

3.0.00		THE WORKS 19 – 23 PALACE COURT		
3.0.01	Generally	The Works comprise the external repair and redecoration of the building.		
3.0.02	Programme	The works are scheduled to be carried out during the summer of 2005.		
3.0.03	Occupation	Throughout the works the tenants will remain in occupation. The contractor should therefore make due allowance for any additional works and temporary protection, etc. to minimise disruption to, and facilitate the residents' habitation.		
3.0.04	Supervision	The contractor is to provide a competent full time foreman on site for the entire duration of the works, for effective management and supervision of the works and Client/Supervising Officer liaison, who is capable of receiving and effectively actioning instructions.		
3.0.05	Scaffolding	Provide, erect and maintain a fully independent tubular scaffold to all elevations of the building as required. Scaffold to be correctly tied into the building. The contractor is to ensure that the scaffold fully meets all necessary safety requirements and all necessary approvals are to be obtained. On completion of the works the scaffold is to be carefully struck and any making good and/or touching up is to be undertaken by the contractor. The scaffolding contractor is to take due care and attention not to damage the garden planting, fences and trellis work.		
3.0.06	Scaffold Security	The contractor is to show here his additional price for providing security to the scaffold with a UBX Intruder detection, audible alarm and remote signalling electromagnetic energy field and acoustic oscillator detector system or equal and approved by the Supervising Officer. UBX Security Plc 153 Westbourne Grove London W11 2RS 020 7229 0999 020 7792 4999		
3.0.07		The Contractor is to show here his additional price for providing temporary security to the scaffold during erection and striking with a UBX Intruder detection, audible alarm and remote signalling electromagnetic energy field and acoustic oscillator detector system or equal and approved by the Supervising Officer.		

3.0.08	Scaffold Lighting	The contractor is to provide temporary lighting to the scaffold to provide safe night time access and egress for the residents to the front and rear of the property.		
3.0.09	Scaffold Safety	The bottom lift of scaffolding is to be double boarded and underlined with reinforced polythene sheeting to minimise the amount of debris falling through the scaffold. The reinforced sheeting is to be extended vertically to the underside of the second lift of boards. All ladders are to be locked away above the first lift of scaffold at the end of each working day.		
	Scaffold Grilles	The contractor is to provide and fix wire mesh security panels to the vertical face of the scaffold between the first and second lift of boarding.		
4.0.00		MAIN ROOF LEVEL		
4.0.01	Generally	The Works comprise repair works to coverings, parapets and flashings.		
4.0.02		All leadwork to be completed strictly in accordance with the printed recommendations of: - The Lead Sheet Association Hawkwell Business Centre Maidstone Road Pembury Tunbridge Wells Kent TN2 4AH Tel: 01892 822773 Fax: 01892 Email: leadsa@globalnet.co.uk All new leadwork to be treated with one coat patination oil each side prior to fixing. All leadwork (including new) to be cleaned and treated with one coat of patination oil upon completion of the works.		
4.0.03		All asphalt roofing works to be completed strictly in accordance with the printed recommendations of: - The Mastic Asphalt Council 8 North Street Ashford Kent TN24 8JN Tel: 01233 634411 Fax: 01233 634466		
4.0.04		All render and mortar repairs are to be completed with Hydraulic Lias Limes Limited HL2 Blue Lias Hydraulic Lime Render (1:2) and mortar (1:3) respectively. Mixed and applied strictly in accordance with the manufacturer's instructions and BBA Certificate No. 99/3581 Detail Sheets 2 & 3, see Appendix I.		

		Hydraulic Lias Limes Limited Tout Quarry Charlton Adam Somerset TA11 7AN Tel: 01458 883179 Fax: 01458 224409		
4.1.00		Main Roof No. 19		
4.1.01	Generally	No works apparent to front and rear roof slopes. Works comprise minor repairs to party walls.		
4.1.02	Repairs	To rear party wall No. 21: Rake out and re-point all defective joints in party wall brick coping in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
4.1.03		To rear party wall No. 17: Carefully cut out 18no damaged or defective bricks to 38mm depth, dispose off site. Supply and lay new brick slips exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing. Care should be taken to ensure that the continuity of the original brick bonding is maintained. All new brickwork is to be accurately aligned with the existing brickwork. The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.		
4.1.04		To rear party wall No. 17: Rake out and re-point all defective joints in corbel to rear elevation of chimney in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
4.1.05		Allow the PROVISIONAL QUANTITY of 1m for "snag" pointing of individual joints in the party wall to No. 17, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing. Upon the written instructions of the Supervising Officer.		
4.1.06	Roofing	Heat treat, patch and seal as required, the exposed end of the felt angle fillet to the dormer roof adjacent to party wall No. 23.		
4.1.07		To back elevation of front Dutch gable: Rake out pointing to lead flashing, ensure flashings are securely wedged in position and re-point with grey silicone mastic.		
4.1.08		To front parapet gutter: Heat treat the asphalt to the exposed gutter areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		

4.1.09		To front parapet gutter: Prepare and paint two coats RIW "Solarflect" solar reflective paint to treated area. RIW Limited Arc House Terrace Road South Binfield Bracknell Berks RG42 4PZ Tel: 01344 861988 Fax: 01344 862010 Email: enquires@riw.co.uk		
4.1.10		To front parapet gutter: Ensure existing pigeon nets are properly and securely fixed.		
4.2.00		Main Roof No. 21		
4.2.01	Generally	Works comprise the renewal of defective lead flashings and minor repairs to party walls.		
4.2.02	Repairs	To rear party wall No. 23: Carefully remove mortar fillet to brick corbel and re-run in Blue Lias Hydraulic Lime Mortar (1:3) to match existing.		
4.2.03		Allow the PROVISIONAL SUM of £300.00 for repairs to front party wall No. 23 where there is evidence of a leak into Flat No. 14. Upon the written instructions of the Supervising Officer.	300	00
4.2.04		To front party wall No. 19/21: Carefully drill through sloping coping stone 300mm both sides of crack. Fix stainless steel resin anchor fixings, c/w 1no nut & washer, 10mm diameter with 100mm embedment. Seal nut/washer with bitumen/rubber sealant.		
4.2.05		To front party wall No. 19/21: Rake out debris etc., point crack in sloping coping stone with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
4.2.06		To front party wall No. 21/23: Carefully drill through sloping coping stone 300mm both sides of crack. Fix stainless steel resin anchor fixings, c/w 1no nut & washer, 10mm diameter with 100mm embedment. Seal nut/washer with bitumen/rubber sealant.		
4.2.07		To front party wall No. 21/23: Rake out debris etc.; point crack in sloping coping stone with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
4.2.08	Roofing	To rear roof slope: Carefully remove defective lead flashing at junction of flat/sloping roof over lift shaft. Renew with Code 4 lead flashing to give 150mm minimum cover over lower slope and 150mm minimum dressed up under felt roof coverings. Weltd bottom edge.		
4.2.09		To rear mansard slope: Re-fix 2no slipped slates, supported on 25mm wide Code 4 lead tingles.		

