ or methods shall be used.

All dimensions shall be checked on Site, confirming all dimensions critical to the works. Site measurements shall be undertaken in sufficient time to enable corrective action to be taken to the works, or the work of others, to ensure an accurate fit within agreed or implied tolerances.

Confirm common reference points and agree with the Architect. Carry out dimensional checks prior to the commencement of manufacture as necessary.

Inform the Project Manager/Architect of any work that does not meet the specified tolerances.

The works shall be free from deformation outside of specified tolerances and shall not be subject to warping, twisting and/ or perishing but remain stable, firm, free from vibrations, knocking, rattles and/ or whistles, squeaks or other such noises, taking into account known or specified conditions.

In the event of there being any discrepancy in the values of existing datum reference points, datum levels, buildings, foundations or other features to which the works are related, determine and report such a discrepancy to the Project Manager/Architect and obtain written instructions before proceeding.

The permissible tolerances stated in the Architectural Specification shall be progressively checked up to handover. Where two or more different tolerances can be derived by calculation and/ or from the Architectural Drawings for the same dimension, the least tolerance shall apply which shall be confirmed by the Contractor to the Project Manager. Tolerances shall not be cumulative.

Substitution at the Time of Tender

Should the Contractor, after consideration of all the criteria which in his specialist knowledge are relevant to the design and construction of the works, wish to make proposals for changes in any details, dimensions or materials indicated in the Architectural Drawings or referred to in the Architectural Specification, then such proposals shall be provided in accordance with the requirements of the Preliminaries document.

The completed building must be high quality, robust, durable and reliable to minimise need for maintenance and repair during its life. Selection of materials and components for use in the construction and the manner of their detailing must therefore meet this overarching requirement. When proposing products for inclusion in the works, particular reference to the hostile local climate, agents present likely to cause deterioration and the heavy use associated with the function must be considered and compliance demonstrated to the Project Manager when offering products and materials for



incorporation in the works. Information on future maintenance obligations and service life cycles to sustain the components life span must be submitted alongside all products when these are offered to the Project Manager for consideration.

Sourcing of Materials: Preference must be given to those materials from sustainable and renewable sources, and/or materials that offer low embodied energy during their production and distribution. This may mean that materials are sourced locally from certified supply chains or use local employment to create the material or product, including secondary by products from the china clay industry used as aggregates for concrete. All materials will comply with the relevant British standards where applicable. For materials not of UK manufacture, the relevant certificates of compliance will be required. Where other technical performance standards are equal, preference should be given to products made of re-used, re-useable, recycled and recyclable materials or renewable materials from sustainably managed sources in order that environmental impacts are kept to a minimum, with low carbon footprint materials used where practical.

Prohibited Materials

The following materials shall not be used in the works unless it can be demonstrated, to the satisfaction of the Project Manager, that they are safe during manufacture, installation and use and that their suitability is ensured:

- a) Asbestos or asbestos-containing products, as defined in the United Kingdom's The Control of Asbestos Regulations 2006, or any statutory modification or re-enactment thereof.
- b) Lead where the metal or its corrosive products may be directly ingested, inhaled or absorbed. Applications of lead such as roofing, flashings, rainwater goods and copper alloy fittings containing lead which are specifically required are acceptable, until equal or better alternatives are available.
- c) Lead based paints and primers.
- d) Urea formaldehyde foam or materials which may release formaldehyde beyond British Standard limits.
- e) Wood based products or materials, and associated resins/ adhesives, which have a formaldehyde emission level greater than E1 when test in accordance with BS EN 717 Part 1 and EN 120, as applicable. Provide manufacturer's test data for acceptance by the Project Manager.
- f) Adhesives which omit carcinogenic or sensitising volatile substances as defined in BS EN 13999.
- g) Materials which may release vinyl chloride monomer beyond British Standard limits.
- h) Pitch polymer DPC.
- i) Materials which generally comprise mineral fibres, either man-made or naturally occurring, which have a diameter of 3 microns or less and a length of 200 microns or



less, or which contain any fibres not sealed, encapsulated, or otherwise stabilised to ensure that fibre migration is prevented. Products that may contain these fibres include insulation, fire protection and air filters. For all mineral fibre insulation products, test evidence must be available and produced confirming that the materials fulfil the requirements of European Directive 97/ 69/ EC and the Approved Supply List of current HSE CHIP Regulations and consequently are not classified as a possible human carcinogen.

j) Chlorofluorocarbons or hydrochlorofluorocarbons or any goods and/ or materials containing the same (e.g. materials in which CFCs, HCFCs or HFAs have been used as blowing agents)

k) High alumina cement in structural elements.

l) Wood wool slabs in permanent formwork to concrete or in structural elements.

m) Calcium chloride in admixtures for use in reinforced concrete.

n) Aggregates for use in reinforced concrete which do not comply with BS EN 12620 and aggregates for use in concrete which do not comply with the provisions of BS EN 1992.

o) Polychlorinated biphenyls (PCBs), polychlorinated terpenyls (PCTs) or any goods and/ or materials containing the same.

p) Sea dredged aggregates that do not comply with the chloride limits specified in BS EN 206, BS EN 12620, BS EN 1744: Part 1 and BS 8500.

q) Lindane - wood treatment/ insecticidal spray.

r) Pentachlorophenol (PCP) or timber treated with Pentachlorophenol - biocide/ wood preservative.

s) Chromated Copper Arsenate (CCA) timber preservative treatment.

t) Tributyltin (TBT).

u) Medium density fibreboard (MDF) which is neither zero formaldehyde nor conforms to class E1 according to BS EN 13986.

v) If wishing to use any of the materials that are listed above, prepare detailed observations for the Project Manager based upon the guidelines contained within the document "Good Practice in the Selection of Construction Materials" prepared by Ove Arup & Partners.

Sustainable Sources of Timber:

All timber and wood-based products for both temporary and permanent uses within the Works shall be procured only from sustainable sources.

Tropical hardwoods in timber or timber-based products (including but not limited to veneers, lippings and manufactured board) shall be avoided. Where use of tropical hardwoods cannot be avoided, all tropical hardwoods must be sustainably sourced (FSC



or accepted equivalent as per sub-clause and must not be listed on any of the CITES appendices for endangered or threatened species (Appendix I, II, or III).

Tropical hardwoods or timber-based products from unsustainable or unknown origin are prohibited from use in the works.

All timber and timber-based products shall be sourced in accordance with the UK Governments Timber Procurement Policy in line with the BREEAM requirements for responsible sourcing of materials; Criterion3 with evidence provided by the Contractor.

All timber and timber-based products provided shall carry the Forest Stewardship Council's (FSC) Trademark or other label from an equivalent internationally recognised, globally applicable, independent certification system for good forest management, acceptable to the BRE.

All plywood used in the works shall preferentially be from softwood or temperate hardwoods from sustainable sources. Where use of tropical hardwoods cannot be avoided, all tropical hardwoods must be sustainably sourced (FSC or accepted equivalent as per sub-clause and must not be listed on any of the CITES appendices for endangered or threatened species (Appendix I, II, or III).

Provide information in respect of timber products proposed for use in the works for review and acceptance by the Project Manager. No timber products shall be procured prior to acceptance of the proposed timber products by the Project Manager.

Suppliers:

Be responsible for all materials, components and equipment supplied or manufactured by sub-contractors or suppliers, until the end of the warranty period defined in the Contract.

Covering up:

No work shall be covered up without agreement by the Project Manager/Architect. Afford reasonable notice and full opportunity for the examination and measurement of any work that is about to be covered up.

Deterioration

- a) All materials shall be treated/ selected to prevent any damage from all possible combinations of atmospheric deterioration, corrosion, wet rot, dry rot, fungi, mould and all other deleterious effects including atmospheric pollution and pH factor of the adjacent elements.
- b) Ensure that no chemical or electrolytic action takes place where dissimilar metals and/or materials are used together.
- c) No materials shall discolour, crack or otherwise be damaged by the worst possible combination of environmental conditions identified herein.
- d) With materials subject to surface treatment, special attention shall be given to the substrate to ensure that the preparation is compatible with the surface treatment.



e) Ensure that all superficial dust and friable materials are removed and that adequate protection is provided during the process of the surface treatment and finishes to prevent contamination by dust and other debris.

f) Materials used in the manufacture of the works shall not be liable to infestation attack by micro-organisms, fungi, insects or other vermin, nor provide harbourage for same.

Compatibility

Ensure that all materials and processes employed in the works are compatible with each other and meet the current requirements of the relevant British Standards and Codes of Practice.

Manufacturer's Recommendations

a) The method of building or installing the works shall be in accordance with manufacturer's recommendations, with copies of all such documentation being supplied to the Project Manager prior to commencement of the works.

b) All materials and associated components shall be stored in a clean dry area, in accordance with the manufacturer's recommendations.

Site works

Record - Photographically record all boundaries, adjacent roadway, existing nearby trees etc. Provide copy to employer and architect

Site clearance—Where possible, retain all existing topsoil and hard standing material on site for reuse.

Notes for work on historic buildings

a) No salvaged materials from off site are to be used without the express permission of the architect/client.

b) Replacement of historic/original fabric is to be agreed with the architect/client prior to commencement.

c) Any fixings into stone walls to be made into mortar joints except where agreed otherwise

d) All mortars for stonework are to be lime based, i.e. no Portland cement.

e) No hot working.

Workmanship Generally

- Disturb existing fabric as little as possible

- Skills and experience of site operatives to be appropriate for types of work on which they are employed.

- Do not use frozen materials or lay on frozen surfaces



- Do not bed or repoint: - In cement gauged mortars when ambient air temperature is at or below 3°C and falling or unless it is at least 1°C and rising, unless mortar has a minimum temperature of 4°C when laid and the masonry is adequately protected.
- In hydraulic lime:sand mortars when ambient air temperature is at or below 5°C and falling or unless it is at least 3°C and rising.
- In nonhydraulic lime:sand mortars in cold weather, unless approval is given.
- Temperature of the work: Maintain above freezing until mortar has fully set.
- Rain, snow and dew: Protect masonry by covering during precipitation, and at all times when work is not proceeding.
- Hot conditions and drying winds: Prevent masonry from drying out rapidly.
- New mortar damaged by frost: Rake out and replace.

Scaffolding

- Scaffold pole ends where facing existing fabric and within 25mm of the fabric, must be fitted with scaffold end caps to prevent damage to historic fabric
- Scaffold to be designed to prevent the requirement to fix or brace into the historic fabric:
- No putlogs
- No fixing of anchors or equivalent into historic fabric including stonework, timber, plaster etc...

Scaffold to be designed and take into consideration:

- Location of scaffold foundations
- Location of standards
- Foundations to be on firm, level ground and never undermined
- Standards and props to be concentric on foundations
- Where scaffolding is to remain erected for six months or longer, railway sleepers or similar sized treated timbers should be utilised as foundations
- Transference of loads to the ground where in the vicinity of basements or other such features outside of the main footprint of the building
- If excavation for foundations for scaffolding are required – checks need to be made as to whether archaeological supervision will be required.
- Erection of temporary structures on floors or roofs will need to ensure the supporting structure can safely bear the weight or that precautions are taken to ensure that additional loads will be adequately supported.
- Decorative projections on building facades and roof structures will require correct setting out of standards to avoid damage and take into account features above lift levels.



Ties

- Where ties are to pass through sash windows, one sash can be raised to allow

Fixings to Masonry

- Generally to be avoided. Where absolutely necessary, Listed Building Consent will likely be required to agree number, location and type of fixing, together with any remedial works required.
- Any fixings that are to be

Security

- Scaffolding must prevent the unauthorized access to the scaffolding and the building interior and exterior at high level.
- Ladders are to be locked away at the end of each work day and security alarms/cameras are to be allowed for in initial pricing schedules

Earthing

- All scaffolding structures which are considered to be at risk from lightning strikes are to be properly earthed

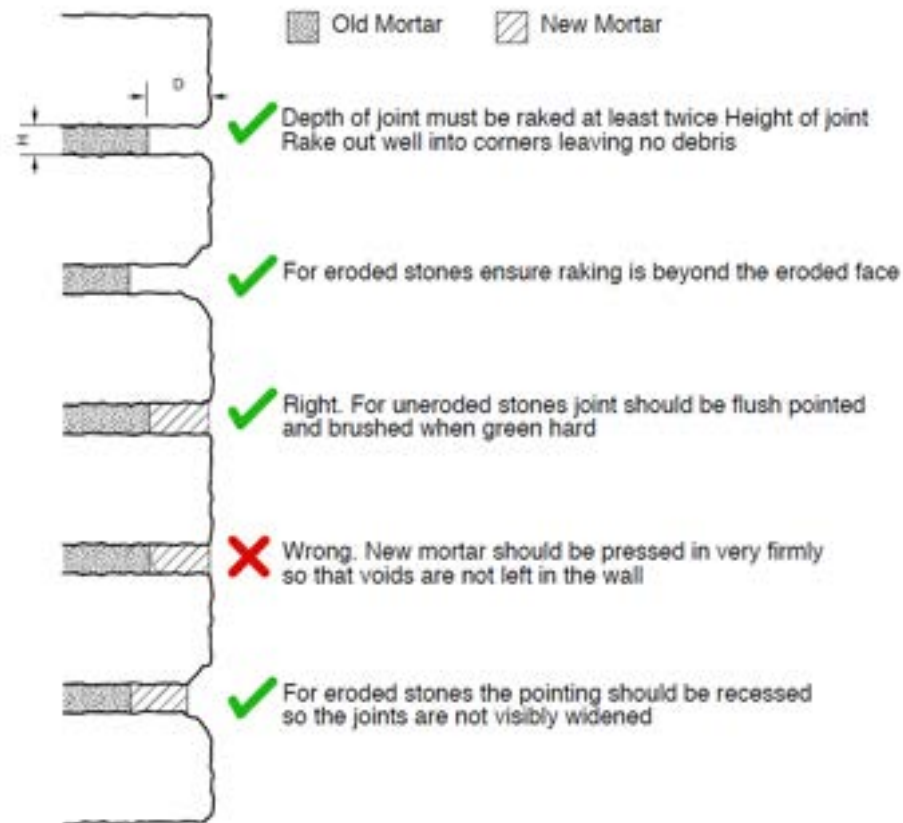
Sheeting and Covering

- Canopy scaffolds are to be designed to protect the historic fabric of the building from deterioration due to the elements and provide a safe and dry working environment for the works, including for the safe storage of materials to be removed and replaced.
- Coverings are to be designed to withstand high wind loads, rain fall and snowfall taking into account the site location.
- Existing building services, such as flues, extracts etc.. which will remain in operation during the works and presence of the canopy scaffold may need to be rerouted to extinguish to fresh air and therefore needs to be taken into consideration in the scaffold design.
- Supporting design drawings and calculations will be required



3.3. Specification of Materials

Raking Out of Cementitious Mortar



Cement removal:

- Remove cement to stone elevations using hand tools.
- Gentle tapping at centre of joint until the different mechanical properties between the stone and cementitious mix cause the two to part without damage. Allow time to carry this out with care
- Care to be taken to avoid damage to the stone substrate, particularly where the cement is deep and well adhered
- Avoid damage to edges of sound stone

Preparation:

- Clean out joints using dry air sprays and non ferrous or stiff bristle brushes
- Treat voids with biocide is necessary

- Temporarily support surrounding work
- Cut out and remove, label and set aside any features in stone bed for reinstatement

Pointing:

- Use a cement free lime mortar, typically 1:3 lime:sand or as specified by the Architect
 - For new pointing see diagram for application
 - Voids to be carefully grouted up with lime mortar
 - Larger voids to be locally rebuilt using same stone and bedding mix
 - As lime takes longer to set than cement allow time for works to progress at the appropriate rate
 - Press the mortar firmly into joints dampening as works progress. Avoid smearing mortar on the face of the stone
 - Do not use a brick layers trowel as this may produce a 'struck' joint. Use a gauging trowel or pointing iron to ensure a flush joint. The mortar must not be 'struck' as it is not intended to shed water like a cement joint
 - Once the mortar becomes 'green', (3 hours-3 days) the joints need to be brushed using a stiff churn brush
 - 'Green' will be too hard to dent with a knuckle but soft enough to mark with a thumbnail
 - Pointing will continue to dry and carbonate over several weeks and should be protected from severe weather
- Source: 2023. Lime in Building. A Practical Guide. Jane Schofield

Lime External Repointing

LIME:SAND EXTERNAL RENDER (WEAK STONE SUBSTRATE)

- Substrate: Assumed to be Stone.
 - Preparation: Remove existing render and brush surface to remove dust and loose particles as clause 556. Ensure that surface is well keyed to receive render.
 - Lime manufacturer: St Astier.
 - Product reference/ Type: Hydraulic NHL2.
 - Undercoats: 2 coats.
 - Mix: First coat 1:2 cast onto stone surface left keyed for next coat, Second coat 1:2½ cast or laid on to straighten wall surface leave keyed.
- Sand: First coat sharp coarse sand 3.35mm down to 0.075mm. Second coat Sharp Medium 2.36mm down to 0.075mm, See clause 442.



- Thickness (excluding dubbing out and keys): First coat 10-15mm Second Coat 10-12mm.

- Final coat:

- Mix: 1:3 cast or laid on.

Sand: Sharp fine 1.18mm down to 0.075mm see clause 442.

- Thickness: 3–6 mm.

- Finish: Plain wood float .

- Accessories: Colour matched plastic bell cast stop over lead aprons and cover flashings.

- Other requirements: None.

SAND FOR HYDRAULIC LIME MORTARS

Supplier: Cornish Lime Company Brims Park, Old Callywith Road, Bodmin, Cornwall, PL31

2DZ <http://cornishlime.co.uk/products/sands> Tel: 0120879779

Grading: As specified above

Samples: provide samples of each specified grading. Colour of sand used in finish coat to be agreed with CA and Conservation Officer

HYDRAULIC LIME

- Standard: To BS EN 459-1.

- Type: Natural hydraulic lime (NHL).

MIXING HYDRAULIC LIME MORTAR

- Render mortars (site-made):

- Batching: By volume. Use clean and accurate gauge boxes or buckets.

- Mix proportions: Based on damp sand. Adjust for dry sand.

- Hydraulic lime:sand: Mix thoroughly using a mechanical mixer ideally a roller pan or paddle mixer. For small quantities a conventional cement mixer is acceptable

- Mix one part sand followed by one part hydraulic lime followed by remainder of the sand, mix constituents dry for a minimum of 5 minutes

- Add water and mix for a further 20 minutes. Do not add too much water as the mortar will become 'fattier' with mixing.

- Mixes: Of uniform consistence and free from lumps. Do not retemper or reconstitute mixes.

- Contamination: Prevent intermixing with other materials.



Internal Lime Plastering

Cornerstone SuperTherm Plaster

To be applied to the internal faces of external walls where remaining external thermal elements. See drawings for locations and extents. Generally two layers of 25mm plaster to be applied unless otherwise noted.

Overview

Ultra lightweight and highly insulating plaster for internal applications to reduce thermal loss in masonry.

Mix Ratio – Premixed to specific ratio, including fibres

Binder – High Purity Calcium Hydroxide with Hydraulic Additives

Aggregate – 2mm down ultra lightweight foamed manufactured aggregate. Aggregate free from halogens, VOC's and contains no toxic heavy metals.

For internal applications apply as backing coat/s and finished with SuperTherm Finishing Plaster.

Do not use if working temperature is above 30°C, below 5°C or if the risk of frost or snow is present within the weeks leading up to application, including temperature drops associated with wind-chill.

Product Test Data

Compressive Strength – 3.014N (EN1015-11)

Flexural Strength – 0.511N (EN1015-11)

Vapour Permeability – TBC

Water Absorption – 1.8kg (EN1015-18)

Preparation and Application

Surface to be clean, clear of dust and other debris. Where appropriate the background is to be adequately dampened to promote adhesion/bond with host surface.

Refer to manufacturers guidance for full preparation details.

Mixing

Allow 4.5 to 5.5 litres of clean potable water for every 15kg bag of mortar used. Water addition will vary according to the application and desired consistency/workability of the mortar. Always avoid making the mortar mix too wet, as this can promote shrinkage issues, especially where used at higher thicknesses of plaster.

Mixing: Add 90% of the water, followed by the dry plaster. Place a lid over the mixer (see recommendations for mixer lids). Allow the material to mix for 1 to 2 minutes, then stop the mixer, scrape the sides clean. Add at least 50% of the remaining water and continue



to mix for another 2 to 3 minutes with the mixer uncovered. Stop if necessary to scrape the sides of the mixer clean, then add additional water if required and continue mixing.

Mixing Time: The minimum mixing time is 6 minutes and the maximum mixing time is 8 minutes.

These times are imperative and must be adhered to.

Mixing of SuperTherm must be carried out using a mixer. Whisk mixing is not permitted for SuperTherm.

Quenching: Like most lime mortars this blend will benefit from Quenching; allow the mortar to stand for 10 to 20 minutes after mixing, before use.

Once water has been added, this mortar has an open time of at least 4 hours. This needs TBC

Usage

Areas Of Use: SuperTherm is suitable for use onto masonry backgrounds with some suction; for application onto tanking please consult us first as special application methods may be required.

For any other render carriers please contact us for more details on suitability.

Coats: Thickness of the coats will depend on the desired thermal improvement as well as the application method, spraying this render allows for deeper depths to be achieved faster. This product should be applied as part of at least a two-coat system.

Application: Due to the various ways and thicknesses this product can be applied, please refer to the application guidance document as this will give specific guidance on the most common application methods.

Storage

This product should be stored in dry conditions, in unopened bags and clear from the ground. Always protect bags from water and damp. Reseal part bags after opening if unused product is present. Use within 6 months of manufacturing date (provided on each bag).

Health & Safety

RISK PHRASES: R36 / R37 / R38 / R43

- Avoid contact with skin and eyes.
- Contact with wet mortar may cause irritation, dermatitis and/or burns.
- Contact between lime powder and body fluid (sweat, eye fluid etc.) may cause skin burns and respiratory irritation, dermatitis or burns.

SAFETY PHRASES: S2 / S24/25 / S26 / S37



- Avoid eye and skin contact by wearing suitable eye protection, protective clothing and gloves.
- Avoid breathing dust.
- Keep out of reach of children.
- On contact with skin and/or eyes, rinse immediately with clean water and seek medical attention.

Retention of Dado Rail

In general, existing dado rails to be retained and existing plaster covering to be carefully hacked out above and below. Internal lime plastering to be limited in depth to these locations to match existing plaster depth to retain dado rail position.

Rooms 35 and 36

In two rooms at first floor in Basset Centre, wood panelling is located below the dado rail. Where located, timber panelling is to be carefully removed and set aside for repair, refixing. Insulating plaster to be installed behind timber panelling locations and then refixed and redecorated.

Internal Tanking Render to Window Reveals

Overview

Cornerstone Tanking Render

Factory blended render using graded kiln sand and VICAT Prompt Natural Cement, combined with carefully selected additives to improve the render's physical and mechanical properties.

Mix Ratio – 1:1 – prompt sand, plus retarder

Binder – VICAT Prompt Natural Cement

Aggregate – 5mm down sharp flint sand.

Usage – Suitable for applications in construction where the binder strength is appropriate for the host background or surface. The strong mix is unsuitable for use on some types of limestone, sandstone or damaged surfaces – consult specialist supplier for further information.

Do not use products below 5°C, do not use product if freezing conditions are predicted within the following few weeks (including wind chill). Do not use product in temperatures above 30°C.

Preparation and Application

As directed by specialist supplier guidance

Usage and Finishing



Areas of Use – to window reveals as indicated on drawings

Coats – Tanking Render to be used as a minimum of two coats at 10mm per coat. A third coat of lime render on top of tanking layers to deal with any sweating of the layer.

Application – In line with Specialist Suppliers guidance

Storage – Store in dry conditions, in unopened bags and clear from the ground. Always protect bags from water and damp. Reseal part bags after opening if unused product is present. Use within 6-8 weeks of the manufacturing date on the bag.

Health & Safety

RISK PHRASES: R36 / R37 / R38 / R43

- Avoid contact with skin and eyes.
- Contact with wet mortar may cause irritation, dermatitis and/or burns.
- Contact between lime powder and body fluid (sweat, eye fluid etc.) may cause skin burns and respiratory irritation, dermatitis or burns.

SAFETY PHRASES: S2 / S24/25 / S26 / S37

- Avoid eye and skin contact by wearing suitable eye protection, protective clothing and gloves.
- Avoid breathing dust.
- Keep out of reach of children.
- On contact with skin and/or eyes, rinse immediately with clean water and seek medical attention.

Existing Secondary Glazing

Existing secondary glazing to be removed and reveals to windows made good and prepped for redecoration where secondary frame removal has left damage to original fabric.

Timber Repairs

Generally, in areas where conditions are currently unknown, such as rafter ends, wall and sole plates, timber are to be revealed and inspected before any works are carried out. Make allowance for replacing sections of rafter ends and sole plates where required. Where possible original sections are to be retained and new timber to match existing to be spliced in or bolted adjacent to strengthen the existing timber – subject to Architect and Structural Engineers agreement.

Exposed timbers to be surveyed for any defects such as wet/dry rot, wood boring insects etc... and may be subject to requiring treatment.



Where new sections are to be introduced for timber beyond salvage, new elements are to be introduced to match as closely as possible species, colour and strength, subject to structural engineers input and architects approval.



4.0 SCHEDULE OF WORKS

4.1. Asbestos

A full Refurbishment Survey is provided within the appendix of this document.

The Asbestos survey identifies Asbestos Containing Materials (ACM's) in the following locations:

Basset Community Centre

- Asbestos Cement Replacement Roof Tiles in various roof locations
- Asbestos debris

White House

- Asbestos cement rainwater goods and debris
- Asbestos cement undercloaking
- Guttering at high level (TBC)
- Asbestos insulating board panels
- Dimplex storage heater (TBC)
- Vinyl floor tiles
- Electrical switchgear (TBC)
- Asbestos cement ceiling
- Asbestos cement water tank
- Vinyl floor roll

The reports indicate areas that were inaccessible at the time of survey and therefore care needs to be taken when opening up areas and any potential ACM's identified will require the cessation of works and inspection of the materials by a suitably qualified Asbestos Consultant.

The contractor is to prepare a risk assessment and method statement for the safe removal of the asbestos containing materials containing an assessment of the proximity of others, occupation of premises, members of the public, access and egress, and method of removal and disposal to be adopted. The risk assessment will take into account the condition of the asbestos containing material and the appropriate notifications to be made if required.

The contractor is to include for safe removal of these materials within sealed enclosed skips and for disposal using a licenced carrier to a to a licenced disposal site. Provide the CA with a copy of the waste consignment note.

A provisional sum has been included for disposal of additional asbestos containing materials not identified within the Asbestos Survey.



4.2. External Wall Repairs

REPAIRING/ RENOVATING/ CONSERVING MASONRY

Generally all existing external walls are to be maintained and repaired only.

Rake out joints to approximately no more than 38mm depth to sound base as agreed with Architect. Power tools not permitted.

Do not use frozen materials and do not lay on frozen surfaces. Do not lay stone, bricks or blocks when air temperature is at or below 3°C unless mortar has a minimum temperature of 4°C when laid and walling is protected. Maintain temperature of the work above freezing until mortar has fully hardened. Adequately protect newly erected walling against rain and snow by covering when precipitation occurs and at the completion of each day's work. Rake out and replace mortar damaged by frost and where instructed rebuild damaged work.

Removal of fittings/ fixtures/growths

- Items to be removed, and reinstated on completion of repair work: RW goods

- Masonry fabric and surfaces: Do not damage during removal and replacement of fittings/ fixtures.

- Plants, root systems and associated soil/ debris: Carefully remove from joints, voids and facework. Generally to slates in area of work, box valley area and chimney

- Removal of roots: Where growths cannot be removed completely without disturbing masonry seek instructions.

- disturbance to retained masonry

- Retained masonry in the vicinity of repair works: Disturb as little as possible.

- Existing retained masonry: Do not cut or adjust to accommodate new or reused units.

- Retained loose masonry units and those vulnerable to movement during repair works: Prop or wedge so as to be firmly and correctly positioned.

Workmanship

- Skill and experience of site operatives: Appropriate for types of work on which they are employed.

- Documentary evidence: Submit on request.

- pointing/ repointing

- preparation for repointing

- Existing mortar: Working from top of wall downwards, remove mortar carefully, without damaging adjacent masonry or widening joints, to a minimum depth of 38mm



using tungsten tipped handtools of appropriate width. Joint depth to be reviewed during progress, sound original bedding mortar may be retained.

-Loose or friable mortar: Seek instructions when mortar beyond specified recess depth is loose or friable and/ or if cavities are found.

-Raked joints: Remove dust and debris.

Pointing

-Preparation of joints: Remove debris. Dampen surface and flush out joints.

- Apply tape protection to edges of stone to reduce risk of mortar staining

-Protect and tend mortar joints to prevent fast drying out and cracking

-Mortar:

-Mix: Hydraulic lime / sand .

-Sand source/ type: Contractors choice to match existing. Samples required.

- Mortar for stonework to be hydraulic lime mortar mix to be 1:2.5, st astier nhl 3.5 lime and well graded sharp sand to approved colour and texture which may require addition of grit, stone dust etc.

-Joint profile/ finish: flush to approved sample

-finish to joints

-Timing: After initial mortar set has taken place remove laitance and excess fines by beating back with a churn brush, to give a coarse texture. The mortar is to be beaten back with a churn brush or similar to an approved stippled finish, free from brush marks along the joint. Do not compact mortar.

4.3. Remedial works to External Stucco Walls

1. The proposed works are to be carried out in accordance with this method statement and detail information as shown on architects drawing including identified removals of redundant plant equipment and cables. The repairs will be patch repairs but not detract from the finished walling.

2. External walls to have screw/plug holes infilled with lime mortar, ensuring the holes are free of debris providing a suitable key. As wall will be painted, mortar to be natural colour and mixed 4 parts sand to 1 part lime.

3. External walls where unit is removed to be patch repaired. Cut back to a square edge the existing render only as much as necessary. New render to be hydraulic lime NHL3.5. Ensure walls are sound and free of debris. Any mortar joint repairs to be as 2 above and joints raked out with a square edge inner corner.

4. External walls to be painted in a natural mineral paint such as Beeck Renosil or similar approved.



4.4. Renovations to External Doors

- Door and any associated glazing bars to be scraped to remove excess paint restricting operation of the door.
- Decaying wood to be removed to expose sound repairable wood. If section is beyond repair, original profiles to be matched, no off the shelf mouldings allowed. New timber sections to be spliced using SPAB guidance and agreed conservation methods
- Fill minor defects and sand door
- Cracked glass to be replaced as required and loose or missing putty to be replaced as necessary
- Any new or exposed timber to be primed ready for finishing coats by decorators. Use white acrylic primer BS 5082
- Finishing coat to be Osmo Country colour satin matt natural oil-based paint, subject to compatibility check, colour white, minimum 2 further coats
- Any replacement ironmongery required are to match existing. Refer to ironmongery schedule and architects drawings.
- All new fixings to be non-ferrous
- Apply exterior graded flexible sealant around pointing.

Refer to drawings:

3860-PBWC-01-XX-DR-A-3121-P2

3860-PBWC-01-XX-DR-A-3122-P2

3860-PBWC-01-00-SH-A-7201-P2

4.5. Renovations to Windows

Refer to the window condition survey ref: P230440/LM/TR by RTP surveyors. Further information will be provided in due course from Mitchell and Dickinson. General refurbishment outlined below:

- Replacement by agreement only
- Sash/casement to be scraped to remove excess paint restricting operation of the window
- Decaying wood to be removed to expose sound repairable wood. If section is beyond repair, original profiles to be matched, no off the shelf mouldings allowed. New timber sections to be spliced using SPAB guidance and agreed conservation methods
- Cracked glass to be replaced as required and loose or missing putty to be replaced as necessary
- Any new or exposed timber to be primed ready for finishing coats by decorators. Use white acrylic primer BS 5082



- Finishing coat to be Osmo Country colour satin matt natural oil-based paint, subject to compatibility check, colour white, minimum 2 further coats
- Staff beads, parting beads and sash cords, where failed, to be replaced with new to ensure full function of window
- Any replacement ironmongery required are to match existing
- All new fixings to be non-ferrous
- New sashes/casements, if agreed, shall be manufactured from Accoya or equivalent approved with 50-year manufacturer warranty against rot and infestations

Glazing

- Generally, use 4.5mm toughened, single glaze, Restoration Glass, available from UK glass centre via Cornwall Glass.
- IMPORTANT: As each window has minor variations in construction, transom and mullion sections may vary. Ensure each window is measured for pane thickness as well as size prior to ordering all to ensure the existing frame is suitable for accepting new panes. REASON: Building is listed

Window putty

- Use synthetic putty, Arbo arbolite dual purpose putty or equivalent approved, painted finish
- Allow 7 day putty setting time

Secondary Glazing

Supply and install Mitchell and Dickinson 'CozyGLazing' secondary glazing system to noted windows as specified to achieve a U-value of 1.7, or Equal and Approved.

Note: Tenderers may include equal and approved alternatives within the tender submission, but this must be confirmed within the tender return and subject to approval thereafter.

Iron Windows

- All works are repair only, replacement by agreement only.
- A sample investigation was carried out by InSteel Ltd to window W11. InSteel now have prior knowledge for ongoing conservation repair of the iron windows at Basset House.
- contact Phil Tredigo, Paint shop manager, Grit Blasting and Coatings, InSteel Blacksmiths & Fabricators LTD

Tel: 01209 821 678

Mob: 07881828692



- Methodology:
 - o Carefully remove glass panes and set aside for re-use. NOTE, panes are very fragile and assume each one will break for costing purposes only. Panes must be re-installed where possible
 - o Hand/power wire brush to remove all existing coatings and corrosion to ST2
 - o Apply by brush 2no. coats of Epidac 2 HB aluminium surface tolerant epoxy primer to 150 microns dft
 - o Carry out metal repair as necessary by Belzona products, see below
 - o Measure frames for new single pane glazing as necessary, see below
 - o Apply 2no. coats SB acrylic vinyl top coat finished in white dft 150 microns total 300 microns dft
- A sample investigation was carried out by PR Consultants to window W11. PR Consultants now have prior knowledge for ongoing conservation repair of the iron windows at Bassett House.
- Repairs to be catalogued and carried out in accordance with PR Consultants advice and recommendations, using Belzona products.

- Contact Philip Robinson, PR Consultants Performance Resins,

Tel. 07836 694 818

email. philip@prconsultants.tech

- Methodology
 - o Belzona will provide specialist advice and training FoC to the main contractor's operatives as necessary
 - o Belzona 1121 is the recommended option for both rebuilding the corroded iron glazing bars and stabilizing the same into holes in the stone surround and cills.
 - o Belzona 4141 may be required if evidence of stone failure is found in window surrounds
- It is noted that all the metal windows appear to have slight variations in original construction, however the above methodologies provide the principle going forward. Upon revealing the original windows, if the iron construction varies significantly from the principle, the main contractor is to consult with the Architect.

Refer to drawings:

3860-PBWC-01-XX-SH-A-7220-P2

3860-PBWC-01-XX-SH-A-7221-P2

3860-PBWC-01-XX-SH-A-7222-P2

3860-PBWC-01-XX-SH-A-7223-P2



4.6. Works to White House Portico

- The proposed works are to be carried out in accordance with this method statement and detail information as shown on architects drawings. The size, height and width of the porch will not alter.
- The existing timber work is to be made good by localised cutting out of rotted timber. Amount of timber to be removed is only as much as necessary to avoid further decay. New timber to be selected quality treated seasoned softwood eg. Douglas fir, and spliced into existing timbers.
- Existing timber mouldings to be profile recorded by joinery team experienced in working with historic buildings. Any replacement mouldings to be made using this profile data.
- Once the timber work has been repaired the new felt roof is to be installed.
- Whole porch to be painted white using a linseed based breathable paint system.

Refer to Drawing:

3860-PBWC-01-XX-DR-A-5331-P2











4.7. Roof Works

General

Prior to works commencing the appointed ecologist will provide the construction staff working on the project a toolbox talk regarding the presence of bats and methods of working. Roof slates/tiles will be carefully removed by hand and checked underneath for bats before stacking/removal.

Remove natural slates and roof tiles to roof slopes together with battens and underlay. Where possible save existing slates and ridge tiles for re-use, store in a safe place ready for sorting.

Under supervision of ecologist remove the tapered lead gutter lining together with the softwood gutter support boarding and framework.

Under supervision of ecologist remove the lead gutter lining behind the short section of parapet wall to the dormers to the front of the building.

Remove all lead cover flashings, soakers, apron flashings, chimney flashings, weathering flashings, valley gutter linings etc.

Remove existing pitched valley gutters and lining boards.

Re-roof the two buildings as per the specification, including all new leadwork and associated timber works.

Cast-iron rainwater goods to be refurbished as per the specification, uPVC rainwater goods to be replaced with heritage aluminium profiles.

Provide new timber fascias and soffits, painted where indicated on drawings.

Installation of ridge tiles to follow guidelines indicated in option A/B earlier in this specification, to match existing crested ridge tiles or re-use existing tiles, on vented roll.

Roofing Works

ROOF SLATING

Two options are proposed

Option A – Cornish Slate (Trevillet or Delabole)

Option B – Spanish Slate (Colour/finish to provide a close match to existing natural roof slate on building)

ROOF SLATING – CORNISH OPTION – DELABOLE/TREVILLET

- Substrate: Rafters at approx 310 mm centres.
- Pitch: Varies 30 to 35 degrees.



- Underlay: Reinforced bitumen membrane to BS 8747, type 1F. Allow for bituminous roofing felt if directed by ecologist.

