

Heritage Council of
Western Australia

and

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

HERITAGE AGREEMENT

Savoy Hotel, 636-648 Hay Street, Perth

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EXEMPT from W.A. Stamp Duty

HERITAGE AGREEMENT
Savoy Hotel, 636-648 Hay Street, Perth

Commissioner of State Revenue
S.119

THIS AGREEMENT is made on the 15th day of July 2001 between the following parties:

1. HERITAGE COUNCIL OF WESTERN AUSTRALIA of 108 Adelaide Terrace, East Perth, Western Australia (the "Council"); and
2. [REDACTED]

RECITALS:

- A. The Owner is the registered proprietor of the Land.
- B. The Place is entered in the Register of Heritage Places on an interim basis pursuant to the Act.

AGREEMENT:

The parties agree with each other as follows.

Part 1
Definitions & Interpretation

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1.1 Definitions

In this Agreement, unless the contrary intention appears:

"Act" means the Heritage of Western Australia Act 1990;

"this Agreement" means this agreement as it may from time to time be varied as permitted by its terms;

"Conservation Plan" means the Conservation Plan in respect of the Place described in item 4 of the Schedule as may from time to time be varied with the approval of the Council;

"Conservation Works" means the works specified in Annexure A;

"Construction Completion Date" means:

- (a) in the case of Short-term Conservation Works, the date 2 years after the Effective Date; and
- (b) in the case of Medium-term Conservation Works, the date 5 years after the Effective Date;

"Construction Period" means:

- (a) the period commencing on the Effective Date and expiring on the Construction Completion Date; or
- (b) any longer period agreed between the Council and the Owner of the Place in writing;

"Damage" means losses, costs, damages, liabilities, expenses, actions, suits or claims of any kind;

"Effective Date" means the date on which this Agreement is sealed by the Council;

"Event of Default" is defined in clause 5.1;

"Land" means the land described in Item 3 of the Schedule;

"Medium-term Conservation Works" means those works as so described in Annexure A;

"Minister" means the Minister responsible for the administration of the Act;

"Owner of the Place" means:

- (a) the Owner, for so long as the Owner is the registered proprietor of the Land;
- (b) the Owner or Owners of the Land from time to time, as the expression "Owner" is defined in the Act;

"Place" means the place described in Item 1 of the Schedule and situated on, or forming part or the whole of, the Land;

"Register" means the Register of Heritage Places established by Section 46 of the Act;

"Savoy Hotel building" means the works and buildings situated on the land;

"Short-term Conservation Works" means those works as so described in Annexure A;

"Significant Fabric" means those parts of the fabric of the Place as are specified in Item 2 of the Schedule;

and

words and expressions having defined meanings in the Act, unless otherwise defined in this clause, have the meanings so defined in the Act.

1.2 Interpretation

In this Agreement, unless the contrary intention appears:

- (a) a reference to any statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws varying, consolidating or replacing them, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (b) a covenant or agreement by more than one person binds, and is enforceable against, those persons jointly and each of them severally;
- (c) no rules of construction apply to the disadvantage of a party on the basis that that party was responsible for the preparation of this Agreement or any part of it.

Part 2

Commencement, Duration and Scope of this Agreement

2.1 Commencement and duration of this Agreement

Subject to the provisions of this Agreement, this Agreement commences on the Effective Date and shall be of permanent effect unless terminated with the prior written consent of the Council.

2.2 Scope of this Agreement

- (a) This Agreement:
- (1) applies to the Land and the Place;
 - (2) binds the Land and the Place; and
 - (3) binds the Owner of the Place.
- (b) All of the obligations of the Owner of the Place under this Agreement are covenants made pursuant to section 29(10) of the Act and are intended to and do run with the Land.
- (c) The rights and obligations of the Owner of the Place under this Agreement are not assignable by the Owner of the Place without the prior written consent of the Council.
- (d) Subject to sub-clause (e), on the Owner of the Place transferring the whole of the interest of the Owner in the Place and the Land to another person, the Owner is released from all personal liability under this Agreement.
- (e) The provisions of sub-clause (d) will not apply in respect of any liability or claim which arose prior to the date of registration of the transfer of the whole of the interest of the transferring Owner to another person and will not apply to the provisions of clause 3.1.