4.2.10		To back elevation of front Dutch gable: Rake out pointing to lead flashing; ensure flashings are securely wedged in position and re-point with grey silicone mastic.		
4.2.11		To front parapet gutter: Heat treat the asphalt to the exposed gutter areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		
4.2.12		To front parapet gutter: Prepare and paint two coats RIW "Solarflect" solar reflective paint to treated area.		
4.2.13		To front parapet gutter: Ensure existing pigeon nets are properly and securely fixed.		
4.3.00		Main Roof No. 23		
4.3.01	Generally	Works comprise minor repairs to tiled sloping roof coverings and party walls.		
4.3.02	Repairs	To front party wall No. 21: Carefully remove mortar fillet to brick corbel and re-run in Blue Lias Hydraulic Lime Mortar (1:3) to match existing.		
4.3.03		To front party wall No. 21: Allow the PROVISIONAL QUANTITY of 1m for "snag" pointing of individual joints in the party wall to No. 21, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing. Upon the written instructions of the Supervising Officer.		
4.3.04		To front party wall No. 25: Rake out all pointing to 3no sides of horizontal coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing. Allow to rake out and re-form mortar fillet to raking coping.		
4.3.05		To front party wall No. 25: Hack out defective mortar and make good hole in sloping brick coping with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
4.3.06		To front party wall No. 25: Carefully drill through sloping coping stone 300mm both sides of crack. Fix stainless steel resin anchor fixings, c/w 1no nut & washer, 10mm diameter with 100mm embedment. Seal nut/washer with bitumen/rubber sealant.		
4.3.07		To front party wall No. 25: Rake out debris etc.; point crack in sloping coping stone with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
4.3.08		To front party wall No. 25: Rake out and point crack between chimney and sloping coping stone with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.		
4.3.09		To rear party wall No. 25: Rake out all pointing to 3no sides of top & mid level horizontal copings, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		

4.3.10		To rear party wall No. 25: Carefully demolish low level horizontal coping back to sound brickwork base. Clean bricks for re-use. Re-build dismantled section of coping to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
4.3.11	Roofing	To front roof slope: Re-align 8no slipped clay tiles.		
4.3.12		To rear roof slope: Heat treat junction of dormer flat roof to seal where crazed and cracked. Prepare and paint two coats RIW "Solarflect" solar reflective paint to treated area.		
4.3.13		To rear roof slope: Replace missing slates with new blue/grey slates closely to match existing in size, colour and texture supported on 25mm wide Code 4 lead tingles.		
4.3.14		To front parapet gutter: Heat treat the asphalt to the exposed gutter areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		
4.3.15		To front parapet gutter: Prepare and paint two coats RIW "Solarflect" solar reflective paint to treated area.		
4.3.16		To front parapet gutter: Ensure existing pigeon nets are properly and securely fixed.		
4.3.17		To front mansard slope: Scrape off all moss and lichens etc. to stained area between dutch gable and dormer, pressure wash and treat with an anti fungicidal solution.		
4.4.00		Roofing Work Generally At All Roof/Terrace Levels		
4.4.01		Allow closely to inspect all lead flashings, redress and re-point as necessary with grey silicone mastic.		
4.4.02		Clean and apply one coat of patination oil to all leadwork.		
4.4.03		Provide wire/upvc cowls where missing or damaged as appropriate, to all SVPs, RWPs, hoppers etc. at all levels.		
4.4.04		Sweep out all leaves and accumulated debris from all the roof levels to ensure that the scuppers, outlets, and down pipes for the entire rainwater system at all levels are free flowing.		
4.4.05		Neatly clip or tie all loose and trailing cables at all roof levels as necessary. Remove all obviously redundant cables. Inspect all cable entries and allow to re-seal as necessary.		
5.0.00		LOWER ROOFS & BALCONIES		
5.1.00		First Floor Front Balcony over Main Entrance No. 19		
5.1.01	Generally	Works comprise minor repairs to coverings.		
5.1.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		

		Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.1.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.2.00		Second Floor Front Bay Roof No. 19		
5.2.01	Generally	Works comprise minor repairs to coverings.		
5.2.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish. Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.2.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.3.00		First Floor Front Balcony over Main Entrance No. 21		
5.3.01	Generally	Works comprise minor repairs to coverings.		
5.3.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish. Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.3.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings, including skirtings, upstands, drips, gutters and the like.		
5.4.00		Second Floor Front Bay Roof No. 21		
5.4.01	Generally	Works comprise minor repairs to coverings.		
5.4.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish. Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.4.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings, including skirtings, upstands, drips, gutters and the like.		

5.5.00		First Floor Front Balcony over Main Entrance No. 23		
5.5.01	Generally	Works comprise minor repairs to coverings.		
5.5.02	Repairs – Flat 6 Water Ingress	Carefully remove cast iron rainwater hopper and top section of pipework from front elevation serving balcony. Re-fit upon completion.		
5.5.03		Carefully cut out asphalt roofing, remove rainwater outlet and connecting pipework to hopper from balcony; dispose off site.		
5.5.04		Diamond drill 100mm diameter hole up through brickwork from hopper to balcony outlet suitable to receive new 75mm diameter pipework.		
5.5.05		Install Harmer AV200 rainwater outlet with flat grating, 50mm nominal outlet. Make good and dress asphalt into outlet. Alumasc Exterior Building Products Ltd White House Works Bold Road Sutton St. Helens Merseyside WA9 4JG Tel: 01744 648400 Fax: 01744 648401 Email: info@alumasc-exteriors.co.uk		
5.5.06		Install 75mm Harmer HDPE pipework complete with all necessary bends and fittings to connect to new rainwater outlet and discharge into rainwater hopper.		
5.5.07		Grout pipe into position with Fosroc Conbex 100 expanding grout.		
5.5.08		Seal overflow pipe at projection through brickwork with silicone sealant.		
5.5.09	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish. Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.5.10		Prepare and paint two coats RIW “Autopark” black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.6.00		Second Floor Front Bay Roof No. 23		
5.6.01	Generally	Works comprise minor repairs to coverings.		
5.6.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		

		Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.6.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.7.00		Third Floor Rear Fire Escape Roof Area No. 19		
5.7.01	Generally	Works comprise minor repairs to coverings.		
5.7.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		
5.7.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.8.00		Third Floor Rear Addition Roof No. 19		
5.8.01	Generally	Works comprise the treatment of the asphalt and rubber overlay roofing.		
	Repairs	To party wall chimney between 19/21: Rake out and re-point entire North and West facing elevations in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
		To party wall pier between 19/21 adjacent to fire exit door: Rake out and re-point entire pier in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
5.8.02		Allow for the removal and re-fixing of upvc gutters to gain access to drips etc. for roof works.		
5.8.03	Roofing	Heat treat the asphalt & rubber to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc.; ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.8.04		Prepare and paint two coats RIW "Solarflect" solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like. Includes previously unpainted drips, upstands, kerbs etc.		
5.8.05	Cost Option	Do not extend into the cash column. Lift existing lead flashings and neatly saw cut lock chases 15mm deep to the top level of all upstands, skirtings etc. for the application of an overlay roofing material. Redress flashings upon completion. Carefully remove bottom 2/3 courses of slates to mansard roof as required, and replace upon completion of the works. Employ a specialist subcontractor to apply Liquid Plastics Limited Decothane Gamma 20 waterproof non slip coating. Ensure all upstands are turned and sealed into lock chases.		

		<p>Coating to be dressed minimum 150mm up under slate mansard and be dressed down to form a neat drip edge 13mm deep.</p> <p>Liquid Plastics Ltd Astral House Miller Street PO Box 7 Preston Lancs</p> <p>Tel: 01772 259781 Fax: 01772 822016 Email: iw@liquidplastics.co.uk</p> <p>For the sum of £</p>		
5.9.00		Third Floor Rear Addition Roof No. 21		
5.9.01	Generally	Works comprise an overlay roofing finish.		
5.9.02		Remove all loose rubbish from the roof; dispose off site.		
5.9.03		Allow to remove and re-fit metal fire escape staircase landing and treads as required to gain access to the roof area. Prepare damaged areas of paintwork and spot prime with one coat Hammerite No. 1 rust beater primer; leave ready to receive decorations.		
5.9.04		Allow for the removal and re-fixing of upvc gutters to gain access to drips etc. for roof works.		
5.9.05	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc.; ensure asphalt is sealed around the balustrade feet and staircase steelwork. Leave clean and level to receive overlay roof finish.		
5.9.06		Lift existing lead flashings and neatly saw cut lock chases 15mm deep to the top level of all upstands, skirtings etc. for the application of an overlay roofing material. Redress flashings upon completion.		
5.9.07		Carefully remove bottom 2/3 courses of slates to mansard roof as required, and replace upon completion of the works.		
5.9.08		Employ a specialist subcontractor to apply Liquid Plastics Limited Decothane Gamma 20 waterproof non slip coating. Ensure all upstands are turned and sealed into lock chases. Coating to be dressed minimum 150mm up under slate mansard and be dressed down to form a neat drip edge 13mm deep.		

5.10.00		Third Floor Rear Addition Roof No. 23		
5.10.01	Generally	Works comprise the treatment of the asphalt roofing.		
5.10.02		Allow for the removal and re-fixing of upvc gutters to gain access to drips etc. for roof works.		
5.10.03	Roofing	Heat treat the asphalt & rubber to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc.; ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.10.04		Prepare and paint two coats RIW "Solarflect" solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like. Includes previously unpainted drips, upstands, kerbs etc.		
5.10.05	Cost Option	Do not extend into the cash column. Lift existing lead flashings and neatly saw cut lock chases 15mm deep to the top level of all upstands, skirtings etc. for the application of an overlay roofing material. Redress flashings upon completion. Carefully remove bottom 2/3 courses of slates to mansard roof as required, and replace upon completion of the works. Employ a specialist subcontractor to apply Liquid Plastics Limited Decothane Gamma 20 waterproof non slip coating. Ensure all upstands are turned and sealed into lock chases. Coating to be dressed minimum 150mm up under slate mansard and be dressed down to form a neat drip edge 13mm deep. For the sum of £		
5.11.00		First Floor Rear Addition Roofs: Nos. 19, 21 & 23		
5.11.01	Generally	Works comprise an overlay roofing finish and minor repairs to balustrades and parapets.		
5.11.02	Repairs	Strip up all pedestrian roof tiles; dispose off site.		
5.11.03		Cut out lead flashing to rear wall parapet; dispose off site. Make good with Liquid Plastics Ltd Monofill polymer modified mortar. Form neat undercut joints to existing. Profile, finish and texture to match adjoining surfaces.		
5.11.04		Cut out lead flashing to party wall No. 25 parapet; dispose off site. Make good with Liquid Plastics Ltd Monofill polymer modified mortar. Form neat undercut joints to existing. Profile, finish and texture to match adjoining surfaces.		
5.11.05		Cut out cracks in existing render and make good with Liquid Plastics Ltd Monofill polymer modified mortar. Form neat undercut joints to existing. Profile, finish and texture to match adjoining surfaces.		

		<p>To the following areas: -</p> <ul style="list-style-type: none"> • Party wall No. 17 – 1no • Junction of party wall No. 17 with rear parapet – 3no • Rear parapet No. 21 – 1no • Rear parapet No. 23 – 1no • Party wall No. 25 – 2no 		
5.11.06		<p>Cut down 4no bolts to 25mm below the render surface in rear parapet wall No. 23 and make good with Liquid Plastics Ltd Monofill polymer modified mortar. Form neat undercut joints to existing. Profile, finish and texture to match adjoining surfaces.</p>		
5.11.07		<p>Allow for the removal and re-fixing of upvc gutters to gain access to drips etc. for roof works.</p>		
5.11.08	Roofing	<p>Heat treat the asphalt and overlay felt/rubber finishes to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc.; ensure asphalt is sealed around the balustrade feet and staircase steelwork. Leave clean and level to receive overlay roof finish.</p>		
5.11.09		<p>Lift existing lead flashings and neatly saw cut lock chases 15mm deep to the top level of all upstands, skirtings etc. for the application of an overlay roofing material. Redress flashings upon completion.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Party wall parapet No. 17 • Both sides party parapet wall No. 19/21 • Brickwork abutments to rear elevations and part party walls of Nos. 19, 21 & 23 		
5.11.10		<p>Neatly saw cut lock chases 15mm deep to the top of parapet walls for the application of an overlay roofing material.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Party wall parapet No. 17 • Party wall parapet No. 25 		
5.11.13		<p>Employ a specialist subcontractor to apply Liquid Plastics Limited Decothane Gamma 20 waterproof non slip coating. Ensure all upstands are turned and sealed into lock chases. Coating to be dressed minimum 150mm up under leadwork and be dressed down to form a neat drip edge 13mm deep.</p>		

