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reesh@rnweb.co.za

Netcare Office Park

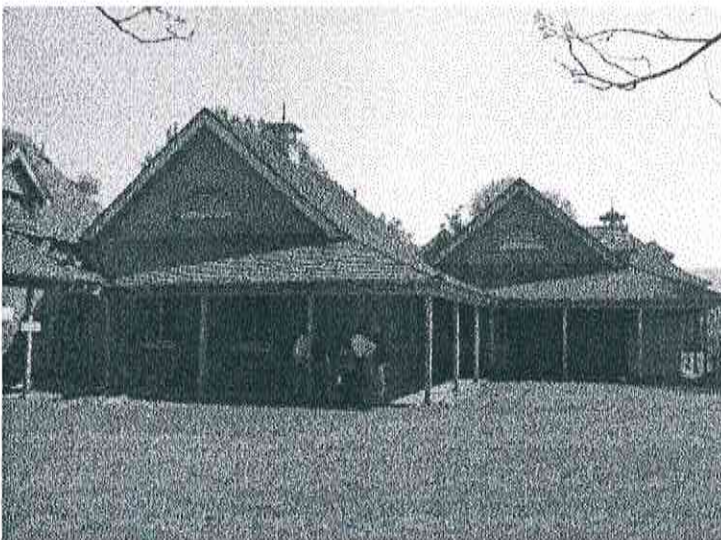
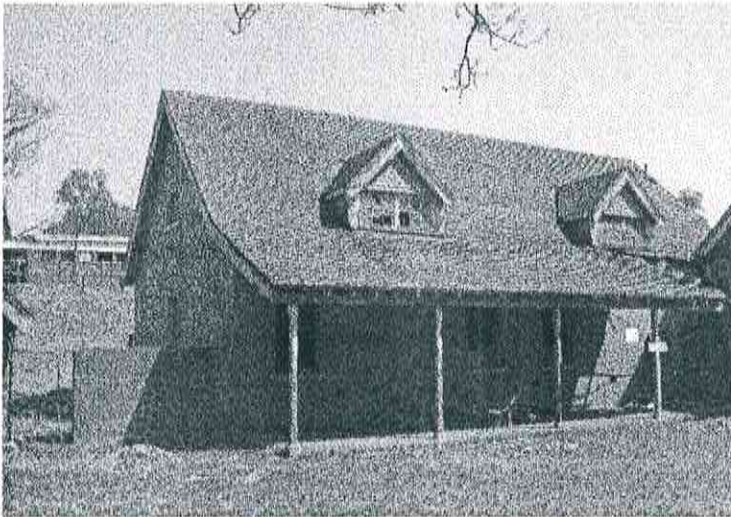
Suite D6, Block D

95 Umhlanga Rocks Drive

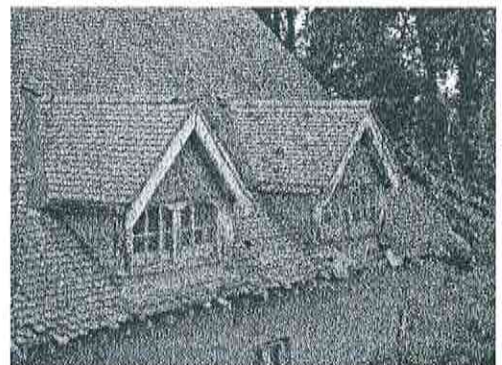
Durban North, South Africa

4051

DEVIATION APPLICATION FOR INTERNAL RENOVATION OCCUPATIONAL THERAPY, TOWNHILL HOSPITAL



OT building prior to Roof renovations

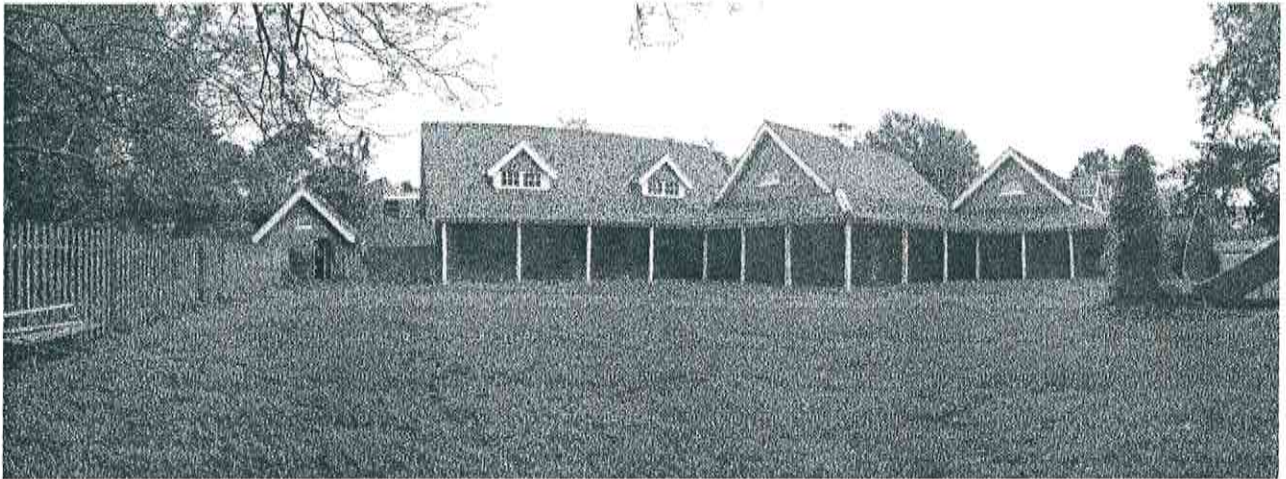


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Front elevation of Ward 6- OT building after roof renovation



Front elevation of Ward 6- OT building and OT hall after roof renovations



Back Elevation of OT Building

TOWN HILL HOSPITAL, PIETERMARITZBURG

This application is a deviation to AMAFA permit no REF: 10/3KZ225/30 11/014PHL for Roof Replacement and Repair, and includes the internal refurbishment of ward 6 Occupational Therapy building.

BRIEF HISTORY

Town Hill Psychiatric Hospital in Pietermaritzburg was built in the late 1870s and opened in 1880. It was designed and built in the grand fashion of Victorian mental institutions; most of its buildings are now listed historical monuments as examples of Victorian colonial architecture. At the beginning of the 20th century, it was almost a self-sufficient community, with vegetable gardens, a piggery, quarry and permanent residences for many of the staff, gardeners and workmen. The first medical superintendent, Dr James Hyslop, planted the trees, many of which still remain and must be up to 100 years old. There are groves of bamboo, yellowwood, cycads, enormous azaleas and avenues lined with jacaranda and London planes in the grounds, which give it the atmosphere of an English country estate in a condition of mild decaying colonial splendor.

Full article on history attached as Annexure A.

There are 3 buildings declared as Provincial Heritage sites, Administration Building, North Park and Occupational therapy Building. (SAHRAS site reference: 9/2/436/0025)

1. ADMINISTRATION BUILDING

This is the Main building Town Hill Hospital with construction completed and opened 1880

Hall and Kitchen to rear likely constructed around 1891.

Alterations to Central Tower and second floor added to first 19 feet of both North and South Wings in 1933. Architect F.D. Strong.

Second floor additions to North and South wings demolished in 1987 and building roof returned to original level. Original timber trusses to North and South wings replaced with new gangnail trusses and all tower roof structures reinforced however workmanship appears to be of poor quality.

2. NORTH PARK

Little is known about North Park. There appears to have been several designs drawn up in the early 1940's with the final design being built around 1944/45. Last known internal renovations were completed in the 1980's, with painting, replacement of all light fittings with fluorescents, and revamps of all the bathrooms, replacing all WCs and preserving some WHB and urinals.