Part 3 Development and Conservation

3.1 Conservation Works, Development

- (a) The Owner and the Owner of the Place must, on or before the Construction Completion Date, have fully and properly undertaken and completed the conservation, development and maintenance of the Place:
- (1) as recommended by the Conservation Plan;
 - (2) by the completion of the Conservation Works,
- in each case in accordance with plans and specifications first approved in writing by the Council.
- (b) The Owner of the Place shall not:
- (1) carry out any development on or of the Place; or
 - (2) without prejudice to the generality of sub-clause (b)(1), do or permit to be done anything on or in relation to the Place which adversely affects the cultural heritage significance or characteristics of the Place or of the Significant Fabric,
- except as permitted by this clause or as otherwise approved in advance in writing by the Council.

3.2 Maintenance

- (a) The Owner of the Place shall maintain the Significant Fabric, as restored and adapted with the approval of the Council, in a proper, safe and sound standard of repair and condition in all respects in accordance with a maintenance plan developed by the Owner no later than 30 November 2001 and approved in advance in writing by the Council.
- (b) At intervals of no greater than 365 days during the currency of this agreement, the Owner shall give to the Council a proper, detailed and comprehensive written report regarding the maintenance and state of the Significant Fabric and the level of the Owner's compliance with this agreement. The Owner shall meet with the Council to discuss and receive and consider submissions of the Council in respect of the report and related issues shortly after the Council has received and considered the report.
- (c) The Owner shall ensure that access to the Place is maintained at all times.
- (d) The Owner will maintain during the term of this Agreement an insurance policy to enable full and proper replacement or reinstatement of the fabric in the case of damage or destruction and provide a copy such a policy to the Council. In the event of damage or destruction the Owner shall fully and properly replace or reinstate the destroyed fabric if the Council so requires.
- (e) At the commencement of this Agreement the Owner will organise an inspection, complete any necessary works and obtain certification from an approved Fire Protection company that the building is sufficiently protected in the case of fire.

3.3 Compliance with Statutes

Nothing in this Agreement removes, limits or modifies the obligations on the Owner of the Place to comply with all relevant statutory and other requirements in connection with the development of the Land, and the Owner of the Place is responsible for obtaining all approvals consents and licences required for development of the Land, including planning approvals and building licences, from all relevant bodies and authorities including the local authority.

3.4 Entry of the Place in the Register

The Owner consents to the entry of the Place in the Register on a permanent basis under the Act and waives all rights the Owner may otherwise have to be given any notice of the entry or to make or have considered any submissions with respect to the same.

3.5 Conservation Consultant and Reporting

- (a) The Owner must appoint a consultant approved by the Council to supervise the Conservation Works, and must commission the consultant to provide the Council with written progress reports detailing the Conservation Works which have been completed.
- (b) The written progress reports must be submitted to the Council (a) within one month of the end of each financial year during the Construction Period, and (b) within one month of completion of the Short Term and Medium Term Conservation Works as defined in this agreement.

Part 4
Council's Rights of Entry and Powers of Inspection

4.1 Council's rights of entry and powers of inspection

- (f) Subject to sub-clause (b) the Council shall, through its nominated representative or nominated officer from time to time, have the power to enter the Place at reasonable times, and on reasonable prior notice, for any purpose related to the provisions of this Agreement, including without limitation to inspect the Place with a view to ensuring compliance with the provisions of this Agreement.
- (g) Subject to sub-clause (c), the Council will comply with any reasonable requirement imposed by the Owner of the Place for the purpose of exercising the rights of the Council under sub-clause (a).
- (h) The Owner of the Place must do all things necessary to enable the Council to exercise its rights of inspection as set out in sub-clause (a), including without limitation ensuring that reasonable access is provided to all parts of the Place and ensuring access to and use of any facility at the Place which is necessary to facilitate inspection.

Part 5
Default

5.1 Events of default

- (a) An Event of Default occurs if:
 - (1) the Owner of the Place is in breach of or does not comply with any of its obligations under this Agreement and the breach or non-compliance continues for 30 days, or such longer period as is reasonable for rectification having regard to the nature of the breach or non-compliance, after receipt of written notice from the Council to effect compliance; or
 - (2) the Owner of the Place repudiates or commits a fundamental breach of this Agreement.