		<p>To the following areas: -</p> <ul style="list-style-type: none"> • Roof areas • Over rear parapet and dressed down to form drip • Form drips into lightwells • Dressed up into low level flashings/chases at brickwork abutments and party walls Nos. 17, 19/21 • Up and onto parapet top and dressed into chase party parapet No. 25 • Up and onto parapet top above low level flashing party wall No. 17 • Capping to parapet wall No. 19/21 above low level flashings 		
5.11.14	Metalwork	To rear addition roof railings at first floor level: Install additional horizontal tubular mid rail closely to match existing section. Welded joints, ground to a smooth finish, to existing railings. Primed with Hammerite No. 1 rust beater primer, ready to receive decorations.		
5.12.00		Ground Floor Level Roof in Lightwell No. 21		
5.12.01	Generally	Works comprise minor repairs to coverings.		
5.12.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		
5.12.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
6.0.00		FRONT ELEVATION		
6.1.00		Front Elevation No. 19		
6.1.01	Generally	Works comprise cleaning down of the front elevation, minor brickwork and general repairs.		
6.1.02	Cleaning	<p>Employ a specialist contractor, to the approval of the Supervising Officer. To wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used.</p> <p>The specialist contractor must be a member of an appropriate Trade Association. i.e. The Stone Federation.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Full front elevation of the building including lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p> <p>Special care and attention is required to the cleaning of the moulded brickwork to the main entrance.</p>		

6.1.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m2 to rake out defective "fine" pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.1.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective "fine" pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.1.05		Rake out defective "fine" pointing to full width of building between principal cornice and underside of coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.1.06	General Repairs	Rake out crack to coping on first floor square bay balcony to left side, and re-point with Blue Lias Hydraulic Lime Mortar (1:3). Form neat undercut joints to existing; finish to be smooth and even texture to match existing. Leave ready to receive decorations.		
6.1.07		To the moulding under the dentil course to the right side of the square bay at first floor level. Neatly cut back loose and friable material, scabble to form key and repair moulding exactly to match existing using Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joints to existing; finish to be smooth and even texture to match existing. Leave ready to receive decorations.		
6.1.08		To the damaged/defective render arrisses to the right side base of the main entrance. Neatly cut back loose and friable material, scabble to form key and repair moulding exactly to match existing, using Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joints to existing; finish to be smooth and even texture to match existing. Leave ready to receive decorations.		
6.1.09		Neatly cut back loose and friable material, scabble to from key, repair using Fosroc Nitomortar HB epoxy repair mortar, including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing; finish to be smooth and even with neat and regular pencil rounded arrisses. Leave ready to receive decorations. To the following areas: - • Scroll to top left of Dutch gable		
6.1.10		Supply and fix Code 4 lead flashing to the principal cornice at 2 nd floor level. Neatly cut joint in brickwork to provide fixing for lead and wedges; re-point upon completion with grey silicone mastic. Install flashings with 150mm upstand to the full width and depth of the top pediment and with a 25mm weltd drip to the bottom edge.		

		Lead to be laid on a separating layer of non-woven geotextile matting.		
		Employ a specialist subcontractor, to the approval of the supervising officer, to clean and polish the tiling in the front entrance.		
6.2.00		Front Lightwell No. 19		
6.2.01	Generally	Works comprise minor repairs to brickwork and railings.		
6.2.02		Clean out under pavement vaults and remove all rubbish/debris off site.		
6.2.03	Repairs	To the brickwork to the side of the entrance steps over the entrance door: Re-face existing brickwork by rubbing with red facing brick closely to match existing.		
6.2.04		Re-fix railing handrail into brickwork adjacent to front entrance. Point in with Blue Lias Hydraulic Lime Mortar (1:3).		
6.3.00		Front Elevation No. 21		
6.3.01	Generally	Works comprise cleaning down of the front elevation, minor brickwork, stone and general repairs.		
6.3.02	Cleaning	Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used. The Specialist Contractor must be a member of an appropriate Trade Association. i.e. The Stone Federation. To the following areas: - <ul style="list-style-type: none"> • Full front elevation of the building including lightwell Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants. Special care and attention is required to the cleaning of the moulded brickwork to the main entrance.		
6.3.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m2 to rake out defective "fine" pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		

6.3.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective "fine" pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.3.05		Rake out defective "fine" pointing to full width of building between principal cornice and underside of coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.3.06		Make good 2no scaffold fixing points to left side of 2 nd floor window with Blue Lias Hydraulic Lime Mortar (1:3) with brick dust colorant. Flush pointing.		
6.3.07	Stonemason Repairs	<p>Employ a specialist stonemason, to the approval of the Supervising Officer, to repair damaged and/or defective stonework. All repairs are to be neatly cut in and fixed with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Finish exactly to match existing stone in colour and texture. Leave ready to receive decorations.</p> <p>In the following areas: -</p> <ul style="list-style-type: none"> • Top front edge to Dutch gable copings, left side corner and 3no straight copings • Bottom curved coping left side of Dutch gable at horizontal junction • Scroll detail to top right of Dutch gable 		
6.3.08		Allow the PROVISIONAL SUM of £1,000.00 for unforeseen stone repairs to Dutch gable. Upon the written instructions of the Supervising Officer.	1,000	00
6.3.09	General Repairs	<p>Neatly cut back loose and friable material, scabble to from key, repair using Fosroc Nitomortar HB epoxy repair mortar including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing; finish to be smooth and even with neat and regular pencil rounded arrisses. Leave ready to receive decorations.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Reinstate missing top moulding of Ground Floor cornice to match adjoining properties • Reinstate missing cornice to left side of main entrance arch to match right side 		

