

**2 St George's Place, Brighton**  
**Draft Schedule of Urgent Works**

**Front elevation**

**Basement well**

Remove all rubbish and plant growth from the basement well and steps. Treat vegetation rooting using a suitable systematic killer.

Paint existing boarding to side of steps dark grey.

Paint infill concrete blockwork to basement windows dark grey.

**Front entrance door**

Remove the broken glass panes of the fan light and reglaze.

Paint the boarding to the door dark grey.

Remove plant growth adjacent to the threshold and treat rooting using a systematic killer.

**Boarding to ground floor windows**

Remove the redundant strips of timber from the right hand window.

Paint the boarding to both windows dark grey.

**First floor windows**

Remove the broken glass from the panes of the right hand bay window and reglaze to match the existing glazing.

Close the internal shutters and secure them closed. If further protection is required these windows may be boarded from the inside, and boarding first painted dark grey.

Remove the boarding from the bottom left pane in the lower sash of the window above the front entrance and reglaze to match the existing glazing.

Close the internal shutters and secure them closed. As before, if further protection is required this window may be boarded from the inside, and boarding first painted dark grey.

**Rainwater goods**

Clear and clean the gutter, hopper and downpipe.

Ensure the hopper is securely fixed. Repair and re-fix the downpipe where this has sheared away from the hopper.

Replace the missing section of down pipe at ground floor level with matching materials.

Generally ensure that all water run-off is conducted to main drains.

**Brickwork**

Remove the plant growth from the elevation at third floor level and treat vegetation rooting into brickwork using a suitable systematic killer.

**Rear Elevation**

**Windows**

Reglaze the top light of the second floor casement window. Remove broken glass from bottom light and reglaze. Securely board this window internally.

### **Rainwater goods**

Clear and clean the gutter, hopper and downpipes.

Remove broken gutter fixing and repair cracked/blown render beneath eaves.

Replace the missing section of gutter to the main roof with matching materials, to direct flow through hopper.

Repair the connection of the downpipe to hopper to ensure watertight seal.

### **Interior**

Clear away accumulated rubbish and loose combustible material from the interior, including pigeon droppings, but retain all original floorboards, skirting and other architectural joinery whether in situ or not.

Ensure that ventilation is provided to all internal spaces in accordance with the current British Standard.