5.2 Rights and remedies of Council

In the event any Event of Default occurs, the Council shall be entitled to exercise any one or more of the following powers:

- (a) through its agents, contractors or employees enter the Place and take such actions as are in the Council's opinion necessary to rectify the Event of Default (including attending to any construction or other works); together with or separately from
 - (b) any rights and remedies which may be available to the Council at law or in equity; together with or separately from
 - (c) the rights, powers and remedies available to the Council under the Act,
- and nothing in this Agreement limits or prejudices or shall hinder the exercise by the Council or the Minister or any other person of any of the rights, powers or remedies available to the Council, the Minister or that person under the Act if an Event of Default occurs, or any other event occurs which is a breach of any provision of the Act.

5.3 Land and Place at risk of Owner of the Place

The Land and the Place shall remain at the risk of the Owner of the Place in all respects, notwithstanding any provisions in this Agreement dealing with the development of the Land or the Place and without limitation all development of the Land or the Place shall be conducted entirely at the risk of the Owner of the Place and the Owner of the Place shall indemnify and keep indemnified and save harmless the Council, the Minister and any of their respective servants or agents against all Damage incurred or suffered by any of them arising from or in connection with the development or occupation of the Land or the Place by the Owner of the Place or any person claiming through or under the Owner of the Place.

5.4 Interest on overdue money

If the Owner of the Place becomes liable to pay any amount of money to the Council pursuant to this Agreement or arising from any matter the subject of this Agreement, the Owner of the Place shall pay to the Council interest on that amount from and including the due date for payment of the amount to but excluding the actual date of payment of that amount. The interest is to be paid on demand by the Council, is to be calculated on daily balances, and is to be at the rate then payable on judgment debts pursuant to the provisions of the Supreme Court Act.

Part 6 General

6.1 Variation to be in writing

No variation of this agreement will be effective unless in writing and executed by the Council and the Owner of the Place.

6.2 Governing Law

This Agreement is governed by the laws of the State of Western Australia and the parties submit to the jurisdiction of that State.

6.3 Further assurances

Each party shall do all things and execute all further documents as are necessary to give full effect to this Agreement.

6.4 Extension of time by Council

The Council may, at the Council's discretion and by written notice to the Owner of the Place, extend any time period for performance by the Owner of the Place of any of its obligations under this Agreement.

6.5 Costs

- (a) The Owner of the Place shall pay or reimburse the Council on demand for all the Council's costs and expenses in relation to:
- (1) the exercise or enforcement by the Council of any right, power or remedy under this Agreement; and
 - (2) any act or omission by the Owner of the Place causing Damage to the Council
- including the Council's legal costs and expenses.

The Schedule

- Item 1: The Place**
Savoy Hotel situated at 636-648 Hay Street, Perth, which consists of the Land described in Item 3 and the works and buildings on it.
- Item 2: Significant Fabric**
The whole of the Place.
- Item 3: Land**
Portion of Perth Town Lots F17 and F18, being the whole of the land comprised in Certificate of Title Volume 1840 Folio 002 and portion of Perth Town Lot F18 on Diagram 3793, being the whole of the land comprised in Certificate of Title Volume 575 Folio 179A.
- Item 4: Conservation Plan**
The *Conservation Plan Report Volume for the Savoy Hotel, 636-648 Hay Street, Perth* prepared for Aherns Land Trust by Hocking Planning and Architecture in association with Ian Molyneux and Associates January 2000; and the *Conservation Plan Appendices Volume for the Savoy Hotel, 636-648 Hay Street, Perth* prepared for Aherns Land Trust by Hocking Planning and Architecture in association with Ian Molyneux and Associates, November 1999, both of which are attached as Annexure B.
- Item 5: Conservation Works**
The Schedule of works described in Annexure A



EXECUTED AS A DEED.

THE COMMON SEAL of HERITAGE COUNCIL OF WESTERN AUSTRALIA is affixed in the presence of:

Mari Wallace
Signature of authorised person

[Signature]
Signature of authorised person

CHAIRMAN
Office held

DIRECTOR
Office held

MARI WALLACE
Name of authorised person

IAN BAXTON
Name of authorised person

SIGNED

by
in the presence of:

[Redacted]
Witn

[Redacted]
Name (please print)

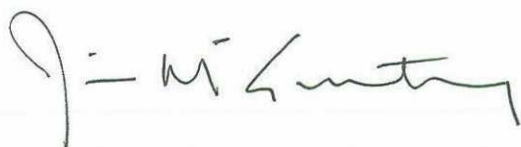
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CERTIFICATE UNDER SECTION 32 OF THE HERITAGE OF WESTERN
AUSTRALIA ACT

I, The Hon. Jim McGinty MLA, Acting Minister for the Environment and Heritage,
hereby certify that this Agreement is necessary for the purposes of, and complies with,
the Heritage of Western Australia Act 1990.

