

3.0.00		THE WORKS 38 - 42 EGERTON GARDENS		
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 completed during Spring 2006		
3.0.03	Occupation	Throughout the works the residents 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	Wellcome Trust Estate Specification	38-42 Egerton Gardens form part of the Wellcome Trust Estate and all works are to be completed in accordance with the Wellcome Trust Estate Specification in Appendix A. Any discrepancies between the specifications are to be reported to the Supervising Officer. In the event of any discrepancy the higher specification shall be deemed to be included.		
3.0.06	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, Wellcome Trust requirements and that 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.		
3.0.07		All scaffolding subcontractors shall be members of the National Association of Scaffolding Contractors or The London Association of Private Scaffolding Contractors.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

		<p>All persons engaged on scaffolding work shall be registered scaffolders.</p> <p>The Wellcome Trust Estate Management reserves the right to call for an alternative scaffolding subcontractor to carry out the scaffolding work.</p>		
3.0.08		Scaffolding is NOT to be raised from balconies, porches and roofs.		
3.0.09	Scaffold Security	<p>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.</p> <p>UBX Security Plc 153 Westbourne Grove London W11 2RS</p> <p>Tel: 020 7229 0999 Fax: 020 7792 4999</p>		
3.0.10		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.		
3.0.11	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.		
3.0.12	Scaffold Safety	<p>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.</p> <p>All ladders are to be locked away above the first lift of scaffold at the end of each working day.</p>		
3.0.13	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.		

To Collection

38 - 42 Egerton Gardens, London, SW3

4.0.00		MAIN ROOF LEVEL		
4.0.01	Generally	The Works comprise repair works to coverings, parapets and flashings.		
4.0.02		<p>All leadwork to be completed strictly in accordance with the printed recommendations of: -</p> <p>The Lead Sheet Association Hawkwell Business Centre Maidstone Road Pembury Tunbridge Wells Kent TN2 4AH</p> <p>Tel: 01892 822773 Fax: 01892 Email: leadsa@globalnet.co.uk</p> <p>All new leadwork to be treated with one coat patination oil each side prior to fixing.</p> <p>All leadwork (including new) to be cleaned and treated with one coat of patination oil upon completion of the works.</p>		
4.0.03		<p>All asphalt roofing works to be completed strictly in accordance with the printed recommendations of: -</p> <p>The Mastic Asphalt Council 8 North Street Ashford Kent TN24 8JN</p> <p>Tel: 01233 634411 Fax: 01233 634466</p>		
4.0.04	New Clause	<p>All asphalt to be Permaphalt Polymer Modified Asphalt manufactured by: -</p> <p>Permanite Asphalt Ltd Cawdor Quarry Matlock Derbyshire DE4 2JH</p> <p>Tel: 01629 580363 Fax: 01629 760993</p>		
4.0.05		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.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

		<p>This is a higher specification than that of the Wellcome Trust.</p> <p>Hydraulic Lias Limes Limited Tout Quarry Charlton Adam Somerset TA11 7AN</p> <p>Tel: 01458 883179 Fax: 01458 224409</p>		
4.1.00		Main Roof No. 38		
4.1.01	Generally	Works comprise the treatment of the asphalt roofing and minor repairs.		
4.1.02	Repairs	Rake out and re-point all defective joints in party wall 38/40 in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
4.1.03		Carefully remove mortar fillet pointing to flashing on party wall 38/40, ensure flashing is securely wedged in position and re-point with grey silicone mastic.		
4.1.03	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.		
4.1.04		<p>Prepare and paint two coats RIW Screeton Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.</p> <p>RIW Limited Arc House Terrace Road South Binfield Bracknell Berks RG42 4PZ Tel: 01344 861988 Fax: 01344 862010 Email: enquires@riw.co.uk</p>		
4.1.05		Redress lead cover flashings to both party walls and secret gutters.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

4.2.00		Main Roof No. 40		
4.2.01	Generally	Works comprise the treatment of the asphalt roofing and minor repairs.		
4.2.02	Repairs	Carefully remove mortar fillet pointing to flashing on party walls 38/40 & 40/42, ensure flashings are securely wedged in position and re-point with grey silicone mastic.		
4.2.03	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.		
4.2.04		Prepare and paint two coats RIW Screeton Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
4.2.05		Redress lead cover flashings to both party walls and secret gutters.		
4.3.00		Main Roof No. 42		
4.2.01	Generally	Works comprise the re-pointing and re-dressing of lead flashings.		
4.2.02	Repairs	Carefully remove mortar fillet pointing to flashing on party walls 38/40 & 40/42; ensure flashings are securely wedged in position and re-point with grey silicone mastic.		
4.2.03	Roofing	Redress lead cover flashings to both party walls.		
4.3.00		Main Roof Mansards Front & Rear No. 38		
4.3.01	Generally	No works		
4.4.00		Main Roof Mansards Front & Rear No. 40		
4.4.01	Generally	No works		
4.5.00		Main Roof Mansard Front No. 42		
4.5.01	Generally	Works comprise the re-dressing of zinc coverings to dormer roof.		
4.5.02	Roofing	Carefully re-dress zinc roof coverings and flashings, including upstands, drips etc. to 2no dormer windows		
4.6.00		Main Roof Mansard Rear No. 42		
4.6.01	Generally	No works		