3. OCCUPATIONAL THERAPY

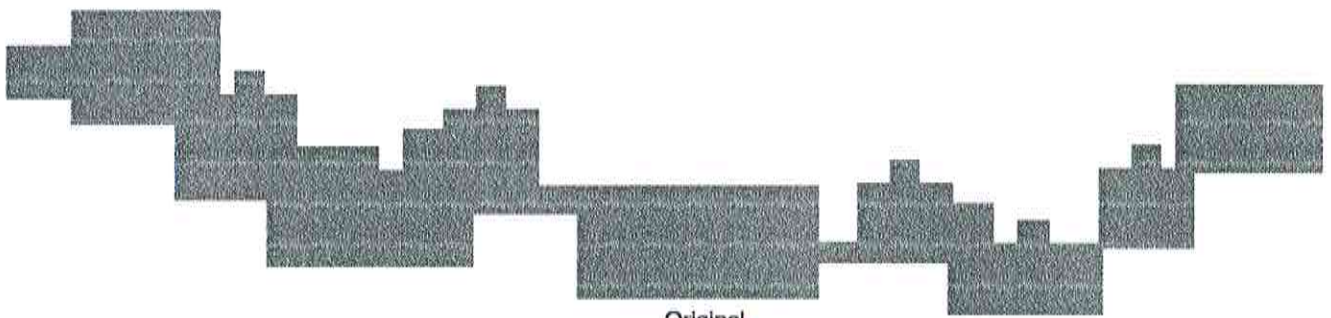
Originally known as the Native & Indian Quarters. Designed by Government Architect - P Eagle. Under Chief Engineer PWD - C Murray.

Drawings found were dated 10/11/1911 and amended in 12/08/1912

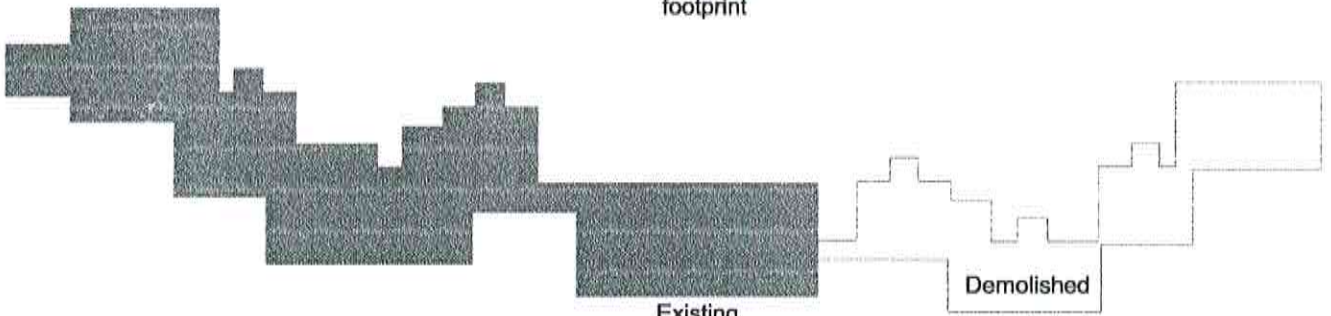
Probable constructed year was 1912, Contractor Jesse Smith & Sons

The Hall and Female wing remain whilst the Male wing has since been demolished.

The Kitchen area to hall was recently extensively modified and extended with sheeted roofs. Footprint study below show the changes made to the original structure.

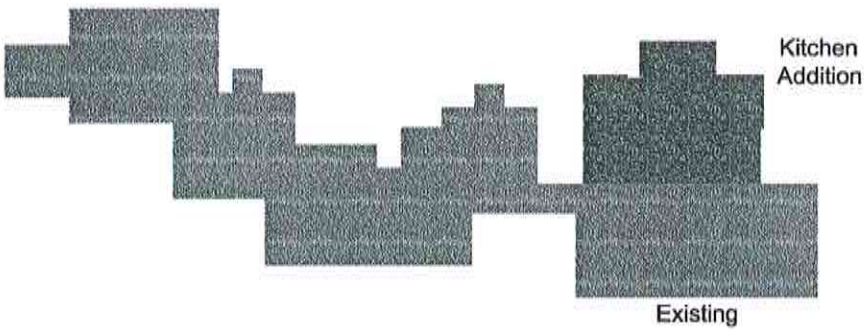


Original footprint



Existing

Demolished



Kitchen Addition

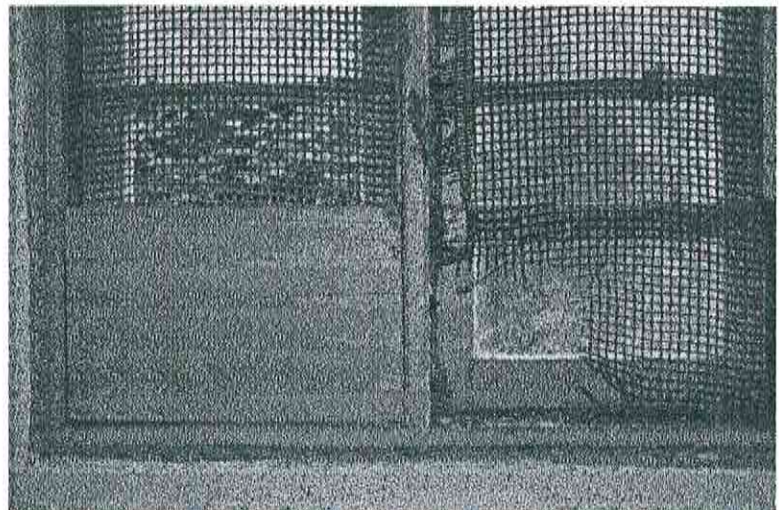
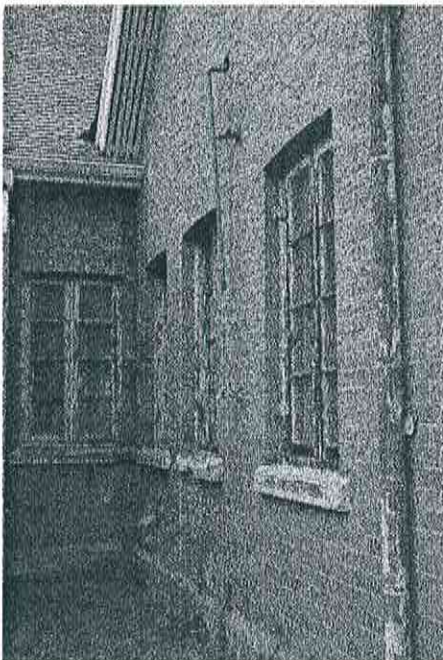
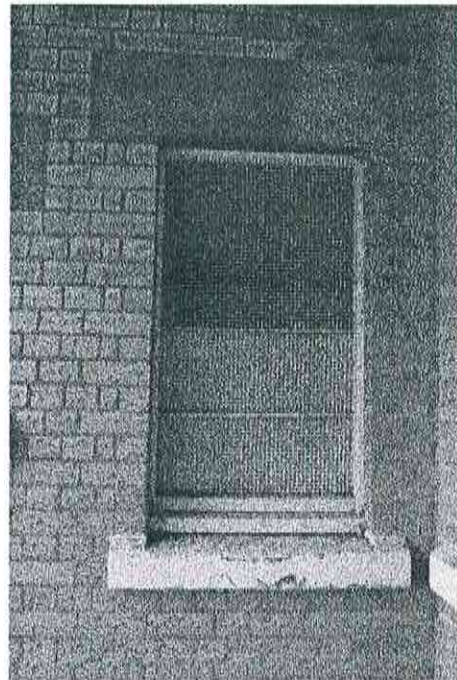
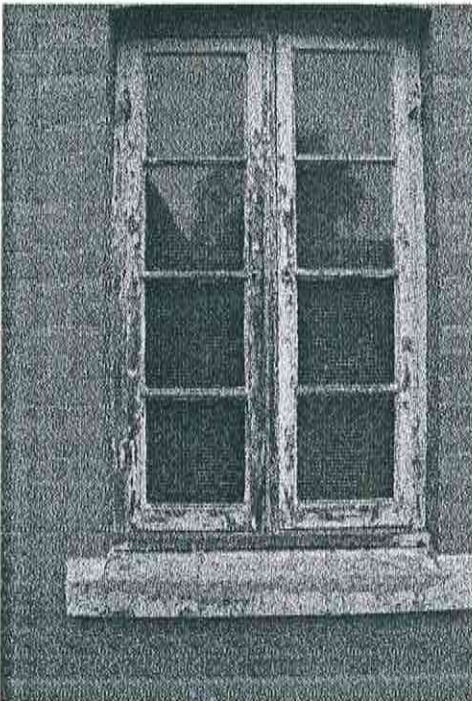
Existing