- Recycled content: None permitted.

- Direction: Parallel to eaves.

- Head-lap (minimum): 150 mm.

- Battens:

- Size: 25 x 50.

- Fixing: 65 x 3.35 mm galvanized annular ring shank nails.

- Slates: Trevillet/Delabole

- Supplier: Trevillet Quarry, Trevillet, Tintagel, PL34 0HL/Delabole Slate Company Ltd, Pengelly, Delabole, Cornwall, PL33 9AZ

Product reference: TBC

- Type: Subject to reviewing samples

- Size: 500 x 250 mm.

- Head-lap (minimum): 100mm.

- Fixing: Two nails each slate. Copper nails to be used. Hook fixing not permitted.

- Accessories:

Inline slope roof ventilators as clause 840.

Klober 3 in 1 eaves ventilator kit

For all proposed slate, Contractor to provide slate samples for review and confirmation prior to placing orders.

REMOVING EXISTING SLATING

- General: Carefully remove slates, battens, underlay, etc. with minimum disturbance of roof structure. Lay all ridge tiles and slates in good condition aside for potential reuse.

- Substrate: Rafters at approx 310 mm centres.

- Pitch: Varies 30 to 35 degrees.

- Underlay: Reinforced bitumen membrane to BS 8747, type 1F. Allow for bituminous roofing felt if directed by ecologist.

- Recycled content: None permitted.

- Direction: Parallel to eaves.

- Head-lap (minimum): 150 mm.

- Battens:



- Size: 25 x 50.
- Fixing: 65 x 3.35 mm galvanized annular ring shank nails.
- Slates:
 - Supplier: Independent Slate Supplies, 6 Gliston Road, Saltash, Cornwall. PL12 6TW.
- Product reference: Lugo.
- Type: Spanish light grey/green fleck.
- Size: 500 x 250 mm.
- Head-lap (minimum): 100mm.
- Fixing: Two nails each slate. Copper nails to be used. Hook fixing not permitted.
- Accessories:
 - Inline slope roof ventilators as clause 840.
 - Klober 3 in 1 eaves ventilator kit

UNDERLAY

- Handling: Do not tear or puncture.
- Laying: Maintain consistent tautness.
- Vertical laps (minimum): 100 mm wide, coinciding with supports and securely fixed.
- Fixing: Galvanized steel, copper or aluminium 20 x 3 mm extra large clout head nails.
- Eaves: Where exposed, use an external grade (UV resistant) underlay or a proprietary eaves support product.
- Penetrations: Use proprietary underlay seals or cut underlay to give a watertight fit around pipes and components.
- Ventilation paths: Do not obstruct.

BATTENS/ COUNTERBATTENS - TREATED

- Timber: Sawn softwood.
- Species: In accordance with BS 5534, clause 4.11.1.
- Permissible characteristics and defects: Not to exceed limits in BS 5534, Annex D.
- Grading: Fully factory pre-graded in accordance with BS 5534.
- Moisture content at time of fixing and covering (maximum): 22%.
- Preservative treatment: As Wood Protection Association Commodity Specification C8.
- Type: Contractor's choice



RIDGE TILES

Two options are provided for ridge tiles and ridge tile fixings – both options are to be costed and referenced in priced documents. Option preference to be confirmed.

Option 1: Re-use existing ridge tiles, on a mortar bed

Option 2: Bespoke order of handmade crested ridge tiles, assume 18inch wide with 3 crests, colour to match existing. Contact Adam Spicer sales@spicertiles.co.uk or similar approved manufacturer, be aware of lead in times of 12 weeks from order. Manufacturer recommends mortar bedding.

Ridge Tile Fixing

Option A – dry fix new/reclaimed ridge tiles with mechanical fixing system

For mechanically fixed ridge tiles, underlay should continue to form a 150mm minimum lap parallel with the hip rafter. Fixings are to be non-ferrous fixings into timber battens.

Option B – wet laid new/reclaimed ridge tiles with cement based mortar bed

Wet lay ridge tiles are to be fixed with a minimum 10mm nominal joint thickness and be supported at the base of hips by a galvanised hip iron and project to the centre line of the gutter.

Mortar should be in a 1:3 cement:sand with plasticiser. Mortar to be a mix based on sharp sand with a soft sand added to achieve workability; the proportion of sharp sand should not be less than one third of the total sand content. Pointing should be completed as soon as possible using the same mix. Tiles to be wetted on their contact surface and surface water allowed to drain away before fixing.

FASCIAS AND SOFFITS

- Species: Contractor's choice.
- Standard: To BS 1186-3.
- Class: 2.
- Treatment: Organic solvent impregnation to NBS section Z12 and Wood Protection Association Commodity Specification C5.
- Design service life: 30 years.
- Fixing: Two 50 mm stainless steel lost head nails to each support..
- Other requirements: soffit vents to White House and fascia vents to Bassets House.



Types of eaves: fascia with no overhang



Bassets over hanging eaves with rafter feet exposed:



White House, traditional fascia and soffit box detail



VERGES

Some verges on Bassets House have external rafters exposed and are covered with slates known as scrips. In the photo below there are some decorative scrips, these will need to be replicated. Scrips are pinned to the rafter with copper nails.



Bassets verge detail where purlin ends are exposed, detail to be confirmed when intrusive survey can be carried out.



Basset House eaves with board finish, detail to be confirmed when intrusive survey can be carried out.



INSULATION TO COLD ROOF

Rockwool RWA45 25mm batt fitted between rafters, maintaining 50mm air vent gap.

Rockwool RWA45 50mm batt fixed to the underside of the ceiling with insulation fixings with washers, fixed through existing ceiling into the rafters.

Vapour barrier fixed under the 50mm batt and held in place with plasterboard.

Rockwool Roll to lofts in layers to achieve a U-value of minimum 0.17 W/m²K, ensure perimeter of roof is clear to allow 50mm air path. Retain edges with proprietary rafter roll.

Refer to drawing:

3860-PBWC-01-RF-DR-A-5330-P1

ROOFLIGHTS

2 number VELUX CABRIO® Roof balcony GDL width to be determined on opening up of roof structure, assume 780mm wide MK model (GDLMK19510L02). Provide associated flashings for use in slate roof. Location of rooflights to be determined when structure is stripped back.

https://cdn-marketing.velux.com/-/media/marketing/uk/technical/bimcad/external%20product%20info%202020/external%20product%20info%20july%202020/external%20product%20information_gdl%20july%202020.pdf

Follow the manufacturers installation guidance:

https://contenthub.velux.com/api/public/content/product-guide_454363



Leadwork

TAPERED VALLEY GUTTER

Fabricate timber support structure for lead tapered valley gutter as detailed on drawings. Include for drip at lower edge of gutter to allow the gutter to discharge into

Lay Code 6 lead gutter lining in accordance with Lead Sheet Association recommendations with one end dressed into the new rainwater hopper.

Apply patination oil to surface of new lead gutter.

- Substrate: 18mm plywood between rafters with 4mm ply overlay, gutter sole laid over support framework.
- Underlay: Needle punched nonwoven polyester geotextile.
- Type of lead: Rolled to BS EN 12588.
 - Thickness: 2.50 or 2.65 mm (Code 6).
- Pretreatment: Apply thin coating of patination oil to underside of lead and allow to dry before laying .
- Joints in direction of fall: None.
 - Spacing: N/A.
- Cross joints: Drips with splashlaps.
 - Spacing: not exceeding 2000 mm.
- Outlets: Chute outlet to hopper head

VALLEY GUTTER LINING TO SLATE ROOFS

- Underlay: Needle punched nonwoven polyester geotextile.
- Type of lead: Rolled to BS EN 12588.
 - Thickness: 2.00 or 2.24 mm (Code 5).
- Pretreatment: Apply thin coating of patination oil to underside of lead and allow to dry before laying.
- Laying: Over and beyond tilting fillets.
- Lengths: Not more than 1500 mm.
 - Cross joints: Lapped not less than 200 mm.
- Fixing: Welt edges. Nail top edge of each sheet. Dress bottom end neatly into eaves gutter



APRON FLASHINGS AT TOP EDGE ABUTMENT WITH PARAPET WALL

- Lead:- Thickness: 2.00 or 2.24 mm (Code 5).
- Dimensions:
 - Lengths: Not more than 1500mm.
 - End to end joints: Laps of not less than 100 mm.
 - Upstand: Not less than 75 mm.
 - Cover to abutment: Not less than 150 mm.
- Fixing: Cut chase in stone wall minimum 25mm deep in accordance with LSA recommendations and fix in position with Hall clips. If joint is over 18mm wide turn up at back and fix with stainless steel screws & washers into plastic plugged holes. Fill joint with sealant designed for use with lead flashings. Provide stainless steel at 500mm centres to secure free edge of flashing.

LEADWORK GENERAL REQUIREMENTS/ PREPARATORY WORK

WORKMANSHIP GENERALLY

- Standard: To BS 6915 and latest edition of 'Rolled lead sheet. The complete manual' published by the Lead Sheet Association.
- Fabrication and fixing: To provide a secure, free draining and completely weathertight installation.
- Operatives: Trained in the application of lead coverings/ flashings. Submit records of experience on request.
- Preforming: Measure, mark, cut and form lead prior to assembly wherever possible.
- Marking out: With pencil, chalk or crayon. Do not use scribes or other sharp instruments without approval.
- Bossing and forming: Straight and regular bends, leaving sheets free from ripples, kinks, buckling and cracks.
- Solder: Use only where specified.
- Sharp metal edges: Fold under or remove as work proceeds.
- Finished work: Fully supported, adequately fixed to resist wind uplift but also able to accommodate thermal movement without distortion or stress.
- Protection: Prevent staining, discolouration and damage by subsequent works.

LEADWELDING

- In situ leadwelding: Not permitted.



LEAD SHEET

- Production method:
 - Rolled, to BS EN 12588, or
 - Machine cast and BBA certified, or
 - Sand cast, from lead free from bitumen, solder, other impurities, inclusions, laminations, cracks, air, pinholes and blowholes; to code thicknesses but with a tolerance (by weight) of $\pm 10\%$.
- Identification: Labelled to show thickness/ code, weight and type.

SUITABILITY OF SUBSTRATES

- Condition: Dry and free of dust, debris, grease and other deleterious matter.

PREPARATION OF EXISTING TIMBER SUBSTRATES

- Remedial work: Adjust boards to level and securely fix. Punch in protruding fasteners and plane or sand to achieve an even surface.
- Defective boards: Give notice.
- Moisture content: Not more than 22% at time of covering. Give notice if greater than 16%.

PLYWOOD UNDERLAY

- Standard: Manufactured to an approved national standard and to BS EN 636, section 8 (plywood for use in humid conditions).
 - Sheet size: 2400 or 1200 x 1200 mm and 6 mm thick.
- Moisture content: Not more than 22% at time of covering. Give notice if greater than 16%.
- Laying: Cross joints staggered and a 0.5 to 1 mm gap between boards.
- Fixing: With 25 mm annular ringed shank copper or stainless steel nails, at 300 mm grid centres over the area of each sheet and at 150 mm centres along edges, set in 10 mm from perimeter edges.
 - Nail heads: Set flush or just below the surface.

TIMBER FOR USE WITH LEADWORK

- Quality: Planed, free from wane, pitch pockets, decay and insect attack (ambrosia beetle excepted).
- Moisture content: Not more than 22% at time of fixing and covering. Give notice if greater than 16%.
- Preservative treatment: Organic solvent as section Z12 and Wood Protection Association Commodity Specification C8.



- Manufacturer: Contractor's choice. Suitable for use in roof areas with the potential for protected species to enter and inhabit.

- Product reference: Submit proposals.

- Weight: 200 g/m².
- Recycled content: None permitted.

LAYING UNDERLAY

- Handling: Prevent tears and punctures.
- Laying: Butt or overlap jointed onto a dry substrate.
- Fixing edges: With copper or stainless steel staples or clout nails.
- Do not lay over roof edges but do turn up at abutments.
- Wood core rolls: Fixed over underlay.
- Protection: Keep dry and cover with lead at the earliest opportunity.

FIXING LEAD

HEAD FIXING LEAD SHEET

- Top edge: Secured with two rows of fixings, 25 mm and 50 mm from top edge of sheet, at 75 mm centres in each row, evenly spaced and staggered.
- Sheets less than 500 mm deep: May be secured with one row of fixings, 25 mm from top edge of sheet and evenly spaced at 50 mm centres.

FIXINGS

- Nails to timber substrates: Copper clout nails to BS 1202-2, or stainless steel (austenitic) clout nails to BS 1202-1.
- Shank type: Annular ringed, helical threaded or serrated.
- Shank diameter: Not less than 2.65 mm for light duty or 3.35 mm for heavy duty.
- Length: Not less than 20 mm or equal to substrate thickness.
- Screws to concrete or masonry substrates: Brass or stainless steel to BS 1210, tables 3 or 4.
- Diameter: Not less than 3.35 mm.
- Length: Not less than 19 mm.
- Washers and plastic plugs: Compatible with screws and lead.
- Screws to composite metal decks: Self tapping as recommended by the deck and lead manufacturer/ supplier for clips.



CLIPS

- Manufacturer: Contractor's choice.

- Material:

- Copper clips:

Thickness: 0.60 mm.

Temper: BS EN 1172, designation R220 in welts, seams and rolls, R240 elsewhere; dipped in solder if exposed to view.

- Stainless steel clips:

Thickness: 0.46 mm.

Grade: BS EN 10088, 1.4301(304) terne coated if exposed to view.

- Dimensions:

- Width: 50 mm where not continuous.

- Length: To suit detail.

- Fixing clips: Secure each to substrate with either two screw or three nail fixings not more than 50 mm from edge of lead sheet. Use additional fixings where lead downstands exceed 75 mm.

- Fixing lead sheet: Welt clips around edges and turn over 25 mm.

WEDGE FIXING INTO JOINTS/ CHASES

- Joint/ chase: Rake out to a depth of not less than 25 mm.

- Lead: Dress into joint/chase.

- Fixing: Stainless steel Hall Clips at not more than 450 mm centres, at every change of direction and with at least two for each piece of lead.

- Sealant: Grey low modulus non-corrosive neutral cure silicone sealant as BLM Lead pointing Sealant.

SCREW FIXING INTO JOINTS/ CHASES

- Joint/ chase: Rake out to a depth of not less than 25 mm.

- Lead: Dress into joint/ chase and up back face.

- Fixing: Into back face with stainless steel screws and washers and plastics plugs at not more than 450 mm centres, at every change of direction, and with at least two fixings for each piece of lead.

- Sealant: Grey low modulus non-corrosive neutral cure silicone sealant as BLM Lead pointing Sealant



JOINTING LEAD

FORMING DETAILS

- Method: Bossing or leadwelding except where bossing is specifically required.
- Leadwelded seams: Neatly and consistently formed.
- Seams: Do not undercut or reduce sheet thickness.
- Filler strips: Of the same composition as the sheets being joined.
- Butt joints: Formed to a thickness one third more than the sheets being joined.
- Lap joints: Formed with 25 mm laps and two loadings to the edge of the overlap.
- Bossing: Carried out without thinning, cutting or otherwise splitting the lead sheet.
- Details where bossing must be used: Lead ridge to dormer over lead hip rolls .

DRIPS WITH SPLASH LAPS

- Underlap: Dress into rebate along top edge of drip.
- Fixing: One row of nails at 50 mm centres on centre line of rebate.
- Overlap: Dress over drip and form a 40 mm splash lap.

WELTED JOINTS

- Joint allowance: 50 mm overlap and 25 mm underlap.
- Copper or stainless steel clips: Fix to substrate at not more than 450 mm centres.
- Overlap: Welt around underlap and clips and lightly dress down.

PATINATION OIL

- Manufacturer: Contractor's choice.
- Product reference: Contractor's choice.
- Location: All exposed lead.
- Application: As soon as practical, apply a smear coating to lead, evenly in one direction and in dry conditions.



Rainwater Goods

Two proposals for rainwater goods are included and tenderers are asked to provide costings for both options as outlined below:

Rainwater Goods – Option A

- Proposals are to clean and re-fix / realign existing rainwater goods, with alteration/replacement to downpipe as required.
- Rainwater goods to be replaced on a like-for-like basis, subject to Listed Building Consent.
- Painted cast iron rain water goods generally by Alumasc or equal approved with purpose made painted galvanised wrought iron brackets to match existing, gutter and rainwater pipe profiles, fixings and sizes based on half round profile (5 Inch or 125mm). Size to be confirmed, following detailed review by specialist supplier. Generally, new rainwater design to BS EN 12056-3, clauses 3-7 and National Annexes
- Complete without leakage or noise nuisance
- Rainwater disposal arrangement to match existing, unless otherwise stated or agreed.
- Fix all junctions between outlets and pipe work securely to avoid rattling allowing for movement/expansion in structure and pipe work.
- Allow for thermal and building movement as repairs proceed.
- Fixing and jointing of goods to be in accordance with manufacturers details
- Where existing cast iron rainwater goods are considered suitable for refurbishment, unsound old paint and rust should be removed. Any defective gutter joints are to be resealed. Care to be taken to ensure redecoration of the backs of gutters is undertaken. Painted finish to be agreed, allow for epoxy phosphate primer and acrylic urethane gloss finish – final colour to be confirmed.
- Fix all pipework securely plumb and/or true to line
- Where realigning pipework ensure pipework is securely plumb and/or true to line
- Ensure adequate fall to outlet
- Provide additional supports as necessary to junctions and changes of direction
- Tighten fixings where repairing existing
- Recoat bare metal where cutting pipework and gutters
- Joints in metal pipes with flexible couplings use clips or suitable standard pipe couplings, supplied for earth bonding by pipework manufacturer to ensure electrical continuity
- On completion of repairs, temporarily block outlets and fill gutters to overflow level and inspect for leakage. Check water flows under gravity to all outlets.



Roof fabric works

- These include slipped slate repair, chimney repairs, bracketry check and repairs, valley clearance and leadwork check and repairs
- Replacement lead cover flashings to be code 5 in lengths of not more than 1500mm, laps of not less than 100mm, upstand overlap not less than 50mm and cover to roof not less than 75mm. Fixings and clips at 500mm centres or as noted in BS12588SCHEDULE

Rainwater Goods – Option B

Remove all existing rainwater goods and replace with cast aluminium

Remove all existing gutters, hoppers, downpipes and associated hooks, brackets and clips. Make good holes and damage to existing joinery to be retained.

For new gutters - provide 125mm width Alumasc Heritage (or equal approved) Victorian Ogee gutters (OG3).

1.1.1.1.	<i>Form</i>	1.1.1.2.	<i>Cast.</i>
1.1.1.3.	<i>Third party product certification</i>	1.1.1.4.	<i>BBA Approval, BS 8530:2010.</i>
1.1.1.5.	<i>Profile</i>	1.1.1.6.	<i>Victorian ogee.</i>
1.1.1.7.	<i>Size (nominal width)</i>	1.1.1.8.	<i>125 mm.</i>
1.1.1.9.	<i>Thickness or gauge</i>	1.1.1.10.	<i>4 mm.</i>
1.1.1.11.	<i>Finish</i>	1.1.1.12.	<i>Polyester powder coated.</i>
		1.1.1.13.	<i>Mill.</i>
1.1.1.14.	<i>Colour</i>	1.1.1.15.	<i>RAL Colour To Be Confirmed</i>
Guidance for specification option:			
Contact manufacturer for details.			
1.1.1.16.	<i>Film thickness (minimum)</i>	1.1.1.17.	<i>60-80 Microns.</i>
		1.1.1.18.	<i>120-160 Microns (Marine).</i>
1.1.1.19.	<i>Integral accessories</i>	1.1.1.20.	<i>Angles.</i>
		1.1.1.21.	<i>Fascia brackets.</i>
		1.1.1.22.	<i>Outlets.</i>
		1.1.1.23.	<i>Stop ends.</i>
		1.1.1.24.	<i>Unions.</i>



1.1.1.25. <i>Fire rating (to BS EN 13501)</i>	A2.
1.1.1.26. <i>Standards</i>	To BS 8530:2010, BS EN 13501:2018.

For new hoppers – provide

For new downpipes – provide 100mm diameter Alumasc Heritage Circular (or equal approved) RW3



1.1.1.27.	Standard	1.1.1.28.	To BS 8530:2010, BS EN 13501:2018.
1.1.1.29.	Third-party product certification	1.1.1.30.	BBA Approval, BS 8530:2010.
1.1.1.31.	Section	1.1.1.32.	Round.
1.1.1.33.	Size (nominal)	1.1.1.34.	100 mm.
1.1.1.35.	Minimum thickness or gauge	1.1.1.36.	1.6 mm.
1.1.1.37.	Finish and colour		-
1.1.1.38.	Finish	1.1.1.39.	Polyester powder coated.
		1.1.1.40.	Mill finish.
1.1.1.41.	Colour	1.1.1.42.	RAL Colour To Be Confirmed.
Guidance for specification option:			
			Contact manufacturer for details.
1.1.1.43.	Film thickness (minimum)	1.1.1.44.	60-80 Microns.
		1.1.1.45.	120-160 Microns (Marine).
1.1.1.46.	Integral accessories	1.1.1.47.	Access pipes.
		1.1.1.48.	Bends.
		1.1.1.49.	Branches.
		1.1.1.50.	Hopper heads.
		1.1.1.51.	Offsets.
		1.1.1.52.	Pipe clips.
		1.1.1.53.	Shoes.
		1.1.1.54.	Sockets.
1.1.1.55.	Fire rating (to BS EN 13501)		A2.

Refer to Drawings:

3860-PBWC-01-RF-DR-A-2313-P2



4.8. Works to Roof - Chimneys

Basset Roof: Note this was surveyed in 2019, some works were carried out to the chimneys after this time.



Contractor will be required to survey the roof to confirm which of the following works are still required.

Chimney 1

Removing existing flaunching and single pot. Expose both flues, install 2 new chimney pots with rain cowl inserts to maintain ventilation on both flues, with new flaunching.

Allow for replacement flashings to chimney with flashings pointed with lead pointing sealant. Provisionally allow for re-pointing to exposed masonry to the rest of the stack, upon inspection of condition.

Extra Over cost for taking down chimneys where mortar is found to be defective and for re-building to match existing, including decorative features. Include for building in new lead DPC in accordance with LSTA manual.



Chimney 2

If chimney is not in service, demolish to below roof level, if chimney has no remaining external walls (as it appears from the roof photos), then cap both flues with concrete capping. Make good to roof timbers and covering over.

It appears that this chimney has already been altered, the single flue structure has been built off of an original two flue stack. The current flue that that has been flaunched over is currently unvented and it a potential source of dampness.



Chimney 3

Inspect mortar, significant vegetation growth, mortar maybe friable. Remove vegetation and repoint. Provide new chimney pots set in new flaunching and fitted with vented rain cowls. Using NHL5 mortar

Allow for replacement flashings to chimney with flashings pointed with lead pointing sealant.

Extra Over cost for taking down chimneys to roof level where mortar is found to be defective and for re-building to match existing, including decorative features. Include for building in new lead DPC in accordance with LSTA manual.



Chimney 4

Both flues require rain cowl inserts to prevent water ingress, and maintain ventilation, colour to match existing pots.

When access is available support strap metal work to be inspected by a structural engineer, if corroding replace with new stainless steel restraint assembly, to ensure brickwork does not crack.

Allow for replacement flashings to chimney with flashings pointed with lead pointing sealant.

Extra over cost for re-pointing to exposed masonry to the stack, upon inspection of condition.



Chimney 5

All three flues require rain cowl inserts to prevent water ingress, and maintain ventilation, colour to match existing pots.

When access is available support strap metal work to be inspected by a structural engineer, if corroding replace with new stainless steel restraint assembly, to ensure brickwork does not crack.

Allow for replacement flashings to chimney with flashings pointed with lead pointing sealant.

Extra over cost for re-pointing to exposed masonry to the stack, upon inspection of condition.



Chimney 6

Inspect mortar, significant vegetation growth, mortar maybe friable. Remove vegetation and repoint top of stack.

Provide new chimney pots, set in new flashing with rain cowls, to ensure flues remain ventilated and avoid water ingress.

When access is available support strap metal work to be inspected by a structural engineer, if corroding replace with new stainless steel restraint assembly, to ensure brickwork does not crack.

Allow for replacement flashings to chimney with flashings pointed with lead pointing sealant.

Extra over cost for taking down and re-building top 6 courses, to match existing.



White House Chimneys

NOTE: There has been no drone survey of the White House roof, so following specification is based on ground level inspection.

Chimney 7

Chimney appears in a good condition and both chimney pots appear to be vented with rain cowls. Assess soundness of flaunching.

Allow for replacement flashings to chimney with flashings pointed with lead pointing sealant.

Extra over cost for any repairs required to the render.



Chimney 8

Removing existing flaunching. Expose both flues, install 2 new chimney pots with rain cowl inserts to maintain ventilation on both flues, with new flaunching.

Allow for replacement flashings to chimney with flashings pointed with lead pointing sealant. Provisionally allow for re-rendering to the rest of the stack, upon inspection of condition.



5.0 APPENDICES

Asbestos Refurbishment Survey – Basset Centre

Asbestos Refurbishment Survey – White House

Cornerstone SuperTherm Plaster Datasheet

Cornerstone Promix Basecoat Datasheet

Cornerstone Tanking Render

Cornish Lime CLM66 Data Sheet

Cornish Lime – Applying Three Coat Lime Render – I2

Cornish Lime – Curing Lime Mortar- I2

Cornish Lime – Pointing with Lime Mortar – I2

Window Condition Survey – RTP Surveyors





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ASBESTOS REFURBISHMENT SURVEY REPORT

Basset Community Centre
Basset Road, Camborne TR14 8SL



Prepared for:
Camborne Council

Merit Report J3070a

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1.0 EXECUTIVE SUMMARY

Asbestos was identified in the form of:

Material	Location
Debris	External – Asbestos Cement roof tile debris
Sprayed Coatings (Flock)	-
Thermal Insulation	-
Asbestos Insulation Board (AIB)	-
Insulation	-
Textiles	-
Gaskets	-
Paper	-
Friction Products	-
Cement Products	External – Replacement Asbestos Cement roof tiles External – Roof tile debris
Textured Coatings	-
Bitumen Products	-
Flooring materials	-
Reinforced PVC	-
Reinforced Plastics & resin composites	-

Specific areas / items not included in this survey were:

Locations	Comments
-	

These areas should be presumed to contain asbestos, until verified.

Under Regulation 4 of the current version of the Control of Asbestos Regulations, the duty holder now has a responsibility to set out and implement an asbestos management plan. Failure to comply with these regulations is a contravention of the Health and Safety at Work Act 1974.

Recommended urgent remedial works required

Locations	Comments
External – Asbestos Cement roof tile debris	The debris should be removed by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work



2.0 INTRODUCTION AND SCOPE OF WORK

Name of lead surveyor	Daniel Thomas-Jenkins
Date(s) of survey	13 th to 14 th February 2023
Name and address or person who commissioned the survey	David Garwood Camborne Council Basset Centre, Basset Road, Camborne. TR14 8SL
Name and address of premises surveyed	Basset Community Centre Basset Road, Camborne TR14 8SL
Description of premises surveyed	Commercial
Description of areas included in the Refurbishment survey	A 'Sympathetic' refurbishment asbestos survey was undertaken on the ground floor as the areas remain in occupation
Description of areas excluded from the Refurbishment survey	-
Agreed exclusions and inaccessible areas.	No Access Chimneys No Access Loft – GF31 Store GF15 Store – No Access – Lock has been broken
Comments	<p>The Asbestos Cement debris should be removed by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work.</p> <p>The replacement asbestos cement roof tiles may remain in-situ and managed or removed by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work</p> <p>Glass board has been used to clad around the beams and infill panels to the fireplaces on the first floor</p>



INFORMATION PROVIDED BY THE CLIENT

Item	If provided 'X'
<i>Clear plans</i>	-
<i>Details of service risers</i>	-
<i>Details of service ducts</i>	-
<i>Details of live services on site</i>	X
<i>Details of any restrictions concerning access</i>	X
<i>Details of any restrictions on "damage"</i>	X
<i>Details of health and safety requirements</i>	-
<i>Name and telephone number of site contact</i>	X
<i>Date building was built</i>	-
<i>Number of rooms</i>	X
<i>Copy of any existing asbestos information</i>	-
<i>Up-to-date asbestos survey</i>	-
<i>Copy of existing asbestos survey</i>	-
<i>Details of any asbestos removal undertaken</i>	-

3.0 AUTHORISATION

- 3.1 Should the client wish to pass copies of the report to other parties for information, the whole of the report should be copied but no professional liability or warranty shall be extended to other parties by Merit in this connection without the explicit written agreement thereto by Merit.
- 3.2 The document is submitted in connection with a contract to supply services and is issued only on the basis of strict confidentiality.
- 3.3 All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross-referenced.



4.0 PURPOSE, AIMS & OBJECTIVES

- 4.1 The purpose of this survey was to undertake an asbestos Refurbishment and / or Demolition survey areas as described in HSE document HSG 264.
- 4.3 The purpose of a Refurbishment and / or Demolition survey is:
- To locate, as far as reasonably practicable, the presence and extent of any suspect materials that may contain asbestos in the premises and assess their condition, vulnerability, surface treatment, product type and extent.
 - To provide accurate information on the location, amount and condition of asbestos containing materials (ACMs) prior to the refurbishment and demolition activities described.
 - To allow the required refurbishment and demolition activities to proceed with caution.
- 4.4 Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes only.
- 4.5 The recommendations described in this report are standardised and based upon material assessment sheets for each individual inspection. The assessments take into account the type of asbestos, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or other bodies, may require amendments based upon local knowledge, change in legislation, use or other criteria.

5.0 SITE DRAWINGS

- 5.1 The site drawings supplied OR drawn by the surveyor (see Appendix C) show the boundaries within which the work was to be undertaken. Merit can take no responsibility for buildings not defined accurately by these drawings.



6.0 EXTENT OF SURVEY / TERMS AND CONDITIONS

- 6.1 Areas included in the inspection are as described in the register within Appendix A only.
- 6.2 A Refurbishment/Demolition survey is based upon an intrusive, destructive inspection of the areas defined by the client. During the course of the inspections all reasonable efforts were made to identify the presence of materials containing asbestos within these areas of the building. The survey was limited to those areas accessed at the time of the survey as described in the table in Section 2.0. Areas not accessed by this survey should be presumed to contain asbestos until proven otherwise.
- 6.3 It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it is not possible to regard the findings of any survey as being definitive. It shall always remain a possibility that further ACMs may be found. For reasons set out in this report, Merit cannot give an assurance that all asbestos materials have been found.
- 6.4 Asbestos may be concealed from view by other materials that have been used for over-cladding. In-filling, alteration and refurbishment work, which has taken place in the past, may also hide ACMs. All reasonable and practical measures have been taken to uncover hidden asbestos where the use of ACMs can be assessed as realistic based on the age, type and condition of the structure or element. This includes core samples of pipe insulation to check for residual asbestos insulation and sampling behind panels where possible. Where such inspections revealed possible ACMs, samples were taken as described herein. The results of these inspections, tests and samples are only representative of the location inspected.
- 6.5 The survey did not include ACMs found as ground litter, except as reported; this survey should therefore not be considered as a ground survey unless specified within the scope of work.
- 6.6 A limited inspection only has been carried out of pipe work concealed by overlaying non-asbestos insulation. Previous asbestos removal may not have been undertaken to today's standard and may have left pieces of debris lying in concealed areas (especially pipe work). Inspection of pipe work has therefore been restricted to the insulation visible. The presence of debris to pipe work, which is readily visible or would require the removal and replacement of overlying non-asbestos insulation, there have been cases of insulation and packing around steels within concrete this has been considered outside the scope of this survey.
- 6.7 Samples have not been taken where this would endanger the surveyor or prohibited, prevented by the client, tenant or their representative.
- 6.8 Where ACMs have been presumed or detected, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of airborne fibre monitoring and swab sampling techniques, etc. being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction and would be the subject of further charges.
- 6.9 Floor tiles (or similar material) may include a bitumen adhesive. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample or presumptive analysis unless otherwise stated.



- 6.10 Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density.
- 6.11 Air monitoring to determine fibre levels in the atmosphere was not undertaken, unless otherwise stated.
- 6.12 Equipment, machinery, ducting etc. were surveyed so far as reasonably practicable and unless otherwise stated not accessed internally due to a lack of technical knowledge or moved for the purpose of this investigation except isolated and where hatches were available. However, a reference has been made in this report to such items if they were suspected to contain asbestos. No access was made to any live electrical fuse boxes or switchgear.
- 6.13 We have not inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused unacceptable damage to decoration, fixtures, fittings or the structure. Therefore, we are unable to report on any asbestos as may be present in these areas.
- 6.14 We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance.
- 6.15 We have not generally inspected any part requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless otherwise stated.
- 6.16 We have not reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
- 6.17 No responsibility is accepted for the presence of asbestos in voids (under-floor, floor, wall or ceiling) other than those opened during the investigation.
- 6.18 Manufactured products containing asbestos have been extremely diverse. Therefore responsibility cannot be accepted for any consequential loss or damage resulting from the presence of asbestos in products where it would not be "expected".
- 6.19 Materials have been referred to as asbestos insulating board or asbestos cement based upon their asbestos content and visual appearance alone. Water absorption checks have not been made without the permission of the client.
- 6.20 Any reference to the type of contractor required for work is made in good faith and we cannot be held liable for any misinterpretations of the Control of Asbestos Regulations 2012.
- 6.21 Any reference to areas is an estimate and we will not be held responsible for subsequent loss.
- 6.22 Any reference to fixing type is for guidance and we will not be held responsible for subsequent loss.
- 6.23 Our liability for civil damages is limited to a sum not exceeding ten (10) times the cost of the survey of the relevant area on a pro rata basis.



7.0 SURVEY METHODS

- 7.1 Inspection, sampling and assessment were carried out in accordance with in-house procedures written from HSG 264 published by the Health & Safety Executive.
- 7.2 The areas set out within the survey brief were inspected for suspect ACMs. Each room / area was viewed for materials suspected to contain asbestos and representative samples taken for confirmation.
- 7.3 Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition. Samples from each type of suspect material found were collected and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other similar homogeneous materials used in the same way have been presumed to contain asbestos.
- 7.4 The asbestos survey / inspection records state information recorded at the time of the survey only based on visual assessment, intelligent assumption and sampling, where appropriate.
- 7.5 Descriptions for locations were obtained from site signs or site users. Where no descriptions were available, suitable terms have been used for this report and accompanying drawings.

8.0 LEVEL OF IDENTIFICATION

- 8.1 Bulk sample analyses were carried out at a laboratory in accordance with HSE publication HSG 248 under UKAS accreditation.
- 8.2 Presumptions in the absence of sample analysis are noted as 'presumed' and 'strongly presumed'.
- 8.3 Where a material cannot be sampled, for example where an area is not accessible (e.g. high ceiling) or safe sampling cannot be undertaken because areas are in occupation, the asbestos type will be presumed by reasoned argument or considered as containing amphibole asbestos, similarly asbestos content will be presumed as high in absence of the above. Therefore, the level will be denoted as 'presumed', unless:
 - Sample analysis of similar materials within the building show a different asbestos type.
 - There are visible fibres within the material.
 - There is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.

In the above cases, the level of identification will be denoted as 'strongly presumed'.

9.0 MATERIAL ASSESSMENT GUIDE

9.1 Material assessment

For each sample / inspection, a material assessment has been compiled using the algorithm described in HSG264. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials.

Table 1: Material Assessment Scores

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos-reinforced composites - plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.
	2	Asbestos insulating board, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packaging
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles, etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage: delamination of materials, sprays and thermal insulation, visible asbestos debris
Surface treatment	0	Composite material containing asbestos, reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets, etc.
	2	Unsealed AIB or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

9.2 Guide to evaluation of material assessment scores (2 = lowest 12 = highest)

- High-risk material - 10 points or more
- Medium-risk material - 7-9 points
- Low-risk material - 5-6 points
- Very low-risk material - 4 or less



APPENDIX A:
REGISTER AND INSPECTION RECORD



Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
S = Sample, AWS = Associated with sample, P = Presumed, SP = Strongly presumed.

Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
External													
Ext	Main Building	Window putty	Mastic	S05	N.A.D.I.S.								1
Ext	Main Building	Replacement roof tiles	Asbestos Cement	S06	Chrysotile	< 10 m2	1	0	1	1	3	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor	2, 3, 4
Ext	Main Building	Roof tile debris	Asbestos Cement	AWS06	Chrysotile	< 1 m2	1	3	1	1	6	Remove by an Unlicensed Asbestos Removal Contractor	5
Ext	-	Window putty	Mastic	S05	N.A.D.I.S.								
Ext	-	Replacement roof tiles	Asbestos Cement	S06	Chrysotile	< 10 m2	1	0	1	1	3	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor	6, 7
Ext	-	Chimneys			No Access								8



Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
 S = Sample, AWS = Associated with sample, P = Presumed, SP = Strongly presumed.

Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
Ground Floor													
GF01	Office				N.A.V.D.							Ceiling void	9, 10
GF02	Lobby				N.A.V.D.								
GF03	Kitchen				N.A.V.D.								
GF04	W.C.				N.A.V.D.								
GF05	Library				N.A.V.D.								
GF06	Library				N.A.V.D.							Ceiling void	11
GF07	Lobby				N.A.V.D.								
GF08	Lobby				N.A.V.D.							Ceiling void	12
GF09	Store				N.A.V.D.								
GF10	Interview Room				N.A.V.D.							Ceiling void	13



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF11	Entrance Lobby				N.A.V.D.								
GF12	Store				N.A.V.D.								
GF13	Disabled W.C.				N.A.V.D.								
GF14	W.C.				N.A.V.D.							Ceiling void	14, 15
GF15	Store				No Access							No Access – Lock Broken	
GF16	Corridor				N.A.V.D.								
GF17	Kitchen				N.A.V.D.								
GF18	Corridor				N.A.V.D.								
GF19	W.C.				N.A.V.D.								
GF20	W.C.				N.A.V.D.								
GF21	Meeting Room				N.A.V.D.								



Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF22	Lobby				N.A.V.D.								
GF23	Meeting Room				N.A.V.D.							Ceiling void	16
GF24	Cleaners Cupboard				N.A.V.D.								
GF25	Lobby				N.A.V.D.								
GF26	Lift				N.A.V.D.								
GF27	Under stairs Cupboard				N.A.V.D.								
GF28	Gas Cupboard				N.A.V.D.								
GF29	Lobby				N.A.V.D.								
GF30	Store	Glass board panels to wall			N.A.V.D.								
GF30	Store				N.A.V.D.							Ceiling void	17, 18
GF31	Store				N.A.V.D.								



Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
Loft	Accessed from GF31 Store				No Access							No Access due to height restrictions	19
GF32	Kitchen				N.A.V.D.								
GF33	Office	Glass board panel to wall			N.A.V.D.								
GF34	Male W.C.				N.A.V.D.								
Loft	Accessed from Male W.C. GF34				N.A.V.D.								20
GF35	Female W.C.				N.A.V.D.								
GF36	Server Room				N.A.V.D.								
GF37	Stairs and Lobby				N.A.V.D.								
First Floor													
Note – Non-Asbestos ‘Glass Board’ panels around timber beams throughout first floor													
1F01	Stairs and Landing				N.A.V.D.								
1F02	Store				N.A.V.D.								



Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
Loft	Accessed from 1F02 Store	Replacement cement roof tiles	Cement	S01	N.A.D.I.S.								21
Loft	Accessed from 1F02 Store	Roof felt	Felt	S02	N.A.D.I.S.								22
1F03	Office				N.A.V.D.								
1F04	Lift				N.A.V.D.								
1F05	Office	Glass board panels around beams			N.A.V.D.								
1F05	Office	Glass board panel to fireplace			N.A.V.D.								
1F06	Plant Room				N.A.V.D.								
1F07	Electrical Room				N.A.V.D.								
1F08	Office	Glass board panels around beams			N.A.V.D.								
1F08	Office	Glass board panel to fireplace			N.A.V.D.								
1F09	Office	Glass board panels around beams			N.A.V.D.								23



Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
S = Sample, AWS = Associated with sample, P = Presumed, SP = Strongly presumed.

Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
1F09	Office	Glass board panel to fireplace			N.A.V.D.								24
1F10	Office	Glass board panels around beams			N.A.V.D.								
1F10	Office	Glass board panel to fireplace			N.A.V.D.								25
1F10	Office	Boxing	Board	S03	N.A.D.I.S.								26
1F11	Void above W.C. accessed from 1F10				N.A.V.D.								
1F12	Corridor	Infill to fireplace	Board	S04	N.A.D.I.S.								27
Loft	Accessed from Void above W.C. 1F11	Roof felt	Felt	AWS02	N.A.D.I.S.								28
Loft	Accessed from Void above W.C. 1F11	Replacement roof tiles	Asbestos Cement	AWS05	Chrysotile	< 10 m ²	1	0	1	1	3	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor	29




Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
 S = Sample, AWS = Associated with sample, P = Presumed, SP = Strongly presumed.

Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
Loft	Accessed from Void above W.C. 1F11				For reference								30, 31, 32
1F13	Male W.C.				N.A.V.D.								
1F14	Kitchen				N.A.V.D.								
1F15	Disabled W.C.				N.A.V.D.								
1F16	Female W.C.				N.A.V.D.								
1F17	Corridor				N.A.V.D.								
1F18	Office				N.A.V.D.								
Loft	Accessed from Office 1F18	Replacement roof tiles	Asbestos Cement	AWS05	Chrysotile	< 10m2	1	0	1	1	3	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor	33


INSPECTION RECORD

	Photo Number	1	Sample Reference	S05
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Window putty		
	Note / Comments	No Action Required		

	Photo Number	2	Sample Reference	S06
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Asbestos Cement replacement roof tiles		
	Note / Comments	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	3	Sample Reference	S06
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Asbestos Cement replacement roof tiles		
	Note / Comments	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		

INSPECTION RECORD

	Photo Number	4	Sample Reference	S06
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Asbestos Cement replacement roof tiles		
	Note / Comments	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		



	Photo Number	5	Sample Reference	AWS06
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Asbestos Cement roof tile debris		
	Note / Comments	Remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	6	Sample Reference	S06
	Plan Ref	External		
	Location	-		
	Position / Description	Asbestos Cement replacement roof tiles		
	Note / Comments	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		

INSPECTION RECORD

	Photo Number	7	Sample Reference	S06
	Plan Ref	External		
	Location	-		
	Position / Description	Asbestos Cement replacement roof tiles		
	Note / Comments	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	8	Sample Reference	No Access
	Plan Ref	External		
	Location	-		
	Position / Description	Chimneys		
	Note / Comments	No Access Gained		

	Photo Number	9	Sample Reference	For reference
	Plan Ref	GF01		
	Location	Office		
	Position / Description	Ceiling void		
	Note / Comments	No Action Required		

INSPECTION RECORD


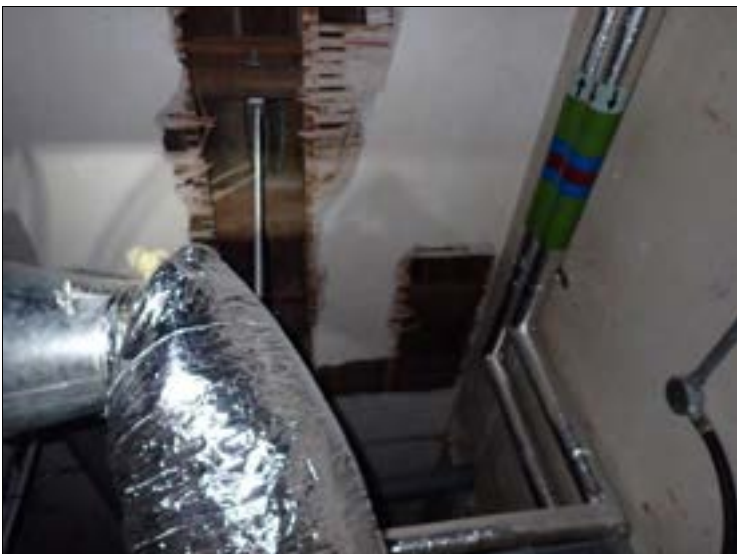
	Photo Number	10	Sample Reference	For reference
	Plan Ref	GF01		
	Location	Office		
	Position / Description	Ceiling void		
	Note / Comments	No Action Required		

	Photo Number	11	Sample Reference	For reference
	Plan Ref	GF06		
	Location	Library		
	Position / Description	Ceiling void		
	Note / Comments	No Action Required		

	Photo Number	12	Sample Reference	For reference
	Plan Ref	GF08		
	Location	Lobby		
	Position / Description	Ceiling void		
	Note / Comments	No Action Required		

INSPECTION RECORD




	Photo Number	13	Sample Reference	For reference
	Plan Ref	GF10		
	Location	Interview Room		
	Position / Description	Ceiling void		
	Note / Comments	No Action Required		

	Photo Number	14	Sample Reference	For reference
	Plan Ref	GF14		
	Location	W.C.		
	Position / Description	Ceiling void		
	Note / Comments	No Action Required		

	Photo Number	15	Sample Reference	For reference
	Plan Ref	GF14		
	Location	W.C.		
	Position / Description	Ceiling void		
	Note / Comments	No Action Required		

INSPECTION RECORD

	Photo Number	16	Sample Reference	For reference
	Plan Ref	GF23		
	Location	Meeting Room		
	Position / Description	Ceiling void		
	Note / Comments	No Action Required		


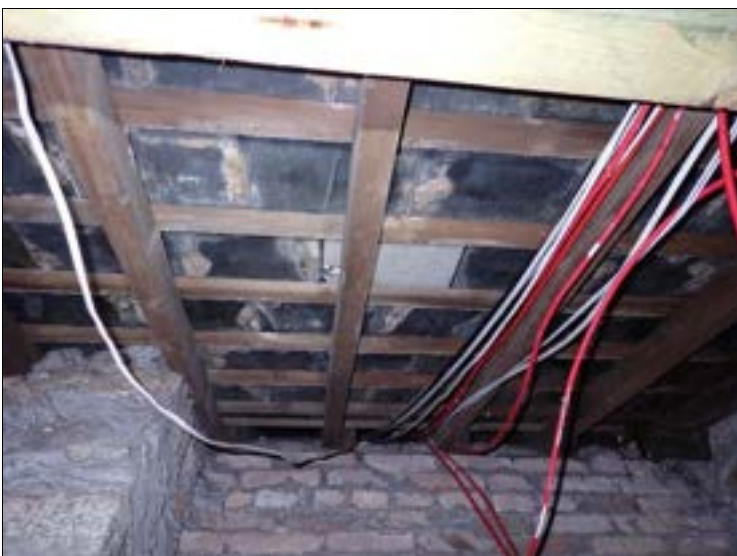
	Photo Number	17	Sample Reference	For reference
	Plan Ref	GF30		
	Location	Store		
	Position / Description	Ceiling void		
	Note / Comments	No Action Required		

	Photo Number	18	Sample Reference	For reference
	Plan Ref	GF30		
	Location	Store		
	Position / Description	Ceiling void		
	Note / Comments	No Action Required		

INSPECTION RECORD

	Photo Number	19	Sample Reference	No Access
	Plan Ref	Loft		
	Location	Accessed from GF31 Store		
	Position / Description	-		
	Note / Comments	No Access due to height restrictions		

	Photo Number	20	Sample Reference	For reference
	Plan Ref	Loft		
	Location	Accessed from Male W.C. – GF34		
	Position / Description	-		
	Note / Comments	No Action Required		

	Photo Number	21	Sample Reference	S01
	Plan Ref	Loft		
	Location	Accessed from 1F02 Store		
	Position / Description	Replacement roof tiles		
	Note / Comments	No Action Required		

INSPECTION RECORD

	Photo Number	22	Sample Reference	S02
	Plan Ref	Loft		
	Location	Accessed from 1F02 Store		
	Position / Description	Roof felt		
	Note / Comments	No Action Required		


	Photo Number	23	Sample Reference	For reference
	Plan Ref	1F09		
	Location	Office		
	Position / Description	Glass board panels around beams		
	Note / Comments	No Action Required		

	Photo Number	24	Sample Reference	For reference
	Plan Ref	1F09		
	Location	Office		
	Position / Description	Glass board panel to fireplace		
	Note / Comments	No Action Required		

INSPECTION RECORD

	Photo Number	25	Sample Reference	For reference
	Plan Ref	1F10		
	Location	Office		
	Position / Description	Glass board panel to fireplace		
	Note / Comments	No Action Required		

	Photo Number	26	Sample Reference	S03
	Plan Ref	1F10		
	Location	Office		
	Position / Description	Boxing		
	Note / Comments	No Action Required		

	Photo Number	27	Sample Reference	S04
	Plan Ref	1F12		
	Location	Corridor		
	Position / Description	Panel to fireplace		
	Note / Comments	No Action Required		


INSPECTION RECORD

	Photo Number	28	Sample Reference	AWS02
	Plan Ref	Loft		
	Location	Accessed from Void above W.C. 1F11		
	Position / Description	Roof felt		
	Note / Comments	No Action Required		

	Photo Number	29	Sample Reference	AWS05
	Plan Ref	Loft		
	Location	Accessed from Void above W.C. 1F11		
	Position / Description	Replacement Asbestos Cement roof tiles		
	Note / Comments	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	30	Sample Reference	For reference
	Plan Ref	Loft		
	Location	Accessed from Void above W.C. 1F11		
	Position / Description	-		
	Note / Comments	No Action Required		

INSPECTION RECORD

	Photo Number	31	Sample Reference	For reference
	Plan Ref	Loft		
	Location	Accessed from Void above W.C. 1F11		
	Position / Description	-		
	Note / Comments	No Action Required		


	Photo Number	32	Sample Reference	For reference
	Plan Ref	Loft		
	Location	Accessed from Void above W.C. 1F11		
	Position / Description	-		
	Note / Comments	No Action Required		

	Photo Number	33	Sample Reference	AWS05
	Plan Ref	Loft		
	Location	Accessed from Office 1F18		
	Position / Description	Replacement Asbestos Cement roof tiles		
	Note / Comments	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		



APPENDIX B:
LABORATORY RESULTS OF BULK SAMPLE ANALYSIS



IBROX
75 Loanbank Quadrant
Govan
Glasgow
G513HZ



23-IBR-B-288

Certificate of Analysis for Bulk Identification

Customer Address

MERIT ENVIRONMENTAL LTD
8 Buckingham Close
Exmouth
Devon
EX8 2JB

Customer Order No	
Samples Submitted By	Client
Sampled By	Client
No. of Samples Submitted	6
Date Samples Submitted	13/02/2023
Date Samples Analysed	17/02/2023
Date issue	17/02/2023
Samples Analysed By	Nuala Coll
Analyst / Authorised Signature	<i>Nuala Coll</i>

Site Address

Basset Centre
Basset Road, Camborne. TR14 8SL

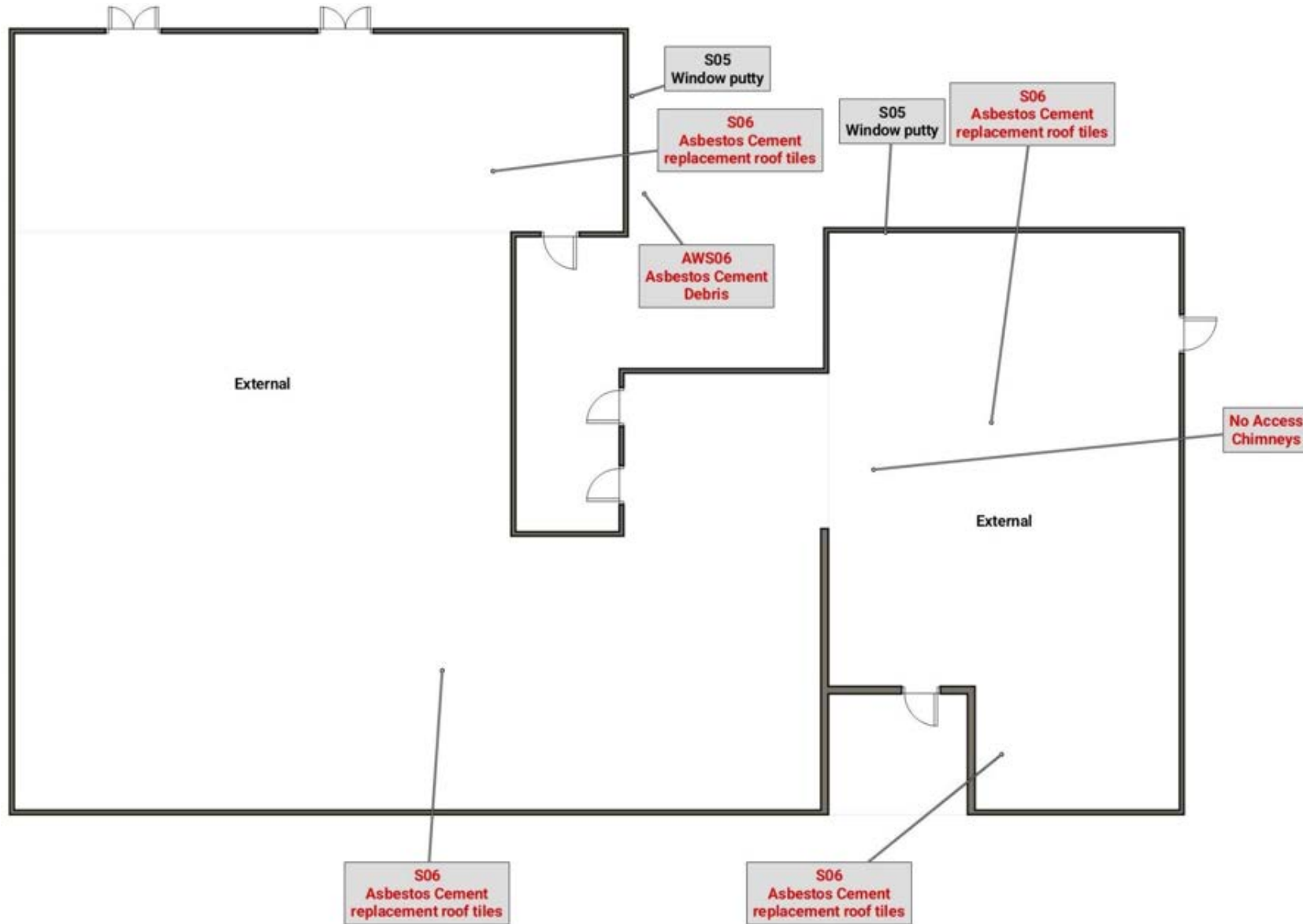
DNKA Ltd. accepts no responsibility for sampling activities undertaken by the client. Analysis is conducted in accordance with HSG 248 / Bulk Analysis Procedures using an in-house method SOP01 Bulk Analysis. Where the presence of Asbestos Fibres in soil analysis is required the technique used is as described in Quantification Procedures Stage 1. The material description shall be regarded as tentative and is not included in the UKAS Accreditation for this laboratory. Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. Where this document has been digitally signed, printed copies are uncontrolled.

CLIENT No	Origin / Location of Material	Material Type	Asbestos Type(s)	Comments	DNKA No
1	Loft - Replacement roof tiles	Cement	No Asbestos Detected	New Technology Cement	1
2	Loft - Roof felt	Felt	No Asbestos Detected		2
3	1F10 Office - Boxing	Board / Panel	No Asbestos Detected		3
4	1F12 Corridor - Infill to fireplace	Board / Panel	No Asbestos Detected		4
5	External - Window putty	Mastic / Putty	No Asbestos Detected		5
6	External - Replacement roof tiles	Asbestos Cement	Chrysotile		6



APPENDIX C:
PLANS

External

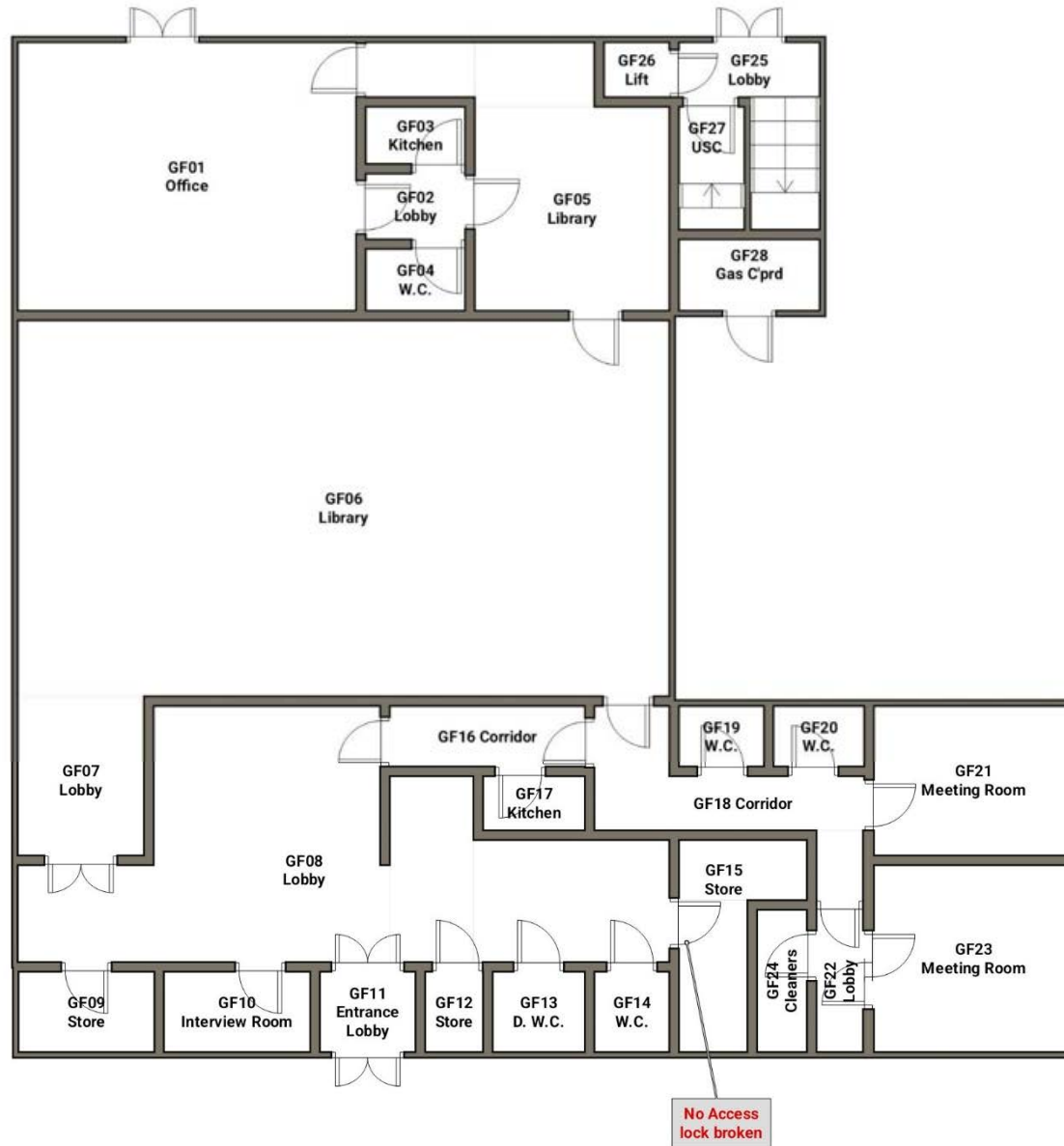


Client name	Camborne Council
Site Address	Basset Community Centre Basset Road, Camborne TR14 8SL



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample		Asbestos Containing Material

Ground Floor
1 of 2

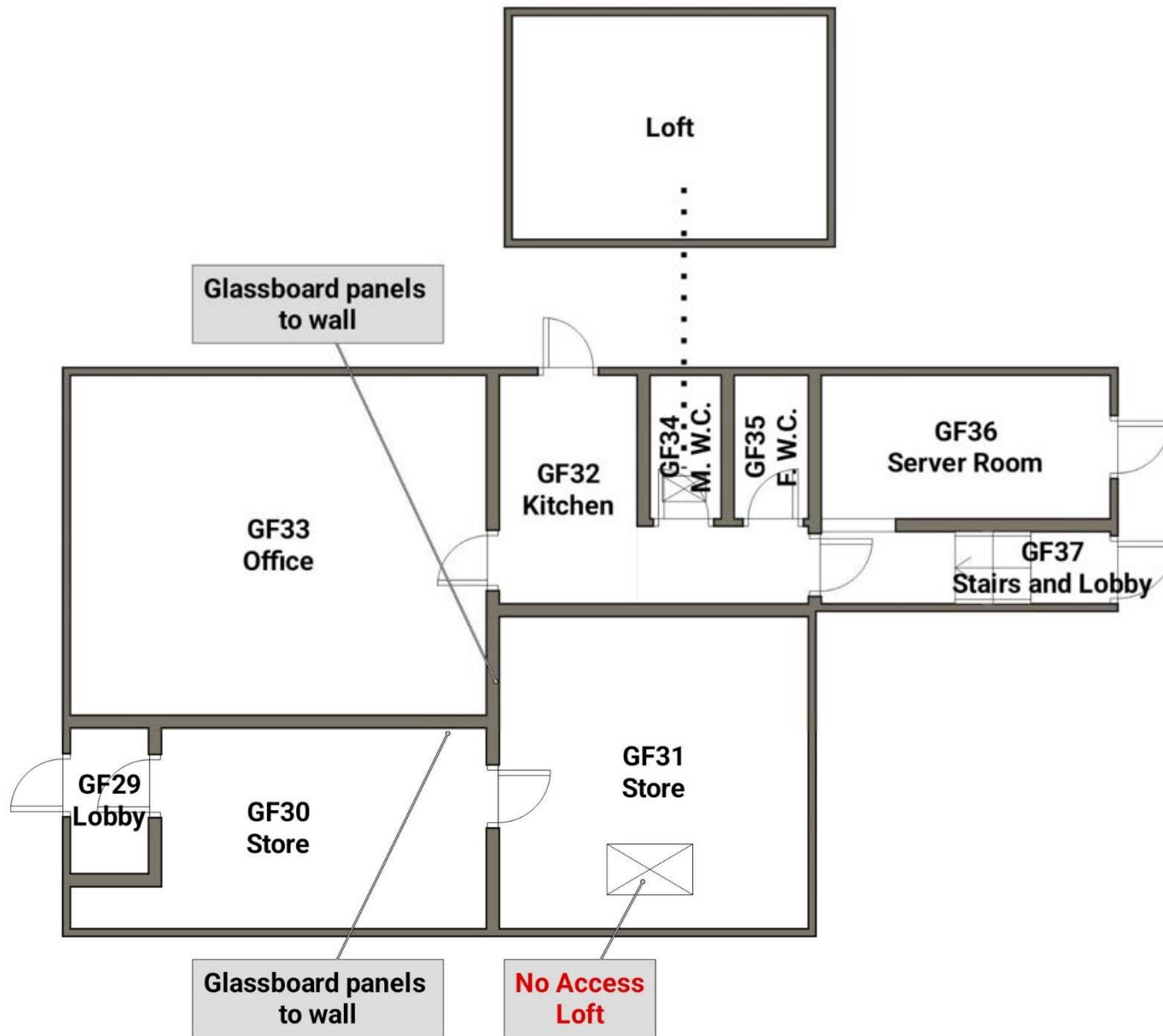


Client name	Camborne Council
Site Address	Basset Community Centre Basset Road, Camborne TR14 8SL



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample	SP	Asbestos Containing Material

Ground Floor
2 of 2

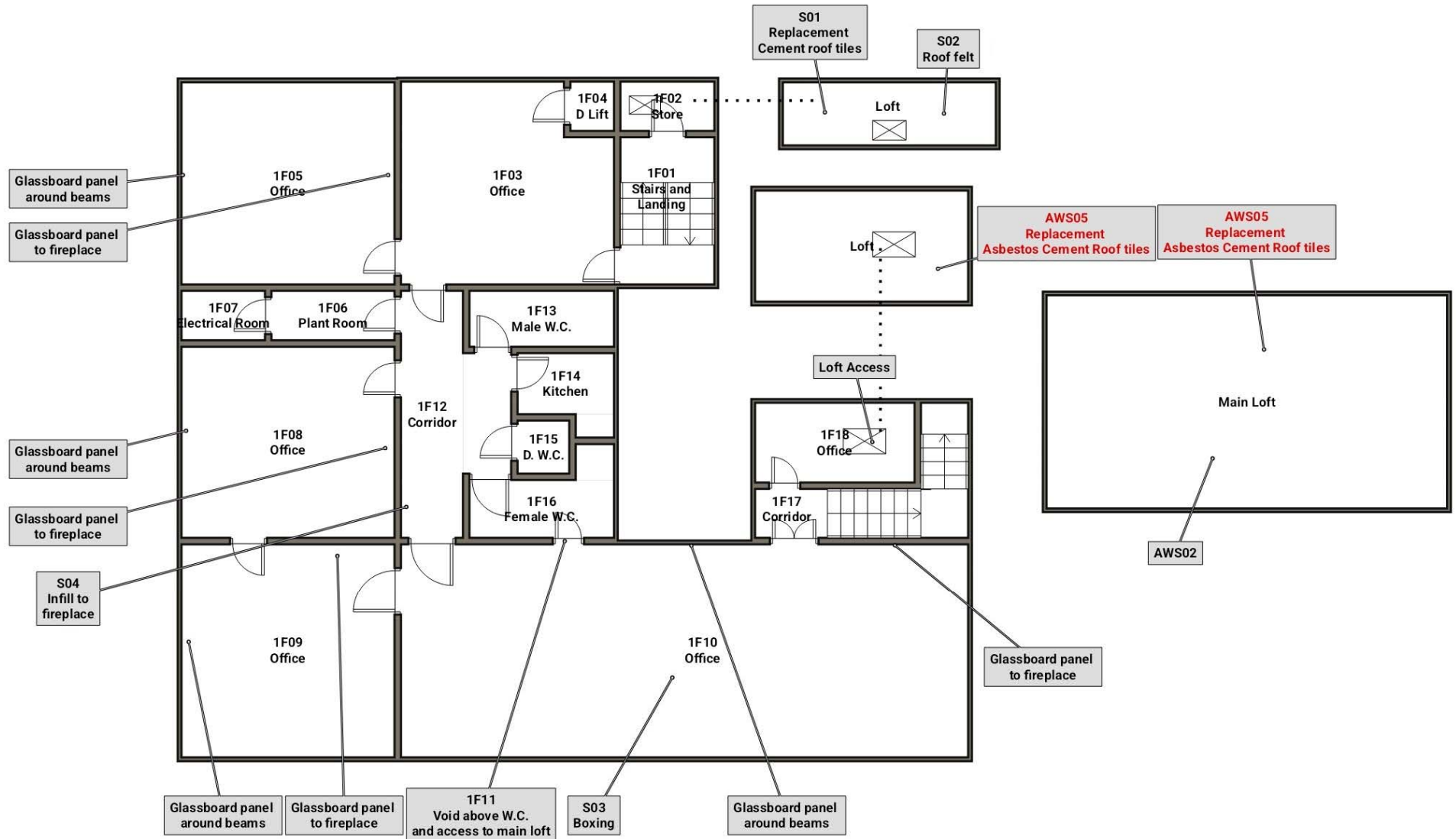


Client name	Camborne Council
Site Address	Basset Community Centre Basset Road, Camborne TR14 8SL



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample		Asbestos Containing Material

First Floor and Loft



Client name	Camborne Council
Site Address	Basset Community Centre Basset Road, Camborne TR14 8SL



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample		Asbestos Containing Material



ASBESTOS REFURBISHMENT SURVEY REPORT

White House

Basset Road, Camborne TR14 8SL



Prepared for:
Camborne Council

Merit Report J3070b

Report Issue Number - 1

Issue Date: 22nd February 2023

MERIT ENVIRONMENTAL
Buckingham Close, Exmouth. Devon EX8 2JB
Tel. 01626 903014 email office@meritenvironmental.co.uk
Website www.meritenvironmental.co.uk



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1.0 EXECUTIVE SUMMARY

Asbestos was identified in the form of:

Material	Location
Debris	External Store – Asbestos Cement rain water goods debris
Sprayed Coatings (Flock)	-
Thermal Insulation	-
Asbestos Insulation Board (AIB)	GF02 Office, GF03 Office, GF05 Lobby, GF09 Office, GF10 Office – Panel to door 1F07 Corridor – Panel to corridor
Insulation	-
Textiles	-
Gaskets	-
Paper	-
Friction Products	-
Cement Products	External Main Building – Undercloaking External Store – Rain water goods and debris GF14 Electrical Room – Panel above electrical switchgear Loft Accessed from 1F11 Bedroom – Water tank
Textured Coatings	-
Bitumen Products	-
Flooring materials	GF07 Under stairs cupboard, GF15 Lobby, GF16 Store, GF18 Under stairs cupboard – Vinyl floor tiles
Reinforced PVC	-
Reinforced Plastics & resin composites	-

Specific areas / items not included in this survey were:

Locations	Comments
-	

These areas should be presumed to contain asbestos, until verified.

Under Regulation 4 of the current version of the Control of Asbestos Regulations, the duty holder now has a responsibility to set out and implement an asbestos management plan. Failure to comply with these regulations is a contravention of the Health and Safety at Work Act 1974.

Recommended urgent remedial works required

Locations	Comments
External – Store – Asbestos Cement debris	The debris may be removed by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work



2.0 INTRODUCTION AND SCOPE OF WORK

<i>Name of lead surveyor</i>	Daniel Thomas-Jenkins
<i>Date(s) of survey</i>	13 th to 14 th February 2023
<i>Name and address or person who commissioned the survey</i>	David Garwood Camborne Council Basset Centre, Basset Road, Camborne, TR14 8SL
<i>Name and address of premises surveyed</i>	White House Basset Road, Camborne TR14 8SL
<i>Description of premises surveyed</i>	Commercial
<i>Description of areas included in the Refurbishment survey</i>	-
<i>Description of areas excluded from the Refurbishment survey</i>	External – Guttering – no access due to height restrictions GF31 Office - Dimplex night storage heater – no model / serial number present Electrical switchgear - live
<i>Agreed exclusions and inaccessible areas.</i>	-
<i>Comments</i>	<p>The Asbestos Insulating Board panel located to the corridor in 1F07 should be removed by a Licensed Asbestos Removal Contractor who has submitted a 14-day notification to the HSE.</p> <p>The Asbestos Cement, Vinyl floor tiles may be removed by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work</p> <p>The Asbestos Insulating Board panels to the doors may also be removed by an Unlicensed Asbestos Removal Contractor subject to a risk assessment</p>



INFORMATION PROVIDED BY THE CLIENT

Item	If provided 'X'
<i>Clear plans</i>	-
<i>Details of service risers</i>	-
<i>Details of service ducts</i>	-
<i>Details of live services on site</i>	X
<i>Details of any restrictions concerning access</i>	X
<i>Details of any restrictions on "damage"</i>	X
<i>Details of health and safety requirements</i>	-
<i>Name and telephone number of site contact</i>	X
<i>Date building was built</i>	-
<i>Number of rooms</i>	X
<i>Copy of any existing asbestos information</i>	-
<i>Up-to-date asbestos survey</i>	-
<i>Copy of existing asbestos survey</i>	-
<i>Details of any asbestos removal undertaken</i>	-

3.0 AUTHORISATION

- 3.1 Should the client wish to pass copies of the report to other parties for information, the whole of the report should be copied but no professional liability or warranty shall be extended to other parties by Merit in this connection without the explicit written agreement thereto by Merit.
- 3.2 The document is submitted in connection with a contract to supply services and is issued only on the basis of strict confidentiality.
- 3.3 All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross-referenced.



4.0 PURPOSE, AIMS & OBJECTIVES

- 4.1 The purpose of this survey was to undertake an asbestos Refurbishment and / or Demolition survey areas as described in HSE document HSG 264.
- 4.3 The purpose of a Refurbishment and / or Demolition survey is:
- To locate, as far as reasonably practicable, the presence and extent of any suspect materials that may contain asbestos in the premises and assess their condition, vulnerability, surface treatment, product type and extent.
 - To provide accurate information on the location, amount and condition of asbestos containing materials (ACMs) prior to the refurbishment and demolition activities described.
 - To allow the required refurbishment and demolition activities to proceed with caution.
- 4.4 Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes only.
- 4.5 The recommendations described in this report are standardised and based upon material assessment sheets for each individual inspection. The assessments take into account the type of asbestos, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or other bodies, may require amendments based upon local knowledge, change in legislation, use or other criteria.

5.0 SITE DRAWINGS

- 5.1 The site drawings supplied OR drawn by the surveyor (see Appendix C) show the boundaries within which the work was to be undertaken. Merit can take no responsibility for buildings not defined accurately by these drawings.



6.0 EXTENT OF SURVEY / TERMS AND CONDITIONS

- 6.1 Areas included in the inspection are as described in the register within Appendix A only.
- 6.2 A Refurbishment/Demolition survey is based upon an intrusive, destructive inspection of the areas defined by the client. During the course of the inspections all reasonable efforts were made to identify the presence of materials containing asbestos within these areas of the building. The survey was limited to those areas accessed at the time of the survey as described in the table in Section 2.0. Areas not accessed by this survey should be presumed to contain asbestos until proven otherwise.
- 6.3 It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it is not possible to regard the findings of any survey as being definitive. It shall always remain a possibility that further ACMs may be found. For reasons set out in this report, Merit cannot give an assurance that all asbestos materials have been found.
- 6.4 Asbestos may be concealed from view by other materials that have been used for over-cladding. In-filling, alteration and refurbishment work, which has taken place in the past, may also hide ACMs. All reasonable and practical measures have been taken to uncover hidden asbestos where the use of ACMs can be assessed as realistic based on the age, type and condition of the structure or element. This includes core samples of pipe insulation to check for residual asbestos insulation and sampling behind panels where possible. Where such inspections revealed possible ACMs, samples were taken as described herein. The results of these inspections, tests and samples are only representative of the location inspected.
- 6.5 The survey did not include ACMs found as ground litter, except as reported; this survey should therefore not be considered as a ground survey unless specified within the scope of work.
- 6.6 A limited inspection only has been carried out of pipe work concealed by overlaying non-asbestos insulation. Previous asbestos removal may not have been undertaken to today's standard and may have left pieces of debris lying in concealed areas (especially pipe work). Inspection of pipe work has therefore been restricted to the insulation visible. The presence of debris to pipe work, which is readily visible or would require the removal and replacement of overlying non-asbestos insulation, there have been cases of insulation and packing around steels within concrete this has been considered outside the scope of this survey.
- 6.7 Samples have not been taken where this would endanger the surveyor or prohibited, prevented by the client, tenant or their representative.
- 6.8 Where ACMs have been presumed or detected, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of airborne fibre monitoring and swab sampling techniques, etc. being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction and would be the subject of further charges.
- 6.9 Floor tiles (or similar material) may include a bitumen adhesive. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample or presumptive analysis unless otherwise stated.