To Collection**38 - 42 Egerton Gardens, London, SW3**

4.7.00		Roofing Work Generally At All Roof/Terrace Levels		
4.7.01		Allow closely to inspect all lead flashings, redress and re-point as necessary with grey silicone mastic.		
4.7.02		Clean and apply one coat of patination oil to all leadwork.		
4.7.03		Provide wire/upvc cowls where missing or damaged as appropriate, to all SVPs, RWPs, hoppers etc. at all levels.		
4.7.04		Sweep out all leaves and accumulated debris from the roof level to ensure that the scuppers, outlets, and down pipes for the entire rainwater system at all levels are free flowing.		
4.7.05		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		Fourth Floor Front Terraces Nos. 38 - 42		
5.1.01	Generally	No works		
5.2.00		Second Floor Front Bay Roof No. 38		
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. ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.2.03		Prepare and paint two coats RIW "Autopark" to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.2.04		Redress all lead flashings.		
5.3.00		First Floor Front Balcony Over Entrance No. 38		
5.3.01	Generally	Works comprise minor repairs to coverings.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

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. ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.3.03		Prepare and paint two coats RIW "Autopark" 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. 40		
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.; ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.4.03		Prepare and paint two coats RIW "Autopark" to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.4.04		Redress all lead flashings.		
5.5.00		First Floor Front Balcony Over Entrance No. 40		
5.5.01	Generally	Works comprise minor repairs to coverings.		
5.5.02	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. Leave clean and level to receive paint finish.		
5.5.03		Prepare and paint two coats RIW "Autopark" 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. 42		
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; ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		

To Collection

38 - 42 Egerton Gardens, London, SW3

5.6.03		Prepare and paint two coats RIW "Autopark" to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.6.04		Redress all lead flashings.		
5.7.00		First Floor Front Balcony Over Entrance No. 42		
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.; ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.7.03		Prepare and paint two coats RIW "Autopark" to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.8.00		Fourth Floor Rear Terrace Nos. 38 - 40		
5.8.01	Generally	Works comprise the treatment of the asphalt roofing and minor repairs		
5.8.02	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. Leave clean and level to receive paint finish.		
5.8.03		Prepare and paint two coats RIW Screetone Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.8.04		Rake out defective and loose pointing to the rear parapet No. 40 approx 700mm long; re-point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
5.8.05		Redress lead cover flashings at edge of terrace into gutters.		
5.9.00		Third Floor Rear Pitched Roof No. 38		
5.9.01	Generally	Works comprise strip off and re-roofing.		
5.9.02	Strip Out	Strip all slates, underlay, roofing battens and associated flashings; dispose off site.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

5.9.03	Roofing	<p>Re-lay roof with 38x25mm treated sawn softwood roofing battens on Monarflex Monaperm 450 Vapour permeable underlay.</p> <p>Supply and lay full natural blue/grey slates and 1½ slates closely to match existing in size, colour and texture.</p> <p>Slates should be laid broken bond with a nominal gap of 5mm and be fixed with 2no 2.65x30mm copper nails and 1no copper disc rivet. All 1½ slates to be cut from double slates or be of proprietary manufacture and fixed with 3no 2.65x30mm copper nails and 1no copper disc rivet.</p> <p>Provide zinc soakers to both abutments.</p> <p>Redress lead cover flashing to head of roof.</p> <p>Icopal Limited Barton Dock Road Stretford Manchester M32 0YL Tel: 0161 865 4444 Fax: 0161 864 2616 Email: marketinguk@icopal.com</p>		
5.9.04		<p>To the rendered east party wall, neatly saw cut and hack off render to fix stainless steel drip bead to head of new Code 5 lead cover flashing with welted bottom edge screwed to brickwork; ensure 50mm overlap under bead, width suitable to provide 150mm cover to soakers. Re-render with Blue Lias Hydraulic Lime Render (1:2) into new bead and form neat undercut joint with existing render, wood float finish. Leave ready to receive decorations.</p>		
5.9.05		<p>Heat treat the asphalt to the exposed gutter 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.</p>		
5.9.06		<p>Prepare and paint two coats RIW Screeton Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.</p>		
5.9.07	Rainwater Installation	<p>Cut back upvc rainwater pipe and fit shoe to discharge 100mm above roof.</p>		
5.9.08		<p>Supply and fit 2no purpose made brackets to support rainwater pipe on party wall. Brackets to be fabricated in non-corrosive material.</p>		

To Collection

38 - 42 Egerton Gardens, London, SW3

5.10.00		Third Floor Rear Pitched Roof Nos. 38 - 40		
5.10.01	Generally	Works comprise minor repairs to coverings.		
5.10.02	Roofing	<p>East cheek tile hanging:</p> <p>Remove top course slates; dispose off site.</p> <p>Re-lay top course with full natural blue/grey slates and 1½ slates closely to match existing in size, colour and texture, as clause 5.3.03.</p> <p>Redress lead soakers and cover flashing.</p>		
5.10.03		<p>To inside face of rear elevation:</p> <p>Rake out joints of brickwork for 2no new Code 5 lead vertical cover flashings with welted edge; 150mm girth to edges of slate tile hanging.</p> <p>Flashing to be wedged into groove and pointed with grey silicone mastic.</p>		
5.10.04		<p>To the mansard slope:</p> <p>Allow to remove 6no slipped/damaged slates; dispose off site.</p> <p>Replace with new blue/grey slates closely to match existing in size, colour and texture supported on 25mm wide Code 5 lead tingles.</p>		
5.10.05		Heat treat the asphalt to the exposed gutter 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.		
5.10.06		Prepare and paint two coats RIW Screeton Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.10.07		Redress lead flashing to head of mansard slope.		
5.10.08	Rainwater Installation	Cut back upvc rainwater pipe and re-fit existing shoe to discharge 100mm above roof.		
5.10.09		Supply and fit 1no purpose made bracket to support rainwater pipe on wall. Bracket to be fabricated in non-corrosive material.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