Brief Summary of Proposed Deviations

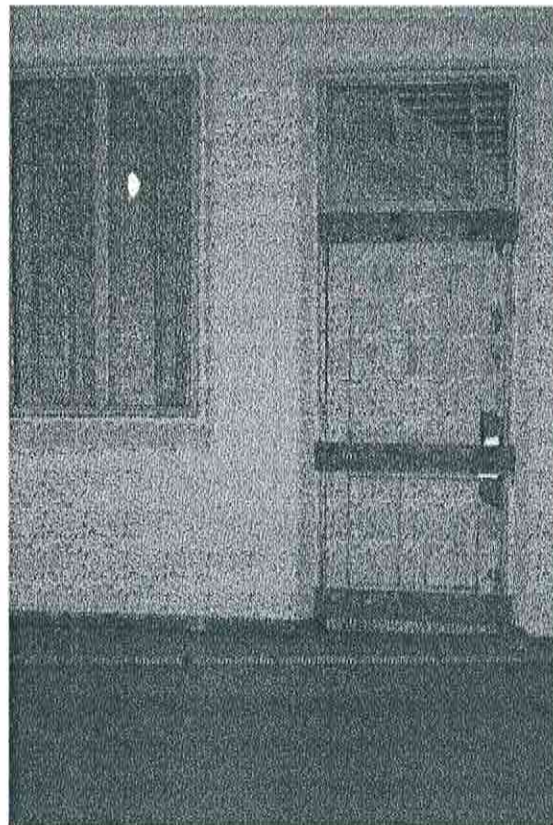
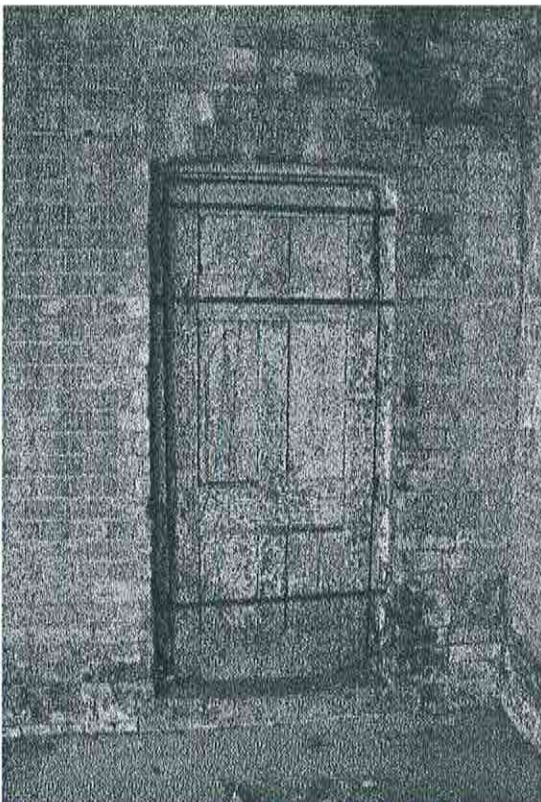
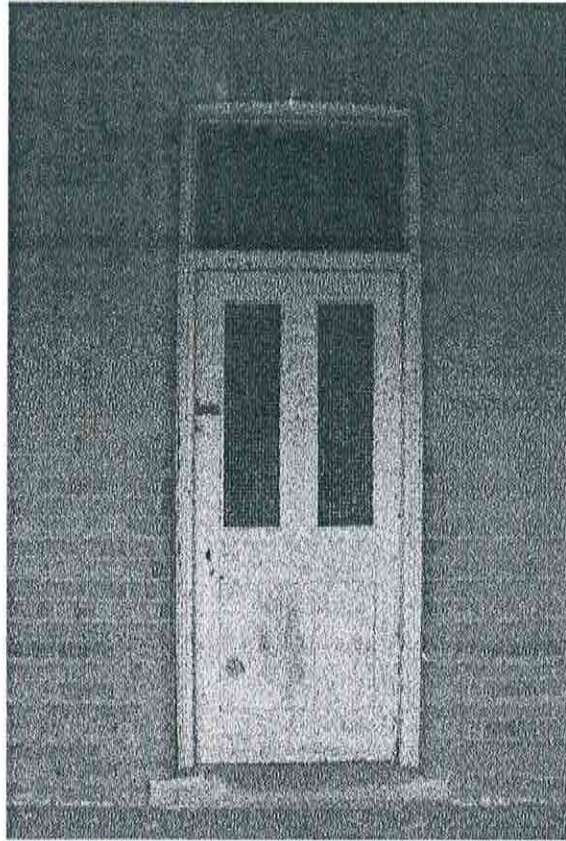
A new 16 bed Dual Diagnosis Centre is proposed by the hospital for this previously abandoned building. In its current state the Ward 6 Occupational Building remains uninhabitable. Measures were taken during the roof renovation to secure the building structure internally and externally. Previously non of the rooms were accessible due to the collapsing floors and roofs and the piles of discarded furniture and files strewn around.

External Works

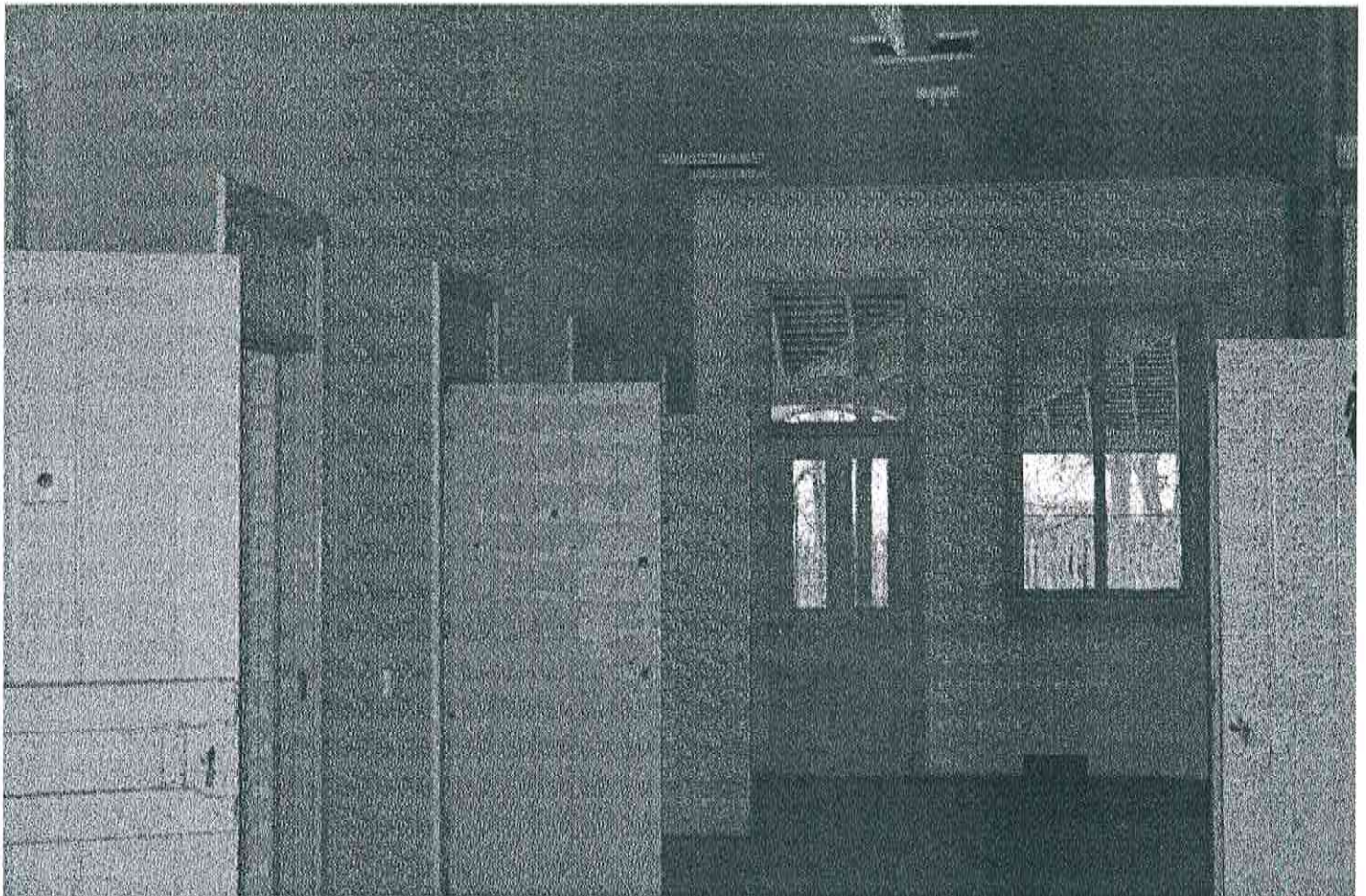
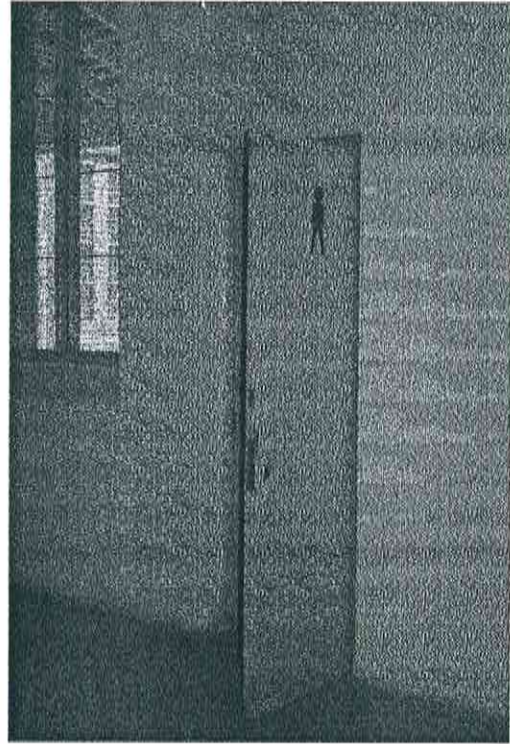
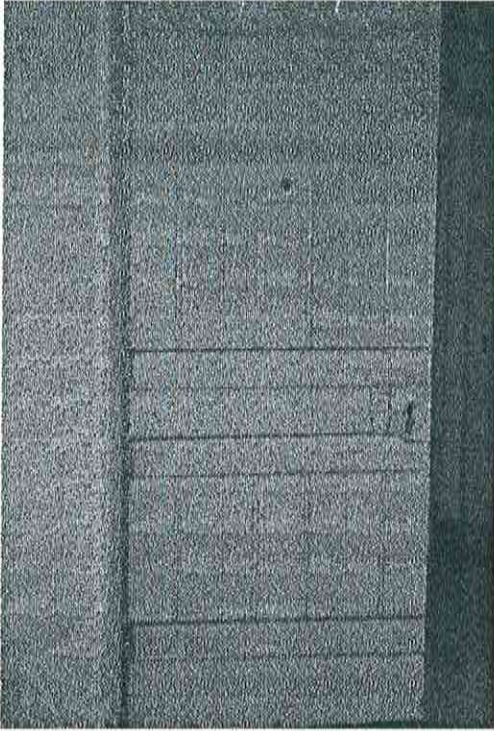
Typical Windows- to be restored or replaced to match as per window schedule