- 6.10 Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density.
- 6.11 Air monitoring to determine fibre levels in the atmosphere was not undertaken, unless otherwise stated.
- 6.12 Equipment, machinery, ducting etc. were surveyed so far as reasonably practicable and unless otherwise stated not accessed internally due to a lack of technical knowledge or moved for the purpose of this investigation except isolated and where hatches were available. However, a reference has been made in this report to such items if they were suspected to contain asbestos. No access was made to any live electrical fuse boxes or switchgear.
- 6.13 We have not inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused unacceptable damage to decoration, fixtures, fittings or the structure. Therefore, we are unable to report on any asbestos as may be present in these areas.
- 6.14 We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance.
- 6.15 We have not generally inspected any part requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless otherwise stated.
- 6.16 We have not reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
- 6.17 No responsibility is accepted for the presence of asbestos in voids (under-floor, floor, wall or ceiling) other than those opened during the investigation.
- 6.18 Manufactured products containing asbestos have been extremely diverse. Therefore responsibility cannot be accepted for any consequential loss or damage resulting from the presence of asbestos in products where it would not be "expected".
- 6.19 Materials have been referred to as asbestos insulating board or asbestos cement based upon their asbestos content and visual appearance alone. Water absorption checks have not been made without the permission of the client.
- 6.20 Any reference to the type of contractor required for work is made in good faith and we cannot be held liable for any misinterpretations of the Control of Asbestos Regulations 2012.
- 6.21 Any reference to areas is an estimate and we will not be held responsible for subsequent loss.
- 6.22 Any reference to fixing type is for guidance and we will not be held responsible for subsequent loss.
- 6.23 Our liability for civil damages is limited to a sum not exceeding ten (10) times the cost of the survey of the relevant area on a pro rata basis.



7.0 SURVEY METHODS

- 7.1 Inspection, sampling and assessment were carried out in accordance with in-house procedures written from HSG 264 published by the Health & Safety Executive.
- 7.2 The areas set out within the survey brief were inspected for suspect ACMs. Each room / area was viewed for materials suspected to contain asbestos and representative samples taken for confirmation.
- 7.3 Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition. Samples from each type of suspect material found were collected and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other similar homogeneous materials used in the same way have been presumed to contain asbestos.
- 7.4 The asbestos survey / inspection records state information recorded at the time of the survey only based on visual assessment, intelligent assumption and sampling, where appropriate.
- 7.5 Descriptions for locations were obtained from site signs or site users. Where no descriptions were available, suitable terms have been used for this report and accompanying drawings.

8.0 LEVEL OF IDENTIFICATION

- 8.1 Bulk sample analyses were carried out at a laboratory in accordance with HSE publication HSG 248 under UKAS accreditation.
- 8.2 Presumptions in the absence of sample analysis are noted as 'presumed' and 'strongly presumed'.
- 8.3 Where a material cannot be sampled, for example where an area is not accessible (e.g. high ceiling) or safe sampling cannot be undertaken because areas are in occupation, the asbestos type will be presumed by reasoned argument or considered as containing amphibole asbestos, similarly asbestos content will be presumed as high in absence of the above. Therefore, the level will be denoted as 'presumed', unless:
 - Sample analysis of similar materials within the building show a different asbestos type.
 - There are visible fibres within the material.
 - There is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.

In the above cases, the level of identification will be denoted as 'strongly presumed'.

9.0 MATERIAL ASSESSMENT GUIDE

9.1 Material assessment

For each sample / inspection, a material assessment has been compiled using the algorithm described in HSG264. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials.

Table 1: Material Assessment Scores

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos-reinforced composites - plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.
	2	Asbestos insulating board, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packaging
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles, etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage: delamination of materials, sprays and thermal insulation, visible asbestos debris
Surface treatment	0	Composite material containing asbestos, reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets, etc.
	2	Unsealed AIB or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

9.2 Guide to evaluation of material assessment scores (2 = lowest 12 = highest)

- High-risk material - 10 points or more
- Medium-risk material - 7-9 points
- Low-risk material - 5-6 points
- Very low-risk material - 4 or less



APPENDIX A:
REGISTER AND INSPECTION RECORD



Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
S = Sample, AWS = Associated with sample, P = Presumed, SP = Strongly presumed.

Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
External													
Ext	Main Building	Soffit	Board	S13	N.A.D.I.S.								1, 2
Ext	Main Building	Window putty	Mastic	S14	N.A.D.I.S.								3
Ext	Main Building	Undercloaking	Asbestos Cement	Strongly Presumed	Chrysotile	10 Lm	1	0	1	1	3	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor	4
Ext	Main Building	Guttering			No Access							No Access due to height	5
Ext	W.C.				N.A.V.D.								
Ext	Kitchen				N.A.V.D.								
Ext	Conservatory				N.A.V.D.								
Ext	Store	Rain water goods	Asbestos Cement	S16	Chrysotile	4 Lm	1	1	1	1	4	Remove by an Unlicensed Asbestos Removal Contractor	6



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
Ext	Store	Debris	Asbestos Cement	S16	Chrysotile	< 1m2	1	1	1	1	4	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor	7
Ext	Boiler Room	Debris on pipes	Debris	S17	N.A.D.I.S.								8
Ext	Boiler Room	Ceiling panels	Board	S18	N.A.D.I.S.								9
Ext	Porta-Cabins	Coating to walls	Coating	S15	N.A.D.I.S.								10
Ext	Porta-Cabins	Roof felt	Felt	S17	N.A.D.I.S.								11
Ext	Removed Cabin	Shuttering	Board	S19	N.A.D.I.S.								12
Ground Floor													
GF01	Lobby	Electrical switchgear			N.A.V.D.								13
GF01	Lobby	Panels to doors	Board	S01	N.A.D.I.S.								14
GF01	Lobby	Vinyl floor tiles	Vinyl	S02	N.A.D.I.S.								15



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF02	Office	Panel to door	Asbestos Insulating Board	S03	Amosite	X 1	2	1	2	2	7	Remove by an Unlicensed Asbestos Contractor (subject to risk assessment)	16
GF03	Office	Panel to door	Asbestos Insulating Board	AWS03	Amosite	X 1	2	1	2	2	7	Remove by an Unlicensed Asbestos Contractor (subject to risk assessment)	
GF04	Conservatory				N.A.V.D.								
GF05	Lobby	Panel to door	Asbestos Insulating Board	AWS03	Amosite	X 1	2	1	2	2	7	Remove by an Unlicensed Asbestos Contractor (subject to risk assessment)	17
GF05	Lobby	Vinyl floor roll	Vinyl	S04	N.A.D.I.S.								18
GF06	W.C.				N.A.V.D.								
GF07	Under stairs cupboard	Vinyl floor tiles	Vinyl	S05	Chrysotile	2 m2	1	0	0	1	2	Remove by an Unlicensed Asbestos Contractor	19
GF08	Lobby				N.A.V.D.								



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF09	Office	Panel to door	Asbestos Insulating Board	AWS03	Amosite	X 1	2	1	2	2	7	Remove by an Unlicensed Asbestos Contractor (subject to risk assessment)	
GF10	Office	Panel to door	Asbestos Insulating Board	AWS03	Amosite	X 1	2	1	2	2	7	Remove by an Unlicensed Asbestos Contractor (subject to risk assessment)	20
GF11	Reception				N.A.V.D.								
GF12	Lobby				N.A.V.D.								
GF13	Office				N.A.V.D.								
GF14	Electrical Room	Electrical Switchgear			No Access								21
GF14	Electrical Room	Panel above electrical switchgear	Asbestos Cement	S06	Chrysotile	2 Lm	1	1	1	1	4	Remove by an Unlicensed Asbestos Removal Contractor	22
GF15	Lobby	Vinyl floor tiles	Vinyl	S07	Chrysotile	2 m2	1	0	0	1	2	Remove by an Unlicensed Asbestos Removal Contractor	23, 24



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF16	Store	Vinyl floor tiles	Vinyl	AWS07	Chrysotile	22 m2	1	0	0	1	2	Remove by an Unlicensed Asbestos Removal Contractor	25
GF17	Cupboard				N.A.V.D.								
GF18	Under stairs cupboard	Vinyl floor tiles	Vinyl	AWS07	Chrysotile	2 m2	1	0	0	1	2	Remove by an Unlicensed Asbestos Removal Contractor	26
GF19	Kitchen				N.A.V.D.								
GF20	Lobby				N.A.V.D.								
GF21	Office				N.A.V.D.								
GF22	Office				N.A.V.D.								
GF23	Office				N.A.V.D.								
GF24	Office	Creda night storage heater			No Access	X 3						Model number C1283C checked against database – no asbestos present	27, 28



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF25	W.C.				N.A.V.D.								
GF26	Electrical Cupboard	Vinyl floor roll	Vinyl	S08	N.A.D.I.S.								
GF27	W.C.				N.A.V.D.								
GF28	Corridor	Creda night storage heater			No Access	X 1						Model number C1283C checked against database – no asbestos present	
GF28	Corridor	Vinyl floor roll below carpet	Vinyl	AWS08	N.A.D.I.S.								
GF29	Lobby	Vinyl floor roll below carpet	Vinyl	AWS08	N.A.D.I.S.								
GF30	Office				N.A.V.D.								
GF31	Office	Dimplex Night Storage Heater			No Access							No Model / Seral Number present	29
GF32	Office				N.A.V.D.								
GF33	Corridor				N.A.V.D.								



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF34	Store				N.A.V.D.								
GF35	Store				N.A.V.D.								
First Floor													
1F01	Stairs and Landing				N.A.V.D.								
1F02	Bedroom 1				N.A.V.D.								
1F02a	Bathroom				N.A.V.D.								
1F03	Bedroom 2				N.A.V.D.								
1F04	Bedroom 3				N.A.V.D.								
1F05	Bedroom 4				N.A.V.D.								
1F06	Bedroom 5				N.A.V.D.								
Loft	Accessed from Bedroom 5 1F06	Roof felt	Felt	AWS12	N.A.D.I.S.								30



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
1F07	Corridor	Panel to Corridor	Asbestos Insulating Board	S09	Amosite	2 m2	2	1	2	2	7	Remove by a Licensed Asbestos Removal Contractor	31
1F07	Corridor	Panels to stairs	Board	S11	N.A.D.I.S.								32
1F08	Corridor				N.A.V.D.								
1F09	Bedroom				N.A.V.D.								
1F10	W.C.				N.A.V.D.								
1F11	Bedroom				N.A.V.D.								
Loft	Accessed from 1F11 Bedroom	Water tank	Asbestos Cement	Strongly Presumed	Chrysotile	X 1	1	1	1	1	4	Manage and re-inspect or Remove by an Unlicensed Asbestos Removal Contractor	33
Loft	Accessed from 1F11 Bedroom	Carboard insulation to pipe	Paper	S10	N.A.D.I.S.								34
1F10	W.C.				N.A.V.D.								




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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
1F11	Void above W.C.				N.A.V.D.								
1F12	Office				N.A.V.D.								
Second Floor													
2F01	Stairs and Landing	Wall panels	Board	S11	N.A.D.I.S.								35
2F01	Stairs and Landing	Ceiling panels	Board	AWS11	N.A.D.I.S.								36
2F02	Office	Roof felt	Felt	S12	N.A.D.I.S.								37
2F03	Store				N.A.V.D.								


INSPECTION RECORD


	Photo Number	1	Sample Reference	S13
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Soffit		
	Note / Comments	No Action Required		


	Photo Number	2	Sample Reference	S13
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Soffit		
	Note / Comments	No Action Required		

	Photo Number	3	Sample Reference	S14
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Window putty		
	Note / Comments	No Action Required		

INSPECTION RECORD

	Photo Number	4	Sample Reference	Strongly Presumed
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Asbestos Cement Undercloaking		
	Note / Comments	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	5	Sample Reference	No Access
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Guttering		
	Note / Comments	No Access due to height		

	Photo Number	6	Sample Reference	S16
	Plan Ref	External		
	Location	Store		
	Position / Description	Asbestos Cement rain water goods		
	Note / Comments	Remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		

INSPECTION RECORD


	Photo Number	7	Sample Reference	S16
	Plan Ref	External		
	Location	Store		
	Position / Description	Asbestos Cement rain water goods debris		
	Note / Comments	Remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	8	Sample Reference	S17
	Plan Ref	External		
	Location	Boiler Room		
	Position / Description	Debris on pipes		
	Note / Comments	No Action Required		

	Photo Number	9	Sample Reference	S18
	Plan Ref	External		
	Location	Boiler Room		
	Position / Description	Ceiling panels		
	Note / Comments	No Action Required		



INSPECTION RECORD

	Photo Number	10	Sample Reference	S17
	Plan Ref	External		
	Location	Porta-Cabins		
	Position / Description	Textured Coating to walls		
	Note / Comments	No Action Required		

	Photo Number	11	Sample Reference	S17
	Plan Ref	External		
	Location	Porta-Cabins		
	Position / Description	Roof felt		
	Note / Comments	No Action Required		

	Photo Number	12	Sample Reference	S19
	Plan Ref	External		
	Location	Removed Porta-Cabins		
	Position / Description	Shuttering		
	Note / Comments	No Action Required		

INSPECTION RECORD


	Photo Number	13	Sample Reference	For reference
	Plan Ref	GF01		
	Location	Lobby		
	Position / Description	Electrical switchgear		
	Note / Comments	No Action Required		

	Photo Number	14	Sample Reference	S01
	Plan Ref	GF01		
	Location	Lobby		
	Position / Description	Panels to doors		
	Note / Comments	No Action Required		

	Photo Number	15	Sample Reference	S02
	Plan Ref	GF01		
	Location	Lobby		
	Position / Description	Vinyl floor tiles		
	Note / Comments	No Action Required		

INSPECTION RECORD


	Photo Number	16	Sample Reference	S03
	Plan Ref	GF02		
	Location	Office		
	Position / Description	Asbestos Insulating Board panel to door		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work (subject to risk assessment)		


	Photo Number	17	Sample Reference	AWS03
	Plan Ref	GF05		
	Location	Lobby		
	Position / Description	Asbestos Insulating Board panel to door		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work (subject to risk assessment)		

	Photo Number	18	Sample Reference	S04
	Plan Ref	GF05		
	Location	Lobby		
	Position / Description	Vinyl floor roll		
	Note / Comments	No Action required		

INSPECTION RECORD

	Photo Number	19	Sample Reference	S05
	Plan Ref	GF07		
	Location	Under stairs cupboard		
	Position / Description	Vinyl floor tiles		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	20	Sample Reference	AWS03
	Plan Ref	GF10		
	Location	Office		
	Position / Description	Asbestos Insulating Board panel to door		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work (subject to risk assessment)		

	Photo Number	21	Sample Reference	No Access
	Plan Ref	GF14		
	Location	Electrical Room		
	Position / Description	Electrical switchgear		
	Note / Comments	No Access Gained		

INSPECTION RECORD



	Photo Number	22	Sample Reference	S06
	Plan Ref	GF14		
	Location	Electrical Room		
	Position / Description	Asbestos Cement panel above electrical switchgear		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	23	Sample Reference	S07
	Plan Ref	GF15		
	Location	Lobby		
	Position / Description	Vinyl floor tiles		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	24	Sample Reference	S07
	Plan Ref	GF15		
	Location	Lobby		
	Position / Description	Vinyl floor tiles		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

INSPECTION RECORD

	Photo Number	25	Sample Reference	AWS07
	Plan Ref	GF16		
	Location	Store		
	Position / Description	Vinyl floor tiles		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		


	Photo Number	26	Sample Reference	AWS07
	Plan Ref	GF18		
	Location	Under stairs cupboard		
	Position / Description	Vinyl floor tiles		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	27	Sample Reference	For reference
	Plan Ref	GF24		
	Location	Office		
	Position / Description	Creda Night Storage Heaters		
	Note / Comments	Model number C1283C checked against database – no asbestos present		


INSPECTION RECORD

	Photo Number	28	Sample Reference	For reference
	Plan Ref	GF24		
	Location	Office		
	Position / Description	Creda Night Storage Heaters		
	Note / Comments	Model number C1283C checked against database – no asbestos present		

	Photo Number	29	Sample Reference	No Access
	Plan Ref	GF31		
	Location	Office		
	Position / Description	Dimplex Night Storage Heaters		
	Note / Comments	No Access No model / serial number present		

	Photo Number	30	Sample Reference	AWS12
	Plan Ref	Loft		
	Location	Accessed from 1F06 - Bedroom 5		
	Position / Description	Roof felt		
	Note / Comments	No Action Required		

INSPECTION RECORD

	Photo Number	31	Sample Reference	S09
	Plan Ref	1F07		
	Location	Corridor		
	Position / Description	Asbestos Insulating Board panel to corridor		
	Note / Comments	Remove by a Licensed Asbestos Removal Contractor who has submitted a 14-day notification to the HSE		


	Photo Number	32	Sample Reference	S11
	Plan Ref	1F07		
	Location	Corridor		
	Position / Description	Panels to stairs		
	Note / Comments	No Action Required		

	Photo Number	33	Sample Reference	Strongly Presumed
	Plan Ref	Loft		
	Location	Accessed from 1F11 Bedroom		
	Position / Description	Asbestos Cement water tank		
	Note / Comments	Manage and re-inspect or Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

INSPECTION RECORD

	Photo Number	34	Sample Reference	S10
	Plan Ref	Loft		
	Location	Accessed from 1F11 Bedroom		
	Position / Description	Cardboard insulation to pipes		
	Note / Comments	No Action Required		

	Photo Number	35	Sample Reference	S11
	Plan Ref	2F01		
	Location	Stairs and Landing		
	Position / Description	Panels to stairs		
	Note / Comments	No Action Required		

	Photo Number	36	Sample Reference	AWS11
	Plan Ref	2F01		
	Location	Stairs and Landing		
	Position / Description	Ceiling panels		
	Note / Comments	No Action Required		



INSPECTION RECORD

	Photo Number	37	Sample Reference	S12
	Plan Ref	2F02		
	Location	Office		
	Position / Description	Roof felt		
	Note / Comments	No Action Required		



APPENDIX B:
LABORATORY RESULTS OF BULK SAMPLE ANALYSIS



IBROX
75 Loanbank Quadrant
Govan
Glasgow
G513HZ



23-IBR-B-289

Certificate of Analysis for Bulk Identification

Customer Address

MERIT ENVIRONMENTAL LTD
8 Buckingham Close
Exmouth
Devon
EX8 2JB

Customer Order No	
Samples Submitted By	Client
Sampled By	Client
No. of Samples Submitted	20
Date Samples Submitted	14/02/2023
Date Samples Analysed	18/02/2023
Date issue	18/02/2023
Samples Analysed By	Nuala Coll
Analyst / Authorised Signature	<i>Nuala Coll</i>

Site Address

Whitehouse
Basset Road, Camborne. TR14 8SL

DNKA Ltd. accepts no responsibility for sampling activities undertaken by the client. Analysis is conducted in accordance with HSG 248 / Bulk Analysis Procedures using an in-house method SOP01 Bulk Analysis. Where the presence of Asbestos Fibres in soil analysis is required the technique used is as described in Quantification Procedures Stage 1. The material description shall be regarded as tentative and is not included in the UKAS Accreditation for this laboratory. Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. Where this document has been digitally signed, printed copies are uncontrolled.

CLIENT No	Origin / Location of Material	Material Type	Asbestos Type(s)	Comments	DNKA No
1	GF01 Lobby - Panels to door	Board / Panel	No Asbestos Detected		1
2	GF01 Lobby - Vinyl floor tiles	Vinyl	No Asbestos Detected		2
3	GF02 Office - Panel to door	Asbestos Insulating Board	Amosite		3
4	GF05 Utility - Vinyl floor roll	Vinyl & Adhesive	No Asbestos Detected		4
5	GF07 Under stairs cupboard - Vinyl floor tiles	Vinyl & Adhesive	Chrysotile	In Tile Only	5
6	GF14 Electrical - Panel above electrics	Asbestos Cement	Chrysotile		6
7	GF15 Lobby - Vinyl floor tiles	Vinyl	Chrysotile	In Tile Only	7
8	GF28 Corridor - Vinyl floor roll	Vinyl & Adhesive	No Asbestos Detected		8
9	1F08 Corridor - Panel to wall	Asbestos Insulating Board	Amosite		9
10	Loft - Pipe insulation	Paper	No Asbestos Detected		10
11	2F01 Stairs - Wall panels	Board / Panel	No Asbestos Detected		11
12	2F02 Office - Roof felt	Felt	No Asbestos Detected		12
13	External - Soffit	Board / Panel	No Asbestos Detected		13
14	External - Window putty	Mastic / Putty	No Asbestos Detected		14



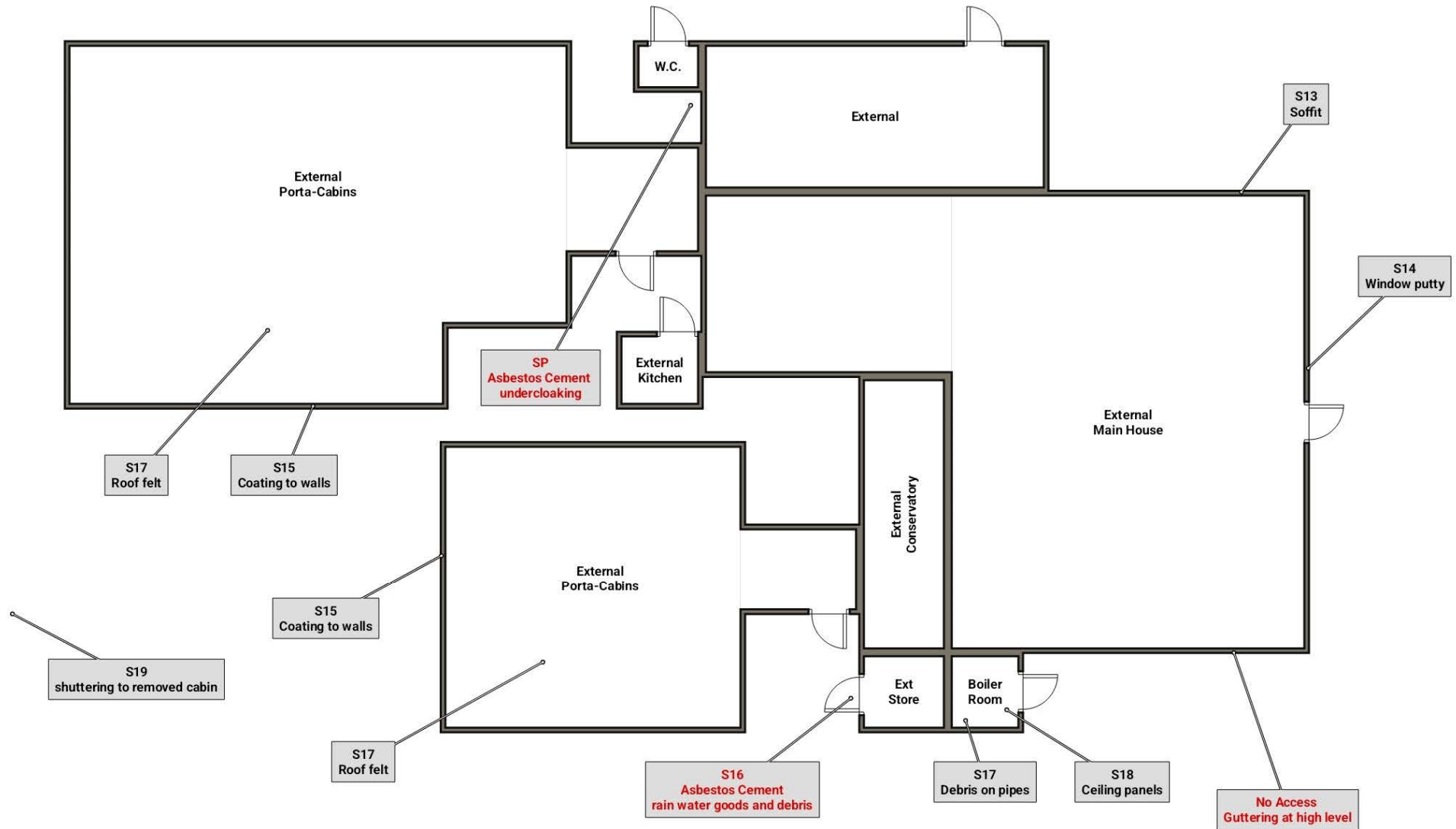
15	External - Coating to walls	Coating	No Asbestos Detected		15
16	External - Rain water goods	Asbestos Cement	Chrysotile		16
17	Boiler Room - Debris on pipes	Debris	No Asbestos Detected		17
18	Boiler Room - Ceiling panels	Board / Panel	No Asbestos Detected		18
19	External - Shuttering to removed cabin	Board / Panel	No Asbestos Detected		19
20	External - Roof felt	Felt	No Asbestos Detected		20



APPENDIX C:

PLANS

External

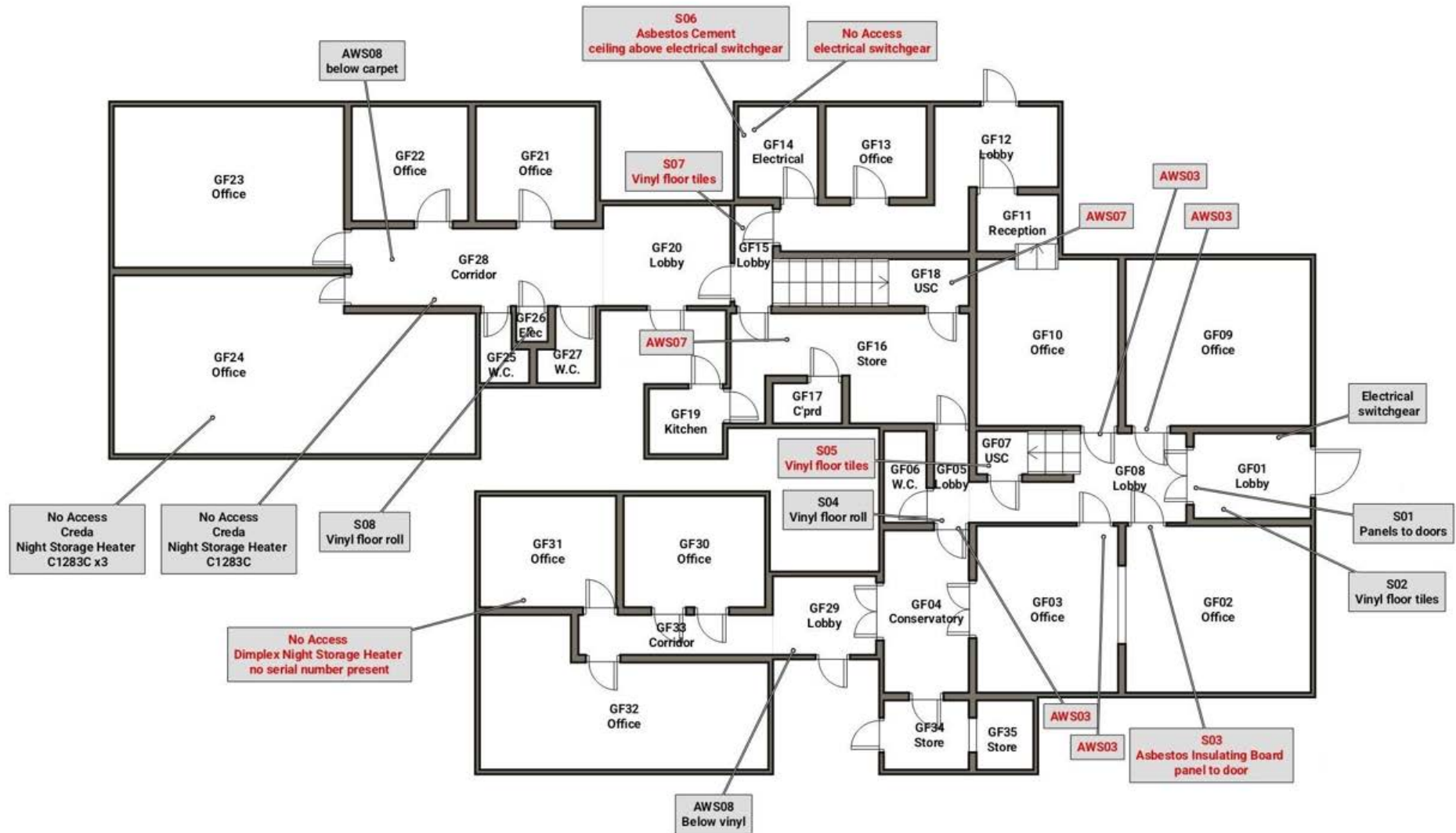


Client name	Camborne Council
Site Address	White House Basset Road, Camborne TR14 8SL



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample		Asbestos Containing Material

Ground Floor

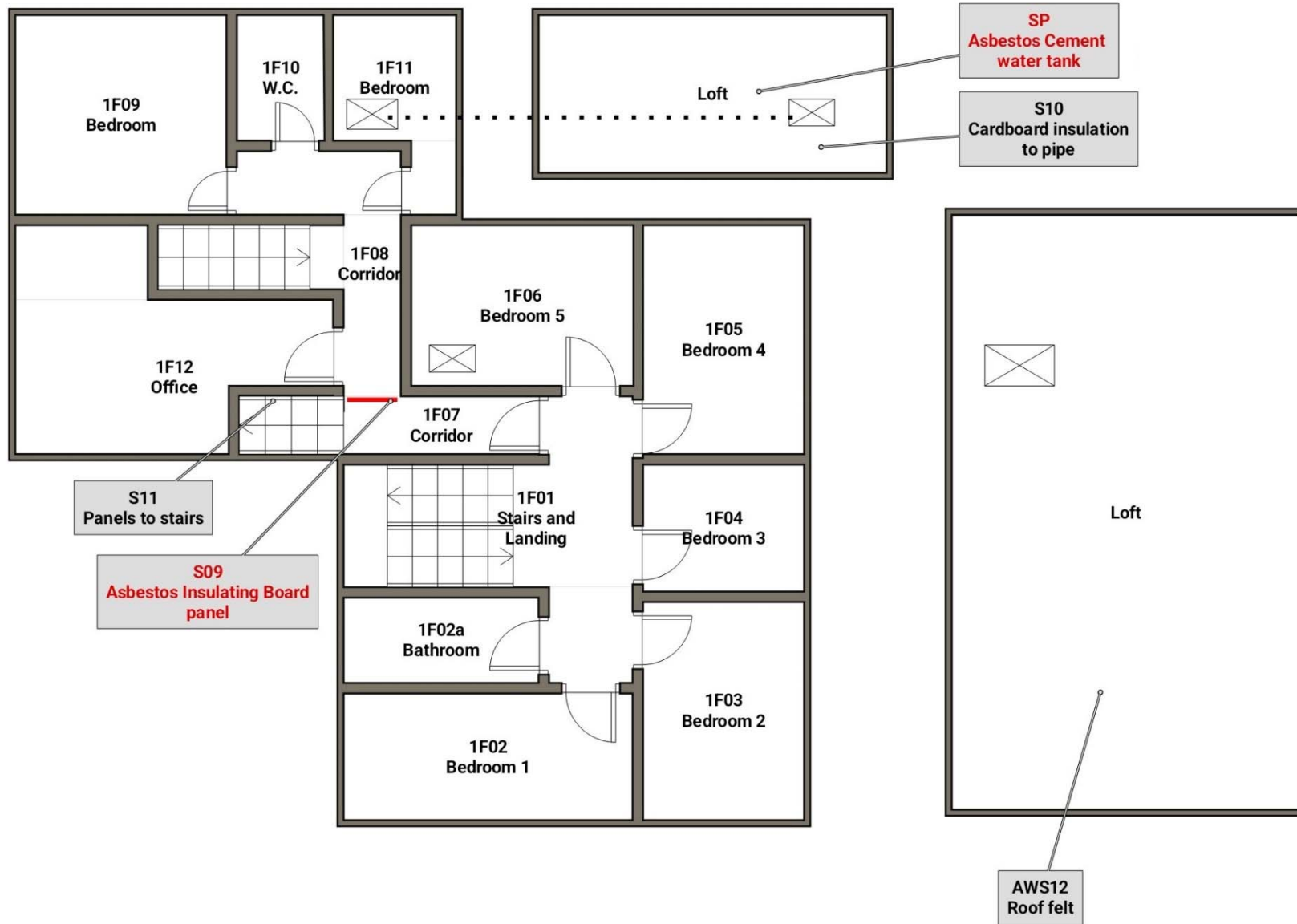


Client name	Camborne Council
Site Address	White House Basset Road, Camborne TR14 8SL



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample		Asbestos Containing Material

First Floor

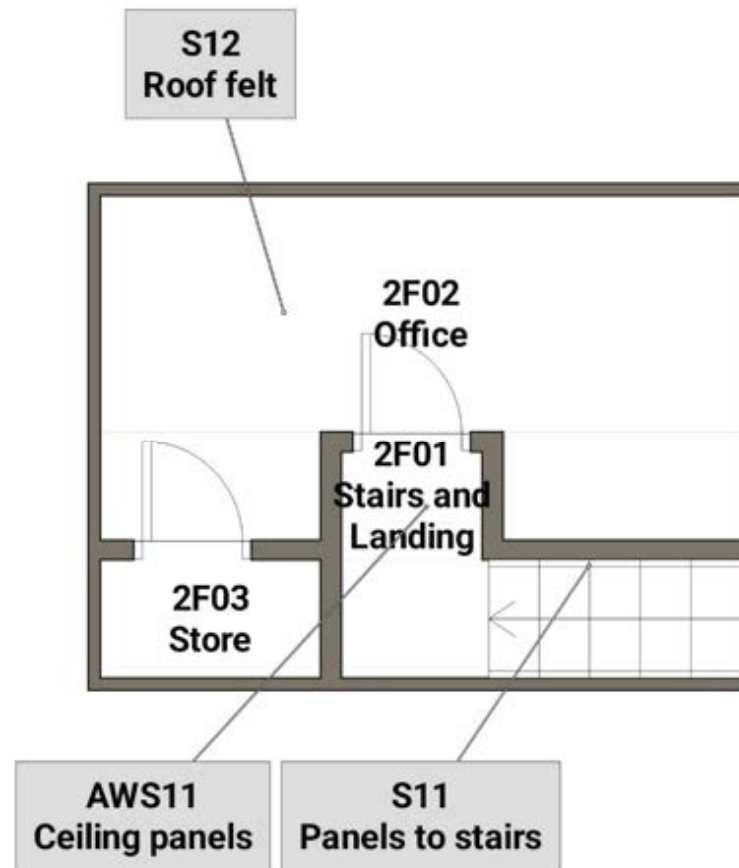


Client name	Camborne Council
Site Address	White House Basset Road, Camborne TR14 8SL



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample		Asbestos Containing Material

Second Floor



Client name	Camborne Council
Site Address	White House Basset Road, Camborne TR14 8SL



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample	SP	Asbestos Containing Material

Promix Basecoat

Product Data Sheet



A dry ready mixed Natural Hydraulic Lime mortar for rendering & plastering.

Product Description

Factory blended mortar using graded kiln dried sand and St. Astier Natural Hydraulic Lime, combined with carefully selected additives to improve the mortar's physical and mechanical properties, whilst maintaining all of the virtues of a pure Natural Hydraulic Lime mortar.

Mix Ratio

2:5 as standard, other mix ratios available on request.

Binder

St Astier NHL2 or NHL3.5, other binders available on request.

Aggregate

4mm down washed silica sand.

Usage

This Basecoat is suitable for coarse render coats, typically including; dubbing out, scat coats, scratch coats and float coats.

Also available pre-fibred.

Suitable for applications in construction where the binder strength is appropriate for the host background or surface. Suitable for external and internal use.

Do not use this product below 5°C, do not use this product if freezing conditions are predicted within the following few weeks (including wind chill); we have designed other products which are more appropriate for cold weather work, please contact us for more information. Do not use this product in temperatures above 30°C.

Benefits

- Better workability & reduced shrinkage risk
- Slower drying; better curing
- Quality controlled production
- Consistency of mix ratio and working additions

Coverage

After mixing, a 25kg bag will produce approximately 15 litres of mortar.

For render applications; a single 25Kg bag will cover 1.5m² at 10mm thickness on a totally flat wall. As walls are never completely flat on-site trials will always give the best indication of yield for your specific project.

Colour and Texture

All of our standard Promix Render range is entirely natural in colour. No pigments or colourants are

added. Cornerstone Promix Basecoat is made with an off-white sand which gives a bright but off-white render when floated.

Please note that as sands come from a natural source there can be some variation in colour. While variances are slight, for applications where colour is important such as unpainted render, we strongly advise that each elevation is completed using render from the same batch.

Preparation

In general, this will be determined by the purpose and application of the render.

Dense impervious backgrounds/materials are unlikely to be very absorbent and require little to no dampening, whereas more absorbent backgrounds/materials require adequate dampening in order to prevent rapid drying.

Whilst the Promix product range includes additions to help mitigate shrinkage issues, best practice still needs to be followed.

Ensure surfaces are clean and free of dust and other debris.

Mixing

A 25kg bag of mortar will require 4 to 4.5 litres of clean potable water. Always avoid making the mortar too wet, as this can promote shrinkage issues.

For drum type mixers, it is essential not to overfill the mixer.

As a dry mixed material, it is possible that some settlement or separation may occur in the bag during transit; when mixing part bags, it is especially important that the dry contents are thoroughly blended prior to mixing with water.

Best Practice/Advised Mixing: First add 60 to 70% water of the total water into the mixer, followed by the Promix Render and turn the mixer on. Allow the mortar to mix until the water is thoroughly distributed, then add additional water to achieve desired consistency.