5.11.00		Second Floor Splay Bay Flat Roof No. 38		
5.11.01	Generally	Works comprise the treatment of asphalt roofing.		
5.11.02	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. Leave clean and level to receive paint finish.		
5.11.03		Prepare and paint two coats RIW Screetone Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.11.04		Redress all lead flashings.		
5.12.00		First Floor Rear Bay Balcony No. 38		
5.12.01	Generally	Works comprise minor repairs to balcony and windows.		
5.12.02	Repairs	Allow the PROVISIONAL SUM of £250.00 for epoxy mortar repairs to concrete balcony structure. Upon the written instructions of the Supervising Officer.	250	00
5.12.03		Pressure wash balcony surface; leave ready to receive decorations.		
5.12.04		Prepare and paint two coats RIW "Autopark" paint to top surfaces of balcony.		
5.12.05	Joinery Repairs	Allow to carry out an intrusive survey of the rear first floor balcony doors/windows to ascertain the extent of joinery repairs required.		
5.12.06		Repairs to defective joinery to be completed using Window Care Systems Ltd "Dry Flex" prior to paint joinery repair system. Window Care Systems Ltd Unit E Sawtry Business Park Glatton Road Sawtry Huntingdon Cambs PE17 5SR Tel: 01487 830 311 Fax: 01487 832 876		

To Collection

38 - 42 Egerton Gardens, London, SW3

5.12.07		<p>Allow the PROVISIONAL SUM of £500.00 for Windowcare Repairs completed against the following Schedule of Rates. Upon the written instructions of the Supervising Officer: -</p> <p style="padding-left: 40px;">Volume not exceeding 1,000mm³ £</p> <p style="padding-left: 40px;">Volume 1,000 - 5,000mm³ £</p> <p style="padding-left: 40px;">Volume 5,000 - 10,000mm³ £</p> <p style="padding-left: 40px;">Volume 10,000 - 15,000mm³ £</p> <p style="padding-left: 40px;">Volume 15,000 - 20,000mm³ £</p> <p style="padding-left: 40px;">Volume 20,000 - 30,000mm³ £</p> <p style="padding-left: 40px;">Volume 30,000 - 40,000mm³ £</p> <p style="padding-left: 40px;">Volume 40,000 - 50,000mm³ £</p> <p style="padding-left: 40px;">Volume 50,000 - 60,000mm³ £</p>	500	00
5.13.00		Third Floor Rear Pitched Roof No. 40		
5.13.01	Generally	Works comprise minor repairs to coverings.		
5.13.02	Roofing	Remove redundant section of upvc rainwater pipe; dispose off site.		
5.13.03		Redress all lead flashings.		
5.13.04		Heat treat the asphalt to the exposed gutter 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.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

5.13.05		Prepare and paint two coats RIW Screeton Solagrey solar reflective paint to all exposed areas of asphalt roof coverings, including skirtings, upstands, drips, gutters and the like.		
5.13.06	Rainwater Installation	Cut back upvc rainwater pipe and re-fit existing shoe to discharge 100mm above roof.		
5.13.07		Supply and fit lno purpose made bracket to support rainwater pipe on wall. Bracket to be fabricated in non-corrosive material.		
5.14.00		Second Floor Splay Bay Flat Roof No. 40		
5.14.01	Generally	Works comprise the treatment of asphalt roofing.		
5.14.02	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. Leave clean and level to receive paint finish.		
5.14.03		Prepare and paint two coats RIW Screeton Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.14.04		Redress all lead flashings.		
5.15.00		First Floor Rear Bay Balcony No. 42		
5.15.01	Generally	Works comprise minor repairs to balcony and windows.		
5.15.02	Repairs	Allow the PROVISIONAL SUM of £250.00 for epoxy mortar repairs to concrete balcony structure. Upon the written instructions of the Supervising Officer.	250	00
5.15.03		Pressure wash balcony surface; leave ready to receive decorations.		
5.15.04		Prepare and paint two coats RIW "Autopark" paint to top surfaces of balcony.		
5.15.05	Joinery Repairs	Allow to carry out an intrusive survey of the rear first floor balcony doors/windows to ascertain the extent of joinery repairs required.		
5.15.06		Repairs to defective joinery to be completed using Window Care Systems Ltd "Dry Flex" prior to paint joinery repair system.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

5.15.07		Allow the PROVISIONAL SUM of £500.00 for Windowcare Repairs completed against the Schedule of Rates. Upon the written instructions of the Supervising Officer.	500	00
5.16.00		Fourth Floor Rear Terrace Nos. 42		
5.16.01	Generally	Works comprise the treatment of asphalt roofing and the re-laying of pedestrian tiles.		
5.16.02	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. Leave clean and level to receive paint finish.		
5.16.03		Prepare and paint two coats RIW Screetone Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.16.04		Allow to lift and re-lay 10no pedestrian tiles that have become debonded. Tiles to be bedded and pointed in hot bitumen.		
5.17.00		Second Floor Rear Bay Roof No. 42		
5.17.01	Generally	Works comprise minor repairs to flashings.		
5.17.02	Roofing	Carefully rake out pointing to east stepped flashing; ensure flashing is securely wedged in position and re-point with grey silicone mastic.		
5.18.00		First Floor Rear Bay Balcony No. 42		
5.18.01	Generally	Works comprise minor repairs to balcony and windows.		
5.18.02	Repairs	To East & West balcony corner edges: Neatly cut back loose and friable material, scabble to from key, repair edge with Fosroc Nitomortar HB epoxy repair mortar including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels and mesh securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing, profile, finish and texture to exactly match adjoining surfaces; finish with neat and regular pencil rounded arrisses. Leave ready to receive decorations.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