6.3.10		Supply and fix Code 4 lead flashing to the principal cornice at 2 nd floor level. Neatly cut joint in brickwork to provide fixing for lead and wedges; re-point upon completion in grey silicone mastic. Install flashings with 150mm upstand to the full width and depth of the top pediment and with a 25mm welted drip to the bottom edge. Lead to be laid on a separating layer of non-woven geotextile matting.		
6.3.11		Employ a specialist subcontractor, to the approval of the Supervising Officer, to clean and polish the tiling in the front entrance.		
6.4.00		Front Lightwell No. 21		
6.4.01	Generally	Works comprise minor repairs to brickwork and render.		
6.4.02		Clean out under pavement vaults and remove all rubbish/debris off site.		
6.4.03	Repairs	To the brickwork to the side of the entrance steps over the entrance door: Re face existing brickwork by rubbing with red facing brick closely to match existing.		
6.4.04		To the balustrade plinth adjacent to entrance pier. Neatly cut back loose and friable material, scabble to form key and repair plinth exactly to match existing using Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joints to existing; finish to be smooth and even texture to match existing. Leave ready to receive decorations.		
6.4.05		Neatly cut back loose and friable material, scabble to form key, repair using Fosroc Nitomortar HB epoxy repair mortar including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing; finish to be smooth and even with neat and regular pencil rounded arrisses. Leave ready to receive decorations. To the following areas: - <ul style="list-style-type: none"> Reinstate missing external angle on cornice at ground floor window sill level adjacent RWP 		
6.5.00		Front Elevation No. 23		
6.5.01	Generally	Works comprise cleaning down of the front elevation, minor brickwork, stone and general repairs.		
6.5.02	Cleaning	Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used.		

		<p>The specialist contractor must be a member of an appropriate Trade Association. Eg. The Stone Federation.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Full front elevation of the building including lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p> <p>Special care and attention is required to the cleaning of the moulded brickwork to the main entrance.</p>		
6.5.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m2 to rake out defective "fine" pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.5.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective "fine" pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.5.05		Rake out defective "fine" pointing to full width of building between principal cornice and underside of coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.5.06		Rake out defective "fine" pointing to the main elevation brickwork faces at first floor balcony level, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.5.07		<p>To the main elevation brickwork faces at first floor balcony level:</p> <p>Re face existing brickwork by rubbing with red facing brick closely to match existing.</p>		
6.5.08		<p>To front elevation No. 23: Carefully cut out 50no damaged or defective bricks to 38mm depth; dispose off site.</p> <p>Supply and lay new brick slips exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3), with fine aggregate and colorant to match existing "fine" pointing.</p> <p>Care should be taken to ensure that the continuity of the original brick bonding is maintained; all new brickwork is to be accurately aligned with the existing brickwork.</p> <p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p>		

6.5.09	General Repairs	To the damaged/defective render arrisses to the arch over the main entrance. Neatly cut back loose and friable material, scabble to form key and repair moulding exactly to match existing using Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joints to existing; finish to be smooth and even texture to match existing. Leave ready to receive decorations.		
6.5.10		Neatly cut back loose and friable material; scabble to from key; repair using Fosroc Nitomortar HB epoxy repair mortar including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing; finish to be smooth and even with neat and regular pencil rounded arrisses. Leave ready to receive decorations. To the following areas: - <ul style="list-style-type: none"> • Reinststate moulded edge to pier capping at first floor level on party wall 23/25 • Reinststate damaged edge to right side first floor balustrade over main entrance • Reinststate damaged edge to 1st floor window sill, left side 		
6.5.11		Supply and fix Code 4 lead flashing to the principal cornice at 2 nd floor level. Neatly cut joint in brickwork to provide fixing for lead and wedges; re-point upon completion with grey silicone mastic. Install flashings with 150mm upstand to the full width and depth of the top pediment and with a 25mm weltd drip to the bottom edge. Lead to be laid on a separating layer of non-woven geotextile matting.		
6.5.12		Employ a specialist subcontractor, to the approval of the Supervising Officer, to clean and polish the tiling in the front entrance.		
6.5.13		Allow the PROVISIONAL SUM of £300.00 for repairs to front wall No. 23 where there is evidence of a leak into Flat No. 3 to the left side of the window head. Upon the written instructions of the Supervising Officer.	300	00
6.6.00		Front Lightwell No. 23		
6.6.01	Generally	Works comprise minor repairs to brickwork and render.		
6.6.02		Clean out under pavement vaults and remove all rubbish/debris off site.		
6.6.03	Repairs	To the brickwork to the side of the entrance steps over the entrance door: Re face existing brickwork by rubbing with red facing brick closely to match existing.		

6.6.04		To ground floor window sill No. 23: Rake out debris etc.; point 2no cracks in sill with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.		
6.6.05		To basement level render band No. 23: Rake out debris etc.; point 2no cracks in band with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.		
6.6.06		<p>Neatly cut back loose and friable material, scabble to from key, repair using Fosroc Nitomortar HB epoxy repair mortar including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing; finish to be smooth and even with neat and regular pencil rounded arrisses. Leave ready to receive decorations.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Reinststate damaged edge on cornice at ground floor window sill level adjacent RWP 		
7.0.00		REAR ELEVATION		
7.1.00		Rear Elevation No. 19 First Floor Level & Above		
7.1.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		
7.1.02	Cleaning	<p>Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used.</p> <p>The specialist contractor must be a member of an appropriate Trade Association. Eg. The Stone Federation.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Full rear elevation of the building including return elevation and basement lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p> <p>Ensure paint splashes are removed in the cleaning process.</p>		
7.1.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m2 to rake out defective pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.1.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		

7.1.05		Rake out defective pointing to 2 nd floor window arch, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.1.06		Carefully cut out damaged or defective brick to 3 rd floor window arch; dispose off site. Supply and lay new brick exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing. Care should be taken to ensure that the continuity of the original brick bonding is maintained; all new brickwork is to be accurately aligned with the existing brickwork. The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.		
7.1.07	General Repairs	To 3 rd floor window sill, rake out debris etc. point crack in sill with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
7.2.00		Rear Lightwell No. 19 Basement Level & Above		
7.2.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		
7.2.02	Cleaning	Included in Clause 7.1.02		
7.2.03	General Repairs	Rake out debris etc. point crack in sill with Blue Lias Hydraulic Lime Mortar (1:3); flush finish. To the following areas: - <ul style="list-style-type: none"> • Rear elevation 2nd floor sill – 2no • Rear elevation 1st floor sill – 1no • Rear elevation ground floor sill – 3no 		
7.3.00		Rear Elevation No. 21 First Floor Level & Above		
7.3.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		
7.3.02	Cleaning	Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used. The specialist contractor must be a member of an appropriate Trade Association. eg. The Stone Federation,		