Dated the 15 day of July 2001.



ACTING MINISTER FOR THE ENVIRONMENT AND HERITAGE



Ongoing requirements

Annexure A

1. Maintenance and Security

An appropriate management plan which addresses roles and responsibilities, maintenance and security is to be established and enforced to ensure conservation of the built fabric. This management plan will apply to the lessee, sub-lessee and the owner, in consultation with the Heritage Council.

2. Consultants

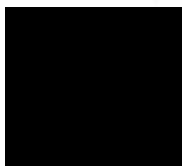
Conservation and management of the place should involve professional consultants who can provide advice and direction for a diversity of issues, and would include the following as necessary:

- conservation of the fabric in consultation with architects and engineers
- materials conservation, applicable to environmental affects on the fabric of the buildings and landscape environment
- management generally, for a heritage place within the context of the City

Regular inspections, maintenance and repair work should be carried out with appropriate professional expertise and utilising only trades people who are capable of the specific tasks, under the direction of the conservation team in liaison with management.

The key to the works schedule which follows is

- S Short term conservation works – within 2 years
- M Medium term conservation works – within 5 years



SHORT TERM CONSERVATION WORKS

Zones	Conservation Works	Associated Works	Priority S M
EXTERIOR			
Emergency Storm Water Works	Replace cgi roof sheeting – flashings etc.		•
Main Roof South Side	Renew roof structure & cgi sheeting to east lightwell		•
	New gutter box at foot of south slope – enlarged		•
	New downpipes – SE/SW corners – connecting to box gutter		•
	Water sealing backs of pediments		•
	Mansards to be lined with marine plywood – faced with pressed galvanised fishscale pattern sheets		•
	Gutter refixed to bottom edge of Mansard cladding		•
Mansards	Light stands to be removed for blacksmith repair		•
	Mansard gutter connected to downpipes in balcony returns		•
	Balconies to be resurfaced – existing sealants stripped and replaced – balustrading will be removed and surface graded – balustrading replaced		•
Balconies	The existing downpipes are to be removed and ashlar mouldings made good.		•
Stormwater Disposal	Cast iron downpipes in the balcony returns are to be replaced with square section copper down pipes for full height of the façade, between canopy and cornice.		•
	At either end of the balcony Galvins No. 2 outlets are to be connected to the square section copper downpipes.		•

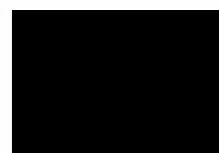
Zones	Conservation Works	Associated Works	Priority S M
EXTERIOR			
Stormwater Disposal (cont)	The square section copper downpipes are to be connected within the ground floor columns – allowing all stormwater to discharge into the existing Hay Street Mall storm water main.		•
Generally	Survey, check and conserve as required: - roof sheeting, roof plumbing, gutters and downpipes - external walls		
Heritage Standard	Hay Street facade restoration including all works to retain, clean, upgrade or replace facade, balustrades, windows and doors together with all metalwork and other items (to satisfy heritage requirements)		
Lift Room – Roof		Supply and fix to brickwork unless otherwise described the following: Remove & replace existing metal deck roof sheeting • Repitch roof framing to fall south to north • Gutter and dp to nw corner • Heavy duty metal hatch door, complete with stays and safety catch • Galvanised steel safety handrail to perimeter •	

Zones	Conservation Works	Associated Works	Priority S M
EXTERIOR			
Main Roof-South Side (cont.)	<p>Provide and fit new gi cappings to chimneys</p> <p>Provide and fit new gi cappings to decorative parapet urns</p> <p>Cut off existing cracked & drummy render from parapets, pediments, chimneys & urns and replace with new epoxy render</p> <p>Remove detritus from the rear of pediments and render</p> <p>Remove all flaking paint and repaint all parapets, pediments, chimneys & urns</p>		<ul style="list-style-type: none"> • • • • •
Parapet lamp fittings	<p>Remove and reconstruct wrought iron parapet lamp fittings including replacing, rewiring and repainting them in their positions</p> <p>Remove and reconstruct in epoxy render shaped tops of the rendered bases to the parapet lamp fittings</p> <p>Provide and fit new reinforced glass spheres to reconstructed wrought iron lamp fittings</p> <p>Seal and repaint the new shaped tops of parapet lamp fitting bases repositioned</p>		<ul style="list-style-type: none"> • • • •