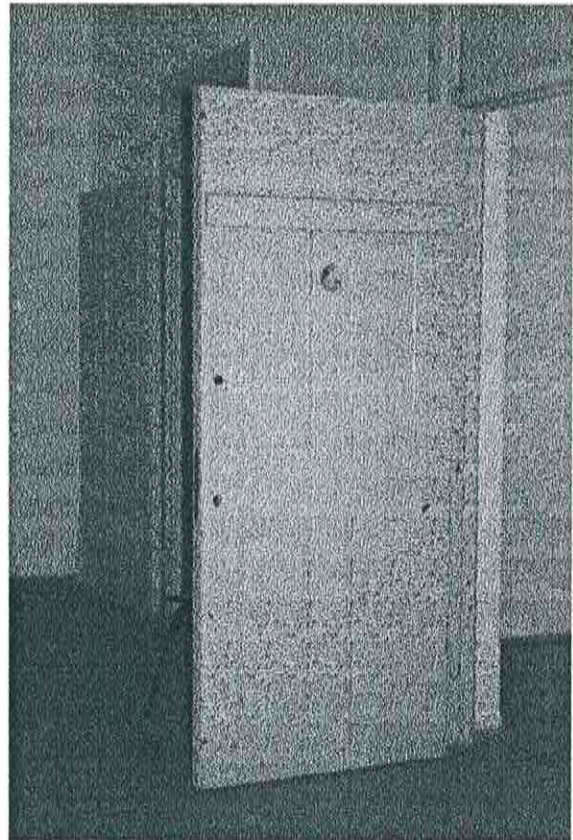
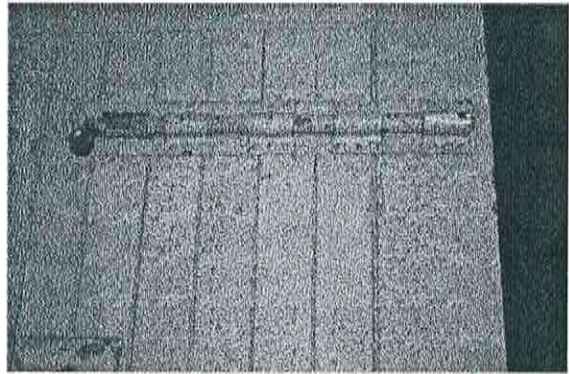
Typical External Doors



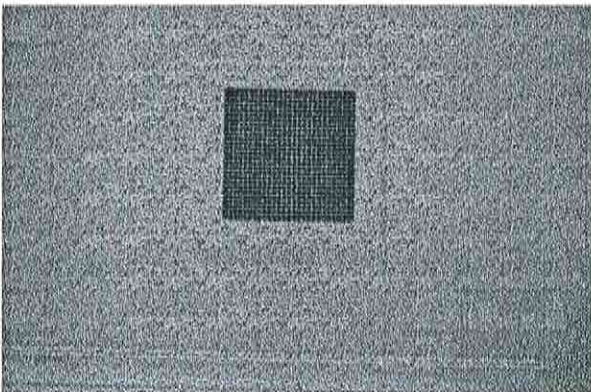
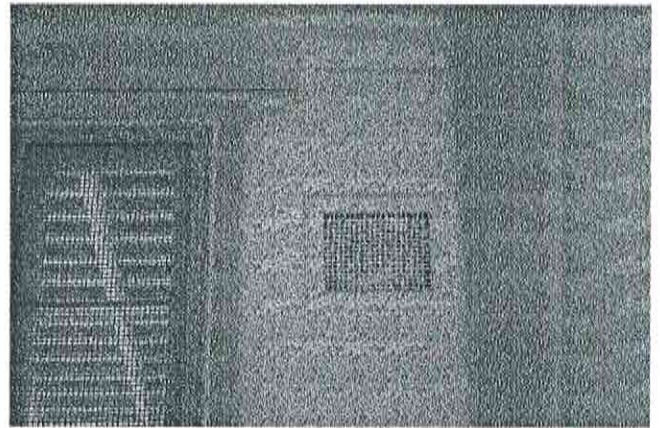
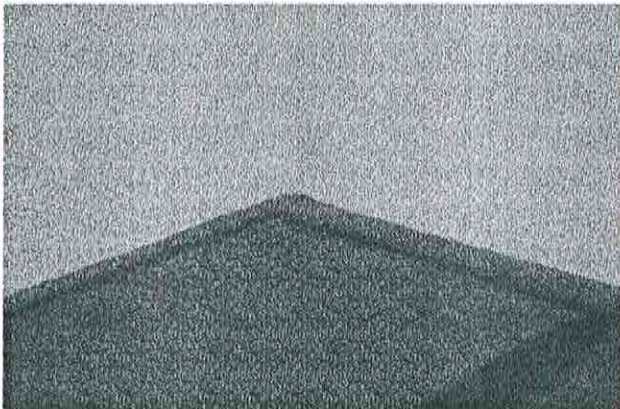
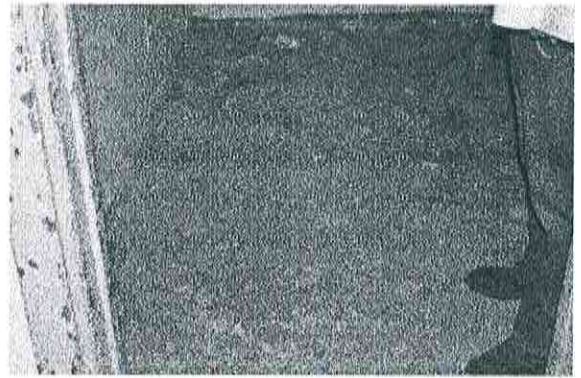
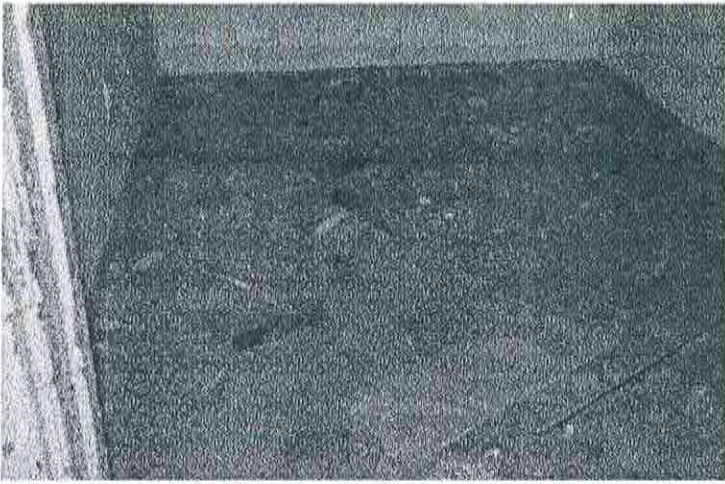
Internal Doors of Proposed female wards and ablutions