		<p>To the following areas: -</p> <ul style="list-style-type: none"> • Full rear elevation of the building including return elevation and basement lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p> <p>Ensure paint splashes are removed in the cleaning process.</p>		
7.3.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m ² to rake out defective pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.3.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.3.05	General Repairs	To 2 nd floor blind window sill, rake out debris etc. point crack in sill with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.		
7.3.06		Remove redundant cable ties and brackets, approximately 3no & 4no respectively. Remove redundant cable ties and brackets. Make good with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
7.4.00		Rear Lightwell No. 21 Basement Level & Above		
7.4.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		
7.4.02	Cleaning	Included in Clause 7.3.02		
7.4.03	Brickwork Repairs	Rake out crack on rear elevation from 1 st floor window head to 2 nd floor window sill, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.4.04	General Repairs	<p>Rake out debris etc. Point crack in sill with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Rear elevation 2nd floor sill – 1no • Rear elevation 1st floor sill – 2no 		
7.4.05		Remove redundant cable ties: approximately 9no. Remove redundant cable ties and brackets. Make good with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.		
7.5.00		Rear Elevation No. 23 First Floor Level & Above		
7.5.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		

7.5.02	Cleaning	<p>Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used.</p> <p>The specialist contractor must be a member of an appropriate Trade Association. eg. The Stone Federation.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Full rear elevation of the building including return elevation and basement lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p> <p>Ensure paint splashes are removed in the cleaning process.</p>		
7.5.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m ² to rake out defective pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.5.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.5.05		Rake out defective pointing to chimney margin/party wall No. 25 from 1 st floor roof level up to coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.5.06		<p>Carefully cut out 2no damaged or defective bricks to 3rd floor window arch; dispose off site.</p> <p>Supply and lay new brick exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p> <p>Care should be taken to ensure that the continuity of the original brick bonding is maintained. All new brickwork is to be accurately aligned with the existing brickwork.</p> <p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p>		
7.6.00		Rear Lightwell No. 23 Basement Level & Above		
7.6.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		

7.6.02	Cleaning	Included in Clause 7.5.02 Ensure air conditioning units on rear elevation on line of party wall 21/23 are fully protected from ingress of dust, dirt, water etc.		
7.6.03	Brickwork Repairs	Rake out defective pointing to left jamb of 2 nd floor rear elevation window and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.6.04		Rake out defective pointing to right jamb of 1 st /2 nd floor south elevation blind window, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.6.05		Rake out defective pointing to ground floor left side window arch, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.6.06		Carefully cut out damaged or defective bricks; dispose off site. Supply and lay new brick exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing. To the following locations: - <ul style="list-style-type: none"> • Rear elevation ground floor left side window jamb – 7no • North elevation ground floor left side window, right side jamb – 1no • North elevation ground floor right side window, right side jamb – 1no Care should be taken to ensure that the continuity of the original brick bonding is maintained; all new brickwork is to be accurately aligned with the existing brickwork. The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.		
7.6.07	General Repairs	To north elevation under left side ground floor window: Make good hole in brickwork with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.7.00		Rear Elevation Nos. 19 - 23 Ossington Street		
7.7.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork and general repairs.		
7.7.02	Cleaning	Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used.		

		<p>The Specialist Contractor must be a member of an appropriate Trade Association. eg. The Stone Federation.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Full rear elevation of the building including return elevation and basement lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p>		
7.7.03		Rake out defective pointing to face and margin of brick coping at 1 st floor roof level for the full width of all properties, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.7.04		<p>Carefully cut out damaged or defective bricks; dispose off site.</p> <p>Supply and lay new bricks exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p> <p>To the following locations: -</p> <ul style="list-style-type: none"> • No. 19 ground floor left side window, left jamb – 1no • No. 21 basement, left side window arch – 3no <p>Care should be taken to ensure that the continuity of the original brick bonding is maintained. All new brickwork is to be accurately aligned with the existing brickwork.</p> <p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p>		
8.0.00		ELEVATIONS GENERALLY		
8.0.01	Joinery Repairs	Allow to carry out an intrusive survey of all doors and windows to ascertain the extent of joinery repairs required.		
8.0.02		<p>Repairs to defective joinery to be completed using Window Care Systems Ltd "Dry Flex" prior to paint joinery repair system.</p> <p>Window Care Systems Ltd Unit E Sawtry Business Park Glatton Road Sawtry Huntingdon Cambs PE17 5SR</p> <p>Tel: 01487 830 311 Fax: 01487 832 876</p>		

		<p>Volume not exceeding 1,000mm³</p> <p>£</p> <p>Volume 1,000 – 5,000mm³</p> <p>£</p> <p>Volume 5,000 – 10,000mm³</p> <p>£</p> <p>Volume 10,000 – 15,000mm³</p> <p>£</p> <p>Volume 15,000 – 20,000mm³</p> <p>£</p> <p>Volume 20,000 – 30,000mm³</p> <p>£</p> <p>Volume 30,000 – 40,000mm³</p> <p>£</p> <p>Volume 40,000 – 50,000mm³</p> <p>£</p> <p>Volume 50,000 – 60,000mm³</p> <p>£</p>		
8.0.03		Allow the PROVISIONAL SUM of £6,000.00 for Windowcare Repairs completed against the Schedule of Rates. Upon the written instructions of the Supervising Officer.	6,000	00
8.0.04		<p>Cut out and replace defective sills: - Sill length is defined as equal to full width of each sash.</p> <p>Cut out all rotten, infested or damaged timber back to a solid base.</p> <p>Piece in hardwood sill exactly to match original in profile. Repair to have undercut joints and be fixed with sheradised screws and waterproof adhesive.</p> <p>Prime and leave ready to receive decorations.</p> <p>Make good and re-point adjacent disturbed brickwork in cement lime mortar (1:1:6) to match existing.</p> <p>Make good and extend neat undercut surround in 2 coat cement lime mortar forming neat undercut joint with existing, repair to match existing in profile and texture.</p> <p>Allow to maintain the security of the property and for all temporary weatherproofing in connection with this item.</p>		