Mixing Time: Mix for a minimum of 5 minutes, but for no longer than 10 minutes.

Quenching: Like most lime mortars this blend will benefit from Quenching; allow the mortar to stand for 10 to 20 minutes after mixing, before use. Whilst this is not mandatory you may find the mortar stiffens a bit if used straight out of the mixer, it may need a splash more water with remixing or just knocking back up again after 20 minutes as a result.

Other Mix Methods: We accept that it is generally site practice to add the water to the mortar.

Manufactured by Cornerstone Mortars

Cornerstone products are CE marked and manufactured under an ISO9001:2015 accredited Factory Production Control System.

Supplied by Cornish Lime Ltd.

Brims Park, Old Callywith Road
Bodmin, Cornwall PL31 2DZ
sales@cornishlime.co.uk 01208 79779

Providing the mortar is well mixed and not too wet, this method will be sufficient. Once water has been added, this mortar has an open time of at least 14 hours. Longer in colder weather.

Usage and Finishing

Areas Of Use: Our Promix Basecoat range will be suitable for use onto masonry backgrounds with some suction; for application onto tanking please consult us first as special application methods or bonding materials may be required. Render carrier boards like Celenit or similar are also suitable substrates however fine fibred wood wool or wood fibres insulation boards are not appropriate. For any other render carriers please contact us for more details on suitability.

Coats: Promix Basecoat should be used as a minimum of two coat system; a single coat application will ghost through the background.

Application: Always wet a substrate (including previous render layers) to control suction before use, however you don't want to be laying into water sitting on the surface of the wall as this will act as a slip-layer and prevent the render from bonding.

Dub out the wall to bring it roughly flat by filling pockets, voids or missing pointing with a relatively stiff mix. After dubbing out a shallow scratch should be applied to any areas which have been filled, this will help create a key for the scratch coat to bond to. Allow 48 hours for this to stiffen sufficiently to take the scratch coat of render. Keep these areas damp by regular mist spraying until the scratch coat is ready to be applied.

The scratch coat should be applied at a target thickness of 10-12mm, this should be scratched using a cross-hatch pattern scratch to approximately 1/3 of the depth of the render. The more common 'wavy line' scratch used on modern sand and cement renders is not appropriate for this design of material. This coat should be left for a minimum of 7 days to build up in strength before application of a float coat. During this period the render should be damp cured by mist spraying and protection from direct sunlight and drying winds, preferably with damp hessian sheeting.

The float coat should be applied at a target thickness of 8-10mm and should not be thicker than the scratch coat. The scratch coat may need mist spraying before application to control suction. This should be floated with a wooden or plastic float to compress the surface after application; lime renders should be stiffer than sand and cement at time of floating and should not drag under the float. Optionally this can then be sponged up after it's stiffened a little more to give a smoother surface if this is to be the final coat.

The float coat can be left at this point to give a coarse finish or it can be topped with a finer sand, if a top coat is to be applied then the surface should be devil floated to give a light key for the top coat.

After application the render should be kept damp to promote a cure and protected from direct sunlight

and drying winds for a minimum of two weeks; longer in colder weather. This can be achieved by use of sheeted scaffolding, damp hung hessian or even just unprotected regular dampening in sheltered areas.

Packaging

This product is supplied in 25kg polythene lined paper bags, palletised for shipping and handling. The packaging is a mixed material and should be recycled accordingly.

Also available as tonne bags for 3 Tonne or higher order quantities.

Storage

This product should be stored in dry conditions, in unopened bags and clear from the ground. Always protect bags from water and damp. Reseal part bags after opening if unused product is present.

Use within 6 months of manufacturing date (provided on each bag).

Health and Safety

RISK PHRASES: R36 / R37 / R38 / R43

- Avoid contact with skin and eyes.
- Contact with wet mortar may cause irritation, dermatitis and/or burns.
- Contact between lime powder and body fluid (sweat, eye fluid etc.) may cause skin burns and respiratory irritation, dermatitis or burns.

SAFETY PHRASES: S2 / S24/25 / S26 / S37

- Avoid eye and skin contact by wearing suitable eye protection, protective clothing and gloves.
- Avoid breathing dust.
- Keep out of reach of children.
- On contact with skin and/or eyes, rinse immediately with clean water and seek medical attention.

Declaration

Cornerstone lime renders and plasters are manufactured to the requirements of BS EN 998-1: 2016.

This product will contain no Portland Cement whatsoever.

Document Control

Datasheet version 1.4, issued May 2024. More modern versions of this document will supersede this datasheet, with no exclusions.

Manufactured by Cornerstone Mortars

Cornerstone products are CE marked and manufactured under an ISO9001:2015 accredited Factory Production Control System.

Supplied by Cornish Lime Ltd.

Brims Park, Old Callywith Road
Bodmin, Cornwall PL31 2DZ
sales@cornishlime.co.uk 01208 79779

SuperTherm Plaster

Product Data Sheet

An ultra lightweight and highly insulating plaster for internal applications.



Product Description

Dry ready mixed highly Insulating Lime Plaster designed for internal use to significantly reduce thermal losses in masonry.

Mix Ratio

Premixed to specific ratio, including fibres.

Binder

High Purity Calcium Hydroxide with Hydraulic Additives.

Aggregate

2mm down ultra lightweight foamed manufactured aggregate. The aggregate has a nanometre pore structure, at this size gas molecules collide more frequently within the web of the aggregate rather than with other gas molecules. This effect prevents the directional flow of heat via the enclosed cell glass. With specific gradings to replicate high performance sand, the aggregate is ground into multiple sizes and retains its full performance as even the finest particles still contain millions of pores and millions of webs.

The aggregate is free from halogens, free from VOCs and contains no toxic heavy metals.

Usage

SuperTherm is an extremely low density and highly insulating plaster designed to significantly improve the thermal performance of masonry.

SuperTherm excels as a remarkably low density, high insulation material, offering superior mechanical resistance relative to other products with similar density and thermal characteristics.

It delivers outstanding thermal insulation for masonry and can achieve this at much thinner layers, whilst also maintaining exceptional vapour permeability.

SuperTherm offers a viable solution for Part L1 legislation in that it meets the requirements for improving the thermal performance of a wall, whilst maintaining a permeable fabric which absorbs and readily allows for the evaporation of moisture.

With a measured K Value of 0.043 a 50mm application of Insulating Render will improve the U value of a solid wall by 115% or more, significantly reducing heat loss.

Fibre additions improve the flexural strength of the render, distributing stresses across the render to help reduce point loading, and negate the need for any mesh to be applied to the wall or inserted within the render.

Due to its lightweight nature, SuperTherm can be applied at depths of up to 50mm per pass.

SuperTherm can also be used in sustainable construction and renovation projects as a basecoat onto building materials such as hemp, straw, rammed earth, Woodfibre boards (and plasterboard TBC). The insulating properties help reduce the thermal expansion differentials between the background and any subsequent coatings.

For internal applications it should be applied as backing coat/s and finished with SuperTherm Finishing Plaster.

Suitable for application onto most host surfaces with suction.

If working on weak/friable backgrounds such as cob, please contact us for further application information.

Do not use this product if the temperature is above 30°C, below 5°C or if the risk of frost or snow is present within the next few weeks, this includes temperature drops associated with wind-chill.

Coverage

After mixing, a 15ltr bag will produce approximately 15 litres of mortar. This will cover 1.5m² at 10mm thickness.

Benefits

- *K Value – 0.043*
- Significantly warmer buildings
- Reduced heating costs
- Management of relative humidity and condensation within living areas
- Lightweight and easy to apply
- Density – 260kg m³
- Sustainable and environmentally friendly plaster
- Consistency of product compared to site mixed alternatives

Product Test Data

Compressive Strength – 3.014N (EN1015-11)

Flexural Strength – 0.511N (EN1015-11)

Vapour Permeability – TBC

Water Absorption – 1.8kg (EN1015-18)

Colour and Texture

Cornerstone SuperTherm is entirely natural in colour. No pigments or colourants are added. When finished it often has a slightly textured surface but is typically white. However, please note that colour variation is still possible due to the use of natural and recycled materials in the product.

Manufactured by Cornerstone Mortars

Cornerstone products are CE marked and manufactured under an ISO9001:2015 accredited Factory Production Control System.

Supplied by Cornish Lime Ltd.

Brims Park, Old Callywith Road
Bodmin, Cornwall PL31 2DZ
sales@cornishlime.co.uk 01208 79779

Preparation

We would expect appropriate preparation in accordance with best practice; where the surface is clean, free of dust and other debris.

Where necessary the background should be adequately dampened to promote adhesion/bond with the host surface.

Dense impervious backgrounds/materials are unlikely to be very absorbent and require little to no dampening, whereas more absorbent backgrounds/materials require adequate dampening in order to prevent rapid drying.

We have an application guide available for this product which covers some of the more technical aspects, it also offers some tips and advice so we recommend reading it in full before applying this product.

Mixing

A 15ltr bag of mortar will require 4.5 to 5.5 litres of clean potable water. The water addition will vary according to the application and desired consistency/workability of the mortar. Always avoid making the mix too wet, as this can promote shrinkage issues, especially when used at higher thicknesses of plaster.

SuperTherm should only be used as full bag mixes, do not part mix bags.

Mixing: Add 90% of the water, followed by the dry plaster. Place a lid over the mixer (see recommendations for mixer lids). Allow the material to mix for 1 to 2 minutes, then stop the mixer, scrape the sides clean. Add at least 50% of the remaining water and continue to mix for another 2 to 3 minutes with the mixer uncovered. Stop if necessary to scrape the sides of the mixer clean, then add additional water if required and continue mixing.

Mixing Time: The minimum mixing time is 6 minutes and the maximum mixing time is 8 minutes.

These times are imperative and must be adhered to.

Mixing of SuperTherm must be carried out using a mixer. Whisk mixing is not permitted for SuperTherm.

Quenching: Like most lime mortars this blend will benefit from Quenching; allow the mortar to stand for 10 to 20 minutes after mixing, before use.

Once water has been added, this mortar has an open time of at least 4 hours. This needs TBC

Usage

Areas Of Use: SuperTherm is suitable for use onto masonry backgrounds with some suction; for application onto tanking please consult us first as special application methods may be required.

For any other render carriers please contact us for more details on suitability.

Coats: Thickness of the coats will depend on the desired thermal improvement as well as the application method, spraying this render allows for deeper depths to be achieved faster. This product should be applied as part of at least a two-coat system.

Application: Due to the various ways and thicknesses this product can be applied, please refer to the application guidance document as this will give specific guidance on the

most common application methods.

Packaging

This product is supplied in 15ltr polythene lined paper bags, palletised for shipping and handling. The packaging is a mixed material and should be recycled accordingly.

Pallets contain 100 bags as standard at 15ltr each, we can supply these as up to 150 bags on request, however pallets can have height restrictions for certain delivery locations. (pallet sizes TBC)

Storage

This product should be stored in dry conditions, in unopened bags and clear from the ground. Always protect bags from water and damp. Reseal part bags after opening if unused product is present.

Use within 6 months of manufacturing date (provided on each bag).

Health and Safety

RISK PHRASES: R36 / R37 / R38 / R43

- Avoid contact with skin and eyes.
- Contact with wet mortar may cause irritation, dermatitis and/or burns.
- Contact between lime powder and body fluid (sweat, eye fluid etc.) may cause skin burns and respiratory irritation, dermatitis or burns.

SAFETY PHRASES: S2 / S24/25 / S26 / S37

- Avoid eye and skin contact by wearing suitable eye protection, protective clothing and gloves.
- Avoid breathing dust.
- Keep out of reach of children.
- On contact with skin and/or eyes, rinse immediately with clean water and seek medical attention.

Declaration

Cornerstone lime mortars for renders and plasters are manufactured to the requirements of BS EN 998-1: 2016.

This product will contain no Portland Cement whatsoever.

Document Control

Datasheet version 1.6, issued Feb 2023. More modern versions of this document will supersede this datasheet, with no exclusions.

Manufactured by Cornerstone Mortars

Cornerstone products are CE marked and manufactured under an ISO9001:2015 accredited Factory Production Control System.

Supplied by Cornish Lime Ltd.

Brims Park, Old Callywith Road
Bodmin, Cornwall PL31 2DZ
sales@cornishlime.co.uk 01208 79779

Tanking Render

Product Data Sheet

A dry ready mixed Natural Cement Render for Tanking.



Product Description

Factory blended render using graded kiln dried sand and VICAT Prompt Natural Cement, combined with carefully selected additives to improve the render's physical and mechanical properties.

Mix Ratio

1: 1 - Prompt: sand, plus retarder.

Binder

VICAT Prompt Natural Cement.

Aggregate

5mm down sharp flint sand.

Usage

Tanking Render is singularly designed for tanking of a substrate – to prevent water penetration in either direction.

Suitable for applications in construction where the binder strength is appropriate for the host background or surface.

This is quite a strong mix so it unsuitable for use onto some types of limestone, sandstone or damaged surfaces; please consult us for more information

Do not use this product below 5°C, do not use this product if freezing conditions are predicted within the following few weeks (including wind chill). Do not use this product in temperatures above 30°C.

Coverage

After mixing, a 25kg bag will produce approximately 15 litres of mortar.

For render applications; a single 25Kg bag will cover 1.5m² @ 10mm thickness on a totally flat background. As substrates are never completely flat on-site trials will always give the best indication of yield for your specific project.

Advantages

- Quality controlled production and product consistency.
- Improved workability of mortar, extended working and finishing time, increased bond strength and reduced risk of shrinkage.
- Increased water retention for improved cure.
- Made without Portland cement, meaning it's often approved for use on listed buildings as a means of last resort.

Colour and Texture

All of our render range is entirely natural in colour. No pigments or colourants are added.

Tanking Render is made with a 5mm down tan flint sand; however, this has little effect on the render colour. The colour comes from the Prompt itself which has a tan to rusty colour.

The final colour achieved will depend on how well the render is cured, keeping the render properly damp will result in a light tan colour whilst allowing it to dry back quickly (which we strongly advise against) will result in an uneven rust like colour

Preparation

Dense impervious backgrounds/materials are unlikely to be very absorbent and require little to no dampening, whereas more absorbent backgrounds/materials require adequate dampening in order to prevent rapid drying.

Ensure surfaces are clean and free of dust and other debris.

As this product is a fast-setting render, we typically advise preparation of tools, mixers, staff etc before starting to mix this render. We would also advise mixing smaller batches more frequently to ensure that it doesn't set in the wheelbarrow and go to waste. As you get use to the open time of the product you can scale your mix size to suit your rate of consumption.

Mixing

A 25kg bag of mortar will require 4.5 to 5.5 litres of clean potable water. Always avoid making the mortar too wet, as this can promote shrinkage issues.

For drum type mixers, it is essential not to overfill the mixer.

As a dry mixed material, it is possible that some settlement or separation may occur in the bag during transit; when mixing part bags, it is especially important that the dry contents are thoroughly blended prior to mixing with water.

Best Practice/Advised Mixing: First add 80 to 90% water of the total water into the mixer, followed by the dry render and turn the mixer on. Allow the mortar to mix until the water is thoroughly distributed, then add additional water to achieve desired consistency.

Mixing Time in a Belle Mixer: Mix for a minimum of 3 minutes, but for no longer than 8 minutes.

Mixing Time with a Whisk: Mix for a minimum of 2 minutes, but for no longer than 5 minutes.

Once water has been added, this mortar has an open time of 30-40 minutes in hot weather and up to 1 hour 30 in cold weather.

Manufactured by Cornerstone Mortars

Cornerstone products are CE marked and manufactured under an ISO9001:2015 accredited Factory Production Control System.

Supplied by Cornish Lime Ltd.

Brims Park, Old Callywith Road
Bodmin, Cornwall PL31 2DZ
sales@cornishlime.co.uk 01208 79779

Usage and Finishing

Areas Of Use: This product is singularly designed for preventing water penetration. Whilst it may be possible to use in other applications it is not designed for this and care must be taken to avoid its use on unsuitable backgrounds.

Coats: Tanking Render should be used as a minimum of two coats at 10mm per coat. We typically advise a third coat of lime render on top of tanking to deal with any "sweating" of the layer.

Application: Always wet a substrate (including previous render layers) to control suction before use, however you don't want to be laying into water sitting on the surface of the wall as this will act as a slip-layer and prevent the render from bonding.

Apply a 10mm coat to the background, scratch to approximately 1/3 of the depth of the render using a diamond scratch pattern. The more common 'wavey line' scratch used on modern sand and cement renders is not appropriate for this design of material.

Apply the second coat as soon as possible after the first coat to a depth of 10mm, preferably the same day, once the previous layer has started to set. If this is to be the finish then this coat should be floated with a wooden or plastic float to compress the surface after application; this will behave more like a modern sand and cement product than a lime render under the float. If this is to be topped with a lime render then this coat should be scratched in the same method as the first coat and it should be applied the following day.

Ideally a third coat of lime render should be very porous, such as the Cornerstone Insulating Render, or the NHL2 Promix Medium Topcoat, this should be given a float finish rather than a trowelled finish to improve the moisture managing characteristics.

After application the render should be kept damp to promote a cure and protected from high temperatures and drying winds for a minimum of two weeks; longer in colder weather. This can be achieved by use of damp hung hessian or even just unprotected regular dampening in sheltered areas.

Packaging

This product is supplied in 25kg polythene lined paper bags, palletised for shipping and handling. Also available as tonne bags for 3 Tonne or higher order quantities.

The packaging is a mixed material and should be recycled accordingly.

Storage

This product should be stored in dry conditions, in unopened bags and clear from the ground. Always protect bags from water and damp. Reseal part bags after opening if unused product is present.

Use within 6 to 8 weeks of the manufacturing date (provided on each bag).

Health and Safety

RISK PHRASES: R36 / R37 / R38 / R43

- Avoid contact with skin and eyes.
- Contact with wet mortar may cause irritation, dermatitis and/or burns.
- Contact between lime powder and body fluid (sweat, eye fluid etc.) may cause skin burns and respiratory irritation, dermatitis or burns.

SAFETY PHRASES: S2 / S24/25 / S26 / S37

- Avoid eye and skin contact by wearing suitable eye protection, protective clothing and gloves.
- Avoid breathing dust.
- Keep out of reach of children.
- On contact with skin and/or eyes, rinse immediately with clean water and seek medical attention.

Declaration

Cornerstone lime mortars for renders and plasters are manufactured to the requirements of BS EN 998-1: 2016.

These will contain no Portland Cement whatsoever unless requested as a custom mortar or part of the Newbuild product range.

Document Control

Datasheet version 1.5, issued January 2023. Any more modern versions will supersede this datasheet, with no exclusions.

Manufactured by Cornerstone Mortars

Cornerstone products are CE marked and manufactured under an ISO9001:2015 accredited Factory Production Control System.

Supplied by Cornish Lime Ltd.

Brims Park, Old Callywith Road
Bodmin, Cornwall PL31 2DZ
sales@cornishlime.co.uk 01208 79779



Applying a Three Coat Lime Render

Issue 2 OCT 2021

There are a number of different substrates you could be working with, from a simple masonry wall to a timber lath substrate, and we have tried to keep the following guide as generic as possible.

The following guide applies equally to both NHL and lime putty renders, and Cornish Lime stock an extensive range of ready-mixed base coat and top coat renders to suit all applications, supplied as both NHL drymix and lime putty mixes. We also supply premium quality lime putty plasters for fine plastering work.

Preparation is e

As with most things in life sufficient preparation is key, and when carrying out any type of rendering making sure the surface is thoroughly cleaned and free of all dust or debris is of paramount importance.

Also ensure the surface is not too smooth and, if so, first score or roughen the surface sufficiently to provide a good key for the first coat to adhere to.



A voiding the pitfalls of lime rendering

Lime renders can be temperamental and do require due care during their application and their infancy, and can fail from excess shrinkage, drying back too quickly, or weather damage during the early stages of their set. However, applied properly, they will provide both protection and decoration to virtually any structure.

Weather - Failure can usually be avoided through basic preparation and, when necessary, sheltering from poor weather. Simple wetting tests, observation and planning at the outset is also strongly recommended.

Shrinkage - as initial shrinkage takes place in the drying out phase, this can be beaten back by using a

plasterers' float and dampening the wall as required - pressing the float home evenly, and in a close circular motion but only if necessary.

Drying out too quickly - Lime renders should never be allowed to dry too quickly, and a render that is simply allowed to dry out too quickly is more than likely to fail. There is a vast difference between a render that has been allowed to carbonate and one that was simply allowed to "dry out too quickly".

If in any doubt see our curing lime mortars and renders guide for further guidance

Weather permitting

You should also pay attention to the weather, as strong sun, wind, frost and rain will all have a bearing on the overall performance of a long-lasting, defect-free lime render.

Work needs to be kept dry enough to allow the lime enough time to set, but do not allow it too dry back too quickly. Try to shield work from direct or wind-driven rain, and where necessary use hessian curtains to stop the work drying out too quickly from wind or strong sun. It is also very important to avoid frosty conditions during the render's early set, particularly within the first 14 days.

Filling large voids

As lime mortar is more expensive than the stone usually to hand, you can pack out large voids or hollows with a combination of lime mortar and stone.

Pre wetting the surface

To better control potential shrinkage, we highly recommend pre-wetting the surface to avoid moisture being drawn out of the render coat and into the substrate. Try to avoid over-wetting; a pump-up garden sprayer is well suited for this purpose, as a hosepipe will deliver too much water in most cases. In the case of very porous materials such as cob, chalks, and clunch, along with different types of soft brick or stone, the use of a hosepipe may indeed be appropriate.



Keying and scratching in

Once the INITIAL set has taken place, key the wall using a convenient tool to make a groove in the render of sufficient depth that will allow the subsequent coat something to grab, or hang on to, without over scoring or tearing the backing coat.

Diamond keying is recommended for scratching in, and a three-pronged lath scratcher is a simple tool to knock up.

Remember: The scoring should not be such as to tear the render off the wall.



Choosing your Mortar

Selecting the correct mortar for your application is essential. There are many factors that need to be considered including strength, performance and workability.

Cornish Lime manufacture and supply a wide range of mortars for site mix and premixed options using lime putty and natural hydraulic lime (NHL). It is advisable to contact us if you are unsure of which mortar to use for your application or for further information on how to apply your mortar.

First coat and finishing coat

On any surface one should be looking to apply a uniform thickness of lime render of about 9-12 mm

(plasters being the top coat are applied much thinner, 4-7 mm).

For the best results it is recommended to actually 'throw, cast or harl,'

The material for a cast-on coat should be wetter than that for normal rendering and should incorporate more gritty material. Thrown on by hand, it will provide a suitable bonding coat for the scratch coat. A thrown coat offers a superior bond simply from the action of casting on, and is far less likely to delaminate from the substrate. This is of primary importance on very porous surfaces – such as cob or soft brick – or impervious surfaces such as granite or engineering brick.

Alternatively, apply the first coat as normal using a laying-on trowel, using even pressure to 'press' it on or into the wall. Lime mortars are extremely cohesive but require more effort than for cement bound render, requiring greater pressure to press the render onto the surface (aided by the pre-damping).



Application should be reasonably even and once applied should not be overworked or straightened too much. In simple terms, lay it up and leave it.

Note: It is of the utmost importance that an adequate set has taken place in the base coat. To follow on too soon with subsequent coats will result in much greater shrinkage problems, as the individual layers will shrink back at differing rates.

Second coat

The second coat should be treated the same as the first, and applied before the first coat has developed too much of a set. In normal conditions this should be about one week, but there is no hard and fast rule to the time it may take; Surfaces that are very damp will take longer to harden up. Ultimately, a leather dry consistency is the aim.

The second coat is the straightening coat, so after application the work needs to be ruled/staffed off, to further straighten the work to produce the desired level of finish (if necessary).



Once sufficiently set the render should be rubbed up with a normal float and finished with a devil float to slightly score, forming a key for the topcoat of plaster.

Final coat

The final coat is treated much the same as the previous coats, assuming any straightening required has been carried out prior to this point.

Once the surface has been laid, avoid rubbing up the work too soon, leaving it for as long as is practically possible.

Top coat plasters will normally have a greater lime content and use a finer sand, so will be more prone to shrinkage problems. Working on lime mortars too soon results in free lime being pulled to the surface (Case

Hardening), which affects the properties of the material and can sometimes lead to failure.

The choice of sand in the topcoat is also important dependent as this determines the finish. For a basic smooth finish most BS1200 sands will do, but for work requiring a higher quality finish much finer sand would be required.

Most importantly, the thickness of the final topcoat is crucial and should not be applied any thicker than 5-7mm. Lime plasters supplied by Cornish Lime from stock are mixed at 2:3 Lime: Sand, using the most mature lime putty we have in stock.

Summary

- Surface preparation needs to be thorough
- Lime mortars are harder to apply as they need to be drier than that for cement renders, with greater pressure applied
- Once applied, they require more looking after than a cement render: Keep them damp and protect them from the weather (see our Curing Lime Mortars guide)
- Hair or fibres must be incorporated when render is going onto a lath carrier
- Lime mortars are essential for allowing a building to breath, protecting from moisture damage
- While cement renders are generally cheaper, lime mortars are natural and are more environmentally friendly.
- Lime renders can be painted after they have cured, a breathable paint is required (see our Breathable Paints Explained article)



The information given in this document is for guidance purposes only and is not intended to be a specification.



Curing Lime Based Renders & Mortars

Issue 2 OCT 2021

Curing is the process of keeping a mortar or render under a specific environmental condition until the chemical set (referred to as hydration) is sufficient to withstand the environment into which the mortar has been placed. Lime binders are generally weaker than cements taking longer to acquire their strength and hardness, leaving them potentially more vulnerable for a longer period than cement equivalents, and curing them once placed is simply regarded as best practice.

Good curing is typically considered to be that of providing a humid environment stimulating full hydration of the lime binder, providing strength development along with other quality benefits to be had from using lime. Conversely, and the most common cause of failure in our experience, is allowing a mortar/render to dry out too quickly, impeding the chemical process for hydration, stressing the mortar resulting in cracking, especially to renders.

Protecting Lime renders

Standard practice for protecting lime renders is with hessian sheeting draped over the subject area in relatively close proximity to the render. This should be left in place for at least a week and while this is a standard requirement for any kind of rendering it's one that is regrettably seldom practiced.

Cornish Lime stock three grades of hessian; 229, 273 & 366 gsm (grammes per m²) where the weight is relevant to the weave and amount of fabric used per square metre. The most commonly used for curing is the 229 & 273 gsm, the heavier fabric is more generally used for frost protection.



General view of hessian sheeting attached to the inner uprights of a typical inside board scaffolding. Summer working with the hessian dampened down to aid the curing regime.

ISSUES



Drying Too Quickly

Where a render is allowed to dry out too quickly hydration and carbonation of the binder is inhibited, resulting in drying shrinkage. There are two principle types of drying problems both of which will be manifested as cracks. The first, plastic shrinkage is the consequence of the rapid evaporation of mixing water from the mix (while in its plastic state). This leads to increased tensile stresses at a time when it has not gained sufficient strength. Plastic shrinkage cracks will be manifested in the first 48 hours.

The second, drying shrinkage is from the effects of climatic conditions such as wind, high temperatures or exposure to strong sunlight (compounded during times of low humidity). Cracking from drying shrinkage tend to take that much longer to manifest but the outcome is much the same. Another consequence of rapid drying is that the mortar may become friable.



A simple yet effective arrangement at the base of scaffolding to manage hessian protection for a new lime render, note the use of a scaffold board and the 2"x1" batten to mitigate flapping.

The application of excessively thick top coats can result in stress fracturing in the coat as a result of unequal compaction when finishing the render coat. The purpose of floating (rubbing up) is primarily decorative; however, it performs a technical function, closing the surface in this manner helps reduce the ingress of water. Also where a top coat is too thick it will be extremely difficult, often impossible, to compress the whole thickness to an adequate level alone an even level.

As well as supplying hessian and a range of ties etc. Cornish Lime also supply a Wintermix product as part of our Cornerstone range. Please contact us for further information on this product or further advice on curing lime mortars and renders.

For high suction backgrounds especially we advise the addition of a proprietary polypropylene or fibreglass reinforcing fibres added to the mix as an aid to control shrinkage cracking in the base coats.

Excessive Water

The consequences of too much water in a mix can compound the plastic shrinkage, which as previously mentioned is likely to be manifested in the first few days following application. Water in a mix takes up volume and is given up during the hydration process.

Applying Too Many

The consequences of applying subsequent coats of render coats too soon onto the previous coat may result in stress cracking as a result of unequal contraction between the two layers (differential drying). We advise that the backing coat should be allowed to achieve a sufficient set prior to applying additional coats.

Thick Top Coats



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Pointing with Lime Mortar

Issue 2 OCT 2021

Pointing is the action of filling the external part of the mortar joints between masonry units such as stone or brick etc. with new mortar to better protect the masonry from water ingress and associated decay.

With rubble stonework especially, before any work commences we would advise that you take a moment to simply study the wall and observe how it was built originally (if still possible), certainly take pictures for a visual reference. With this type of masonry you will often observe small stones being used to support larger stones. These pinning stones (also referred to as gallets or snecks) while providing a “wedge” also act as large pieces of aggregate, reducing the amount of mortar used within the joint. This reduction in mortar mass aids curing and to some degree the cost. In order to maintain the visual integrity it is important that these pinning stones are placed back within the wall as close as possible to that of the original.



Joint Preparation

In most repointing cases the least popular aspect of the process, although vital that it's done as thoroughly as possible, is the removal of the existing mortar joints. In the case of original lime mortars, it is relatively straight forward, however, more frequently this involves the removal of hard cement mortars. In order to mitigate further damage to the original masonry this should be removed as carefully as practical, leaving as square a profile as can be realistically achieved at the back of the joint. Exactly how it's achieved will be very subjective, as will the tools used to achieve it. There may well be occasions where mechanical cutting out is deemed appropriate and when and where this method is suitable we would advise due diligence to mitigate unnecessary damage to the masonry units.



Clean out existing mortar joint into space to reduce stress on the masonry unit

When removing existing pointing it's important to keep any damage to the masonry to an absolute minimum, and the most obvious element to manage that is “common sense”. Existing mortar should be removed by cutting out in a controlled manner, where the existing mortar is cut out to the open face of the joint, don't direct energy from the chisel directly into the mortar. This reduces the energy and stress to the masonry unit. Tools should be appropriate to the joint size and chisels should be as sharp as possible. While it may be counter intuitive

you don't need big heavy hammers, and rarely would we advocate the use of mechanical type “breakers”; however, mechanical methods can often be appropriate – when used sensibly.

The joints need to be raked out to a suitable depth, with the general rule being that it should be at least one and a half times the width of the joint, in the case of wide joints common sense should prevail. Insufficient depth will result in nothing more than a token gesture with an increased risk of the mortar becoming loose or simply falling out within a relatively short time.

Once the joint has been cut out square it should then be further prepared by a thorough brushing out, with no loose material present to compromise the bond of the fresh mortar once it is placed.

Dampening the Wall

While this should be important when working with any mortar it's far more so with lime, lime mortar after placing should not allowed to dry out too quickly. Before any mortar is applied the background of the joints will need to be dampened down and as different masonry will have different characteristics the advice we offer here is generic. Existing lime mortars tend to be highly absorbent and assuming the work is being carried out on typical masonry with an average amount of residual moisture (approx. 20% in northern Europe), spray the wall using appropriate methods that will place sufficient moisture into the background to prevent desiccation of the fresh mortar after placing. NEVER place your mortar where standing water is present.



Lime Mortar

Mortar should be selected for specific applications and locations. The table below offers a simple overview of suitable mortars; however, we advise that you contact us for more specific advice.

Lime Type	Host Surface	Exposure	Time of Year	Examples
Non Hydraulic Lime Putty	Very soft and friable backgrounds	Sheltered & Internal	April to September	Cob (earth) soft friable brick or stone. Well suited to other masonry types throughout the year
NHL 2	Soft and friable backgrounds	Sheltered	All year with adequate protection	Most Masonry Types
NHL 3.5	Reasonably sound to very hard backgrounds	Sheltered to moderate		
NHL 5	Very durable / hard backgrounds	Exposed		

Mortar for pointing should be workable without being too wet, generally the stiffer the mortar the cleaner the work can be executed. If the mortar is too wet, it can be difficult to apply and will readily stain the masonry; also, the wetter a mortar is the more prone it will be to shrinkage cracking.

Tools

There are a wide variety of tools that can be suitable for pointing. For most applications it will come down to what is suitable to the joint size, personal preference and what feels comfortable. Using too large a tool will result in mortar being smeared over the masonry or prove difficult to apply in tighter joints.

A plasterer's small tool, also known as a leaf and square or a trowel and square, can be very useful for where you have smaller joints.

In our opinion the churn brush is the most important tool when it comes to pointing, with its main role to beat the mortar back after application; this will be discussed in more detail shortly.



Churn Brush



Trowel and Square

Filling the Joints

When filling joints, it is important that the mortar is thoroughly pressed home applying sufficient pressure to the tool forcing mortar into the whole of the joint.

When placing the mortar, avoid filling large voids with just mortar, instead think about packing them out with appropriately sized stones that act as aggregate thus reducing the mortar mass, aiding the curing process; regardless of the type of lime used.

While there are many ways that pointing can be finished, here we are only advising that of “Fully Flush Pointing” or “Pointing to the Weathered

Edge,” where the mortar is finished in such a way that it allows water to run down over the face of the stone. We never advocate or recognise recessed pointing where a ledge is created which in turn can allow easier access for water into the masonry fabric from wind driven rain.



Finishing the Joints

The best tool and method for finishing is to use a churn brush to strike the mortar, to compact it within the joint using a tamping action, throwing the brush square onto the mortar, in such a manner that you compact the mortar, closing any initial shrinkage that may have occurred, thus improving the contact between mortar and masonry. This action serves several purposes, firstly it improves the contact between the stone and mortar, it also cleans off material that may be on the edge of the stone and finally it leaves a textured surface.



A textured surface increases the surface area of the mortar allowing for greater evaporation from the mortar joint. This tamping operation can and should be further repeated at an appropriate time but while the mortar is in a suitable state to receive such treatment.

The action of finishing the mortar is extremely important for the obvious technical reasons, also the visual impact of pointing; this is after all what you will be displaying for many years to come.

As for the right time to carry out this task it should be done when the mortar has reached a state where it has started to set to the point that it's “leather dry” e.g. when your thumbnail can just indent the mortar; too soon and you'll simply smear the mortar over the masonry and too late you'll just wear the brush out quicker. It can be as soon as a couple of hours or as much as 48 hours, or longer during colder weather, especially with lower strength limes.

The exact time mortar will take to reach this point will vary considerably on weather conditions at the time (temperature especially), with the mortar taking longer during colder conditions and greatly accelerated during the summer. Therefore, with the explanation offered above the best advice we can provide here, is that you should wait for what we hope will be apparent, but please don't hesitate to contact us for further assistance.

Aftercare

While dampening the wall is a vital process for pointing as it helps cure the mortar, there are further measures that need to be considered once the mortar has been placed. Weather in the UK is dynamic and while there are several factors to manage the two main concerns to watch out for will be frost and drying out. Most importantly, if a lime mortar can dry out too quickly (rapid moisture loss) the result will more likely be a mortar that is chemically deficient and vulnerable to accelerated weathering, and one of the most common causes of mortar failure.



Lime mortars demand baby sitting in their infancy with appropriate measures adopted for good curing and appropriate to the prevailing conditions at the time they are placed.

Mortars can be protected, usually with hessian sheeting. Hessian has a dual purpose, firstly it protects the mortar from the elements and secondly it helps keep the mortar damp to aid its cure. For further more specific information please refer to our guidance sheet titled “Curing Lime Based Renders & Mortars”

This article is to provide general guidance and an overview of pointing, we strongly advise that you contact us for more specific information for individual applications.

The information given in this document is for guidance purposes only and is not intended to be a specification.



CLM66 - Data Sheet

Issue 3 – Dec '22

PRODUCT

Cornish Lime ready-mixed top coat plaster CLM66 is a ready-to-use top coat plaster that simply requires 'knocking-up' prior to application. It will in all likelihood require additional water to meet your desired application consistency.

Mix Ratio 2:3

Lime Putty : Sand and chalk

It is made using our quality lime putty, guaranteed to be a minimum four months mature, mixed with a double washed superfine silica sand along with a chalk dust. The mix ratio (Lime: Sand) for a finishing coat is varied according to the required finish; Lime rich mixes can vary from two or three parts lime to one of sand, the leanest mix being one part of lime to two or three parts sand. The more lime added the easier it will be to achieve a smoother "polished" type surface, whereas a leaner mix is better suited to a more open textured float finish.

For custom mix ratios please contact us; we often make this as a 1:1, but to order only.

USAGE

CLM66 is used as an internal top coat finishing plaster on top of an appropriately prepared undercoat render. The following information is relevant to its use as such; it does have other appropriate uses and please contact us if you have any questions regarding alternative usage.

This material cannot be applied directly to plasterboard, grip coats will be required, please contact us for more information.

COVERAGE

Coverage at 3mm thick: 3.5 M²/25Kg - 140 M²/Tonne

ADVANTAGES

- Quality controlled production
- Consistency of mix ratio
- Finer finish than most site mixed options
- Natural ingredients free from silicones, acrylics and other harmful additives

APPEARANCE

CLM66 is entirely natural in colour. No pigments or colourants are added.

For applications where colour is important we strongly advise that sufficient quantities of plaster are purchased and all bags from the same batch to ensure consistency.

PREPARATION

In general, this will be determined by the purpose and application of the plaster.

We would expect appropriate preparation in accordance with best practice; where the surface is clean, free of dust and other debris. Where necessary the background should be adequately dampened to promote adhesion/bond with the host surface.