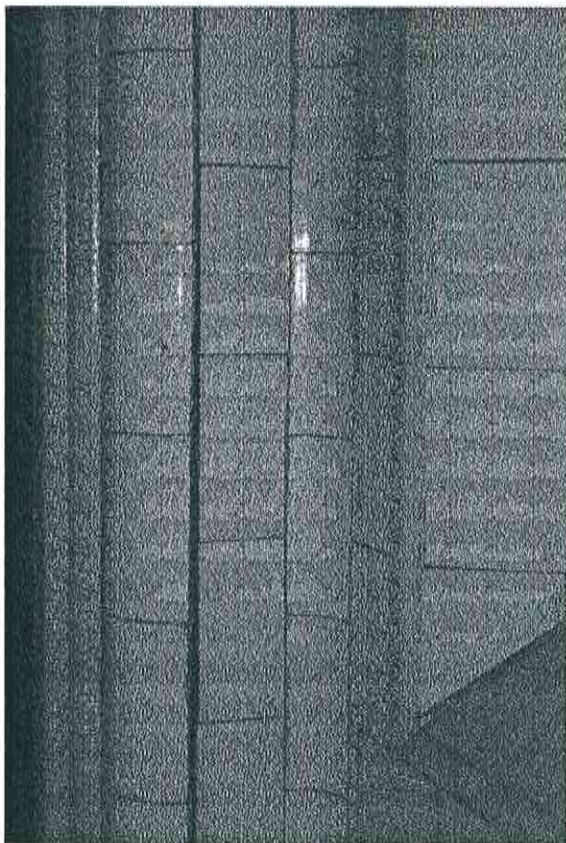
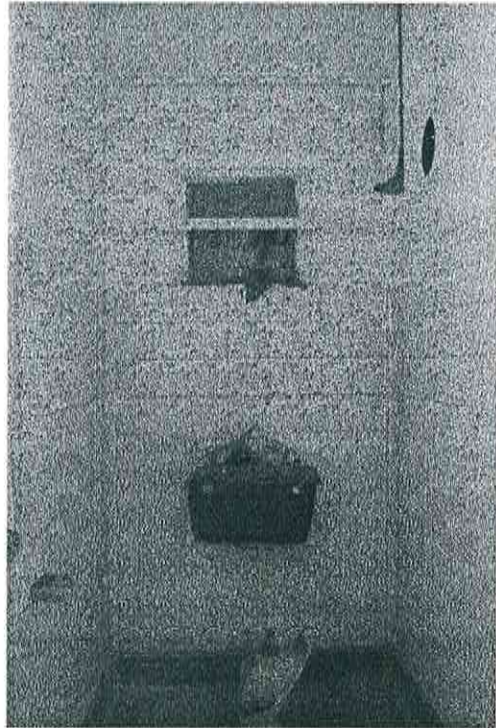
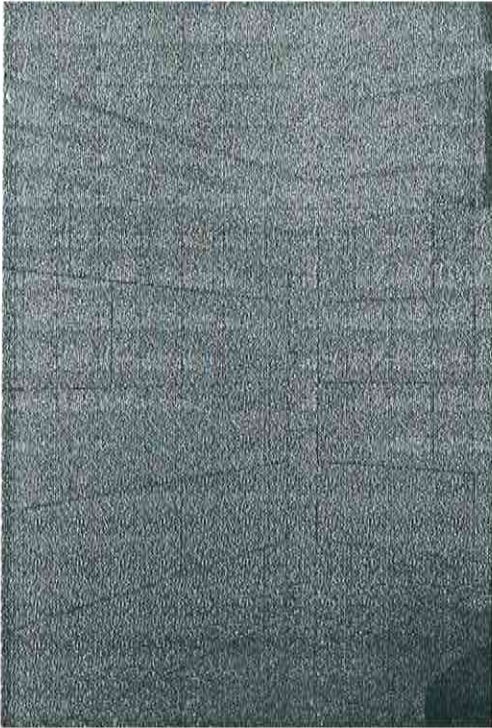
Internal Doors of Proposed Male wards – note this ward was previously designed for higher security



Typical ward room – Proposed Female Ward

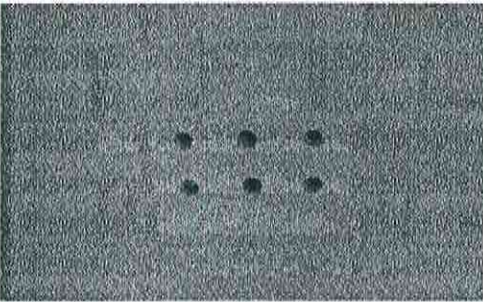
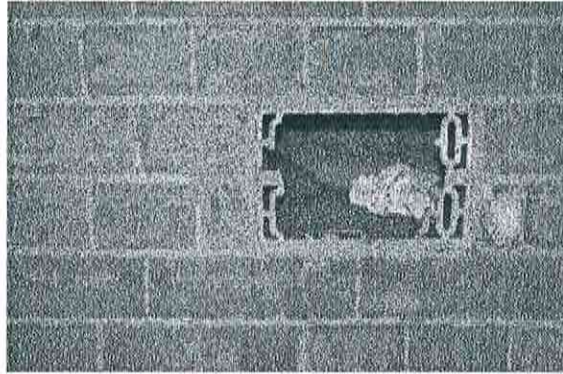
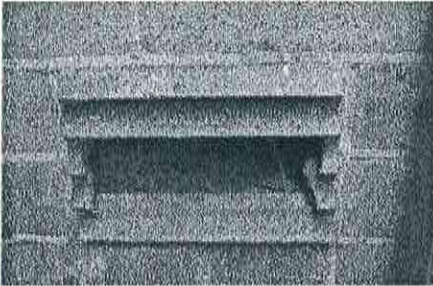


Existing Toilets, There are no showers, baths or wash hand basins .