		Fosroc Limited Coleshill Road Tamworth Staffordshire B78 3TL Tel: 01827 262222 Fax: 01827 262444 Email: info@fosroc.com		
5.18.03		To joint in balcony adjacent to east door: Rake out and repoint joint in balcony with Fosroc Nitomortar HB epoxy mortar exactly to match existing in profile and texture.		
5.18.04		Pressure wash balcony surface; leave ready to receive decorations.		
5.18.05		Prepare and paint two coats RIW "Autopark" paint to top surfaces of balcony.		
5.18.06	Rainwater Installation	To the west rainwater pipe: Carefully dismantle joint adjacent to bracket, clean spigot and socket and remake joint with PTFE tape lining to accommodate expansion/contraction movement. Securely re-fix existing brackets at joint and hopper level; provide 1no additional bracket to RWP.		
5.18.07	Joinery Repairs	Allow to carry out an intrusive survey of the rear first floor balcony doors/windows to ascertain the extent of joinery repairs required.		
5.18.08		Repairs to defective joinery to be completed using Window Care Systems Ltd "Dry Flex" prior to paint joinery repair system.		
5.18.09		Allow the PROVISIONAL SUM of £750.00 for Windowcare Repairs completed against the Schedule of Rates. Upon the written instructions of the Supervising Officer.	750	00

To Collection**38 - 42 Egerton Gardens, London, SW3**

6.0.00		FRONT ELEVATION		
6.1.00		Front Elevation No. 38		
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 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>To the following areas: -</p> <p>Full front elevation of the building including lightwell</p> <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>		
6.1.03	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.		
6.1.04		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.		
6.1.05		Rake out defective pointing to third floor corbel, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
6.1.06		<p>From the third floor corbel up to the parapet coping, for the full width of the building:</p> <p>Re face existing brickwork by rubbing with red facing brick closely to match existing.</p>		

To Collection

38 - 42 Egerton Gardens, London, SW3

6.1.07	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 and mesh 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> <p style="padding-left: 40px;">Defective repair to third floor east sill</p> <p style="padding-left: 40px;">First Floor splay bay coping</p> <p style="padding-left: 40px;">First Floor splay bay East sill</p> <p style="padding-left: 40px;">First Floor Splay Bay Centre sill</p> <p style="padding-left: 40px;">First Floor West end of Portico coping</p>		
6.1.08		Redress lead capping to Second Floor cornice.		
6.1.09		Redress lead to splay bay cornices at Ground Floor and Second Floor window head heights.		
6.1.10		Rake out joint for and provide new Code 5 lead patch with welted edge, 300mm wide over split in Ground Floor splay bay cornice capping. Flashing to be securely wedged in position and pointed with grey silicone mastic.		
6.1.11		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. 38		
6.2.01	Generally	Clean out under pavement vaults and remove all rubbish/debris off site.		
6.3.00		Front Elevation No. 40		
6.3.01	Generally	Works comprise cleaning down of the front elevation, brickwork, render and general repairs.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

6.3.02	Cleaning	<p>Employ a specialist contractor 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>To the following areas: -</p> <p>Full front elevation of the building including lightwell</p> <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>		
6.3.03	Brickwork Repairs	<p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p> <p>The contractor's attention is drawn to the fact that many of the new bricks are special shapes that will be on an extended delivery period.</p>		
6.3.04		<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>		
6.3.05		<p>Cut, tooth and bond new brick infill to Third Floor level flue with facing brick to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p>		
6.3.06		<p>Cut, tooth and bond new brick infill to Third Floor level void under flue with facing brick to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p>		
6.3.07		<p>Carefully cut out and replace with facing bricks to match existing, 5no damaged moulded bricks to the right side of the East pier head corbel, in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p>		
6.3.08		<p>Carefully cut out and replace with facing bricks to match existing, 2no damaged moulded bricks to the West pier head corbel, in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p>		

To Collection

38 - 42 Egerton Gardens, London, SW3

6.3.09		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.		
6.3.10		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.		
6.3.11		Rake out defective pointing to third floor corbel, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
6.3.12		Rake out defective pointing to Second Floor level over splay bay adjacent to rainwater pipe, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
6.3.13		Rake out and point in around recessed brick in front elevation of portico with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
6.3.14		To the east side of the portico: Carefully remove pipework up to First Floor cornice to gain access to remove brick rubble etc. Rubble to be disposed off site. Rake out defective pointing to portico return from Ground Floor sill up to First Floor cornice, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing. Re-fit pipework upon completion.		
6.3.15		From the third floor corbel up to the parapet coping, for the full width of the building: Re face existing brickwork by rubbing with red facing brick closely to match existing.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

6.3.16	General Repairs	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 and mesh 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: - First Floor splay bay centre coping		
6.3.17		Redress lead to capping to Second Floor cornice.		
6.3.18		Redress lead to splay bay cornices at Ground Floor and Second Floor window head heights.		
6.3.19		Hack off render to external portico soffit and re-render with Blue Lias Hydraulic Lime Render (1:2), smooth wood float finish. Form neat undercut joints to existing render. Leave ready to receive decorations.		
6.3.20		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. 40		
6.4.01	Generally	Clean out under pavement vaults and remove all rubbish/debris off site.		
6.5.00		Front Elevation No. 42		
6.5.01	Generally	Works comprise stripping paint off brickwork to the front elevation, brickwork, render and general repairs.		
6.5.02	Cleaning	Employ a specialist contractor to strip the red paint off the existing facing brickwork using a water based poultice type paint stripper, or equal and approved method of cleaning. Wash down the existing facing brickwork upon completion with fresh clean water and brushing as required. No grit blasting, burning or methylene chloride based paint stripper are to be used.		