Dense impervious backgrounds/material are unlikely to be very absorbent and require little to no dampening, whereas more absorbent background/materials require adequate dampening in order to prevent rapid drying.

MIXING

CLM66 is ready to use, just needs 'knocking up', in most cases this will bring the plaster to a useable consistency. Water can be added to soften the plaster further if desired; however, this should be kept to a minimum as higher water addition rates can lead to plastic shrinkage cracking. Water once added, must be thoroughly mixed through with a whisk to achieve a consistent mix.

APPLICATION

(FOR GUIDANCE PURPOSE ONLY AND NOT FOR USE AS A SPECIFICATION)

The following notes are for guidance purposes only and not intended as a definitive guide to finishing plastering.

It is important to note that the float coat, receiving the finishing plaster, should be finished to the final plane so as to allow a uniform and even thickness for the finishing coat. The finishing coat should not be used to even out any discrepancies in the float coat as this can lead to differential drying as a result of a thickness variation in the plaster. This is of the utmost importance for the execution of finishing techniques as the plaster should dry out consistently and evenly to assist in the finishing process, regardless of the tools or methods chosen to achieve the desired finish.

The final coat is invariably more lime rich than the previous coats which is against all conventions for plastering and as such it must be thinner than the float coat. A Lime Putty finishing plaster is perfectly OK onto an NHL based undercoat; however, we would not advise this the other way around.

Like any lime render/plaster the background should be adequately dampened with water to control suction before applying the finishing coat, the best method for this will be a spray application delivering a uniform volume of water appropriate to the degree of suction control needed, e.g. an open textured float coat will be more absorbent than one that has been closed tighter as a function of excessive floating; the background substrate can also impact on absorption rates as well. Lime render/plaster should never be allowed to dry too quickly.

The application of a finishing coat demands a skill set unlike that for the undercoats and the biggest issue will be in applying a consistently even thickness which in turn will greatly aid the finishing process.

Finishing plaster is laid on in two, tight layers aiming for 2mm but to a total thickness no greater than 3mm which should be regarded as an absolute maximum. Too thick a finishing coat will increase the risk of stress cracking. Each layer is laid on as thin as possible, working in alternate directions for each coat; subsequent coats should be laid over the previous one as soon as it has had a chance to pick-up or stiffen but it should not be left too long. When ready we advise the use of a cross grained float to scour the surface to compact and consolidate the plaster to achieve a relatively flat surface; during this process there may well be times when additional water lightly sprayed onto the surface will benefit the floating action. However, it is important not too over wet the surface using the least amount possible but enough to aid the process.

Depending on the degree of finish required the surface can be left as a float finish or the most popular in our experience is for further working with a sponge/float creating a surface similar to that of a very fine sandpaper, a relatively easy finish to achieve and dampened as necessary to aid finishing.

A smooth glass like finish is produced by trowelling the surface with a steel trowel, dampened as necessary to achieve a fine closed finish. It is advisable to use long sweeps for the trowel in a singular direction, normally top to bottom. Such finishes will be much more difficult to achieve with mixes that are lime lean, including our own stock mix; we would advise a mix ratio of 1:1 or richer for smooth glass like finishes. Fine finishes like this will not have the same texture as gypsum plasters; they will be ultra matt rather than glossy.



Super smooth glaze like finishes should be avoided if the intention is to paint the surface as Limewash or paint will have limited uptake on very smooth surfaces unless sanded down to open the sealed surface.

Patching finished lime plaster into a repair requires care. The finish plaster containing sand will abrade and degrade existing edges leading to a dull surface around the repair. A clean break of a few mm is necessary around the patch and this can be filled later with Cornish Lime “putty fine surface filler” when the patch is fully hardened.

Decoration: Lime paint, lime wash, Beeck’s and Aglaia are appropriate, breathable finishes for new work. Paint finishes should only be applied to fully dry, set and carbonated work; it is not advised to apply wallpaper for up to 12 months.

Cornish Lime prides itself on the support we offer our customers, however, the advice given here is provided in good faith and for guidance purposes only, and it is not intended as a specification. It is up to the user of these products to ensure that they have selected the most appropriate product and that best working practices are followed using the necessary skills. Adequate preparation, aftercare and protection are essential.

AVOIDING THE PITFALLS

CLM66 is made from Lime Putty, a Non-Hydraulic Lime that sets through exposure to atmospheric Carbon Dioxide in the presence of moisture. This process will be influenced by climatic conditions and will behave differently depending on ambient temperatures. Work should never be undertaken in frosty conditions or where the temperature is likely to fall below 5 degrees C during the execution of the work, or until the plaster has hardened.

Protection should remain in place for as long as necessary. Ensure that the rate of drying is consistent and that strong draughts are excluded from the working area. This is particularly important where a building has windows removed or doors open. Heating regimes should be tempered so not to force dry the plaster.

Generally speaking; lime plaster will be slower to harden in the winter than in the summer and adequate measures should be deployed to protect it; it should never be allowed to dry out too quickly. Never force the drying by introducing forced or excessive heating. If heating is required to maintain a proper working temperature, use propane heating, this has the effect of producing both moisture and heat simultaneously. Ensure the temperature is adequately controlled.

The best advice we can offer is “that all Limes need babysitting in their infancy”

PACKAGING

This product is supplied in 25kg polythene bags. Or tonne bags.

Pallets contain 40 x 25kg bag (1 tonne pallets).

The plastic used is of prime quality and suitable for recycling

STORAGE

This product should be stored in dry conditions, in unopened bags and clear from the ground.

Supplied from stock our CLM66 would ideally have been mixed for at least one week before we supply it, unless it has been made to order. Ideally any mortar/plaster made with lime Putty should be allowed to stand for at least seven days prior to application and should always be stored in appropriate conditions, free from frost and denied contact with the atmosphere. The shelf life of CLM66 in tubs is technically indefinite if kept underwater or damp, but realistically in our standard polythene bags it should be at least 12 months.



HEALTH AND SAFETY

RISK PHRASES: R36 / R37 / R38 / R43

- Avoid contact with skin and eyes.
- Contact with wet mortar may cause irritation, dermatitis and/or burns.
- Contact between lime powder and body fluid (sweat, eye fluid etc.) may cause skin burns and respiratory irritation, dermatitis or burns.

SAFETY PHRASES: S2 / S24/25 / S26 / S37

- Avoid eye and skin contact by wearing suitable eye protection, protective clothing and gloves.
- Avoid breathing dust.
- Keep out of reach of children.
- On contact with skin and/or eyes, rinse immediately with clean water and seek medical attention.

DECLARATION:

- This product contains no NHL, pozzolans or cement.
- All Cornish Lime Companies manufactured products are produced under an external assessed ISO9001:2015 management system

Our ref: P230440/LM/TR

STRICTLY PRIVATE AND CONFIDENTIAL



REPORT ON CONDITION OF:

**The Basset Community Hub
Basset Road
Camborne
Cornwall
TR14 8SL**

ON BEHALF OF:

**Camborne Town Council
c/o Mr Dean Kelly of Ward Williams Associates (Exeter)**

Prepared by: **Liam Mainstone BSc (Hons) PGDip Surv AssocRICS**



For and on behalf of RTP Surveyors Limited
Chartered Building Surveyors

24th October 2023

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1.0.0 INSTRUCTIONS

RTP Surveyors Limited were instructed by Camborne Town Council c/o Mr Dean Kelly MWJV of Ward William Associates, 8 Kew Court, Pynes Hill, Exeter, Devon, EX2 5AZ, to undertake a survey of the windows of The Basset Community Hub including White House, Basset Road, Camborne, TR14 8SL.

1.1.0 GENERAL INFORMATION

Poynton Bradbury Wynter Cole have prepared a draft window schedule drawings that include an “Existing Window Schedule” for The Basset Centre and White House. Our survey includes the timber windows to both buildings, excluding the metal frames and windows.

1.2.0 METHOD OF SURVEY AND LIMITATIONS

The survey was carried out at ground level, from an extendable surveyor’s ladder (c.3m long) and from inside the building. No provision of scaffolding or other access equipment such as a cherry picker was provided throughout the survey. Given the limitations of access equipment, descriptions of defects in some cases are based on assumptions and therefore further defects may be identified when carrying out the remedial works outlined in this survey.

1.3.0 DATE OF SURVEY AND WEATHER CONDITIONS

The initial inspection was carried out over two consecutive days being 23rd and 24th October 2023. The weather at the time of the inspections was overcast with sporadic showers, sometimes heavy rain.

1.4.0 ORIENTATION

Window descriptions are given as if facing the windows from the external elevations in all cases, including when referencing internal window elements.

1.5.0 PROPERTY DESCRIPTION – BASSET COMMUNITY HUB

Basset Community Centre previously known as Camborne Board School was built circa 1893 (Dated gable). The building is of solid wall construction with faced sandstone and granite quoins, lintels and cills. The building is Grade II listed, under entry number 1142689. To note, as

per the official listing, that the single storey to the rear is “not of special interest” however, being included in the listing entry should be incorporated into Listed Building Consent applications. Whilst the ground floor is in occupation, primarily used as Camborne Library, the rooms at first floor level are unoccupied and would benefit from background heating and general upkeep and maintenance of the serviceable components.

1.5.1 PROPERTY DESCRIPTION – WHITE HOUSE

White House is also Grade II listed, under entry number 1328115. The building was previously used as for Social Service purposes however, the property is now uninhabited with no occupation for other purposes. Due to this fact, the property is suffering from a lack of background heating and condensation build up which continues to have a detrimental effect to the building fabric elements, particularly to the windows. External finishes to the building are of render/stucco with painted decorative finishes, presumed to have been applied to rubble built walls. These are in need of general maintenance and upkeep with some cracking noted around window lintels.

To the rear of the property are modular style offices that are in disrepair, with wet and dry rot noted internally. It is understood that these areas are to be demolished and therefore the windows to these areas have been excluded from our survey.

1.6.0 WINDOW REFERENCING

For the purpose of this survey we have utilised the window schedule carried out by Ponyton Bradbury Wynter Cole Architects and attach their drawings as an appendix to this survey. These include drawing numbers:

- 3860 – PBWC – 01 - XX – DR – A – SK019
- 3860 – PBWC – 01 - XX – DR – A – SK020
- 3860 – PBWC – 01 - XX – DR – A – SK021
- 3860 – PBWC – 01 - XX – DR – A – SK022

Window references are in line with this schedule.

1.7.0 CONDITION RATING

For the purpose of this survey, we have utilised the following condition rating system:

Condition Grade A = Good. Performing as intended, in good serviceable condition.

Condition Grade B = Ok. Performing as intended, with some minor deterioration but in serviceable condition.

Condition Grade C = Moderate. Diminished performance. Some defects noted but considered repairable.

Condition Grade D = Poor. Performance affected. Significant defects identified. Significant remedial works required.

Condition Grade E = Very Poor. Life expired. Structurally unsound. In need of complete replacement.

WINDOW NUMBER: BC-WO1

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber sub frame to top left.	Not provided.	B.	A.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C - Paint lifting.	B.	D - Painted shut.	C.	1,2

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frame to the top left hand side. We recommend that this subframe is sanded, filled and decorated but is generally, in good serviceable condition.



WINDOW NUMBER: BC – W02

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber sub frame to top left.	Not provided.	A.	A.	C - Bottom left stile.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C - Paint lifting.	B.	D - Painted shut.	C.	3,4

Comments: This window is outside the scope of our survey however for the purpose of thoroughness we include the timber sub frame to the top right hand side. We recommend that this subframe is sanded, filled and decorated but is generally, in good serviceable condition however the window is painted shut.



WINDOW NUMBER: BC-W03

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber subframe.	Provided.	A.	A.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	B.	C - Oxidised fixings.	5,6,7

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frames to the top right and left hand sides. We recommend that these subframes are sanded, filled and decorated. We suggest that rusted fixings are removed and replaced with non-ferrous fixings.



WINDOW NUMBER: BC-W04

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame.	Provided.			

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos
				8

Comments: This window is outside the scope of our survey.



WINDOW NUMBER: BC-W05

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber subframe.	Provided.	B.	A.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	C - Left hand side does not open. Right hand side does.	B.	9,10,11

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frames to the top right and left hand sides. We recommend that these subframes are sanded, filled and decorated. Stone mullions require pointing.



WINDOW NUMBER: BC – W06

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber subframe.	Not provided.	B.	A.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	No operable section.	C – Oxidised fixings.	12,13

Comments: This window is outside the scope of our survey however for the purpose of thoroughness we include the timber sub frames to the top right and left hand sides. We recommend that these subframes are sanded, filled and decorated. Stone mullions require repointing.



WINDOW NUMBER: BC – W07

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber subframe.	Not provided.	B.	A.	D - Left hand side poor.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C.	B.	No operable section.	C.	14,15

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frame to the top left hand side. We recommend that this subframe is sanded, filled and decorated but is generally in good serviceable condition.



WINDOW NUMBER: BC – W08

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with timber and metal subframes.	Not provided.	B.	A - Steel crittal sub frame window - D.	C - Top mullion slight rot.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	C - Scarf present to left hand side.	D - Painted shut.	C.	16,17,18,19,20,21,22,23,24,25

Comments: The granite lintel has cracked to the left of centre, replacement of the lintel is recommended. Shrinkage noted around the render externally, therefore requires sealant externally. The top mullion section may be repaired in situ, depending on the extent of the rot. Bottom windows do not open (painted shut). We note an existing scarf joint to the frame on the left hand side. The window would benefit from sanding, filling and painting. The upper section of windows could not be opened as they are within a void separated by a suspended ceiling however, the steel crittal window is ajar and is generally in a tired condition, this window would benefit from new putty and general maintenance works.



WINDOW NUMBER: BC – W09

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with door below.	Not provided.	B.	C.	C - Deflection of transom by approx. 10mm.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
N/A	B.	No operable section.	D.	26,27,28,29

Comments: Timber deflection to the transom of approx. 10mm. Therefore, we would recommend that the transom is replaced. Adjustment of the glazing bars may be required when carrying out the repair to the transom. General shrinkage around the external render and therefore would benefit from an external sealant application. General sanding, filling and painting required.



WINDOW NUMBER: BC – W10

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – openable section to top left.	Not provided.	C - Only top left externally. Remainder internally.	C.	C - Scarf bottom left and right hand side.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
D – rot to left and right hand side.	C.	With in suspended ceiling – not checked.	D.	30,31,32,33,34,35,36,37

Comments: Cill is in poor condition with rot throughout, recommend replacement in its entirety. Mullion at low level requires replacement with a scarfed piece, say approx., 300mm. Some moss/algae build up behind panes at low level. Would benefit from panes being removed, clean algae and apply external sealant. General sanding, filling and painting following remedial works. Seal between external render and window. The openable section could not be checked as this is within a ceiling void separated by a suspended ceiling.



WINDOW NUMBER: BC – W11

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – Metal subframe to top to right hand side. Top left hand side openable.	Not provided.	C - Only top left externally.	C – putty bottom.	D - Scarf bottom left and right hand side. Needs new scarf bottom left approx. 600mm.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
E.	C.	Within suspended ceiling – not checked.	D.	38,39,40,41,42,43,44,45,46

Comments: Steel crittal subframe in very poor condition with extensive delamination of the steel elements. To the timber frame, an existing timber scarf to the left hand side has rotten and requires replacement approx. 600mm. The cill should be replaced in its entirety. General sanding, filling and painting required following remedial works. The openable widows could not be checked internally as they are within a suspended ceiling void. The steel crittal window has been left ajar and should be closed unless it has been left ajar for ventilation purposes.



WINDOW NUMBER: BC – W12

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with timber door below and dwarf wall panelling.	Not provided.	B.	A.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	No openable section.	D.	47,48,49,50,51,52,53,54,55

Comments: Generally, in good condition with minor rust staining penetrating timber sections, replace with non-ferrous fixings. We recommend the timber elements are sanded, filled and painted. External sealant should be applied between the render/pointing and frame. We note that the dwarf walling either side of the door would also benefit from external decoration works.



WINDOW NUMBER: BC – W13

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with two openable sections to top.	Provided.	D - Internal only, glazing pane broken top left.	C – Apply sealant to bottom externally.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B - Beginning to soften where paint is absent.	B.	C - Does not open, cord is slipping, requires servicing. Timber top – screw mech with cord on left hand side.	D - Rust staining.	56,57,58,59,60,61

Comments: Cill is beginning to deteriorate but considered salvageable. Some algae build up behind bottom panes. Remove panes, clean and refit with new putty, seal externally. Replace broken pane at top left. Some rust staining at top level. Fixings should be of galvanised or stainless steel (non-ferrous). Generally, requires sanding, filling and painting following remedial works.



WINDOW NUMBER: BC – W14

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame - top left opens.	Provided. Difficult to manoeuvre.	D -Left hand side broken pane.	C – apply putty to bottom externally.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C.	C - scarf to left hand side.	D - Difficult to open, requires servicing.	D.	62,63,64,65,66

Comments: Scarf required to left hand side of cill approx. 300mm and bottom left frame say 600mm. Replace broken pane to upper left hand side. The opening mechanism is difficult to operate and requires servicing. Would benefit from external sealant applied to bottom of panes at low level. General sanding, filling and painting following remedial works.



WINDOW NUMBER: BC – W15

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – top left opens.	Provided.	D - Bottom panes left and right side are broken.	D/C - Generally poor, putty to top is moderate.	C - Lower section of mullion previously scarfed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C - left hand side 200mm and right side 100mm.	D - Poor to left and right hand side at low level approx. 500mm.	B.	D.	67,68,69,70,71,72,73,74,75,76,77

Comments: Putty in moderate condition, rake out and replace. Frame to left and right hand side require scarfs say approx. 500mm. Cill also requires replacement to left and right hand side, consider replacing whole cill. Two broken panes, replace before application of putty and remove algae/moss. Seal lower section of panes externally. Sand, fill and paint following remedial works.



WINDOW NUMBER: BC – W16

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – top left opens.	Provided.	B - Glazing.	C - Requires putty to bottom of window and putty to top.	D - Mullion is poor, requires 500mm scarf.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B - Requires painting. Additional render required to left hand side.	D - Left hand side is poor and requires 500mm scarf.	D - Difficult to open, requires servicing.	D.	78,79,80,81,82,83

Comments: To the left hand side of frame install 500mm scarf. Install 500mm scarf to lower section of mullion. Remove lower panes and clean algae/moss. Seal externally with sealant. Also, seal pointing with flexible sealant. Rake out putty and replace. Sand, fill and paint following remedial works. Some rust staining evident, fixings should be of galvanised or stainless steel (non-ferrous).



WINDOW NUMBER: BC – W17

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	B.	D.	C - Bottom right stile needs 100mm scarf.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	D - Rusted.	D.	84

Comments: Some moss build up to the lower section. Previous scarf joint to left hand side of frame requires replacement. Recommend all putty is removed, glazing removed, full sand down and fill. Install glazing with new putty and paint. Replace hinges to operable top section. Note: Pointing to right hand side of lintel and masonry is poor and requires repointing with NHL 3.5.



WINDOW NUMBER: BC – W18

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – vent extraction to top right hand side.	Not provided.	B.	D.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
E - Replace whole cill.	B.	D - Painted shut, hinges poor condition.	D.	85

Comments: Similar to BC-W17 the lintel to the left hand side requires repointing with NHL 3.5. Recommend entire cill is replaced. Hinges also require replacement. Recommend putty is removed, window is sanded, new putty applied and allowed to cure before painting. Additionally, apply sealant around extractor cowl.



WINDOW NUMBER: BC – W19

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	B.	D.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
E – Replace.	B.	No operable section.	D.	86

Comments: Remove copper pipe if redundant and make good hole. Replace entire cill. Rake out putty and remove glazing. Sand frame, stiles and rails (check bottom rail) and fill/make good as required. Check condition of glazing bar once putty has been removed. Replace putty, allow to cure and paint.



WINDOW NUMBER: BC – W20

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	D - Glazing and glazing bars.	D.	D/E - Replace right hand side stile. Scarf left hand side approx. 300mm. Bottom rail in very poor condition.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
D - Cill is twisted. Suggest replacement.	D - Replace right hand side.	No openable section.	D.	87

Comments: Remove all putty and replace glazing. Replace the right hand side of the frame, replace right hand stile and the glazing bar. Replace the bottom rail. Replace cill. Fixings to left hand side of frame should be removed and replaced with galvanised or stainless steel fixing. Given the extent of the works we recommend that the entire window is removed including pointing. Sand, fill and paint. Repoint in NHL3.5 and seal with external graded silicone. Remove surrounding flora and treat masonry with Hydrochloric acid/peroxide bleach/D2 Biological Solution.



WINDOW NUMBER: BC – W21

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Provided.	A.	A.	A.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A.	A.	A.	A.	88,89,90

Comments: Recommend application of external flexible sealant around pointing and cill. Otherwise in good condition with minor rust staining to left hand side near transom. Slight gap (approx. 10mm) to openable section to right hand side when closed.



WINDOW NUMBER: BC - W22

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Provided.	A.	A.	A.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A.	A.	A.	A.	91,92,93

Comments: Recommend application of external grade flexible sealant around pointing and cill. Generally, in good serviceable condition subject to periodic painting.



WINDOW NUMBER: BC - W23

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	A.	A.	A.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A.	A.	A.	A.	94

Comments: New window in good serviceable condition subject to periodic maintenance and painting.



WINDOW NUMBER: BC – W24

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	A.	A.	A.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A.	A.	A.	A.	95

Comments: New window in good serviceable condition subject to periodic maintenance and painting.



WINDOW NUMBER: BC – W25

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	A.	A.	A.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A.	A.	A.	A.	96

Comments: New window in good serviceable condition subject to periodic maintenance and painting.



WINDOW NUMBER: BC - W26

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	Boarded.	E.	E.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos
E.	E.	E.	E.	97

Comments: Currently boarded. Replace whole window to match existing elevation.



WINDOW NUMBER: WC – W27

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	D.	C.	D.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C.	D.	Cord broken.	D.	98,99,100,101,102

Comments: Consider replacing whole window, cill maybe salvageable. Extensive rot throughout, beyond the point of economical repair.



WINDOW NUMBER: BC – W28

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame. Openable section to top.	Not provided.	D.	D.	E.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
E.	E.	C - Cord needs adjustment, does not shut.	D.	103,104,105,106

Comments: Extensive rot throughout. Beyond the point of economical repair. Replace whole window, glazing and hinges maybe salvageable. Opening mechanism requires adjustment, suggest replacement. Replace pointing with NHL3.5 and seal with flexible external graded silicone.



WINDOW NUMBER: BC – W29

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – left hand side opens.	Not provided.	B.	D.	E - Right hand side stile. Right hand side existing scarf to replace.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	D - Poor to right hand side.	B – NB. Brass turn screw.	D.	107,108,109,110

Comments: Remove pointing to both sides. Replace right hand side of frame and scarf 500mm to the left hand side. To the openable section replace the top and bottom rails and provide new trickle vent to right hand side. Replace right hand side of cill, consider whole replacement of cill. Sand whole window after carrying out timber repairs and fill where required. Rake out all putty and apply new, allow to cure and paint. Repoint in NHL3.5 and apply flexible externally graded silicone to pointing and bottom panes.



WINDOW NUMBER: BC – W30

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – two openable sections.	Not provided.	B - Glazing C – Glazing bars.	C.	C - Replace existing scarf mullion by 500mm to bottom.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
E.	C - Left and right existing scarfs to replace.	B – Metal latch lift and extend x 2.	E.	111,112,113,114,115

Comments: Rake out existing pointing and remove window. Replace entire cill. Replace existing scarfs to right and left hand side of frame and replace scarfed mullion. Rake out all putty and replace, allow to cure. Refit window, apply NHL3.5 pointing and seal externally with flexible graded silicone. Note: Pointing missing to right hand side of cill. General sanding, filling and painting as required. Also note rust staining in numerous locations. Consider removal or iron fixings and replace with galvanised or stainless steel (non-ferrous) fixings. Sand, fill and paint following remedial works.



WINDOW NUMBER: BC – W31

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	C.	C.	D - Left hand side stile requires 100mm scarf.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
D - 100mm right hand side.	B.	No openable section.	D.	116,117,118

Comments: Lintel has cracked and dropped significantly. Lintel requires replacement. Recommend replacement of entire cill however, only 100m to the right hand side has rotted. Stile to left hand side has rotted to lower section, recommend replacement of whole left hand stile. Sand, fill and paint following timber remedial works and application of flexible externally graded silicone. Note flora growth in rainwater hopper requires removal.



WINDOW NUMBER: BC – W32

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – top right opens.	Not provided.	Replace bottom right and central glazing bars.	C.	D - Scarf 300mm to bottom of mullion. B - Transom.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	D - Poor at bottom. Scarf 300mm to left and right hand sides and	Within suspended ceiling – not checked.	D.	124,125,126,127,128

Comments: Scarf left and right hand sides of the frame and the mullion by approx. 300mm. Minor rust staining to the left hand side of the openable section. Replace with non-ferrous fixings. Sand and fill prior to painting. Seal external pointing with flexible silicone suitable for external use.



WINDOW NUMBER: BC – W33

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	D - Lower section has dropped.	C – internally.	D - Mullion requires 500mm scarf to lower section.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
E - Replace entire cill.	D - Stile to the left and right hand side requires 500mm scarf to lower sections.	Within suspended ceiling – not checked.	D.	129,130,131,132,133,134, 135,136,137,138,139,140

Comments: Extensive rot to the lower sections including complete failure of the cill. This has resulted in deflection of the remaining glazing bars and therefore recommend that the entire window is removed and rebuilt. The cill requires complete replacement, and the left and right hand sides of the frame should be replaced at a minimum of 500mm to the lower sections although complete replacement of the left and right hand sections of frame would be preferable. Deflection to the glazing bars requires all panes to be removed and glazing bars adjusted/replaced prior to installing the panes and applying putty. Sanding, filling and painting should be carried out extensively. Alternatively, it is likely that the entire window should be replaced given that this window is likely to be beyond economical repair.



WINDOW NUMBER: D1 – FANLIGHT ABOVE DOOR

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber door with fanlight above.	Not provided.	B.	C.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	No operable section.	C.	119,120

Comments: Generally, in good order. Sand, fill and paint. Recommend pointing is sealed with external graded flexible sealant.



WINDOW NUMBER: D2 – SERVER ROOM DOOR

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber door with fanlight above.	Not provided.	D -Right hand side pane broken.	C.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	No operable section.	C.	121,122,123

Comments: Recommend extract duct incorporates insect mesh, the cowl provided is not considered fit for purpose. The fanlight would benefit from a clean down prior to sanding, filling and painting. Pointing should be sealed with an external graded flexible sealant.



WINDOW NUMBER: BC – W34

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – both openable sections sealed shut.	Provided.	B.	C.	D - Rotten to lower section.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	D - Scarf 300mm to the left and right hand sides.	E - Both mechanisms broken.	D.	141,142,143,144,145

Comments: Replace 300mm of frame to the right and left hand side and mullion with scarfed sections. Bottom rail to mid-section is in moderate/poor condition and should be replaced. Apply sealant to external bottom sections of panes following removal of moss/algae. Minor deflection noted to the central glazing bar. Sand, fill and paint ensuring openable sections are not sealed.



WINDOW NUMBER: BC – W35

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – left hand openable but sealed shut.	Provided.	C.	C.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C - timber decay to far sides.	B.	D - Left hand side mechanism broken, hinges have been removed.	D.	146,147,148,149,150

Comments: Openable section sealed shut. Small amount of timber decay to far sides of cill, cut out and fill with resin. Remove lower sections of glazing, clean out algae/moss. Install glazing and seal externally with external graded flexible silicone. Sand, fill and paint ensuring openable sections are not sealed shut.

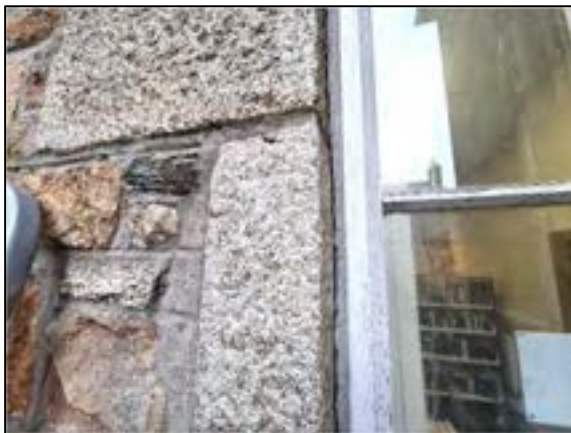


WINDOW NUMBER: BC – W36

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – top section opens but sealed shut.	Provided.	B.	C.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
D - Replace cill.	B.	D - Both mechanisms broken – sealed shut.	D.	151,152,153,154, 155,156,157,158

Comments: Rake out pointing to both sides and remove window and replace entire cill. Remove lower glazing panes and clean out algae/moss. Reinstall window and apply NHL3.5 mortar to seal window. Additionally, apply exterior graded flexible sealant between pointing and timber. Sand, fill and paint entire window following remedial works ensuring openable section is not sealed shut.



WINDOW NUMBER: BC – W37

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	C.	C. NB: Moss build-up internally.	D - Mullion rotten 300mm scarf new section.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
D - Replace cill.	D - Scarf 500mm to right hand side and 300mm to the left hand side.	No openable section.	D.	159,160,161,162, 163,164,165,166

Comments: Remove bottom panes and clear out moss. Reinstall glazing and seal externally with exterior graded flexible sealant. Replace cill. Scarf mullion and left hand side of frame by approx., 300mm and right hand side of frame by 500mm. Sand, fill and paint following remedial works.



WINDOW NUMBER: BC – W38

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame fanlight – door below.	Not provided.	B.	A – Minor cracking to paint surface.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	No operable section.	C.	167,168

Comments: Sand, fill and paint. Apply exterior graded flexible sealant around pointing.



WINDOW NUMBER: BC – W39

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	A.	A.	A.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A.	A.	A – Nb. Brass turn screw.	A.	169,170,171

Comments: New window. Provided periodic maintenance works are carried out, the window should have a good life expectancy.



WINDOW NUMBER: BC – W40

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	A.	A.	A.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A.	A.	A – Nb. Brass turn screw.	A.	172,173,174

Comments: New window. Provided periodic maintenance works are carried out, the window should have a good life expectancy.



WINDOW NUMBER: BC – W41

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with door below.	Not provided.	B.	C.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	No operable section.	D.	175,176,177

Comments: Sand, fill and paint. Seal around top of frame with external graded flexible sealant.



WINDOW NUMBER: BC – W42

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber top separated by granite transom.	Provided.	A.	A.	A – Assumed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A – Assumed.	A.	A – Assumed.	A.	178,179

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frame to the top. This top section appears in good serviceable condition provided periodic maintenance works are carried out.



WINDOW NUMBER: BC – W43

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber top to left hand side.	Provided.	A.	A.	A – Assumed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A – Assumed.	A.	A.	A.	180,181

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frame to the top left hand side. This top section appears in good serviceable condition provided periodic maintenance works are carried out.



WINDOW NUMBER: BC – W44

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber section above granite transom housing extraction vent.	Provided.	N/A.	N/A.	A – Assumed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A – Assumed.	B.	N/A.	A.	182,183

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frame to the top above the granite transom. This top section appears in good serviceable condition provided periodic maintenance works are carried out. Note: the cill/bottom rail was not visible given the limitations of the survey.



WINDOW NUMBER: BC – W45

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame.				

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
				184

Comments: This window is outside the scope of our survey.



WINDOW NUMBER: BC – W46

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with multiple timber sections.	Provided.	A.	A.	A -Assumed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A – Assumed.	A.	B.	B.	185,186,187,188,189

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frames, all appear in good serviceable condition – openable sections were not tested but appear functional. We note flora growth to the right hand side around the parapet detail and generally the window granite surrounds would benefit from repointing.



WINDOW NUMBER: BC – W47

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with multiple timber sections.	Provided.	A.	A.	A – Assumed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A – Assumed.	A.	A.	A.	190,191

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frames to the upper sections. Generally, these are in good serviceable condition with no significant defects noted however, similar to BC-W46 the granite stone surround would benefit from repointing. Periodic painting following sanding down is advised, fill as required.



WINDOW NUMBER: BC – W48

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber top.	Provided.	A.	A.	A.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A – Assumed.	A.	A.	A.	192,193

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frame to the upper section. Top section openable and operated, generally, in good condition subject to periodic maintenance and painting following sand down and filling as required.



WINDOW NUMBER: BC – W49

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber top above granite transom to right hand side.	Provided.	A.	A.	A.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A – Assumed.	A.	A.	A.	194,195

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frame to the upper section. This section is openable but was not tested. Assumed to be in good condition given limitations of inspection. Assumed to be in good serviceable condition subject to periodic maintenance and painting following sanding down and filling as required.



WINDOW NUMBER: BC – W50

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber top.	Provided.	A.	A.	A - Assumed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A – Assumed.	A.	A.	A.	196,197

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frame to the upper section. This section is openable and operated satisfactorily. Generally, in good serviceable condition provided periodic maintenance and painting works are carried out with sand down and filling as required. Given the limitations of the survey we were unable to fully inspect the bottom rail, granite transom and cill.



WINDOW NUMBER: BC – W51

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber top.	Provided.	A.	A.	A – Assumed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A – Assumed.	A.	A.	B.	198,199

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frame to the central section beneath the fanlight to the right hand side. This window was opened at the time of inspection and appears in good serviceable condition provided periodic maintenance works are carried out. Given the limitations of the survey we were unable to fully inspect the bottom rail, granite transom and cill.



WINDOW NUMBER: BC – W52

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber top.	Provided.	B.	C.	A – Assumed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A – Assumed.	A.	A – Assumed. Not openable due to secondary glazing.	B.	200,201,202

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frame to the upper section beneath the fanlight. These sections are openable but were not tested as the secondary glazing prevented access. Appears in moderate condition in need of general servicing and maintenance, particularly to the secondary glazing element. Given the limitations of the survey we were unable to fully inspect the bottom rail, granite transom and cill.



WINDOW NUMBER: BC – W53

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with top openable.	Provided.	B.	A.	B – Assumed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B - Assumed.	B.	A.	C.	203,204,205

Comments: Generally, in good condition albeit inspection of the cill was limited due to the limitations of the inspection. Some algae/flora growth to lower sections that would benefit from a fungicidal wash. In good condition provided periodic maintenance works are carried out. To sand, fill and paint within the short term period. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, mullion and cill.



WINDOW NUMBER: BC – W54

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with top openable.	Provided.	B.	A.	B – Assumed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B -Assumed.	B.	A.	C.	206,207,208

Comments: Generally, in good condition. Some algae/flora growth to lower sections that would benefit from a fungicidal wash. In good condition provided periodic maintenance works are carried out. To sand, fill and paint within the short term period. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, mullion and cill.



WINDOW NUMBER: BC – W55

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with top openable.	Provided.	B.	C.	B – Assumed.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B – Assumed.	B.	A.	C.	209,210,211

Comments: Generally, in good condition. Some algae/flora growth to lower sections that would benefit from a fungicidal wash. To sand, fill and paint within the short term period with particular attention to the top of the frame and rust staining to left hand side openable section. Recommend iron fixings are replaced with galvanised or stainless steel (non-ferrous) fixings. Apply putty to right hand side internally. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, mullion and cill.



WINDOW NUMBER: BC – W56

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with top openable.	Provided.	D - Left hand side internally broken glazing bar.	C.	C - Left hand side.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C/D – Where visible.	C.	B.	D.	212,213,214

Comments: Generally tired, in need of paint to protect timber elements. Suspected scarf joint to lower section of mullion but not confirmed due to limitations of inspection. Requires full sand down, removal of any degraded timber and application of resin. Remove oxidised fixings and replace with non-ferrous fixings. Replace glazing bar internally. Prime and paint. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, mullion and cill.



WINDOW NUMBER: BC – W57

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with top openable.	Provided.	C - One glazing bar in poor condition.	C.	D - Mullion rotten 500mm requires scarf.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
D.	D - Left hand side 500mm scarf required.	B.	C.	215,216,217

Comments: Carry out 500mm scarfs to both mullion and left hand side of frame. Glazing bar requires replacement. Recommend raking out putty, remove panes, full sand down and replacement of degraded timber elements with new scarf sections. Remove oxidised fixings and replace with non-ferrous fixings. Prime and paint once new putty has cured. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, mullion and cill.



WINDOW NUMBER: BC – W58

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame window hinged on left hand side.	Not provided.	D - Top pane broken.	A.	D - Slight rot on bottom rail of upper section. Movement to left hand stile.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B -Where visible.	D - Slight rot to left and right hand side.	B.	C.	218,219,220,221

Comments: Broken pane to replace to top section. Consider complete replacement of bottom rail of upper section. Timber decay to both sides of frame. Therefore, recommend that the entire window is removed, putty raked out, new sections of timber installed and new putty allowed to cure fully prior to priming and painting following complete sand down. Nb: Movement to left hand stile when opened and therefore recommend that the window is kept closed until remedial works are carried out.



WINDOW NUMBER: BC – W59

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with top openable.	Not provided.	B.	A.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B – Where visible.	B.	C - Replace locking arm.	D.	222,223,224

Comments: Generally, in serviceable condition with a defective locking mechanism and deteriorated paint noted. Replace locking arm. Sand, fill and paint. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, stiles, glazing bar and cill.



WINDOW NUMBER: BC – W60

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with top openable.	Not provided.	B.	C.	C – Some decay around locking fixings.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B – Assumed - Difficult to inspect.	B.	C - Replace hinges, screws missing to hinge on right hand side.	C.	225,226,227

Comments: Missing screws may be a result of defective timber to transom, may require filler prior to installation of new fixings. Replace hinges, sand, fill and paint. Pivot knob (locking mechanism) broken, replace. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, stiles, glazing bar and cill.