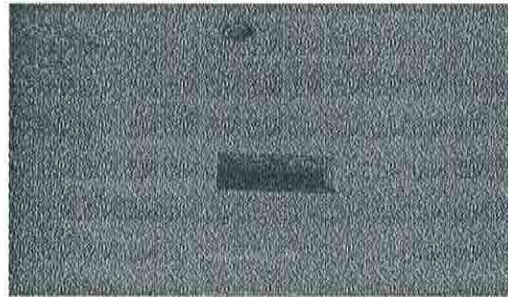
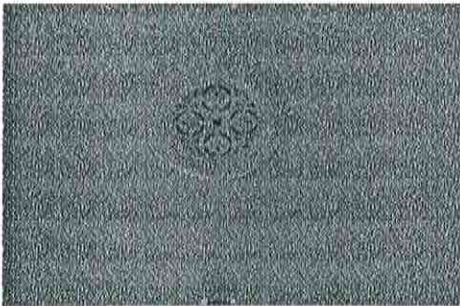


Details

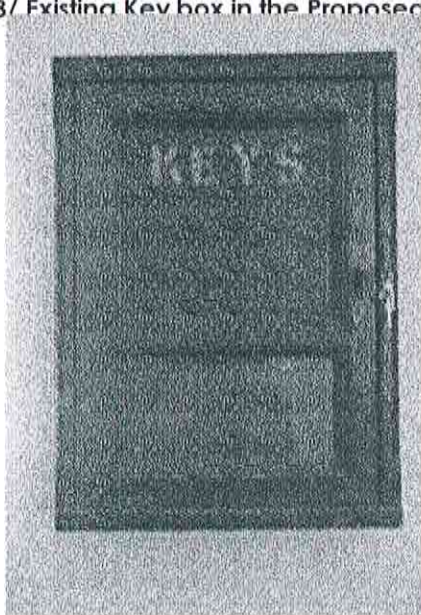
Cast Iron Ventilation covers stolen and destroyed. Some have been replaced with brick inserts



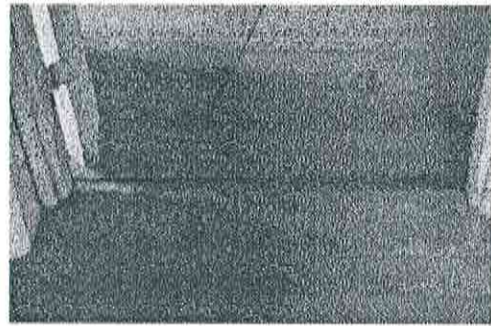
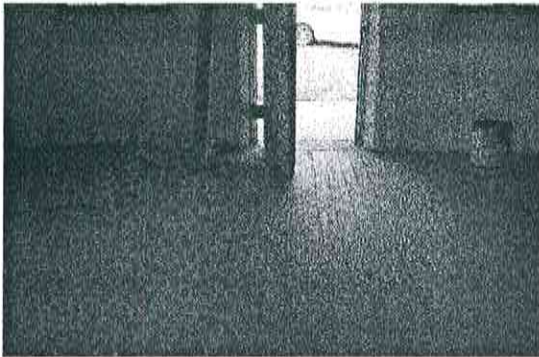
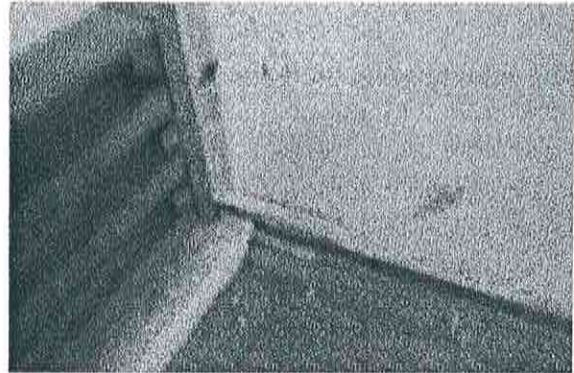
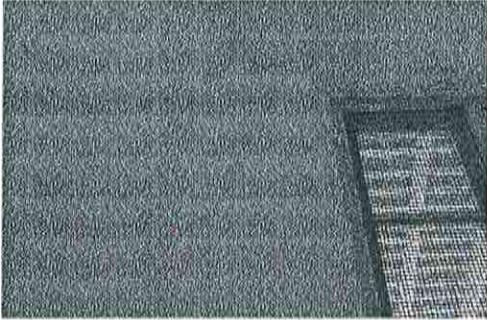
2/ Ceiling details and wall openings in Proposed Lounge and duty rooms



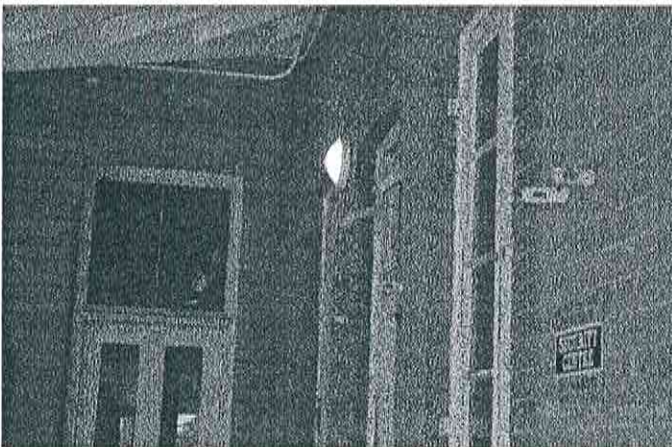
3/ Existing Key box in the Proposed Duty Room to be restored



Wall mounted Metal boxes



All windows open outwards and latch onto hooks as seen in image below





health

Department:
Health
PROVINCE OF KWAZULU-NATAL

ANNEXURE 'A'

Town Hill Hospital
Postal Address: P O Box 400
Pietermaritzburg 3200
Physical Address: Hyslop Road
Town Bush
Tel.:0333415654, Fax.0333455720:
Email: shantakumar.maharaj.gov.za
www.kznhealth.gov.za

Reference: THH42/C/2013
Enquiries: Dr S R H Maharaj
Telephone: 0333415654
Date: 14 November 2013

AMAFA

P.O. Box 2685,
Pietermaritzburg

Re: Motivation for Internal Renovations at Ward 6 (OT Building)

Dear Sir / Madam

Town Hill Hospital is currently in the process of renovating old heritage buildings, which were built in the late 19th century early 20th century.

One such building formerly known as Ward 6 was closed for a number of years due to its poor state, and used as storage for broken furniture. Apart from the poor condition of the roofs the internal structure is uninhabitable and in the current renovation programme, the department had only identified the roof of this building as a priority.

The roof has been repaired and new ceilings have been installed in places, however in its current state we are unable to utilize the building in any form except as a storage area.

In order for Town Hill Hospital to utilise the premises, and prevent it from falling into further disrepair there are a number of minor interior layout alterations that need attention. We will be using this ward for a Dual Diagnosis ward comprising of 9 male and 7 female rooms. In order for the service to be provided we need to allocate areas for consultation rooms, duty rooms, lounge and dining room for mental health care users. They would also require adequate kitchens and ablution areas. The new internal finishes will need to meet the Departments of Health's guidelines in order for the facility to be licensed and conform to the NHI rollout.

L & R Architects have drawn a plan, to in cooperate all our requirements. These have been forwarded for your approval.

There is an urgent need for us to initiate the implementation of Dual Diagnosis as besides it being a service to the community, it is also part of our tertiary service for training of both under and post graduates. Any assistance by your office in approving the necessary refurbishment will be highly appreciated.

Thanking You
Yours Sincerely

Dr S R H Maharaj
Medical Manager
Town Hill Hospital

TOWN HILL HOSPITAL – OCUPATIONAL THERAPY - RENOVATIONS AND ALTERATIONS –SPECIFICATION

1) GENERAL

It is recommended that demolitions and new work in the form of wet trades are finished to carcass level prior to proceeding with final renovations and finishes.

Renovations to be carried out in an orderly manner from top down, I.E. work should start on the ceilings and progress down to the floors internally and from roof to ground level externally. Work should not be started on anywhere where there is the possibility of damage from unfinished work above.

The works should be adequately protected as work proceeds. I.E. all elements below the work being carried out should be protected from any possible damage. Particular attention should be paid to areas of timber floors if scaffolding or similar is to be used. Timber floor should be protected with scaffolding boards from load or movement damage. Care should be taken in protecting finished work (normally above) if work below may create damage.

2) DEMOLISION

2.1) As noted on drawings certain existing wall tiles are to be carefully removed from certain areas and all good reusable tiles are to be reclaimed and set aside for use in repairs of remaining tiled areas or in new tiled areas as indicated on the drawings.

2.2) As indicated on the drawings and in the sanitaryware schedule the roll top heavy duty baths in the main building male and female ablutions are to be carefully removed and set aside for possible reuse.

2.3) There are a number of existing doors which are to be removed and not reused. It is suggested that this should be done with care as the materials may be useful in the repair or replacement of other doors.