To Collection

38 - 42 Egerton Gardens, London, SW3

		<p>To the following areas: -</p> <p>Full front elevation of the building including lightwell</p> <p>Ensure that algae etc. at Second Floor level is removed</p> <p>Ensure that white staining at First Floor level is removed</p> <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>		
6.5.03	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.		
6.5.04		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.		
6.5.05		Rake out defective pointing to 2no Third Floor arches, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
6.5.06		Rake out defective pointing to top 5no courses Fourth Floor party wall 42/44, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
6.5.07		Rake out defective pointing to 450mm wide front face of Fourth Floor party wall 42/44 from top coping down to raking coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
6.5.08		<p>At Second Floor cornice level:</p> <p>Carefully cut out cornice brickwork around leaking pipework, clean and store for re-use.</p> <p>Remove damaged section(s) of cast iron pipework and replace with new to match existing.</p> <p>Rebuild cornice detail with existing bricks in Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.</p>		

To Collection**38 - 42 Egerton Gardens, London, SW3**

		<p>Form movement joint around pipework where it passes through the cornice, comprising 10mm Hydrocell joint filler wrapped around pipework, pointed with polysulphide mastic to top and bottom of penetration through cornice.</p> <p>Fosroc Limited Coleshill Road Tamworth Staffordshire B78 3TL Tel: 01827 262222 Fax: 01827 262444 Email: info@fosroc.com</p>		
6.5.09		<p>From the third floor corbel up to the parapet coping, for the full width of the building:</p> <p>Re face existing brickwork by rubbing with red facing brick closely to match existing.</p>		
6.5.10	General Repairs	Redress lead to capping to Second Floor cornice.		
6.5.11		Redress lead to splay bay cornices at Ground Floor and Second Floor window head heights.		
6.5.12		Hack off render to external portico soffit and re-render with Blue Lias Hydraulic Lime Render (1:2), smooth wood float finish. Form neat undercut joints to existing render. Leave ready to receive decorations.		
6.5.13		Employ a specialist subcontractor, to the approval of the supervising Officer to clean and polish the tiling in the Front Entrance.		
6.6.00		Front Lightwell No. 42		
6.6.01	Generally	Clean out under pavement vaults and remove all rubbish/debris off site.		
6.6.02		Take up 2 nd stone tread from bottom of steps, re-bed and point in Blue Lias Hydraulic Lime Mortar (1:2).		
7.0.00		REAR ELEVATION		
7.1.00		Rear Elevation No. 38		
7.1.01	Generally	Works comprise the rebuilding of the rear gable, cleaning down and repairs to brickwork.		
7.1.02		Allow to take a mortar sample and send for chemical analysis to an approved specialist firm.		

To Collection

38 - 42 Egerton Gardens, London, SW3

7.1.03	Cleaning	<p>Employ a specialist contractor 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 of HC cleaner (e.g. Disclean) is to be used.</p> <p>To the following areas: -</p> <p>Full rear elevation of the building including lightwell</p> <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>		
7.1.04	Brickwork Repairs	<p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p> <p>The contractor's attention is drawn to the fact that many of the new bricks are special shapes, that will be on an extended delivery period.</p>		
7.1.05		<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>		
7.1.06		<p>Carefully demolish Fourth Floor level gable parapet down to roof level; dispose off site.</p>		
7.1.07		<p>Re-build Fourth Floor level gable parapet in new facing brickwork exactly to match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2), pointing to match existing.</p>		
7.1.08		<p>Supply and fix new once weathered and twice grooved for drips, natural stone copings at Fourth Floor level, to give 50mm overhang each side of the wall. Copings to slope inwards and be laid on Hyload Original dpc. Bed and flush point in Blue Lias Hydraulic Lime Mortar (1:3). Copings to be fixed with stainless steel fixing cramps/dowels as required. All in accordance with the provisions of BS5642-2:1983.</p>		

To Collection

38 - 42 Egerton Gardens, London, SW3

		<p>Ruberoid Building Products Ltd Head Office 14 Tewin Road Welwyn Garden City Hertfordshire AL7 1BP</p> <p>Tel: 01707 822222 Fax: 01707 375060 Email: rbp-wgc@ruberoid.co.uk</p>		
7.1.09		Remove Third Floor horizontal and curved parapet copings together with moulded brickwork corbel under, dispose off site.		
7.1.10		Re-build Third Floor level corbel detail in new facing brickwork exactly to match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2); pointing to match existing.		
7.1.11		Supply and fix new once weathered and twice grooved for drips, natural stone horizontal and curved copings at Third Floor level, to give 50mm overhang each side of the wall. Copings to slope inwards and be laid on Hyload Original dpc. Bed and flush point in Blue Lias Hydraulic Lime Mortar (1:3). Copings to be fixed with stainless steel fixing cramps/dowels as required. All in accordance with the provisions of BS5642-2:1983.		
7.1.12		<p>Carefully cut out damaged or defective brickwork 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), 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>To the following areas: -</p> <p style="padding-left: 40px;">Fourth Floor gable from roof level down to window head height</p> <p style="padding-left: 40px;">Existing mortar filled bricks at Fourth Floor level</p>		
7.1.13		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.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

7.1.14		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.		
7.1.15		Rake out pointing to full width of building from Fourth Floor window sills down to and including corbel at head of Third Floor windows, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
7.1.16		Carefully remove rainwater pipework. Rake out defective pointing, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing. Re-fit pipework upon completion. To the following areas: - To Third Floor level West side To Ground Floor level West side		
7.1.17		Make good and fill around pipes in Blue Lias Hydraulic Lime Mortar (1:3). To the following areas: - Third Floor level under west window Ground Floor level head height: 2no		
7.1.18	General Repairs	Employ a specialist stonemason to repair the stone corbel at Fourth Floor window head height, west side.		
7.1.19		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 and mesh 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: - First Floor splay bay centre coping First Floor splay bay East coping		