		<p>Length not exceeding 500mm</p> <p>£</p> <p>Length 500 – 750mm</p> <p>£</p> <p>Length 750 – 1000mm</p> <p>£</p> <p>Length 1000 – 1250mm</p> <p>£</p> <p>Length 1250 – 1500mm</p> <p>£</p> <p>Length 1500 – 1750mm</p> <p>£</p> <p>Length 1750 – 2000mm</p> <p>£</p> <p>Length 2000 – 2250mm</p> <p>£</p> <p>Length 2250 – 2500mm</p> <p>£</p>		
8.0.05		Allow the PROVISIONAL SUM of £1,500.00 for window sill replacements completed against the Schedule of Rates. Upon the written instructions of the Supervising Officer.	1,500	00
8.0.06		Clean out drips to stone window sills.		
8.0.07		Unblock/clear all air bricks to ensure unrestricted airflow.		
8.0.08		Replace all damaged or missing boiler/ventilation cowls/grilles.		
8.0.09		Allow to employ a specialist subcontractor to neatly re-wire all TV ariel and satellite installations. Neatly clip or tie all cables as necessary and remove all obviously redundant cables. Inspect all cable entries and allow to re-seal with silicone mastic as necessary.		
8.0.10		Cut back excessively long projecting overflow pipes with a neat 45° splay cut to approximately 150-200mm long.		
8.0.11		Lengthen short projecting overflow pipes to approximately 150-200mm long with appropriate material to match existing; finish with a neat 45° splay cut.		

8.0.12		<p>Hack out loose and defective pointing to the reveals of all openings abutting timber frames. Re-point in cement lime mortar (1:1:6) all gaps in excess of 5mm and leave ready to receive polysulphide mastic pointing. Gaps less than 5mm to be left ready to receive polysulphide pointing.</p> <p>Note: - Expandafom filler may be used to fill excessively large gaps, under the direction of the Supervising Officer. Polysulphide mastic pointing is included in the External Redecorations section of the specification.</p>		
8.0.13		Clean out all external light fittings, inspect and allow to leave in good working order.		
8.0.14		<p>Clean down entryphone consoles and replace all identity labels in entryphone system with neatly typed labels.</p> <p>Note: - A list of all occupants is available from the Supervising Officer.</p>		
9.0.00		EXTERNAL WORKS		
9.0.01	Paved Areas	<p>Scrape off all moss and lichens etc. to all paved areas, entrances and steps, pressure wash and treat with an anti fungicidal solution. Remove all debris and sweep clean.</p> <p>Allow for the removal and reinstatement of decking area to No. 19 rear lightwell.</p>		
9.0.02		Carefully lift gratings to void abutting Ossington Street elevations of Nos. 19 – 23, clean out all rubbish/debris and dispose off site. Pressure wash and treat with an anti fungicidal solution. Replace grating upon completion.		
10.0.00		UNDERGROUND DRAINAGE		
10.0.01		Allow for a CCTV survey and video/written report of all drainage to Nos. 19 - 23.		
10.0.02		Lift all manhole covers and gully gratings, clear out all debris and flush through to ensure that all drains are free flowing. Re-grease manhole covers to maintain seal.		
10.0.03		Allow the PROVISIONAL SUM of £1,000.00 for works in connection with damaged drainage. Upon the written instructions of the Supervising Officer.	1,000	00
11.0.00		EXTERNAL REDECORATIONS		
11.0.01	Generally	The external redecorations are to include for all items that have been previously or are usually decorated to all of the roof and external elevations of the building including garden walls, vaults, vault & store doors (both sides whether previously decorated or not), boundary railings and gates, piers and such like.		

11.0.02		Remove all existing ironmongery, light fittings etc. as required to facilitate redecorations, label, polish and refit on completion of the redecoration works. Ensure that all light fittings are in working order on completion.		
11.0.03		Allow to decorate the previously undecorated sections of grey upvc pipework of the SVP stacks and cast iron air bricks in brickwork walls.		
11.0.04		Allow carefully to remove, protect and reinstate on completion, all existing decking, trellis work, decorative pots, features fixed to walls/railings etc. free standing tubs, pots, garden furniture and the like. All reasonable care should be exercised when transporting clients' fixtures and fittings. Note: - Climbing plants directly attached to walls are to be carefully removed prior to decorations and re-fixed upon completion using straining wires and eyes plugged and screwed to walls.		
11.0.05		All windows and doors are to be painted open; all opening edges are to be painted.		
11.0.06		All cracks in render and stonework are to be cut out to form a "V" joint and made good with Toupret Murex filler and rubbed down to form a smooth continuous surface with adjoining materials. Prior to filling, treat all soft, friable or dusty surfaces with Toupret Penetrating Hardener. Toupret Filler Agency Hill & Rednall Limited 99 Revelstoke Road London SW18 5NL Tel: 020 8946 2701 Fax: 020 8946 2862		
11.0.07		Crevice and nail holes in timber shall be stopped with an exterior quality filler and rubbed down to form a smooth continuous surface with adjoining materials.		
11.0.08		All knots shall be treated with "Shellac" knotting dissolved in methylated spirit and free from resin or naphth.		
11.0.09		No exterior or exposed painting shall be carried out under adverse weather conditions such as extremes of temperature, or during rain, fog etc.		
11.0.10		No paint shall be applied to surfaces structurally or superficially damp. All surfaces to be free from condensation, dust and dirt etc. before the application of each coat.		

11.0.11		Each coat when dry shall be properly rubbed down before the application of the following coat. Any new paintwork found to be defective is to be well rubbed down to remove blemishes and a further coat of finishing paint applied.		
11.0.12		All preservative/decorative wood stains are to be manufactured by Sadolin UK Ltd, from their "Classic" range, or equal and approved by the Supervising Officer, unless noted otherwise. All colours to be agreed with the Supervising Officer prior to commencement.		
11.0.13		All other paints and decorative materials are to be selected from the Johnstone's range or equal and approved by the Supervising Officer, unless noted otherwise. Kalon Limited Huddersfield Road Birstall Batley West Yorkshire WF17 9XA Tel: 01924 354100 Fax: 01924 354101 Web: www.kalon.com All colours to be agreed with the Supervising Officer prior to commencement.		
11.0.14		Where the removal of existing defective paintwork is specified by hot work i.e., "burning off" or chemical stripping, defective paintwork to reveals, heads and sills of door and window openings and from timber door and window frames and sills, fascias and soffits shall only be removed by a suitable paint stripper. All "burning off" shall only be undertaken by suitably qualified operatives who have been fully trained in the company's site safety policy. All "burning off" operations are to be constantly supervised by a member of the site management team and "burning off" must cease at least two hours before the site is vacated for the day.		
11.0.15	Redecoration Works	Allow to burn off the following areas of masonry paint, prepare and apply one coat Johnstone's Stormshield Quick Drying Stabilising Solution. <ul style="list-style-type: none"> Nos. 19, 21 & 23 - Front balcony coping to square bay at first floor level 		
11.0.16		Allow to burn off the following areas of gloss paint, prepare and apply one coat Johnstone's Stormshield Flexible Primer Undercoat. NO BURNING OFF IS REQUIRED		