2.4) As noted on drawings certain concrete floors need to be removed due to unknown construction and/or the placement of new services to the area. Floors to be carefully removed without damage to surrounding structures and area excavated as required - see new concrete floors below and refer to drawings.

2.5) In certain rooms the original timber floor has been removed and the sub-floor space filled with rubble with the probable intention of casting a concrete floor. Remove all rubble down to natural ground and any further ground as necessary to get the ground at least 2 bricks below the damp proof membrane level.

2.6) All timber skirting's are to be removed and replaced with new skirting's to specification. *[Existing skirting's in poor condition and of inadequate size to for their purpose]*

3) EXTERNAL

3.1) ROOFS

All roofs, cappings, flashings, fascia boards, barge boards, eaves closures, louvers to roof spaces, veranda columns, gutters and down pipes should be in good order as they have been recently renovated. Inspect and bring to the attention of the Architect any possible problem areas.

3.2) WALLS

3.2.1) Facebrick External Walls.

All external walls are facebrick with a flush pointed jointing. All external walls to be washed by means of high pressure water to a clean and even finish. The use of wire brushing in certain areas maybe required due to additional staining in areas of previously collapsed roofs, etc. All paint for previous signage, etc. to be removed from brickwork by chemical means or if this is not adequate then by a carefully application of a mechanical method.

[Extensive rising damp is damaging the external walls due to a) ground level above DPC. b) discharge of rainwater onto ground adjacent building and c) extensive ponding due to the ground profile which as been made worse due to fill from later construction.] Excavate out around the entire building except for the veranda area and the area of the new concrete block road. Lay new concrete apron which at the maximum height must be one brick below the damp proof course – approx 5 courses below floor level see detailed drawing.

[In numerous areas the base of the external walls have been plastered to cover over decaying (crumbling) brickwork caused by rising damp]. Carefully chip off plaster and expose all original facebrick. All bricks which are soft and crumbling and/or have eroded in excess of 10mm from their original face are to be chipped back until a solid and stable material is located. Faggots manufactured from reclaimed matching face brick or other approved are to be epoxy mortared into place to create a uniform finish to closely match the existing brickwork.

[pointing to brickwork has decayed at the lower level, areas of roof leaks, etc. There is also evidence of previous repairs and over pointing]. Where pointing is found to be crumbling rake out to good material. Replace pointing to raked out areas and areas where pointing has eroded in excess of 10mm from the facebrick surface. New pointing to be carefully carried out and should be finished slightly recessed from the brick face. Extensive over pointing is to be avoided - if in doubt refer to Architect for instructions. (care to be taken as the DPC is probably a mouthoid sheet). Seal the exposed dpc brick coarse with silicon sealant.

3.2.2) Air Intakes (Airbricks).

There are numerous air intakes in the external walls at various levels for under floor ventilation, cavity ventilation and room ventilation. These air intakes appear to have originally had a cast iron grille consisting of horizontal bars. Over the years the cast iron grilles have been damaged and replaced with:-

- a) Cast iron grilles of different patterns.
- b) A brick or cement infill with a number of round holes painted or coloured similar to surrounding brickwork
- c) Conventional clay air brick.

The following work is to be undertaken:-

- i) Where the cast iron grille is still in good condition regardless of type this is to remain. Wire brush down and paint with a red oxide paint.
- ii) Where the vent is now a filled with plaster with a number of round holes this is to remain. Rub down and flaking paint and paint colour to match facebrick.
- iii) Where a conventional clay airbrick has been used this is to remain without any further action.
- iv) Where there is no airbrick remaining or a damaged airbrick/grille then the opening is to be cleaned out and a conventional clay airbrick is to be built in.

3.3) FLOORS

3.3.2) Veranda Floors

High pressure water wash concrete and facebrick edge. Repair all cracks and/or previous poor repairs. Sand down or rub down with suitable stone to obtain a uniform and consistent smooth finish. Paint concrete with an approved 4mm epoxy screed, feathered to brick edge.

3.4) EXTERNAL WORKS

3.4.1) Roadway

Interlocking concrete pavers on sub-base on compacted layers to falls with precast concrete kerbs all as detailed on Engineers drawings. Highest point of roadway must not exceed one brick below building damp proof course level.

3.4.2) Parking

The parking in front of the hall is to be extended to the front of building S1 with tar macadam laid on sub-bases all to Engineers drawings.

3.4.3) Sewer

All the existing sewers to the buildings are to be abandoned back to the point that they join the sewer from the hall unless otherwise instructed. New sewers as shown on the drawings and as detailed by the Engineers are to be laid. (note:- There is the possibility that there may have been septic or conservancy tanks at the rear of the building at some time and these may require demolition and/or filling to lay the new services)

3.4.4) Stormwater

Existing downpipe (recently replaced) discharge to the ground at the building and are causing damage and flooding. All downpipes are to discharge to new brick or other approved gullies with minimum 75mm discharge pipe connecting to new stormwater system as detailed by the Engineer to convey the water away from the building and to minimise flooding.

3.4.5) Water Reticulation.

All existing water reticulation is to be abandoned and anything above ground is to be removed unless otherwise instructed.

A new water reticulation and supply with all necessary valves etc is to be laid in accordance with the Engineers drawings.

3.4.6) Fire Reticulation

A new fire main system and hydrants have recently been laid and no action is envisaged in this regard. Water supply to fire hose reel on block S4 to be removed from wall and to be neatly relocated through roof space similar to supply to fire hose reel on S2.

3.4.7) Fence

The existing fence is to be removed. A new 1.8 - 2.2m high galvanised steel palisade fence is to be erected consisting of minimum 75 x 75mm posts at 3m centres with intermediate fence with vertical members at not more than 150mm apart as per drawings or as instructed on site. New double gates as per drawing to be erected.

4) INTERNAL

4.1) FLOORS

4.1.1) Repairing existing timber board floor.

Area of floor to be repaired to be agreed with Architect prior to commencing any work. Carefully cut out damaged floor boards leaving a staggered joint to the good existing floor boards. The existing good floor boards may require partial lifting in the local area to get the boards out and in the repaired area. The Contractor is to source new or good reclaimed timber flooring of same species, colour and shape to match existing floor. Underlying support to timber floor to be inspected and if suspect then this is to be reported to the Architect for repair instructions. New floor to be laid in a staggered pattern - no straight joint across 2 or more boards. After repairs are completed refurbish entire floor as specified.

4.1.2) Renovating existing timber board floor.

Clean floor and inspect for damage or loose areas. Bring to the attention of the Architect any damaged areas and repair as instructed. Re-nail any loose or springy areas of floor. Inspect floor for any foreign objects such as nails, paint, glue, etc and remove them. Inspect floor for any protruding or surface visible flooring nails and sink them $\pm 3\text{mm}$ into the floor. Fill all nail heads and any deep scratches, grooves or gaps in planking with a suitable coloured wood filler. Mechanically sand floor paying particular attention to corners and along walls (note skirting's to be removed and replaced see below) where hand sanding may be necessary to obtain a constant and even finish. Clean and vacuum floor prior to coating. Paint with oil based polyurethane varnish to manufacturers specification.

4.1.3) New timber board floor

Lay new timber floor consisting of minimum 19mm thick tongue and groove or step lapped boards with concealed nail fixing of similar width and of similar species to existing. Boards to be laid on timber joists bearing in slots in walls, or wall plates, or intermediate beams which in turn may bear on external walls and new brick support columns all as detailed by the Engineer. New minimum 0,5mm bent galvanised metal ant guard to be inserted into raked out joint in existing brick wall (preferable the same joint as the dpc). All new and if used existing brick piers to have similar metal ant proofing capping. Ground under floor to be raked smooth, poisoned with approved termite and herbicide poisoning and left free of debris.

4.1.4) New concrete floor.

Existing concrete floor to be removed as indicated on drawings and as described in demolition above. Area to be excavated out to locate damp proof course in the brick walls and joint to be raked out to expose the damp proof membrane. Clean and prepare the brickwork from the damp proof course to floor level to take a torched on damp proof membrane, particular attention to be given to tucking this membrane into the raked out damp proof course - the new waterproofing should bond to the damp proof course for maximum protection from rising damp. Fill the excavation with compacted selected fill in layers not exceeding 150mm to Engineers instructions. Apply a certified insect and herbicide poison to the top layer. Lay a 250micron damp proof membrane turned up to above floor level at all walls - pressed against torched on layer. Cast an 100mm thick concrete slab reinforced with ref 193 mesh to Engineers instructions with a wood float finish approximately 10mm lower than finished floor level.