To Collection**38 - 42 Egerton Gardens, London, SW3**

7.1.20		Redress lead capping to Second Floor cornice.		
7.1.21		Redress lead to splay bay cornices at First Floor window head heights.		
7.2.00		Rear Lightwell No. 38		
7.2.01	Generally	Supply and fit new latch to ground floor entrance garden gate, closely to match existing.		
7.2.02		Cut out defective cast iron riser to ground floor entrance steps (3 rd); replace with new to closely match existing. Leave ready to receive decorations.		
7.3.00		Rear Elevation No. 40		
7.3.01	Generally	Works comprise the rebuilding of the rear gable, cleaning down and repairs to brickwork.		
7.3.02	Cleaning	<p>Employ a specialist contractor 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>To the following areas: -</p> <p>Full rear elevation of the building including lightwell</p> <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>		
7.3.03	Brickwork Repairs	<p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p> <p>The contractor's attention is drawn to the fact that many of the new bricks are special shapes, that will be on an extended delivery period.</p>		
7.3.04		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.		
7.3.05		Carefully demolish Fourth Floor level gable parapet down to roof level; dispose off site.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

7.3.06		Re-build Fourth Floor level gable parapet in new facing brickwork to exactly match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2), pointing to match existing.		
7.3.07		Supply and fix new once weathered and twice grooved for drips, natural stone copings at Fourth Floor level, to give 50mm overhang each side of the wall. Copings to slope inwards and be laid on Hyload Original dpc. Bed and flush point in Blue Lias Hydraulic Lime Mortar (1:3). Copings to be fixed with stainless steel fixing cramps/dowels as required. All in accordance with the provisions of BS5642-2:1983.		
7.3.08		Remove Third Floor horizontal and curved parapet copings together with moulded brickwork corbel under, dispose off site.		
7.3.09		Re-build Third Floor level corbel detail in new facing brickwork exactly to match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2), pointing to match existing.		
7.3.10		Supply and fix new once weathered and twice grooved for drips, natural stone horizontal and curved copings at Third Floor level, to give 50mm overhang each side of the wall. Copings to slope inwards and be laid on Hyload Original dpc. Bed and flush point in Blue Lias Hydraulic Lime Mortar (1:3). Copings to be fixed with stainless steel fixing cramps/dowels as required. All in accordance with the provisions of BS5642-2:1983.		
7.3.11		Carefully remove 2no damaged brick piers to splay bay parapet East side, dispose off site.		
7.3.12		Re-build 2no brick piers to splay bay parapet east side in new facing brickwork to exactly match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2); pointing to match existing.		
7.3.13		Carefully cut out damaged or defective brickwork 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.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

		<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>To the following areas: -</p> <p>Fourth Floor gable from roof level down to window head height</p> <p>Existing mortar filled bricks at Fourth Floor level</p> <p>Spalled bricks in splay bay parapet, 6no</p>		
7.3.14		<p>Carefully cut out damaged or defective brickwork to half brick depth; dispose off site.</p> <p>Supply and lay new special bricks 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>To the following areas: -</p> <p>Third Floor level moulded brick cornice, 10no</p>		
7.3.15		<p>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.</p>		
7.3.16		<p>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.</p>		
7.3.17		<p>Rake out pointing to full width of building from Fourth Floor window sills down to and including corbel at head of Third Floor windows, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p>		

To Collection

38 - 42 Egerton Gardens, London, SW3

7.3.18		<p>Carefully remove rainwater pipework.</p> <p>Rake out defective pointing, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.</p> <p>Re-fit pipework upon completion.</p> <p>To the following areas: -</p> <p style="padding-left: 40px;">To Basement head height level west side</p>		
7.3.19	General Repairs	Employ a specialist stonemason to repair the stone corbel at Fourth Floor window head height, west side.		
7.3.20		<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 and mesh 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> <p style="padding-left: 40px;">First Floor splay bay centre coping</p> <p style="padding-left: 40px;">First Floor splay bay East coping, 2no</p>		
7.3.21		Redress lead capping to Second Floor cornice.		
7.3.22		Redress lead to splay bay cornices at First Floor window head heights.		
7.4.00		Rear Lightwell No. 40		
7.4.01	Generally	Ease and adjust garden gate to basement entrance to ensure correct operation.		
7.4.02		Supply and fix new cast iron decorative plate landing to basement staircase to closely match existing. Leave ready to receive decorations.		
7.4.03		Secure bottom cast iron tread to steps up to ground floor entrance.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

7.4.04		Cut out existing damaged steel railing baluster to west of ground floor entrance gate. Replace baluster closely to match existing. Top end welded, ground to a smooth finish, to existing handrail. Bottom end "ragged" and set into existing pocket and pointed in with an epoxy mortar. Primed finish, ready to receive decorations.		
7.4.05		Cut out existing gate slam post to ground floor entrance gate. Replace post to closely match existing. Top end welded, ground to a smooth finish, to existing handrail. Bottom end "ragged" and set into existing pocket and pointed in with an epoxy mortar. Primed finish, ready to receive decorations.		
7.4.06		Re-fix loose railing baluster on return to 40/42. Top end welded, ground to a smooth finish, to existing handrail. Bottom end "ragged" and set into existing pocket and pointed in with an epoxy mortar. Primed finish, ready to receive decorations.		
7.4.07		Remove lead flashings to stone coping at ground floor level either side of ground floor entrance gate.		
7.4.08		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: - Coping at Ground floor level to East and West of ground floor entrance gate		
7.5.00		Rear Elevation No. 42		
7.5.01	Generally	Works comprise stripping paint off brickwork to the front elevation, brickwork, render and general repairs.		
7.5.02	Cleaning	Employ a Specialist contractor to strip the red paint off the existing facing brickwork using a water based poultice type paint stripper, or equal and approved method of cleaning. Wash down the existing facing brickwork upon completion with fresh clean water and brushing as required. No grit blasting, burning or methylene chloride based paint stripper are to be used.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