Zones	Conservation Works	Associated Works	Priority S M
EXTERIOR	<p>Remove and replace with new shingle patterned roof lining to mansards complete with new gi flashings to walls & sills, seal all joints</p> <p>Replace cornice flashing below the dormer windows with heavy duty gi flashings to sills, cutting into rendered walls as required, shaping into edge gutter and providing 40 dia spitters</p> <p>Reinforce existing safety handrails fixings</p> <p>Remove existing cracked & drummy render from dormer window frames & replace with new epoxy render</p>		<ul style="list-style-type: none"> • • • •

Zones	Conservation Works	Associated Works	Priority S M
EXTERIOR			
Mansards and dormers (cont.)	<p>Remove all flaking paint from and repaint all dormer windows, enclosures & pediments</p> <p>Replace cornice flashing below dormer windows with heavy duty gi flashings including sealing upstands to sills, cutting into rendered walls as required, shaping into edge gutter and providing 40dia spitters</p> <p>Strip existing dormer window frames, release, reputty, reglaze as necessary and repaint</p>		<ul style="list-style-type: none"> • • •
Main Roof-North Side	<p>Remove and replace with new unless otherwise described the following:</p> <p>Cgi roof sheeting in lengths to match existing</p> <p>Roof battens</p> <p>Gi valley gutter of matching profile complete with all flashings</p> <p>Replace ogee section gutters with new gi gutters having the same profile</p> <p>Ogee section gutters to match existing</p> <p>Remove all existing vents etc (cast iron stacks to be retained)</p> <p>Gi parapet flashings including cutting in as required</p>	<p>Supply and fit approved bird and rodent proofing to eaves openings</p> <p>Supply and fit approved bird and rodent proofing to eaves openings</p>	<ul style="list-style-type: none"> • • • • • • • •

<p>Hay Street Facade Upper Cornice</p>	<p>Gi parapet over flashings to match existing profiles</p> <p>Provide and fit new gi cappings to decorative urns</p> <p>Remove detritus from parapets & render</p> <p>Remove all flaking paint and repaint all parapets, chimneys and urns</p> <p>Provide gi flashings complete with spitters to the top edge of the main cornice</p> <p>Strip all mould & detritus from cornice, brackets and egg & dart moulding, and wash down</p>		<ul style="list-style-type: none"> • • • • • •
<p>Hay Street Facade Frieze, Architrave & Capitals</p>	<p>Remove existing cracked and drummy render and replace with new epoxy</p> <p>Remove all flaking paint and repaint</p> <p>Strip all mould & detritus from frieze, wash down</p> <p>Replace cracked and drummy render with new render to match existing</p> <p>Remove all flaking paint and repaint</p>		<ul style="list-style-type: none"> • • • • •
<p>Hay Street Facade Floors 1-5</p>	<p>Remove and make good render, unless otherwise described, the following:</p> <p>Remove all dirt and mould from rustications, mouldings, pediments & window surrounds</p> <p>Replace existing cracked and drummy render and replace with new render</p> <p>Remove all flaking paint and repaint</p>		<ul style="list-style-type: none"> • • •



Zones	Conservation Works	Associated Works	Priority S M	
EXTERIOR				
Hay Street Facade Floors 1-5 (cont)	<p>Strip all window and door frames, reputty, relead & reglaze as necessary and repaint</p> <p>Remove all unnecessary conduits, fixings etc</p> <p>Reconstruct damaged brickwork and render to south-east corner</p> <p>Remove, reconstruct and rehang set of double french doors and paint on completion</p> <p>Remove, reconstruct and rehang set of fanlights and paint on completion</p> <p>Supply and fix new wall mounted light standards on circular wooden blocks to replicate the existing light standards on level 4, including all rewiring as required.</p> <p>Break out, replace and reconnect new cast iron downpipes at east and west bay returns but gutters to match existing profiles</p> <p>Remove and replace cut in downpipes to flank walls at floor 1 including patching of render as required</p> <p>Surface mounted downpipes, gutters and rainheads</p> <p>Repair damage to all rusticated render finishes</p> <p>Clothes line from Floor 5</p> <p>Air conditioning plant and ducting from floor 1</p> <p>Wall mounted electrical ducting from Floor 1</p>		<ul style="list-style-type: none"> • • • • • • • • • • • • • • • • • • 	