4.1.5) Existing concrete and/or screeded floor.

Remove all traces of any laid floor finish and clean floor and inspect for damage, cracked or loose areas. Bring to the attention of the Architect any damaged areas and repair as instructed. Sand surface to provide a key for new finish paying particular attention to areas of repair or change in original surface finish.

4.1.6) New porcelain floor tiles

Examine floor surface (possibly new or existing concrete/screed) and prepare as necessary for new tile finish. Lay 300 x 300 x 8,3 - 8,5 full bodied porcelain tiles in compliance with UPEC specifications with joints varying from 3mm - 5mm. Colour to be uniform light colour Salt and Pepper range. All grouting of floor tiles to be finished flush pointed to tile edges. An approved aluminium transition threshold between different floor materials to be plugged and screwed to floor.

4.1.7) New vinyl sheeting

Examine floor and prepare to receive floor finish. Lay 2,5mm thick x 1,2m wide fully flexible vinyl floor sheeting manufactured to SABS specification 786-1992 as per Marley Superflex or other approved laid in acrylic adhesive as per Marley No. 60 or other approved spread with a notched trowel having 1,5mm x 1,5mm x 1,5mm triangular notches at 4,0mm centres at the rate of between 5,5m² and 6,5m² per litre. Joints to be butted, grooved and heat welded ensuring that the welding rod bonds to more than 70% of the sheet thickness. It is essential that on completion the installation be rolled, in both directions with an articulated 68kg three sectional metal floor roller. The newly laid floor should, after 72 hours be scrubbed with a diluted neutral detergent complying with SABS 825 and thoroughly rinsed. Apply three coats of a water based floor dressing complying to SABS 1042.

4.2) SKIRTINGS

4.2.1) Timber skirting.

All existing timber skirting's are to be removed and replaced with new hardwood shaped timber skirting of approximately 250mm high x 35mm thick. Shape of new skirting to be as per the replacement skirting type 1 as being used on the North Park building or other approved with the addition of a minimum 32mm hardwood quadrant to the tow. (quadrant may be increased in size in some case where problems are encountered in certain rooms). Skirting to be fixed to wall with minimum two rows of staggered fixings approximately 150mm apart. All corners to be mitted and all junctions to be at 45 degrees and staggered between sections refer detailed drawing. Small lengths of skirting to be avoided.

Note skirting's to be continuous around rooms. Skirting's MUST NOT be cut or removed for fitting of cupboards, partitioning, power skirting's, etc. If items are removed or changed in a room in future a complete skirting must remain.

4.2.2) New tiled skirting

As indicated on drawings existing walls previously painted and/or tiled to be prepared by removal of paint/tile adhesive by grinding or grooving to form a surface for good adhesion of new tiling adhesive for tiling with new tiles. Walls to be tiled 100mm high x 300 x 8,3 - 8,5 full bodied porcelain tile skirting as per floor tiles fixed to walls as per floor tiles. Joints of skirting wherever possible to align with joints of floor tiles.

4.2.3) New vinyl skirting

Vinyl Skirting Welded - PVC skirting to be hospital type MFE 5 or MC18C welded to floor vinyl sheeting and bonded as per floor material to walls.

4.3) WALLS

4.3.1) Painted walls general areas

As indicated on drawings existing painted walls, mouldings, reveals, heads and sills to windows, doors and other openings to be scraped down and all loose and flaking paint is to be removed. Inspect walls for any major problems and report to Architect and repair as instructed. Fill all cracks and uneven surfaces with and approved filler. Sand down to an even and consistent finish. Wall to be prepared with suitable bonding agent/primer for painting. Paint all walls with an undercoat and then coats of PVA in accordance with paint manufacturers recommendations to an even and uniform finish.

4.3.2) New tiled walls.

As indicated on drawings existing walls previously painted and/or tiled to be prepared by removal of paint/tile adhesive by grinding or grooving to form a surface for good adhesion of new tiling adhesive for tiling with new tiles. Walls to be tiled with:-

- a) Glazed 1st Grade 200mm x 200mm matt white wall tiles with PVC edge trim to all edges and changes in direction. (skirting between tiles and floor see skirting). pointing to be with a suitable white cement.
- b) Previously used 6" x 6" white glazed tiles retrieved from elsewhere in a stretcher bond pattern to match existing tiling elsewhere with white tiling grout.

4.3.3) Existing tiled walls

As indicated on drawings certain areas of original 6" x 6" white glazed tiles are to remain. Repair all defects as stated on drawings and carefully remove and replace damaged tiles with matching 6" x 6" white glazed tiles retrieved from elsewhere. Scrape out pointing between tiles and re-point with suitable white cement tiling grout.

4.3.4) Plaster mouldings.

Where indicated on drawings new moulded plaster bands (top of tiling) are to be created by chipping back existing plaster and or brick work and hand forming with template, etc. in a suitable white cement mortar a moulding to match plaster mouldings as found elsewhere in the building.

Existing mouldings to be repaired using a suitable wall filler or white cement mortar and sanded smooth. Paint all mouldings as specified for walls.

4.4) CORNICES

Note that in many instances cornices have been repaired, replaced, refurbished and repainted as a result of repairs to roof structure over.

4.4.1) Existing cornice.

The original timber cornice has been removed and replaced with a coved gypsum and/or polystyrene cornice as part of the roof repairs. Inspect cornice for loose and/or damaged areas and re-fix the cornice or replace with the same new cornice and make good finish.

4.4.2) New cornice.

As indicated on drawings fit new 75mm coved gypsum or polystyrene cornices in accordance with manufacturers instructions. All junctions to be mitred and taped. Fill all fixing holes, joints and junctions between wall and/or ceiling and cornice. Prepare, undercoat and paint with PVA to an even and consistent finish in accordance with manufacturers recommendations.

4.5) CEILINGS

Note that in many instances ceilings have been repaired, replaced, refurbished and repainted as a result of repairs to roof structure over

4.5.1) Existing timber boarded ceiling.

Inspect ceiling for damage and/or loose boarding. Bring to the attention of the Architect any damaged areas and repair as instructed. Nail up any loose ceiling boards. Inspect for foreign objects such as nails, etc and remove. Sink any protruding ceiling fixings and fill fixing holes and minor scratches, etc with an approved wood filler. Rake out joints and sand down ceiling to an even and consistent finish. Paint with a PVA paint in accordance with the paint manufacturers recommendations to an even and uniform finish.

4.5.2) New timber boarded ceilings

Timber board ceilings shall consist of 12mm treated tongue and grooved or ship lapped boards of approximately 100mm wide SA pine or other approved boards to match existing. It is important to acclimatise boards to local conditions by laying them out in the location where they are to be fixed for up to 14 days. Boards are to be fixed by secrete nailing with minimum 40mm long nails at maximum 150mm centres to 38 x 38 timber battens fixed at maximum 450mm centres to roof trusses over.

4.5.2) New gypsum plaster board ceiling.

New ceilings to be 6,4mm gypsum plasterboard manufactured according to SABS 266 in 1,2m widths laid at right angles to branderling with staggered end joints. All joints to have reinforcing tape. Ceiling to be fixed to branderling with 25mm sharp pointed screws at 150mm centres. All joints and fixings to be skimmed and sanded to form a smooth and even surface. Branderling to be 38 x 38 timber at maximum 400mm centres fixed to trusses and/or bearers.

4.6) OTHER

4.6.1) Existing internal ventilation and/or light openings in walls and ceilings.

In many of the rooms there will be found openings in both walls and ceilings which have a timber frame and a wire mesh screen. These openings are old ventilation system connecting to the wall cavity or the original lights. These are all to be closed with a minimum 12mm thick "supawood" board with bevelled edges fixed with countersunk screws to existing timber frame. All fixings to be filled and board to be sanded smooth. Prepare and paint with PVA as per ceiling or wall.

Note the circular opening in the centre of ceilings to S1 and S3 with ornate grille connect to roof vent over and must be left as is.