		<p>To the following areas: -</p> <p>Full rear elevation of the building</p> <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>		
7.5.03	Brickwork Repairs	<p>Carefully remove rainwater gutter to splay bay roof.</p> <p>Carefully remove top course of moulded brick cornice; dispose off site.</p> <p>Re-build top course of moulded brick cornice in new facing brickwork exactly to match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2), pointing to match existing.</p> <p>Clean and paint back and inside of gutter with bitumen paint; re-fit gutters upon completion.</p>		
7.5.04		<p>Carefully cut out brickwork 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); 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>To the following areas: -</p> <p>Third Floor level parapet: 6no</p> <p>Damaged brickwork to West brick pier at Third Floor cornice level and surrounding area</p>		
7.5.05		<p>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.</p>		
7.5.06		<p>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.</p>		

To Collection

38 - 42 Egerton Gardens, London, SW3

7.5.07		Rake out pointing to East side of splay bay window at fanlight level, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
7.5.08	General Repairs	Redress lead capping to Second Floor cornice.		
7.6.00		Rear Lightwell No. 42		
7.6.01	Generally	Remove timber staircase and plywood landing to basement entrance and dispose off site.		
7.6.02		Supply and fix new cast iron decorative plate landing to basement staircase to closely match existing. Leave ready to receive decorations.		
7.6.03		Supply and fit new steel/cast iron staircase down to basement to closely match existing. Leave ready to receive decorations.		
7.6.04		Re-fix loose railing baluster East side of ground floor entrance gate. Top end welded, ground to a smooth finish, to existing handrail. Bottom end "ragged" and set into existing pocket and pointed in with an epoxy mortar. Primed finish, ready to receive decorations.		
8.0.00		ELEVATIONS GENERALLY		
8.0.01		Clean out drips to stone window sills.		
8.0.02		Unblock/clear all air bricks to ensure unrestricted airflow.		
8.0.03		Replace all damaged or missing boiler/ventilation cowls/grilles.		
8.0.04		Allow to employ a specialist subcontractor neatly to re-wire all TV aerial 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.		
8.0.05		Cut back excessively long projecting overflow pipes with a neat 45° splay cut to approximately 150-200mm long.		
8.0.06		Lengthen short projecting overflow pipes to approximately 150-200mm long with appropriate material to match existing, finish with a neat 45° splay cut.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

8.0.07		<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: - Expandafoam filler may be used to fill excessively large gaps, under the direction of the Supervising Officer.</p> <p>Polysulphide mastic pointing is included in the External Redecorations section of the specification.</p>		
8.0.08		Clean out all external light fittings, inspect and allow to leave in good working order.		
8.0.09		<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	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.		
10.0.00		UNDERGROUND DRAINAGE		
10.0.01		Allow to pressure wash and descale underground drainage to Nos. 38 - 42 and complete a CCTV survey and DVD or video with written report of all drainage.		
10.0.02		Lift all manhole covers and gully gratings; clear out all. 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
10.0.04		Allow to complete a further CCTV survey and DVD or video with written report following the completion of any work to the underground drainage.		

To Collection**38 - 42 Egerton Gardens, London, SW3**

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 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 upvc pipework in the SVP stacks and cast iron air bricks in brickwork walls.		
11.0.04		<p>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.</p> <p>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.</p>		
11.0.05		All windows and doors are to be painted open; all opening edges are to be painted.		
11.0.06		<p>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.</p> <p>Filling in render areas is to finish level with the existing render only.</p> <p>Prior to filling treat all soft, friable or dusty surfaces with Toupret Penetrating Hardener.</p>		

To Collection**38 - 42 Egerton Gardens, London, SW3**

		<p>Toupret Filler Agency Hill & Rednall Limited 99 Revelstoke Road London SW18 5NL</p> <p>Tel: 020 8946 2701 Fax: 020 8946 2862</p>		
11.0.07		<p>Crevices and nail holes in timber shall be stopped with an exterior quality 2 pack epoxy filler and rubbed down to form a smooth continuous surface with adjoining materials.</p>		
11.0.08		<p>All knots shall be treated with "Shellac" knotting dissolved in methylated spirit and free from resin or naphth.</p> <p>All new, stripped and bare timber shall be treated liberally with Johnstone's Exterior Universal Primer (colour light brown).</p>		
11.0.09		<p>No exterior or exposed painting shall be carried out under adverse weather conditions such as extremes of temperature, or during rain, fog etc.</p>		
11.0.10		<p>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.</p> <p>Application is to be by brush only.</p>		
11.0.11		<p>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.</p> <p>Twenty four hours is to be allowed between application of coats. No two succeeding coats of paint shall be of the same tint.</p>		
11.0.1 2		<p>All entrances, passages and pavings (including public pavements) are to be fully protected with dust sheets etc. whilst the painting is carried out. All new and previous paint spots are to be removed from these surfaces on completion of the works.</p>		
11.0.1 3		<p>The Contractor should allow for easing and adjusting all sashes, casements, doors gates etc. both before and after painting to allow free operation.</p>		

