

Refurbishment to Existing Metal Shutter.

The shutter presents a chevron design iron curtain with a painted bronze finish. The shutter is made up of two sections, with side retracting elements on both the left and right, that during a close position meet in the middle with a manual key locking mechanism. During the 'open' state, the design is contained within openings in the wall behind flush metal doors to the brickwork.

An outline condition has been undertaken. The noted handing is taken from the entrance side to the shutter.

Current Condition;

The left-hand side shutter is in working order, presenting a fully closed state and retractable open state.

The left-hand door is in relatively good condition, with no bending or damage to the external face,

There is some difficulty in fully closing the door when the left-hand shutter is in a fully retractable state.

The finish to the left-hand shutter is in poor condition. With obvious signs of peeling, weathering, and a general mucky condition.

The right-hand shutter is in poor working order. Currently unable to be pulled out of its housing within the wall due to a broken opening mechanism.

Closer inspection inside the housing shows the finishes to be of a similarly poor condition to the left-hand side shutter.

The right-hand door to the housing shows signs of damage, with bending to the fixed top panel of the door.

The above condition statement is support with a photo survey below.

Repair Method Statement;

The work is to be done by a specialist with a proven track record of similar repairs.

1. The area around the security gate is to be barriered off during repair, with access limited to only relevant people.
2. The left-hand shutter is to be carefully pulled out and unjammed from its current position, with care taken not to further damage the shutter.
3. Shutter is to be inspected for any loose, failing or rusted beyond-repair parts. Any part loose or beyond repair is to be surveyed and noted.
4. Any loose parts are to be suitably fixed back into position, where possible original fixings are to be used. Any new fixings are to be made to match existing ones.
5. Any parts beyond repair are to be remade to match the original and replaced, where possible original fixings are to be used. Any new fixings are to be made to match existing ones.
6. Once all sections are secured, each element is to be rubbed down with varying grades of abrasives, starting from coarse to fine, to remove all rust or peeling paint.

7. Once all elements have been rubbed down, a high-build zinc primer is to be applied followed by the new paint finish to match the existing and repairs across the site. Finish to be reviewed by relevant people on site prior to completing the application.
8. Shutter is to be returned to an 'open' position after sufficient time for finishes to cure.
9. The right-hand shutter is to be pulled out into its open position.
10. Steps 4-8 are to be repeated for the right-hand shutter.
11. A new plate is to be welded behind the broken right-hand side panel, the panel is to be bent back into place and welded to the new plate. Panel to be finished to match shutters.
12. Once all work has been completed, the shutter is to be pinned back to its open state. Doors to housing are to be securely secured to prevent future damage.

Photo Condition Survey

	
Left-Hand Shutter - Closed Position	Left-Hand Shutter - Closed Position
	
Left Hand Shutter - Closed Position	Left Hand Shutter - Open Potion
	
Right Hand Shutter - Close Position	Right Hand Shutter - Close Position