11.0.17		<p>To new primed woodwork, rub down, wash down with Johnstone's Performance Coatings Cleaner & Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Johnstone's Stormshield Flexible Primer Undercoat to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with exterior flexible stopper, allow to dry, sandpaper smooth and dust off. Repair damaged glazing compounds and allow to harden. Apply two coats Johnstone's Stormshield Flexible Primer Undercoat overall and finish with two coats of Johnstone's Stormshield Flexible Gloss.</p> <p>Note: - All external hardwood door thresholds are to be stripped and prepared as above and finished with two coats boiled linseed oil.</p>		
11.0.18		<p>To existing gloss painted woodwork, rub down, wash down with Johnstone's Performance Coatings Cleaner & Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Johnstone's Stormshield Flexible Primer Undercoat to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with exterior flexible stopper, allow to dry, sandpaper smooth and dust off. Repair damaged glazing compounds and allow to harden. Bring forward made good areas with one coat of Johnstone's Stormshield Flexible Primer Undercoat, apply one coat Johnstone's Stormshield Flexible Primer Undercoat overall and finish with two coats of Johnstone's Stormshield Flexible Gloss.</p> <p>Note: - All external hardwood door thresholds are to be stripped and prepared as above and finished with two coats boiled linseed oil.</p> <p>The Contractor is to identify the sum included for the decoration of the Main Entrance door and frame to No.23</p> <p>£</p>		
11.0.19		<p>To existing stained and varnished woodwork, rub down, wash down with Johnstone's Performance Coatings Cleaner & Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Sadolin Classic base coat to bring forward colour as required to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with tinted exterior flexible stopper. Rub down and treat with two coats of Johnstone's Yacht varnish.</p>		

11.0.20		To wood fences and decking , rub down, wash down with Johnstone's Performance Coatings Cleaner & Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Sadolin Classic base coat to bring forward colour as required to all bare areas including any end grain. Treat with two coats Sadolin Extra wood stain.		
11.0.21		To new metalwork , degrease with oil and grease remover, wash down with fresh clean water and allow to dry. Prime with one coat Hammerite No. 1 rust beater primer. Finish with two coats Hammerite smooth gloss finish.		
11.0.21		To existing metalwork including cast iron SVPs & RWPs , degrease with oil and grease remover, wash down with fresh clean water and allow to dry, hand tool corroded areas and rub down remaining areas of paintwork to remove nibs and to provide a key. Dust off and ensure surfaces are clean and dry. Spot prime with one coat Hammerite No. 1 rust beater primer. Bring forward made good areas with one coat Hammerite No. 1 rust beater primer. Finish with two coats Hammerite smooth gloss finish. NOTE:- All ground floor railings, balustrades and gates to front lightwells are to be stripped of existing paint using needle guns.		
11.0.22		To upvc pipework , rub down, wash down with Johnstone's Performance Coatings Cleaner & Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Apply one coat Johnstone's Stormshield Flexible Primer Undercoat overall and finish with two coats of Johnstone's Stormshield Flexible Gloss.		
11.0.23		To existing render and stonework where previously painted, remove all paint which is flaking, heavily layered or generally unsound by scraping, chipping and stiff bristle brushing back to a sound edge. Treat areas of mould growth with Mangers Extra Strong Sterilisation Wash, rinse with clean cold water and allow to dry, heavily affected areas to be treated twice. Remove all loose, powdery and friable coatings. Make good defects and cracks. Treat all stained and new areas with one coat Dacrylate solvent borne Acrylic Masonry Sealer Ref:59-10. Ensure all surfaces are clean, sound, dust free and free of contaminants. Apply one coat Dacrylate solvent borne Acrylic Masonry Undercoat Ref:59-11 and two coats of Dacrylate solvent borne Acrylic Gloss Ref:59-8. Note: - Any areas that remain powdery and friable after preparation are to be sealed with Toupret Penetrating Hardener.		

		Dacrylate Group of Companies Lime Street Kirkby in Ashfield Nottingham NG17 8AL Tel: 01623 753845 Fax: 01623 720995 Email: sales@dacrylate.co.uk		
11.0.24		To existing render and stonework where previously bitumen painted, treat areas of mould growth with fungicidal solution, rinse with clean cold water and allow to dry. Remove all loose, powdery and friable coatings. Make good defects and cracks. Treat all new surfaces and stained areas with one coat sealer. Ensure all surfaces are clean, sound, dust free and free of contaminants. Apply two coats RIW Autopark. Note: - Any areas that remain powdery and friable after preparation are to be sealed with a thinned coat of primer sealer.		
11.0.25		Allow the PROVISIONAL SUM of £500.00 for the replacement of damaged glass. Upon the written instructions of the Supervising Officer.	500	00
11.0.26		Allow for re-painting existing numerals to ground front entrances in contrasting colour.		
11.0.27		All external glazing is to be cleaned upon completion of the works.		
11.0.28		All external upvc window frames are to be cleaned with proprietary upvc cleaner upon completion of the works.		
11.0.29		Rake out all existing mastic to reveals and prepare to receive new mastic. Provide one part polysulphide mastic in tint to be selected by Supervising Officer to all door and window reveals where normally treated. The existing pointing is to be raked out prior to redecorations and the re-pointing is to be undertaken when the redecorations are complete.		
		INTERNAL WORKS		
	Flat 3 – Basement No. 23	Allow the PROVISIONAL SUM of £600.00 for Re-decoration works to Flat 3 following water ingress. Upon the written instructions of the Supervising Officer.	600	00
	Flat 6 – Ground Floor No. 23	Allow the PROVISIONAL SUM of £1,500.00 for Re-decoration works to Flat 6 following water ingress. Upon the written instructions of the Supervising Officer.	1,500	00
	Flat 14 – 3 rd Floor No. 21	Allow the PROVISIONAL SUM of £250.00 for survey & rectification of the source of “cooking smells” into Flat 14. Upon the written instructions of the Supervising Officer.	250	00

		Allow the PROVISIONAL SUM of £600.00 for Re-decoration works to Flat 14 following water ingress. Upon the written instructions of the Supervising Officer.	600	00
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