To Collection

38 - 42 Egerton Gardens, London, SW3

11.0.14		<p>All preservative/decorative wood stains are to be manufactured by Johnstone's</p> <p>All colours to be agreed with the Supervising Officer prior to commencement.</p>		
11.0.15		<p>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.</p> <p>Kalon Limited Huddersfield Road Birstall Batley West Yorkshire WF17 9XA</p> <p>Tel: 01924 354100 Fax: 01924 354101 Web: www.kalon.com</p> <p>All colours to be agreed with the Supervising Officer prior to commencement.</p> <p>Note: - NO "Contract" or "Trade" grade materials shall be used.</p>		
11.0.16		<p>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.</p> <p>All "burning off" shall only be undertaken by suitably qualified operatives who have been fully trained in the company's site safety policy.</p> <p>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.</p>		
11.0.17	Redecoration Works	<p>Allow to burn off the following areas of masonry paint, prepare and apply one coat Johnstone's Stormshield Quick Drying Stabilising Solution.</p> <p>NO BURNING OFF IS REQUIRED</p>		

To Collection

38 - 42 Egerton Gardens, London, SW3

11.0.18		<p>Allow to burn off the following areas of gloss paint, prepare and apply one coat Johnstone's Stormshield Flexible Primer Undercoat.</p> <p>NO BURNING OFF IS REQUIRED</p>		
11.0.19		<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>		
11.0.20		<p>To existing gloss painted woodwork, rub down, wash down with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Treat all bare areas with TFP7 preservative. Paint one coat "Stormshield Flexible Exterior primer/undercoat to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with Tetrion 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 "Stormshield Flexible Exterior primer/undercoat, apply one coat "Stormshield Flexible Exterior primer/undercoat overall and finish with two coats of "Stormshield" Exterior high gloss finish.</p>		
11.0.21		<p>To existing stained and varnished woodwork, rub down, prepare and treat any bare areas with base coat and make good to all nail holes, open grain and the like with tinted exterior stopper. Rub down and treat with one 20% thinned coat and two full coats Johnstone's yacht varnish.</p>		
11.0.22		<p>To wood fences and decking, rub down, prepare and treat any bare areas with base coat preservative wood stain. Treat with two coats preservative/decorative wood stain.</p>		

To Collection

38 - 42 Egerton Gardens, London, SW3

11.0.23		To new metalwork balustrades and railings , degrease with oil and grease remover, wash down with fresh clean water and allow to dry. Prime with Johnstone's Zinc Phosphate primer. Apply one coat "Stormshield Flexible Exterior primer/undercoat overall and finish with two coats of "Stormshield" Exterior high gloss finish.		
11.0.24		To existing metalwork , 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 Johnstone's Zinc Phosphate primer. Bring forward made good areas with one coat "Stormshield Flexible Exterior primer/undercoat. Apply one coat "Stormshield Flexible Exterior primer/undercoat overall and finish with two coats of "Stormshield" Exterior high gloss finish. NOTE:- All ground floor railings, balustrades and gates to rear lightwells are to be stripped of existing paint using needle guns.		
11.0.25		To existing metal gutters inside , 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 Johnstone's Zinc Phosphate primer. Finish with two coats of Black Bitumen.		
11.0.26		To upvc pipework , wash down with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat one coat trade undercoat overall and finish with two coats of high gloss finish.		

To Collection

38 - 42 Egerton Gardens, London, SW3

11.0.27		<p>To existing render and stonework where previously painted, treat areas of mould growth with Dacrylate Fungicidal Wash Ref:150-12 to kill algae growth, rinse with clean cold water and allow to dry. 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, off white Ref:59-11 and two coats of Dacrylate solvent borne Acrylic Gloss brilliant white Ref:59-8.</p> <p>Note: - Any areas that remain powdery and friable after preparation are to be sealed with Toupret Penetrating Hardener.</p> <p>Should any discolouration occur during application of the 59 line Acrylic System due to "bleedthrough" from underlying bituminous materials, the affected area should be sealed using Dacrylate Water-borne Epoxy white ref:79W-74</p> <p>Dacrylate Group of Companies Lime Street Kirkby in Ashfield Nottingham NG17 8AL</p> <p>Tel: 01623 753845 Fax: 01623 720995 Email: sales@dacrylate.co.uk</p>		
11.0.28		<p>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.</p> <p>Note: - Any areas that remain powdery and friable after preparation are to be sealed with a thinned coat of primer sealer.</p>		

To Collection

38 - 42 Egerton Gardens, London, SW3

11.0.29		To unpainted render and stonework , wire brush to remove all loose, powdery and friable coatings, moss, lichen and algae etc. and treat with Dacrylate Fungicidal Wash Ref:150-12 to kill algae growth, rinse with clean cold water and allow to dry. Ensure all surfaces are clean, sound, dust free and free of contaminants.		
11.0.30		Allow the PROVISIONAL SUM of £500.00 for the replacement of damaged glass. Upon the written instructions of the Supervising Officer.	500	00
11.0.31		Allow for re-painting existing numerals to ground front entrances in contrasting colour.		
11.0.32		All external glazing is to be cleaned upon completion of the works.		
11.0.33		All external upvc window frames are to be cleaned with proprietary upvc cleaner upon completion of the works.		
11.0.34		<p>Rake out all existing mastic to reveals and prepare to receive new mastic. Prime with Expandite primer No.7 and point with one part "Thioflex-One" polysulphide mastic in tint to be selected by Supervising Officer to all door and window reveals where normally treated.</p> <p>The existing pointing is to be raked out prior to redecorations and the re-pointing is to be undertaken when the redecorations are complete.</p> <p>Fosroc Limited Coleshill Road Tamworth Staffordshire B78 3TL Tel: 01827 262222 Fax: 01827 262444 Email: info@fosroc.com</p>		
		~~~ <b>END</b> ~~~		
		<p>38-42 Egerton Gardens Spec Rev02;          07/06/2005 1:55 PM</p> <p>C:\rba\Specifications\Egerton Gardens 38-42\38-42 Egerton Gardens Spec Rev02.doc          Amended 07June2005 13:30</p>		

**To Collection****38 - 42 Egerton Gardens, London, SW3**