WINDOW NUMBER: BC – W61

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with top openable.	Not provided.	B.	C.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B – Assumed - Difficult to inspect.	D - To head of frame.	D - Replace hinges.	C.	228,229,230

Comments: Replace head of frame. Replace hinges. Sand, fill and paint. Filler may be required for new fixings to hinges. NB: Difficult to shut due to poor condition of hinges. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, stiles, glazing bar and cill.



WINDOW NUMBER: BC – W62

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with top openable sections.	Provided.	B.	D.	C – Assumed - Poor to lower sections.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C – Assumed – Difficult to inspect. Nb: Secondary cill to right hand openable section.	C - Assumed poor to lower sections.	B.	C.	231,232,233

Comments: Sections of putty have cracked and therefore recommend that all putty is raked out and replaced. Rust staining evident to left hand openable section and therefore recommend that ferrous fixings are replaced with non-ferrous types. Lower sections of frame, mullion and cill are assumed to be in poor condition and should anticipate resin applications. Sand entire window down carry out resin repairs, apply putty and allow to cure, prime and paint. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, glazing bars, mullion and cill.



WINDOW NUMBER: BC – W63

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	D - Glazing bar to right hand side is broken. Appears pane is broken to left hand side.	D.	C. Upper transom - D.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C – Assumed.	C.	No opening section.	D.	234,235,236,237

Comments: Rake out all putty and replace broken pane. Transoms appear in poor condition and therefore replacement/resin application is required to both. Repairs are required to right hand glazing bar suggest replacing whole bar. Sand down following timber repairs, install glazing and apply putty. Allow to cure, prime and paint. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, glazing bar and cill.



WINDOW NUMBER: BC – W64

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – timber top to right, left and central (No.4).	Not provided.	D - Bottom left pane broken. D - Central transom.	D.	C - Granite transoms and mullions require repointing. D - Timber mullions poor to lower sections.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C.	C.	B.	D.	238,239,240,241,242,243,244,245,246,247,248

Comments: Rake out putty and remove broken pane. Extend of timber decay could not be determined given the limitations of the inspection. However, we assume scarf replacement sections will be required to the lower sections of the frames and mullions. Sand down window following timber remedial works. Apply putty and allow to cure before priming and painting. Carry out repointing works to granite mullions, transoms and lintels. Given the limitations of the survey we were unable to fully inspect the bottom rails, jambs, glazing bars and cills.



WINDOW NUMBER: BC – W65

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – timber top, hinges to bottom.	Not provided.	D - Assumed - poor to the left hand side. Difficult to inspect.	C.	C - Transom appears in poor condition, but timber decay could not be determined.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B – Assumed.	C.	D - Rusted, not opened.	D.	249,250,251

Comments: Replace hinges and we suspect some resin application will be required to the transom. The bottom rail to the openable section appears in poor condition and replacement should be anticipated. Sand down following remedial works, prime and paint. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, glazing bar and cill.



WINDOW NUMBER: BC – W66

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	D -One pane broken to upper section.	A.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	No operable section.	C.	252,253,254

Comments: Rake out putty and replace broken pane. Sand down window and fill where required. Apply putty and allow to cure prior to priming and painting. To the granite cill, we would recommend that the moss is brushed away and a fungicidal wash is applied.



WINDOW NUMBER: BC – W67

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timer frame.	Not provided.	D - Bottom right hand pane broken.	A.	B - Inspection of bottom rail difficult due to limitations of survey.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C.	B.	No openable section.	C.	255,256

Comments: Rake out putty and replace broken pane. Sand down window and fill where required. Apply putty and allow to cure prior to priming and painting. We would recommend that a fungicidal wash is applied to the granite cill and a flexible sealant suitable for external use is applied to the pointing particularly above the head of the frame. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, glazing bars and cill.



WINDOW NUMBER: BC – W68

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	B.	C.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C.	B.	No operable section.	D.	257,258,259

Comments: In moderate condition with significant deterioration to the paint finishes at low level. Recommend that the window is sanded down and timber elements to the lower portions are inspected and filled with resin if required. Prime and paint following remedial works. A fungicidal wash is recommended to the granite cill. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, glazing bars and cill.



WINDOW NUMBER: BC – W69

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	B.	C.	B - Bottom rail not clearly visible.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	No openable section. Fixed shut.	C.	260,261

Comments: Painted finishes are tired with rust staining apparent. Ferrous fixings should be removed and replaced with non-ferrous fixings. We recommend that the putty is raked out and replaced. Priming and painting should be completed once the putty has cured. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, stiles, and cill. To note: The window has been screwed shut, additional works will be required to make this window openable. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, stiles and cill.



WINDOW NUMBER: BC – W70

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	B.	A.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	No operable section – Fixed shut.	C.	262,263

Comments: Painted finishes are tired with rust staining apparent. Ferrous fixings should be removed and replaced with non-ferrous fixings. We recommend that the putty is raked out and replaced. Priming and painting should be completed once the putty has cured. Paint drips should be removed from the glazing. Given the limitations of the survey we were unable to fully inspect the bottom rail, jambs, stiles and cill.



WINDOW NUMBER: BC – W71

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame with timber openable sections top left and right.	Provided.	A.	A.	A - Repointing required around granite mullions.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
A – Assumed.	A.	A.	C.	264,265,266,267,268,279,280

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frames to the upper left and right hand sections beneath the fanlight. These windows appear in good serviceable condition provided periodic maintenance works are carried out. We would recommend that repointing works are carried out around the granite stone surrounds, transoms, mullions and cills. Fixing holes should be filled. Sanding down and painting should be carried out in the short term period.



WINDOW NUMBER: BC – W72

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Metal frame – timber sub frames to the top left and right beneath fanlight.	Provided.	B.	C.	B – Where visible.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B – Where visible.	B – Where visible.	Not openable.	C.	269,270,271,272,273

Comments: This window is outside the scope of our survey however, for the purpose of thoroughness we include the timber sub frames to the upper left and right hand sections beneath the fanlight. These windows appear in moderate condition and require general maintenance works. We would recommend that the ferrous fixings are removed and replaced with non-ferrous fixings. Similar to BC-W71, raking out of the mortar joints and repointing is advised. Sanding down and painting should be carried out in the short term period. Nb: The metal windows to the lower sections have been boarded over. Given the limitations of the survey we were unable to fully inspect the bottom rails, jambs, stiles, glazing bars and cill.



WINDOW NUMBER: WH – W01

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Top and bottom.	C - One pane broken, glazing bars in moderate condition.	D – Sections missing.	B - Unable to open due to brass lock being seized. Internally, the top rail has separated from the stile.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
D - Rotten to the RHS.	C.	D - RHS 300mm rotten.	D - Assumed, unable to open. Assume replacement of all pulleys, counters, cords etc. Top hinge to the left hand shutter is broken.	D.	274,275,276,277, 278,279,280

Comments: Significant degradation particularly to the lower sections. Unable to open due to defective locking mechanism. Requires full strip down and rebuild with new scarf joint to cill however, new cill is advised. The frame and linings to the right hand side are in poor condition as are the glazing bars. One broken pane. Likely to be more economical to replace whole window than carry out extensive remedial works. Crack through stucco requires further investigation to left hand side of lintel.



THE BASSET COMMUNITY HUB, CAMBORNE, TR14 8SL – WINDOW SURVEY (CASEMENTS)

WINDOW NUMBER: WH – W02

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame – above door – fanlight.	Not provided.	B.	C.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
N/A.	B.	N/A	A - Would benefit from being cleaned.	281,282,283,284

Comments: Steel Wired Armoured (SWA) cable running through fanlight to the left hand side. Poor installation of SWA generally and therefore suggest removal of the SWA, filling the hole with resin and making good. Light sanding of the glazing bars to paint in top coat to match existing colour.



WINDOW NUMBER: WH – W03

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Top and bottom.	D - 1 pane broken.	D - Cracked in places.	D – Assumed - Not opened.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
D – replace the whole cill.	B.	B. NB: scarf to bottom right hand side 100mm.	D - Not opened, assume cords require replacement.	D.	285,286,287, 288,289,290

Comments: Window boarded - pane broken. Rake out all putty and replace broken pane. Replace whole cill and scarf new section of lining to the right hand side. Sand down window, prime and paint once putty has cured. Counterweights, pulleys and cords should be checked when boarding has been removed.

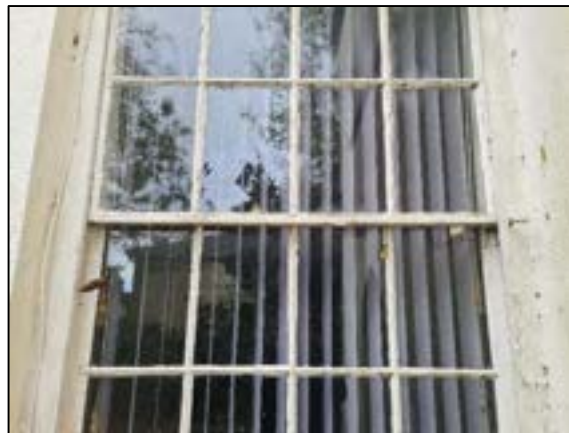


WINDOW NUMBER: WH – W04

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Top and bottom.	B.	D.	D – Assumed - Not opened.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
D - Left hand side is rotten approx., 500mm.	D - Right hand side scarf 200mm.	D - Right hand side approx., 200mm.	D - Cords have perished. Require replacement, assume counterweights are present but not connected. Locking brass turn screw pulling out of fixings. Rot to rail around fixings.	D.	291,292,293,294,295, 296,297,298,299,300

Comments: Left hand side of cill is rotten by approx. 500mm, suggest replacement of whole cill. To the right hand side both the lining and frame are rotten to the lower section, approx. 200mm, scarf new sections beyond defective timber, say min 350mm. Rake out and apply new putty, allow to cure. Sand, fill, prime and paint. Replace pulleys and cords, and connect to counterweights. Given the extent of repairs required we would recommend that the entire window is removed in order to carry out these works, full strip down and rebuild.



WINDOW NUMBER: WH – W05

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame.	Not provided.	Glazing - B, glazing bars - C.	C.	C - bottom rail poor.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	D - Bottom rotten.	B.	C.	301,302,303,304,305

Comments: Replace bottom of frame in its entirety. Sand down window and check condition of bottom rail, fill if feasible but anticipate replacement of bottom rail. Sand down following timber repairs, prime and paint. Stone cill and lower sections would benefit from fungicidal wash prior to painting as would the masonry wall to the left hand side.



WINDOW NUMBER: WH – W06

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with timber casement top.	Not provided.	B.	C.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	B.	C - Rust to hinges.	C.	306,307,308

Comments: Rake out putty and sand down window. Remove hinges from top casement. Fill where required apply putty and allow to cure. Replace hinges. Prime and apply top coats. Fungicidal wash recommended to cill and surround.



WINDOW NUMBER: WH – W07

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with timber casement top.	Not provided.	C - Staining noted to bottom left hand side.	C.	C - Some rot to lower sections.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B.	C - Slight rot to left and right land sides at bottom. Scarf 100mm +.	C - Lever arm requires replacement.	C.	309,310,311,312,313,314

Comments: Scarf in new sections to left and right hand stile. Replace bottom rail. Sand down window and rake out putty. Replace putty and allow to cure prior to primer and top coat applications. Replace locking mechanism internally (locking arm). NB: Excessive condensation internally, background heating within White House recommended to prevent further building fabric degradation. Apply fungicidal wash externally to stone cill and surround.



WINDOW NUMBER: WH-W08

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with timber top but screwed shut.	Not provided.	D - Glazing is ok but the glazing bars are in poor condition.	D.	D - Slight rot to bottom of mullion. Right hand lower casement section rotten.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
E.	D - Slight rot to left and right hand side.	D - Screwed shut.	C.	315,316,317,318,319,320,321,322,323,324,325,326

Comments: Softwood construction, generally in very poor condition. Extensive rot to lower sections. Recommend replacing whole window as beyond the point of economic repair.



WINDOW NUMBER: WH – W09

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame fanlight with door below.	Not provided.	A.	C – Slight deterioration.	B.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
B - Transom.	B.	N/A.	C.	327,328

Comments: Generally, in good condition. Sand down, inspect putty and replace if required. Apply top coats. Nb: Multiple cable entries.



WINDOW NUMBER: WH – W10

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Top will not open. Bottom opens but not fully. Say 2/5ths.	B.	D.	D - Generally poor condition, difficult to open top and bottom.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
B.	C - Slight rot to right hand side. Say 100mm.	B - but note replacement piece to left hand side. Approx 20 x 300mm.	D - Unable to check as both sections are difficult to open.	C.	329,330

Comments: Pulleys, cords and counterweights need checking, suggest replacement of cords as a minimum. Rake out all putty and replace with new. Scarf new section of lining by approx. 250mm. Given the windows are difficult to operate it may be necessary to remove both sections with a full sand down. Once new putty has been allowed to cure, prime and paint.

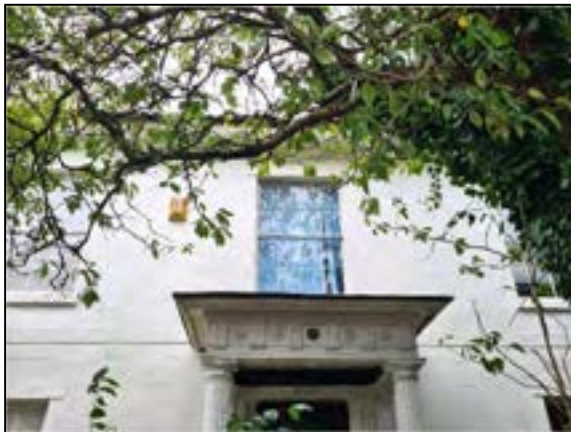


WINDOW NUMBER: WH – W11

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical Sliding sash window.	Top and bottom.	B.	C/D.	C.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
B.	B.	C - Replacement piece noted to left hand side approx. 20 x 400mm.	D - Cord broken to left hand side, assume counter weight present but not connected.	C.	331,332,333

Comments: Replace cords and connect to counterweights. Check cover replacement piece within frame is of hardwood, replace if required. Rake out all putty and replace. Sand down whole window and once putty has cured, prime and paint. Hairline crack noted to stucco to right hand side of lintel.



THE BASSET COMMUNITY HUB, CAMBORNE, TR14 8SL – WINDOW SURVEY (CASEMENTS)

WINDOW NUMBER: WH – W12

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Top and bottom.	B.	C/D.	B.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
B.	B.	D - Slight rot to lower sections generally.	B.	C.	334,335,336

Comments: Replace approx. 20x300mm section to left and right hand side of frames (cover piece). Rake out all putty and replace with new and allow to cure. Full sand down and inspection of glazing bars prior to priming and application of top coats.



THE BASSET COMMUNITY HUB, CAMBORNE, TR14 8SL – WINDOW SURVEY (CASEMENTS)

WINDOW NUMBER: WH – W13

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Top and bottom.	B.	C/D.	D - Right hand side is poor.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
B.	D - Right hand side is poor, relace whole of right hand side.	B.	B.	C.	337,338,339

Comments: Replace lining to the right hand side. Sand down, rake out putty and inspect glazing bars, replace if necessary. Sand down entire window, apply putty and allow to cure. Prime and paint. Hairline crack noted to left hand side of lintel, this requires further investigation.



WINDOW NUMBER: WH – W14

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Top and bottom, but bottom won't open.	B.	C.	D.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
E - Replace whole cill.	D - Scarf 200mm to both sides or replace both.	C.	D.	D.	340,341,342

Comments: We would recommend replacing both linings externally or at a minimum scarf 300mm sections to both sides. Slight shrinkage around stiles and bottom rail and suspect that the glazing bar will require replacement. Therefore, rake out putty, replace glazing bar, separate stiles and apply new glue, clamp and allow to set. Sand down entire window. Apply putty and allow putty to cure, prime and paint.



THE BASSET COMMUNITY HUB, CAMBORNE, TR14 8SL – WINDOW SURVEY (CASEMENTS)

WINDOW NUMBER: WH – W15

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Bottom opens.	C.	C.	D.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
E - Replace whole cill.	D - scarf 200mm to both sides or replace both.	C.	C.	D.	343,344,345

Comments: The cill requires complete replacement. Slight shrinkage around stiles and bottom rail and therefore recommend that the window is dismantled and new glue is applied, clamp down and allow to set. Glazing bar replacement is recommended. Sand down window following timber repairs. Apply putty and allow to cure. Prime and paint. Replace locking latch.



WINDOW NUMBER: WH – W16

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Bottom opens.	B.	A.	B.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
C - Requires fungicidal wash.	D - Previous scarf to left hand side approx. 100mm. Right hand side approx. 200mm.	D - Right hand side, replace 200mm.	B.	C.	346,347,348

Comments: Generally, in moderate condition however, we would recommend that the previous scarf to left hand side, is inspected and replaced, if required. Sand down window, fill and paint. Replace locking latch. Apply fungicidal wash to cill and surrounding stucco.



THE BASSET COMMUNITY HUB, CAMBORNE, TR14 8SL – WINDOW SURVEY (CASEMENTS)

WINDOW NUMBER: WH – W17

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Bottom opens.	B.	A.	B - but bottom rail requires replacement.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
C - Requires fungicidal wash.	C - Previous scarf to right hand side approx. 100mm.	D - Left hand side approx. 300mm, scarf section.	B.	C.	349,350,351

Comments: Replace bottom rail. Replace 300mm of frame and lining to left hand side. Locking latch is broken, replace. Sand down, prime and paint. Apply fungicidal wash to cill.



WINDOW NUMBER: WH – W18

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Bottom opens but very difficult to open. Only opened approx. 100mm.	B.	C.	B.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
D - Left hand side approx. 100mm.	D - Note: left hand side scarf 300mm.	D - Left hand side approx. 300mm.	D - Cord broken to left hand side, assume counter weight present but not connected.	C.	352,353,354

Comments: Extensive rot to left hand side, recommend replacing whole lining to the left hand side. Inspect scarf to right hand side and replace if required. Scarf new frame sections to left hand side approx. 300mm. Cord to left hand side is broken and therefore requires replacement with connection made to counterweight. Recommend full strip down of window and replace timber elements where necessary. Nb: Electrical junction box to right hand side.



WINDOW NUMBER: WH – W19

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with timber casement top x 2 openable sections.	Not provided.	Glazing – lower section has dropped leaving gap between the pane and transom.	D.	D.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
E - Rotten.	E - To left and right hand side.	E - Locking arms are in very poor condition.	D.	355,356,357

Comments: In very poor condition with the lower sections completely rotten. Consider complete replacement as generally considered to be beyond the point of economical repair and being of softwood construction not of historical value.



WINDOW NUMBER: WH – W20

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Bottom opens.	B.	C.	C. Transom - D.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
C.	E - To left and right hand side.	D - External guide runner loose.	B.	D.	358,359,360

Comments: Defective lintel, we suspect that a metal element has been installed retrospectively that is now delaminated and failing. Ideally the masonry course above should be replaced by a single granite lintel and the metal element removed. The mortar between the frame and metal has displaced and a section is missing. To the window we would recommend that the window is removed to allow for the works to the lintel. Full strip down and replacement of the timber elements where necessary. We recommend that the linings and transom require replacement and suspect that the cill should also be replaced. Full sand down, rake out putty, reapply, prime and paint. Extensive remedial works required.



WINDOW NUMBER: WH – W21

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Top and bottom but neither open.	C.	D.	C.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
E. Replace.	D - Right hand side lining in poor condition.	C.	D - Cords are tired. Replace.	C.	361,362,363

Comments: Full strip down recommended. Difficult to open and given the defects noted to the cill and lining anticipate extensive remedial works. Replacement of glazing bars should be anticipated however, given the limitations of the inspection we were unable to confirm the condition of these elements. Full sand down following timber remedial works, fill, prime and paint.



WINDOW NUMBER: WH – W22

Type:	Openable Section:	Condition of glazing and glazing bars:	Condition of putty:	Heads, rails, stiles etc:
Vertical sliding sash window.	Top section is sealed shut. NB: Cables to right hand side. Bottom only opens 300mm.	C.	D.	D.

Cills:	Linings:	Frame:	Hinges, cords, counterweights:	Paint:	Photos:
E - Replace whole cill.	D.	D - to right hand side.	D - Only bottom opens.	D.	364,365,366

Comments: Extensive repairs similar to WH-W21. Recommend that the window is removed and full strip down is carried out. Replace whole cill and lining to the right hand side. The bottom rail to the left hand side also appears in poor condition. Replacement of some of the glazing bars should be anticipated once putty has been raked out. Full sand down following timber remedial works, fill, apply putty, allow to cure, prime and paint.



WINDOW NUMBER: WH – W23

Type:	Secondary glazing:	Condition of glazing and glazing bars:	Condition of putty:	Jambs, stiles, rails, transoms and mullions:
Timber frame with sliding section (screwed shut). Vent extraction incorporated.	Not provided.	E - Glazing bars very poor and rotten internally. One pane broken.	D.	C.

Cills:	Frame:	Hinges, cords, opening mechanisms, etc:	Paint:	Photos:
C.	C.	Screwed shut.	D.	367,368

Comments: Rake out putty and replace broken pane. Sand down window and remove screws that are keeping opening section from sliding. Inspect sliding rail once openable. Apply resin/fill as required and allow to cure. Apply primer and top coats following remedial works. Given the extent of the works it is advisable to remove the window in its entirety.



APPENDIX A - DRAWINGS

Existing Windows Outline Survey Brief

1 : 100

Windows doors are Heritage Asset features. Check for further information if in doubt.

White House
Generally windows are to be brought back into full operating condition, fully renovated by an appropriately skilled specialist sub-contractor. All repairs to be like for like or replaced if repair unachievable. Also survey the condition of any associated doors connected to windows.

Original glazing to be salvaged and reinserted. Cracked panes to be replaced with single glazing to same thickness.

Timber casements to be refurbished, stripped and repaired on site matching like for like sections. Replacement timbers to be spliced into existing.

- Single glazing panes to be Crown style Victorian glass.
- All windows to be painted white
- Windows must be wind and watertight at completion

Basset Centre
Generally windows are to be brought back into full operating condition, fully renovated by an appropriately skilled specialist sub-contractor. All repairs to be like for like or replaced if repair unachievable. Also survey the condition of any associated doors connected to windows.

Windows are a mixture of (probable) original metal framed windows set in stone surrounds, and timber windows set in stone surrounds. The timber windows are (probable) replacements following the metal window failures.

Philosophy : All windows probably would have been metal casements set in stonework.

All repairs to be like for like, therefore metal casements to be removed from stone surrounds, removed offsite for cleaning and repair or replacement where metal is too far corroded. Casements to be primed and then PPC.

Original glazing to be salvaged and reinserted. Cracked panes to be replaced with single glazing to same thickness. New glass to be held in place with glazing clips with metal casement putty (aborolite or sim) to external side. Metal casement works to be carried out by specialist in metal framed glazing.

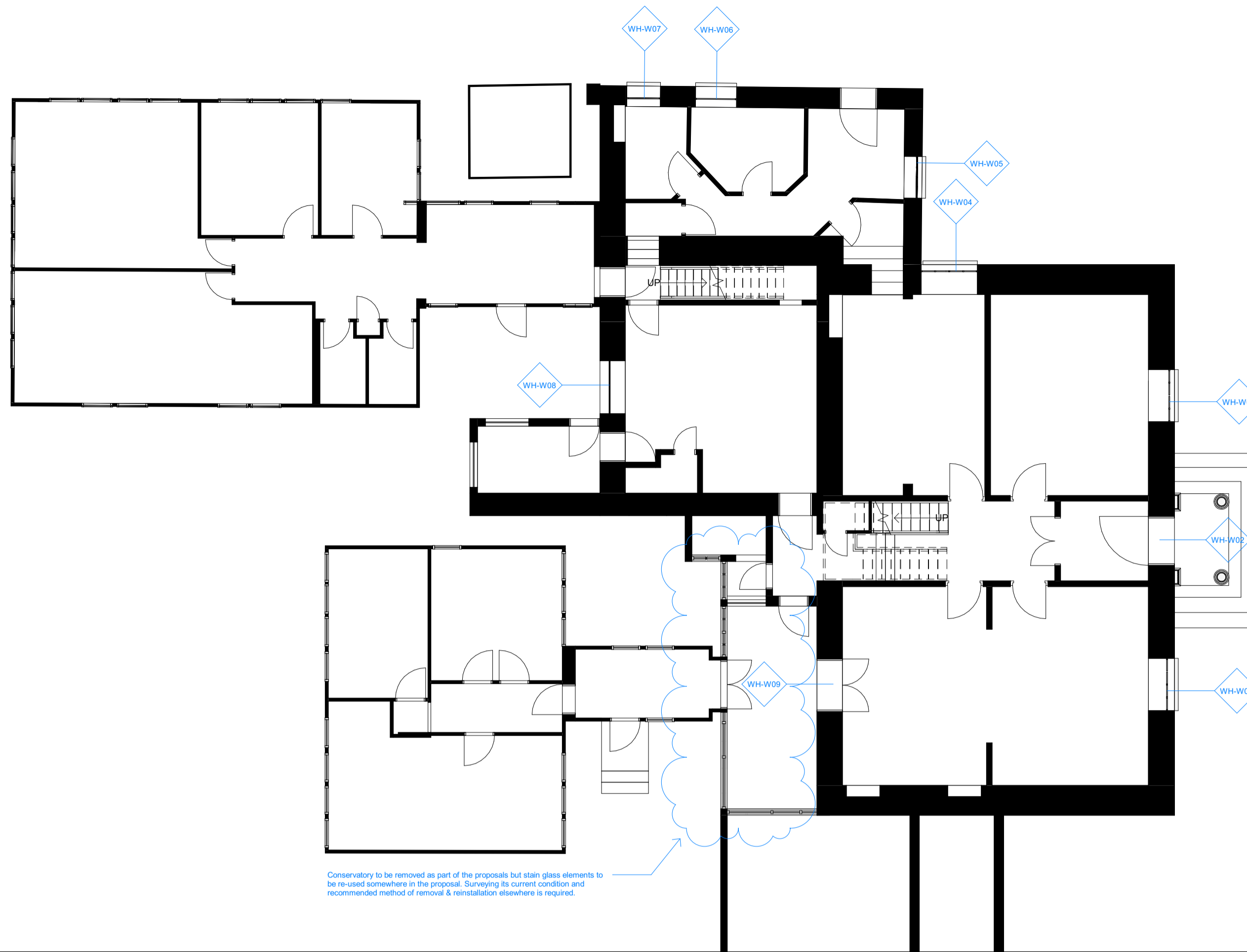
Timber casements to be refurbished, stripped and repaired on site matching like for like sections. Replacement timbers to be spliced into existing.

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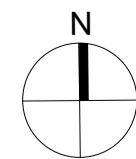
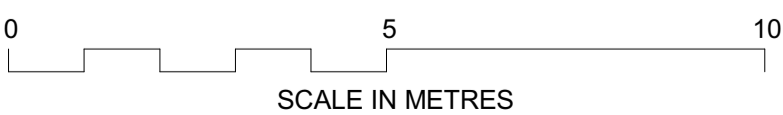
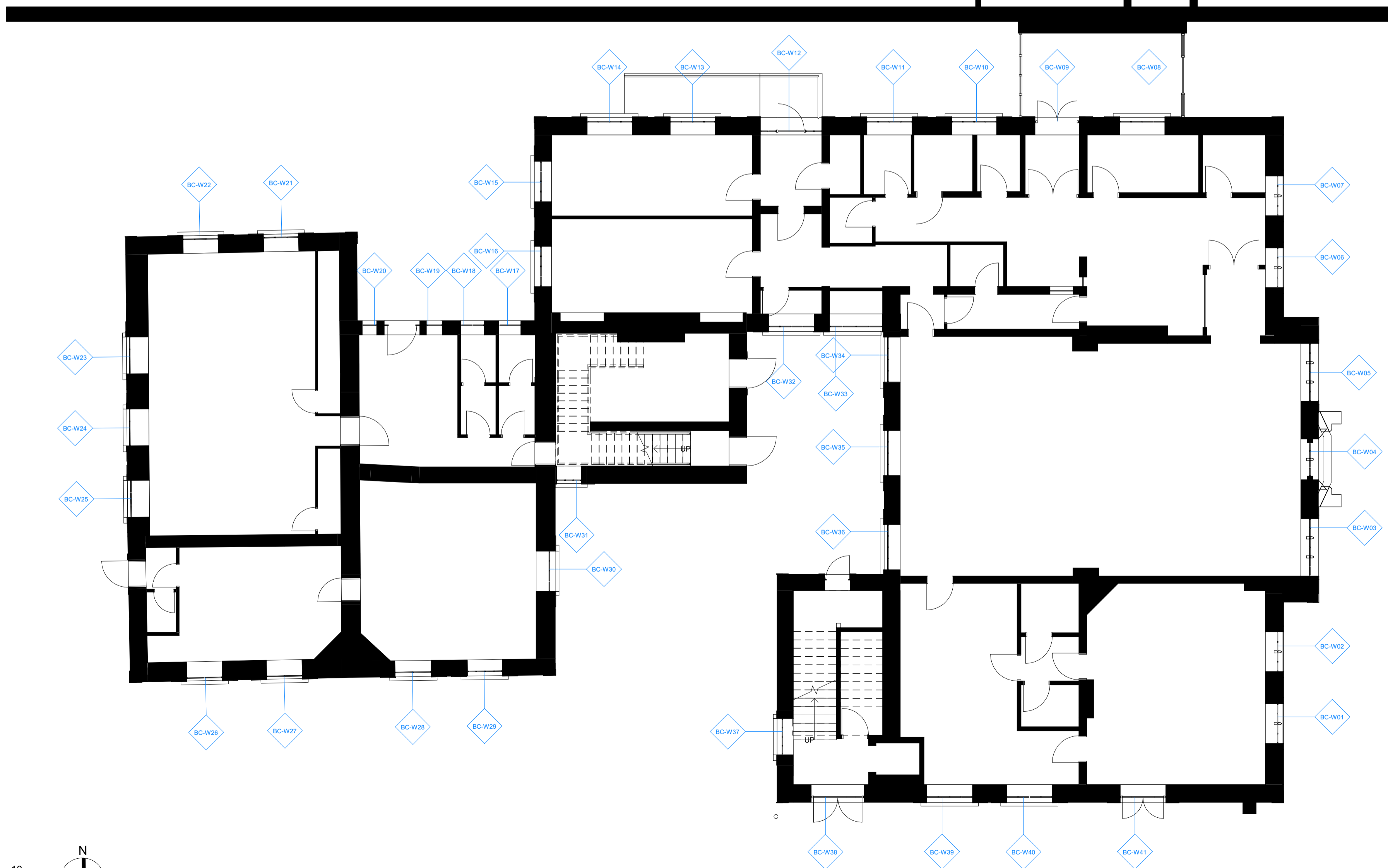
- All windows to be painted white
- All windows to be brought to working order
- Windows must be wind and watertight at completion



CDM
Whilst surveying, all HSE guidelines are to be adhered to. Take particular note to
-Lead paint identified on window frames, refer to report. Old report only focuses on specific windows. Should be assumed all metal window frames are lead painted - follow HSE guidelines
-Surveying at height and associated risks
-Latest asbestos survey obtained by MWJV



Conservatory to be removed as part of the proposals but glass elements to be re-used somewhere in the proposal. Surveying its current condition and recommended method of removal & reinstallation elsewhere is required.



NOTES

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- 4 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.
- 5 DRAWINGS ISSUED ELECTRONICALLY MAY LOSE SOME DETAIL.

NOTES:

This drawings contains the following model files:
XXX-PBW-XX-XX-M3-A-0001-Name [S1] [P1]

AMENDMENTS

Rev. No	Revision Description	Rev. Date	Issued by
1	First Issue. Draft window schedule for survey quotes use only. Not for site use.	01/06/23	JC

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Client



Job

Basset Community Hub

Basset Road
Camborne
TR14 8SL

Title

SK-DRAFT WINDOW SCHEDULE

Project

3860 - PBWC - 01 - 00 - DR - A - SK019

Purpose of Issue

Coordination

Status

S1

Revision

P1

Scale

1 : 100@A1

Director In Charge

CT

Project Architect

IS

Off. Project No.

3860

Existing Windows Outline Survey Brief

1 : 100

Windows doors are Heritage Asset features. Check for further information if in doubt.

White House

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Original glazing to be salvaged and reinserted. Cracked panes to be replaced with single glazing to same thickness.

Timber casements to be refurbished, stripped and repaired on site matching like for like sections. Replacement timbers to be spliced into existing.

- Single glazing panes to be Crown style Victorian glass.

- All windows to be painted white

- Windows must be wind and watertight at completion

Basset Centre

Generally windows are to be brought back into full operating condition, fully renovated by an appropriately skilled specialist sub-contractor. All repairs to be like for like or replaced if repair unachievable. Also survey the condition of any associated doors connected to windows.

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Original glazing to be salvaged and reinserted. Cracked panes to be replaced with single glazing to same thickness. New glass to be held in place with glazing clips with metal casement putty (aborolite or sim) to external side. Metal casement works to be carried out by specialist in metal framed glazing.

Timber casements to be refurbished, stripped and repaired on site matching like for like sections. Replacement timbers to be spliced into existing.

Single glazing panes to be Crown style Victorian glass.