Zones	Conservation Works	Associated Works	Priority S M
EXTERIOR			
Hay Street Facade Floors 1-5 (cont.)	Remove unnecessary conduits, fixings etc		•
	Detritus from walls and doors at Floor 1		•
Hay Street Facade Escape Stairs	Clean down, de-scale and repaint existing escape stairs		•
	Survey and repair steel fire escape stairs and protective screens including replacing all blown built in holding rods, straightening and reinforcing fixings and epoxy fixing to rendered surfaces and leave in a safe and trafficable condition		•
	Unfreeze, remove, service and rehang escape stair gates		•
Hay Street Facade Balconies	Clean down, descale and repaint existing steel balustrades		•
	Provide new braces as required to posts of balustrades		•
	Strip all balcony floors to expose bare structure and remove all mould and detritus from remaining surfaces		•
	Examine water penetration to inside of balcony structures		•
	Investigate structural capacity & public safety capability of balconies in their existing condition and ensure balcony is trafficable and available for public and safety purposes.		•
	Apply an approved waterproofing system to the inside of the balcony structures including suitable overflows in the recessed moulding in the toe of the volute brackets		•

Zones	Conservation Works	Associated Works	Priority S M
EXTERIOR			
<p data-bbox="151 1070 391 1137">Hay Street Facade Ground Floor</p> <p data-bbox="151 1167 319 1234">East & West Facades</p> <p data-bbox="151 1615 383 1682">North Elevation - Walls</p>	<p data-bbox="416 371 847 562">Provide new flexible, impermeable and trafficable membrane to structural decking, gutters, thresholds, wall flashings & ladder holes including forming membrane spitters</p> <p data-bbox="416 595 847 719">Remove all drummy, cracked & otherwise damaged render/plaster to volutes (in particular to the Floor 2 ceiling)</p> <p data-bbox="416 752 823 819">Pin and re-render cracked concrete balusters (Floor 1)</p> <p data-bbox="416 853 823 920">Pin and re-render cracked concrete balustrades (Floor 1)</p> <p data-bbox="416 954 847 1043">Remove existing render from lower balcony cornice, replace with epoxy render and repaint</p> <p data-bbox="416 1077 839 1144">Remove and later replace existing cladding to columns</p> <p data-bbox="416 1178 839 1245">Patch, repair and repaint existing rendered walls</p> <p data-bbox="416 1279 863 1525">Enclose the existing lightwells with Promotek H steel panels on steel framing, to provide 2 hour fire rating of the light well openings. These panels re to be replaced with performance designed glass walls in the long term works.</p> <p data-bbox="416 1626 855 1827">Allow for removing all external venting & pipework not required for site offices and including making good remaining surfaces where fixings, etc removed with materials consistent in composition and colour to the original wall</p>		<ul style="list-style-type: none"> <li data-bbox="1150 371 1166 394">• <li data-bbox="1150 595 1166 618">• <li data-bbox="1150 752 1166 775">• <li data-bbox="1150 853 1166 875">• <li data-bbox="1150 954 1166 976">• <li data-bbox="1150 1077 1166 1099">• <li data-bbox="1150 1178 1166 1200">• <li data-bbox="1150 1279 1166 1301">• <li data-bbox="1150 1424 1166 1447">•

Zones	Conservation Works	Associated Works	Priority	
			S	M
EXTERIOR				
North Elevation - Walls (cont)	<p>Allow for repairing all cast iron wastes and pipes</p> <p>Repoint as necessary, brickwork to match original</p> <p>Repair as necessary, window heads and sills to match original</p> <p>Replace missing & cracked glazing</p> <p>Replace gi stormwater heads</p> <p>125 dia gi downpipes fixed to existing walls</p>		•	
	<p>Collect & duct stormwater, internally and externally, to discharge points in ROW's</p> <p>Replace as necessary, sills & bottom chords of sashes to all window openings</p> <p>Strip back, reputty and reglaze as necessary and repaint all windows</p> <p>Remove rust, clean down & repaint existing fire escape stair</p> <p>Remove rust, clean down & repaint existing ducting</p> <p>Supply and fix approved bird & rodent proofing to eaves & openings</p>		•	
Kitchen & Bar Annexe - Generally	<p>Remove all loose debris from roofs</p> <p>Remove all non-operable vents and pipes etc to roofs and walls</p>		•	
Kitchen & Bar Annexe - Roofs	<p>Remove and replace with new unless otherwise described the following:</p> <p>Cgi roof sheeting in lengths to match existing, complete with all ridges, gutters, box gutters, rain-</p>		•	

Zones	Conservation Works	Associated Works	Priority S M
EXT/INTERIOR			
Kitchen & Bar Annexe - Roofs (cont)	<p>water heads, downpipes and flashings and including replacing of gable ventilators and capping of chimneys</p> <p>Collect and duct stormwater internally and externally to discharge points in ROW's</p> <p>Roof battens</p>	<p>Supply and fix approved bird and rodent proofing to all louvres, eaves openings, ventilators, ducts and pipes</p>	<ul style="list-style-type: none"> • • • •
Kitchen and Bar Annexe - External Walls	<p>Repoint as necessary, existing brickwork to match existing</p> <p>Allow for securing all openings into kitchen and bar from demolition areas</p> <p>Make good all holes where vents and pipework removed with materials consistent with composition and colour of the original walls</p> <p>Render window heads and sills to match existing</p> <p>Replace all cracked and missing glazing</p>		<ul style="list-style-type: none"> • • • •
Kitchen and Bar Annexe - Internally	<p>Seal and make good as necessary, all holes in ceilings, ventilators, etc</p>	<p>Allow for cleaning all debris, detritus and dirt from the internal spaces to standards required for health purposes</p>	<ul style="list-style-type: none"> • •

Zones	Conservation Works	Associated Works	Priority S M
INTERIOR			
Generally		Scattered smoke detection system	•
Kitchen & Bar Annexe - Internally (cont)	<p>Allow for securing all existing accessible openings (monitored and controlled openings excluded)</p> <p>Allow for retaining all heritage fabric undamaged and uncompromised during occupation as site offices</p> <p>Allow for the provision of site office facilities to floor 1 of the Hotel and the Kitchen and Bar Annexe</p>		• • •
Internal repair works: As defined in Second Floor plan by Hocking (Drawing 1)	<p>Replace plaster – Rooms 2.4, 2.6, 2.7, 2.8, 2.10 and Hall</p> <p>Provide new battens – Rooms 2.4, 2.6, 2.7, 2.8, 2.10 and Hall</p> <p>Stabilised rusted steelworks – Rooms 2.4, 2.6, 2.7, 2.8 and 2.10</p> <p>Scrape loose Materials from walls – Rooms 2.4, 2.7, 2.8, and 2.10</p> <p>Apply fungicide – Rooms 2.4, 2.7, 2.8, and 2.10</p>		• • • • •
As defined in Third Floor plan by Hocking (Drawing 2)	<p>Replace plaster – Rooms 3.7, 3.8, 3.10 and 3.16</p> <p>Provide new battens – Rooms 3.7, 3.8, 3.10 and 3.16</p> <p>Stabilised rusted steelworks – Rooms 3.7, 3.8 and 3.10</p> <p>Scrape loose Materials from walls – Rooms 3.10 and 3.17</p> <p>Apply fungicide – Rooms 3.10 and 3.17</p>		• • • • •

Zones	Conservation Works	Associated Works	Priority S M
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INTERIOR			
Internal repair works (cont.):			
As defined in Fourth Floor plan by Hocking (Drawing 3)	Replace plaster – Rooms 4.4, 4.9, and 4.10		•
	Provide new battens – Rooms 4.4, 4.9 and 4.10		•
	Stabilised rusted steelworks – Rooms 4.4, 4.9 and 4.10		•
	Scrape loose Materials from walls – Room 4.10		•
	Apply fungicide – Room 4.10		•
As defined in Fifth Floor plan by Hocking (Drawing 4)	Refix window head – Room 4.10		•
	Replace plaster – Rooms 5.3 and 5.4		•
	Refix window head – Room 5.4		•

MEDIUM TERM CONSERVATION WORKS

Zones	Conservation Works	Associated Works	Priority S M
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INTERIOR			
Generally		Undertake termite treatment where required	•
Dining Room	Determine original decorative scheme		•
Billiard Room	Determine original decorative scheme		•
South Facade Internally	Ongoing monitoring of any water penetration		•