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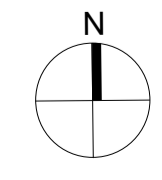
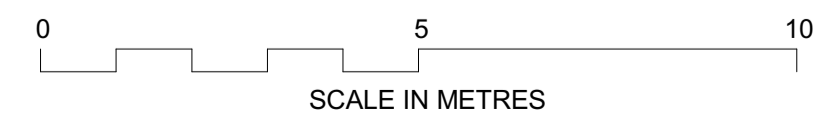
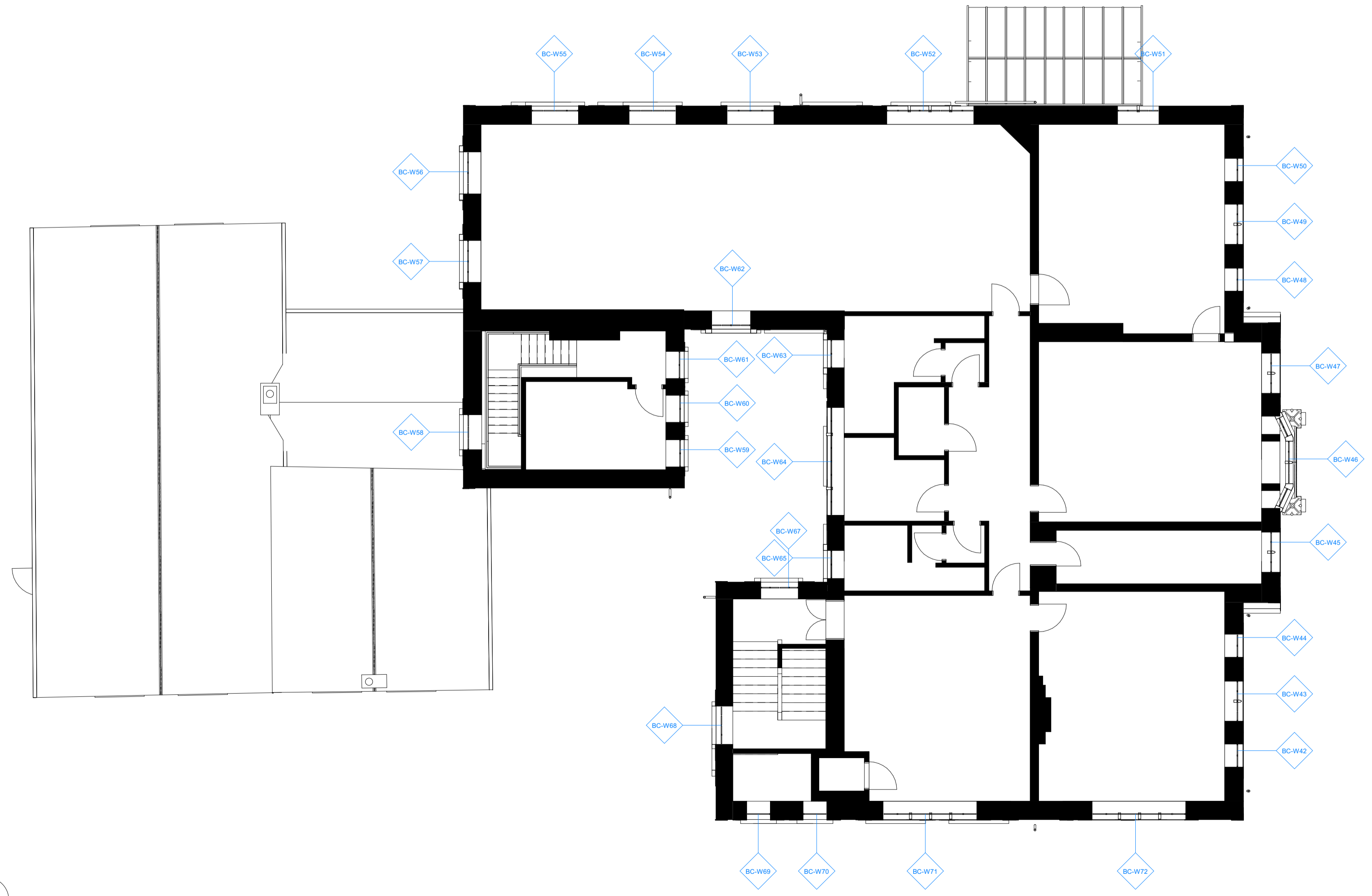
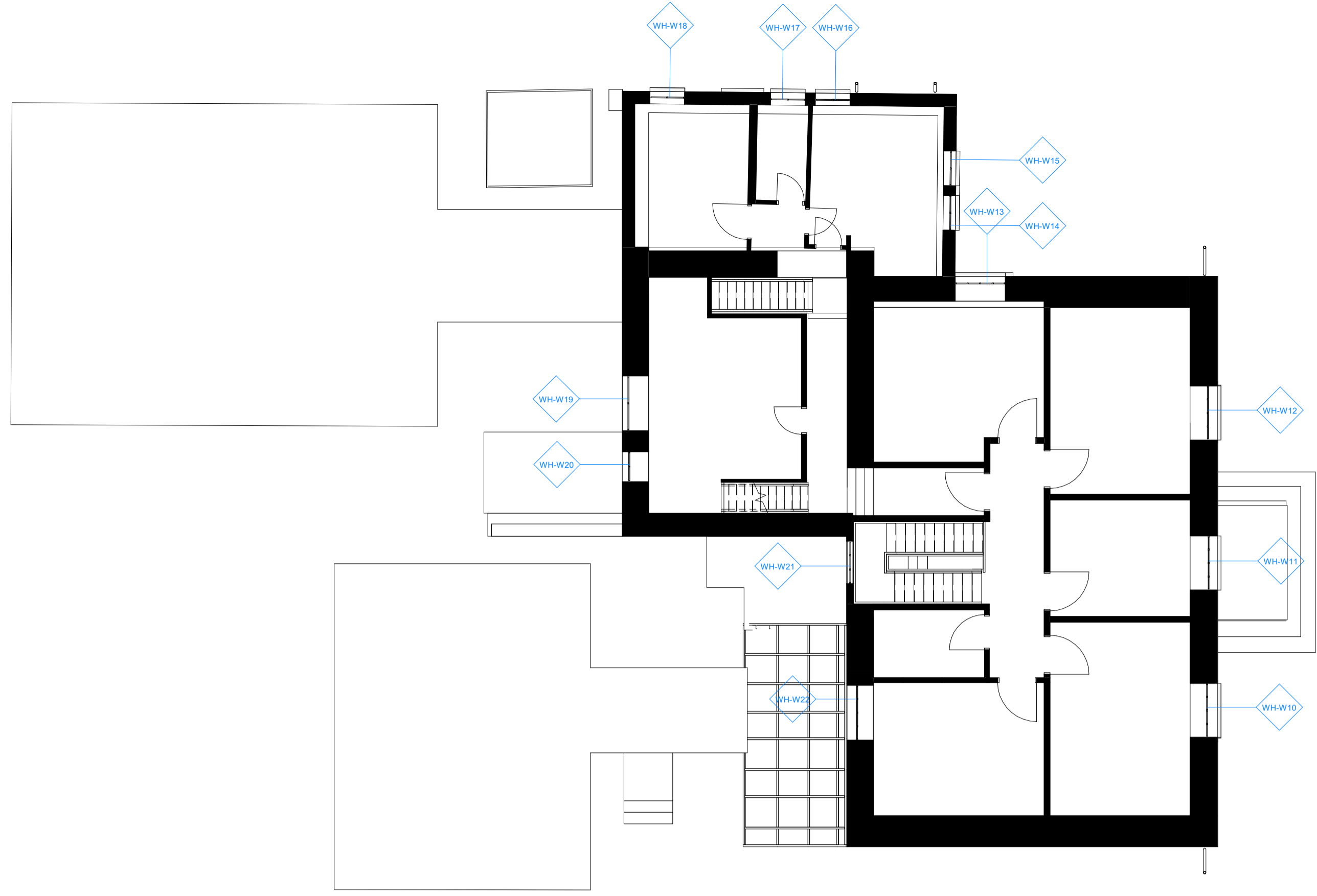
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- Windows must be wind and watertight at completion



CDM

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1 PLANS - GA - EXISTING - LEVEL 01 - SK WINDOW SCHEDULE FOR SURVEY QUOTE
1 : 100

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Poynton Bradbury
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Client

Job
Basset Community Hub
Basset Road
Camborne
TR14 8SL

Title
SK-DRAFT WINDOW SCHEDULE

Project
3860 - PBWC - 01 - 01 - DR - A - SK020

Purpose of Issue	Status	Revision
Coordination	S2	P1

Scale
1 : 100@A1

Director In Charge	Project Architect	Off. Project No.
CT	IS	3860

Existing Windows Outline Survey Brief

1 : 100

Windows doors are Heritage Asset features. Check for further information if in doubt.

White House

Generally windows are to be brought back into full operating condition, fully renovated by an appropriately skilled specialist sub-contractor. All repairs to be like for like or replaced if repair unachievable. Also survey the condition of any associated doors connected to windows.

Original glazing to be salvaged and reinserted. Cracked panes to be replaced with single glazing to same thickness.

Timber casements to be refurbished, stripped and repaired on site matching like for like sections. Replacement timbers to be spliced into existing.

- Single glazing panes to be Crown style Victorian glass.
- All windows to be painted white
- Windows must be wind and watertight at completion

Basset Centre

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Windows are a mixture of (probable) original metal framed windows set in stone surrounds, and timber windows set in stone surrounds. The timber windows are (probable) replacements following the metal window failures.

Philosophy : All windows probably would have been metal casements set in stonework.

All repairs to be like for like, therefore metal casements to be removed from stone surrounds, removed offsite for cleaning and repair or replacement where metal is too far corroded. Casements to be primed and then PPC.

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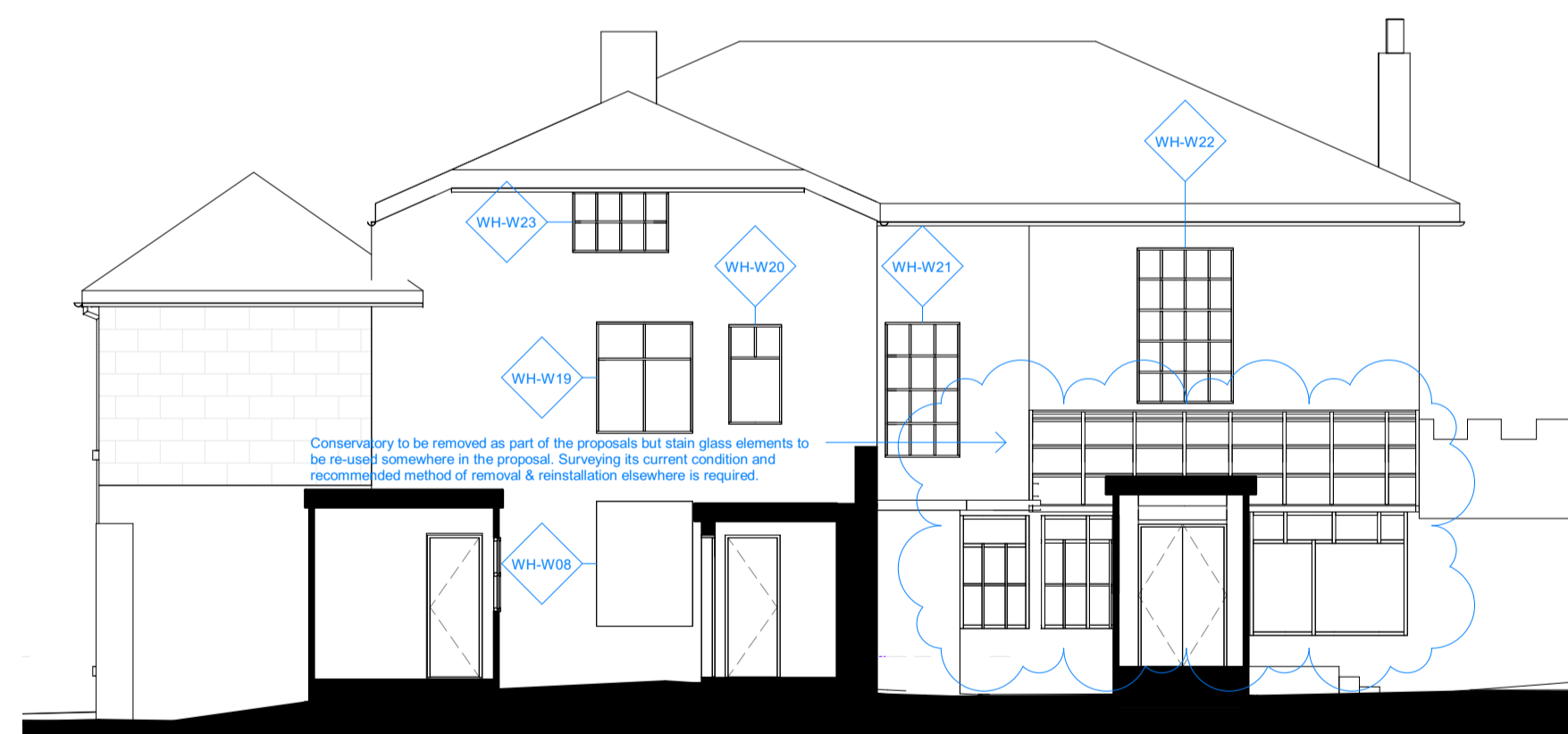
CDM

- Whilst surveying, all HSE guidelines are to be adhered to. Take particular note to
- Lead paint identified on window frames, refer to report. Old report only focuses on specific windows. Should be assumed all metal window frames are lead painted - follow HSE guidelines
- Surveying at height and associated risks
- Latest asbestos survey obtained by MWJV



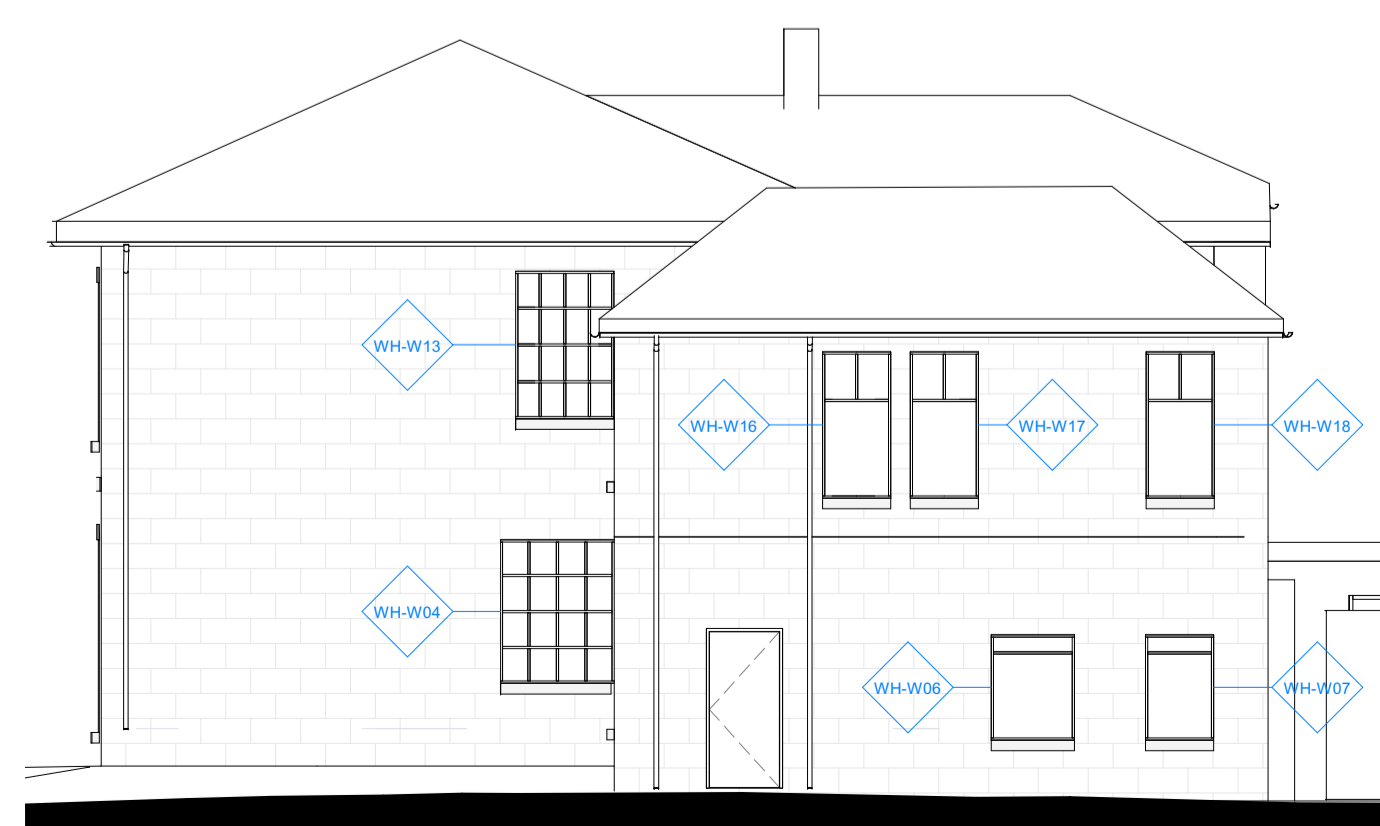
01 EX. WHITE HOUSE ELEV. - EAST - SK WINDOW SCHEDULE

1 : 100



02 EX. WHITE HOUSE ELEV. - WEST 01 - SK WINDOW SCHEDULE

1 : 100



03 EX. WHITE HOUSE ELEV. - NORTH - SK WINDOW SCHEDULE

1 : 100



04 EX. WHITE HOUSE ELEV. - WEST 03 - SK WINDOW SCHEDULE

1 : 100

Existing Window Schedule	
Mark	Type
BC-W01	Metal frame - inc. timber top openable window section - single pane glass
BC-W02	Metal frame - inc. timber top openable window section - single pane glass
BC-W03	Metal frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W04	Metal frame - inc. metal central openable window section - single pane glass - secondary glazing system behind
BC-W05	Metal frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W06	Metal frame - inc. timber top fixed window section - single pane glass
BC-W07	Metal frame - inc. timber top fixed window section - single pane glass
BC-W08	Timber frame - inc. timber and metal top openable window section - single pane glass
BC-W09	Timber frame - single pane glass (plus timber framed door below)
BC-W10	Timber frame - inc. timber top openable window section - single pane glass
BC-W11	Timber frame - inc. timber and metal top openable window section - single pane glass
BC-W12	Timber frame - single pane glass (plus timber framed door below)
BC-W13	Timber frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W14	Timber frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W15	Timber frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W16	Timber frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W17	Timber frame - inc. timber top openable window section - single pane glass
BC-W18	Timber frame - inc. vent extraction section - single pane glass
BC-W19	Timber frame - single pane glass
BC-W20	Timber frame - single pane glass
BC-W21	Timber frame - inc. timber top openable window section - single pane glass
BC-W22	Timber frame - inc. timber top openable window section - single pane glass
BC-W23	Timber frame - inc. timber top openable window section - single pane glass
BC-W24	Timber frame - inc. timber top openable window section - single pane glass
BC-W25	Timber frame - inc. timber top openable window section - single pane glass (boarded up externally)
BC-W26	Timber frame - inc. timber top openable window section - single pane glass
BC-W27	Timber frame - inc. timber top openable window section - single pane glass
BC-W28	Timber frame - inc. timber top openable window section - single pane glass
BC-W29	Timber frame - inc. timber top openable window section - single pane glass
BC-W30	Timber frame - inc. timber top openable window section - single pane glass
BC-W31	Timber frame - single pane glass - secondary glazing system behind
BC-W32	Timber frame - single pane glass - secondary glazing system behind
BC-W33	Timber frame - single pane glass - secondary glazing system behind
BC-W34	Timber frame - single pane glass - secondary glazing system behind
BC-W35	Timber frame - single pane glass - secondary glazing system behind
BC-W36	Timber frame - single pane glass
BC-W37	Timber frame - single pane glass
BC-W38	Timber frame - single pane glass (plus timber framed door below)
BC-W39	Timber frame - inc. timber top openable window section - single pane glass
BC-W40	Timber frame - inc. timber top openable window section - single pane glass
BC-W41	Timber frame - single pane glass (plus timber framed door below)
BC-W42	Metal frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W43	Metal frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W44	Metal frame - inc. vent extraction section - single pane glass - secondary glazing system behind
BC-W45	Metal frame - inc. metal top openable window section - single pane glass
BC-W46	Metal frame - inc. multiple timber openable & fixed window sections - single pane glass - secondary glazing system behind
BC-W47	Metal frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W48	Metal frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W49	Metal frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W50	Metal frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W51	Metal frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W52	Metal frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W53	Timber frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W54	Timber frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W55	Timber frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W56	Timber frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W57	Timber frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W58	Timber frame - inc. timber top openable window section - single pane glass
BC-W59	Timber frame - inc. timber top openable window section - single pane glass
BC-W60	Timber frame - inc. timber top openable window section - single pane glass
BC-W61	Timber frame - inc. timber top openable window section - single pane glass
BC-W62	Timber frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W63	Timber frame - inc. timber top openable window section - single pane glass
BC-W64	Timber frame - inc. timber top openable window section and timber vent extraction section - single pane glass
BC-W65	Timber frame - inc. timber top openable window section - single pane glass
BC-W66	Timber frame - single pane glass
BC-W67	Timber frame - single pane glass
BC-W68	Timber frame - single pane glass
BC-W69	Timber frame - single pane glass
BC-W70	Timber frame - single pane glass
BC-W71	Metal frame - inc. timber top openable window section - single pane glass - secondary glazing system behind
BC-W72	Metal frame - inc. timber top openable window section and vent extraction section - single pane glass - secondary glazing system behind (boarded up externally)
WH-W01	Timber frame sash - single pane glass
WH-W02	Timber frame - single pane glass
WH-W03	Timber frame sash - single pane glass
WH-W04	Timber frame sash - single pane glass
WH-W05	Timber frame - single pane glass
WH-W06	Timber frame - inc. timber top openable window section - single pane glass
WH-W07	Timber frame - inc. timber top openable window section - single pane glass
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WH-W12	Timber frame sash - single pane glass
WH-W13	Timber frame sash - single pane glass
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WH-W15	Timber frame sash - single pane glass
WH-W16	Timber frame sash - single pane glass
WH-W17	Timber frame sash - single pane glass
WH-W18	Timber frame sash - single pane glass
WH-W19	Timber frame - inc. timber top openable window section - single pane glass
WH-W20	Timber frame sash - single pane glass
WH-W21	Timber frame sash - single pane glass
WH-W22	Timber frame sash - single pane glass
WH-W23	Timber frame - inc. vent extraction section - single pane glass

NOTES

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NOTES:

This drawings contains the following model files:

XXX-PBW-XX-XX-M3-A-0001-Name [S1] [P1]

AMENDMENTS

Rev. No	Revision Description	Rev. Date	Issued by
1	First Issue. Draft window schedule for survey quotes use only. Not for site use.	01/06/23	JC

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Job

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Camborne
TR14 8SL

Title
SK-DRAFT WINDOW SCHEDULE

Project
3860 - PBWC - 01 - XX - DR - A - SK021

Purpose of Issue	Status	Revision
Coordination	S1	P1

Scale
1 : 100@A1

Director In Charge	Project Architect	Off. Project No.
CT	IS	3860

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1 : 100

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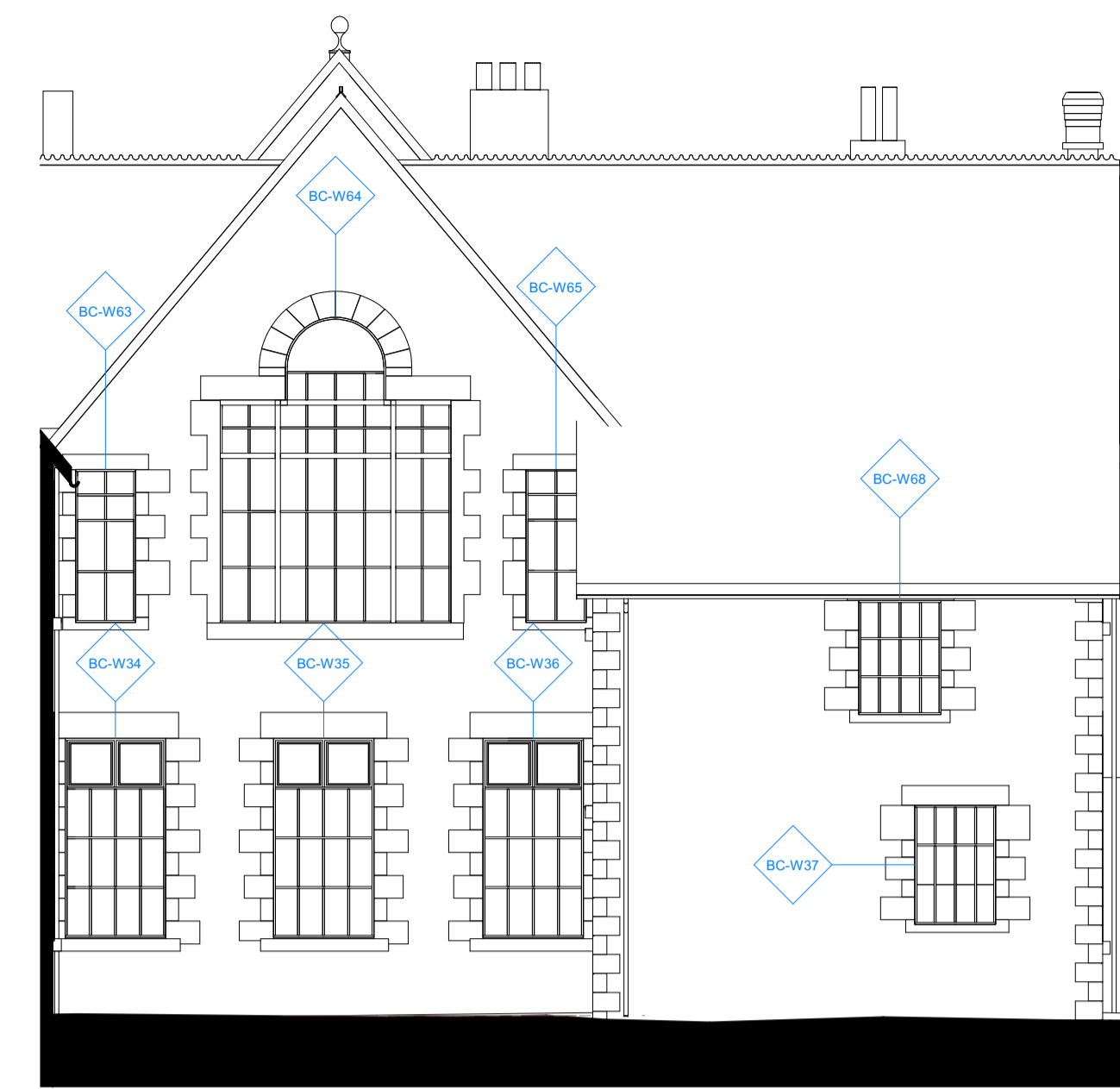
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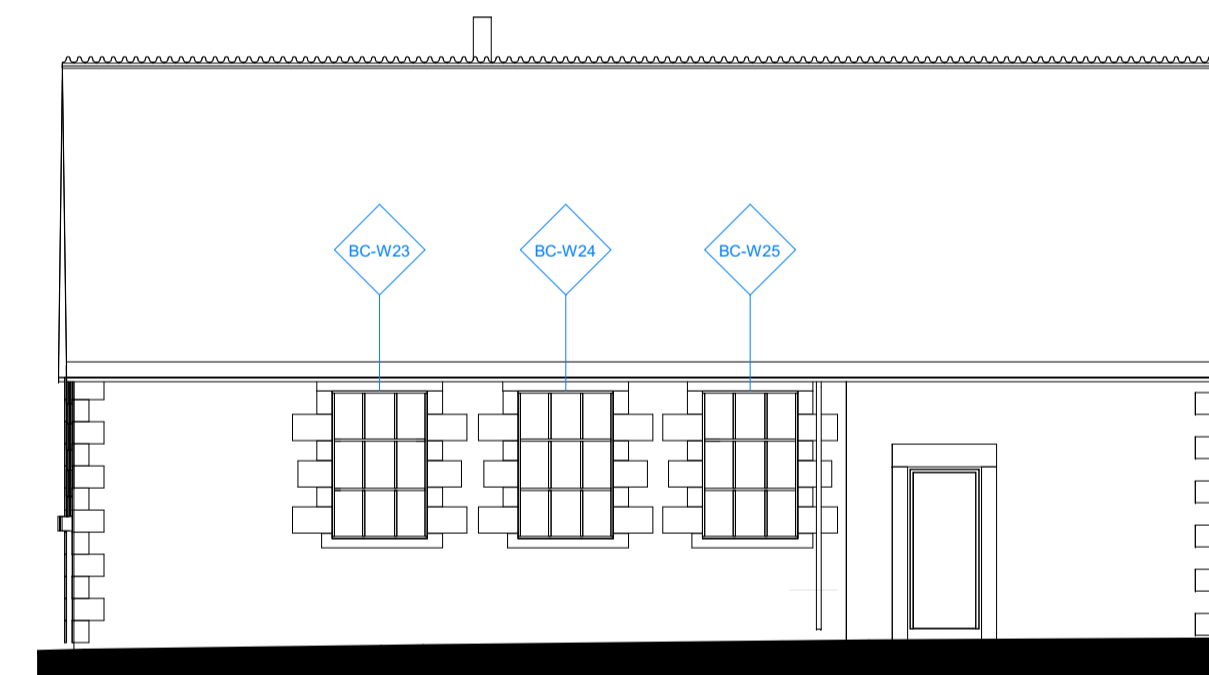
01 EX. BASSET CENTRE ELEV. - EAST 01
1 : 100



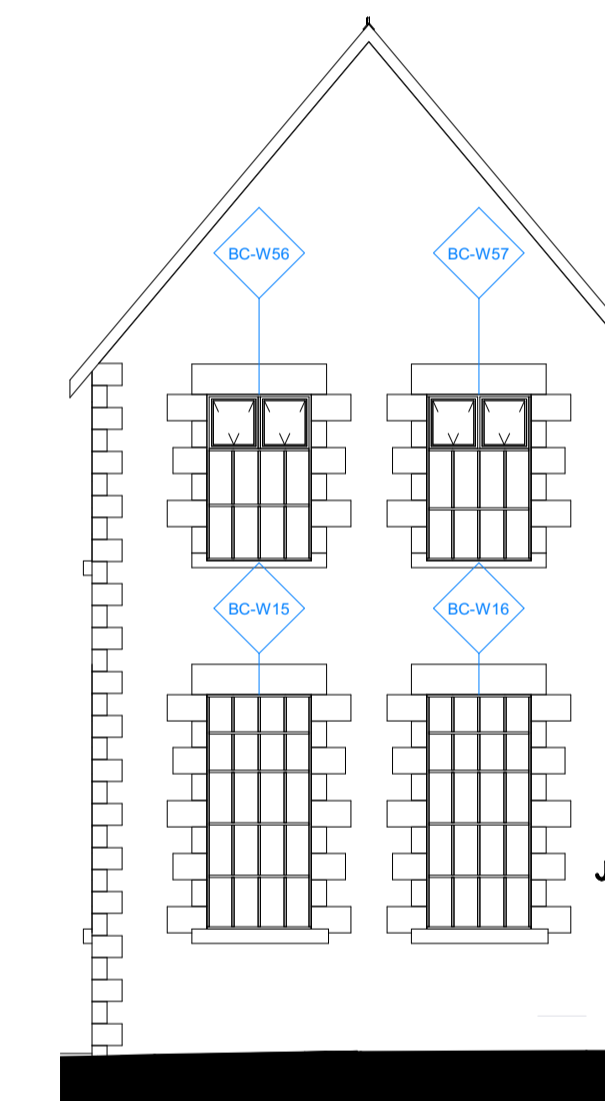
02 EX. BASSET CENTRE ELEV. - WEST 02
1 : 100



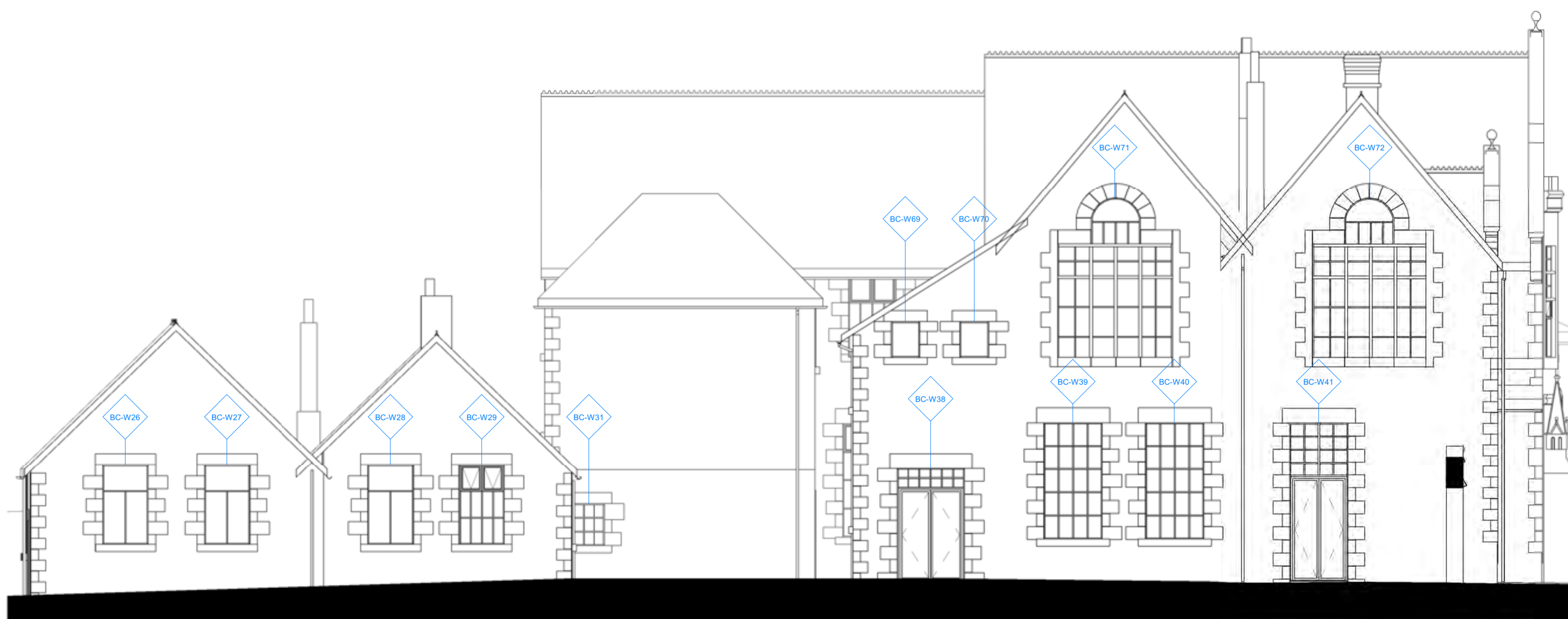
03 EX. BASSET CENTRE ELEV. - NORTH 01
1 : 100



04 EX. BASSET CENTRE ELEV. - WEST 01
1 : 100



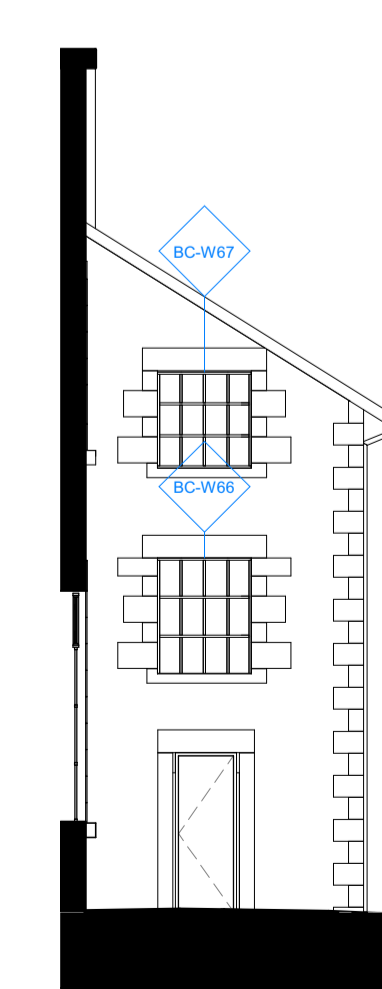
05 EX. WEST 02
1 : 100



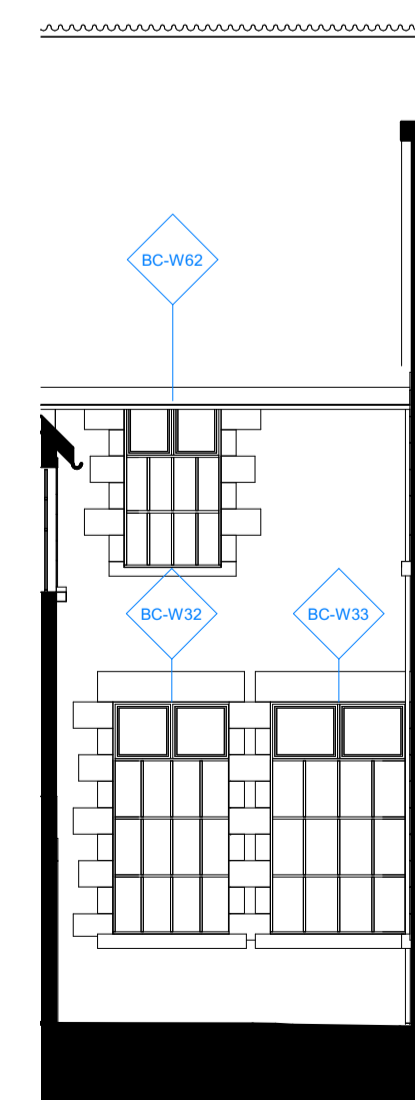
06 EX. BASSET CENTRE ELEV. - SOUTH 01
1 : 100



07 EX. BASSET CENTRE ELEV. - EAST 02
1 : 100



08 EX. NORTH 02
1 : 100



09 EX. SOUTH 02
1 : 100

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Client



Job

Basset Community Hub

**Basset Road
Camborne
TR14 8SL**

Title
SK-DRAFT WINDOW SCHEDULE

Project
3860 - PBWC - 01 - XX - DR - A - SK022

Purpose of Issue Status Revision
Coordination S1 P1

Scale
1 : 100@A1

Director In Charge Project Architect Off. Project No.
CT IS 3860

APPENDIX B – PHOTOGRAPHIC SCHEDULE



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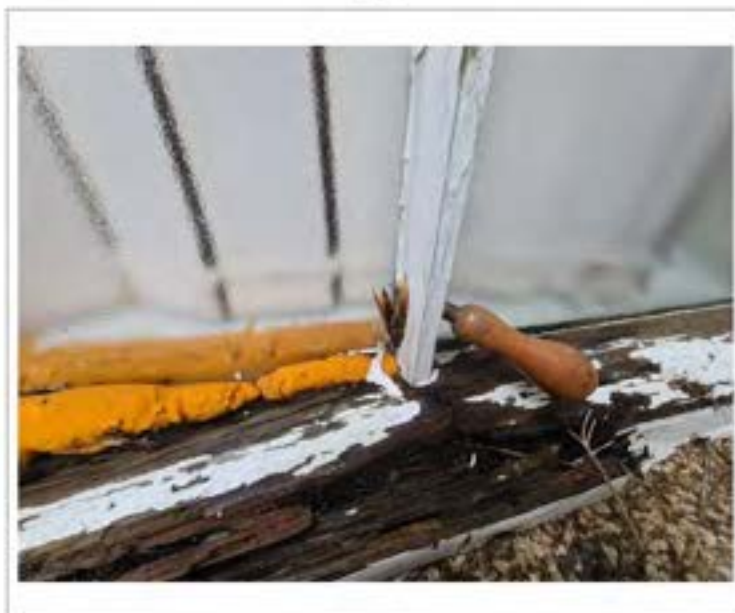
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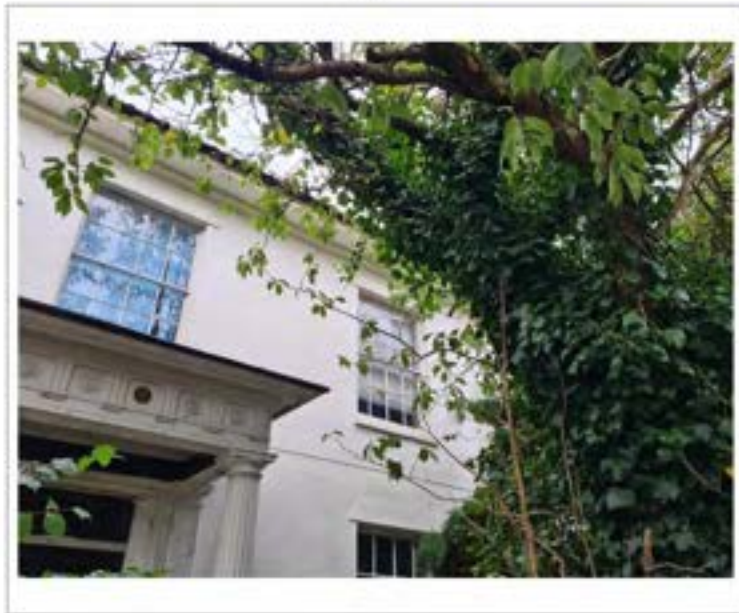
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