

3.0.00		THE WORKS 30 DALEHAM GARDENS		
3.0.01	Generally	The Works comprise general external repairs and the redecoration of the building.		
3.0.02	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. The contractor is to provide a single competent foreman on site for the entire duration of the works for client/Supervising Officer liaison who is capable of receiving and effectively actioning instructions. The foreman may be a working foreman.		
3.0.03	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.		
3.0.04	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 Tel: 020 7229 0999 Fax: 020 7792 4999		

3.0.05		The Contractor is to show here his additional price for providing <u>temporary security to the scaffold during erection and striking</u> 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.		
3.0.06	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.		
3.0.07	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.		
3.0.08	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.		
3.0.09	Cost Option	As a cost option the contractor is to include here (do not extend into the cash column) the cost of security grilles installed by: Security Systems Limited 28 Cremer Street London E2 8HD Tel: 020 7729 5253 Mob: 07799 451438 All for the sum of £.....		
3.0.10	Cost Option	Not used.		

4.0.00		MAIN ROOF LEVEL		
4.0.01	Generally	The Works comprise the repair works to tiled coverings, lead and zinc roof and dormer roofing.		
4.0.02		<p>All leadwork to be completed strictly in accordance with the printed recommendations of: -</p> <p>The Lead Sheet Association St John's Road Tunbridge Wells Kent TN4 9XA</p> <p>Tel: 0892-513351 Fax: 0892-535028</p> <p>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.</p>		
4.0.03		<p>All render and mortar repairs at roof level and to the front elevation 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.</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		Repair Works		
4.1.01	Front Elevation Dormer - South	<p>Cut out and replace sill to second floor dormer window: -</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>		

4.1.02		<p>Cut out and replace 2no vertical cover strips to second floor dormer window: -</p> <p>Replace with hardwood cover strips 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>		
4.1.03		<p>Supply and install new Code 4 lead apron flashing under the sill of the second floor dormer window. Ensure a minimum 100mm overlap under the sill.</p>		
4.1.04	Front Elevation Roof Slope - South	<p>Rake out and re-point joint of stepped lead flashing to central block in grey silicone mastic. Ensure flashing is securely wedged; neatly re-dress flashing.</p>		
4.1.05	Front Elevation Verges - Centre	<p>Carefully remove all loose pointing to the front gable verge; re-point in Blue Lias Hydraulic Lime Mortar (1:3).</p>		
4.1.06	Front Elevation Roof Slope - North	<p>Rake out and re-point joint of stepped lead flashing to central block in grey silicone mastic. Ensure flashing is securely wedged; neatly re-dress flashing.</p>		
4.1.07	North Elevation Verges	<p>Carefully remove all loose pointing to the north gable verge; re-point in Blue Lias Hydraulic Lime Mortar (1:3).</p>		
4.1.08	Rear Elevation Dormer - North	<p>Cut out and replace fascia boards over second floor dormer window/doors: -</p> <p>Replace with hardwood fascias 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>		
4.1.09		<p>Cut out and replace 2no vertical cover strips to second floor dormer window/doors: -</p> <p>Replace with hardwood cover strips 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>		

4.1.10		<p>Allow carefully to remove second floor window/door frames and install a new Code 4 lead cover flashing under the sill. Ensure a minimum 100mm overlap under the sill. Re-fix window/door frames upon completion.</p> <p>Make good internal plaster and decorations to adjacent reveals and ceiling.</p> <p>Allow to maintain the security of the property and for all temporary weatherproofing in connection with this item.</p>		
4.1.11		<p>Carefully strip up all of the existing zinc dormer cheek coverings including all associated flashings etc. and dispose off site.</p> <p>Allow to maintain the weatherproofing of the property in connection with this item.</p>		
4.1.12		<p>Carefully strip plain tile roof covering abutments to dormer cheeks; store tiles for re-use. Provide new BS849, 0.80mm thick zinc soakers. Relay plain tiles to abutments using alternate courses of full tile and tile & half incorporating new hand made plain clay tiles as necessary closely to match existing in size, colour and texture.</p> <p>Allow to maintain the weatherproofing of the property in connection with this item.</p>		
4.1.13		<p>Provide BS849, 0.80mm thick zinc roof coverings to the cheeks of the dormer windows on sarking felt separating membrane. Including all necessary upstands, fillets, drips, collars, flashings etc as required. All edges to be reverse welted.</p>		
4.1.14		<p>Allow to point with grey silicone mastic all zinc abutments with dormer timberwork.</p>		
4.1.15		<p>Allow the PROVISIONAL SUM of £500.00 for the replacement of any defective timber in the dormer window structure. Upon the written instructions of the Supervising Officer.</p>	500	00
4.1.16		<p>Rake out joint in brickwork above asphalt upstand to chimney and provide Code 4 lead cover flashings to give minimum 150mm cover. Flashing to be wedged into groove and pointed with grey silicone mastic.</p>		
4.1.17		<p>Install black upvc rainwater shoes to both outlets from the dormer gutters, to shed water away from the structure.</p>		

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4.1.18		Employ a specialist contractor to check the bulkhead light fitting for electrical compliance/safety and re-fix to fascia. Leave in clean and working order.		
4.1.19	Cost Option	Do not extend into the cash column. Allow to replace the cracked double glazed unit to the east of the chimney to match the original. All for the sum of £..... This will be a Lessee's cost if the work is undertaken.		
4.1.20	Rear Elevation Roof Slope - North	Carefully remove all loose pointing to the rear gable verge; re-point in Blue Lias Hydraulic Lime Mortar (1:3).		
4.1.21	Rear Elevation Roof Slope - Central / South	To the central chimney stack: Rake out and re-point brickwork to all elevations in Blue Lias Hydraulic Lime Mortar (1:3).		
4.1.22		To the central chimney stack: Carefully remove all loose mortar fillet to the top of both the corbels; re-run in Blue Lias Hydraulic Lime Mortar (1:3).		
4.1.23		To the east chimney stack: Rake out and re-point brickwork to all elevations in Blue Lias Hydraulic Lime Mortar (1:3).		
4.1.24		Rake out and re-point joint of stepped lead flashings to the rear of the east chimney stack in grey silicone mastic. Ensure flashing is securely wedged; neatly re-dress flashing.		
4.1.25		Rake out and re-point joint of stepped lead flashings to the brickwork abutment in grey mastic. Ensure flashing is securely wedged; neatly re-dress flashing.		
4.1.26		Allow to re-dress the perimeter drips on the zinc roof coverings to the second floor dormer flat roof. Carefully weld lno short split in the covering.		
4.1.27		Insert a short length of Code 4 lead apron flashing to cover the split in the third floor dormer apron flashing. Ensure a minimum 100mm overlap under the sill and that the piece is securely clipped.		

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4.1.28	South Elevation Verges	Carefully remove all loose pointing to the south gable verges. Re-point in Blue Lias Hydraulic Lime Mortar (1:3).		
4.2.00		Main Pitched Roofs		
4.2.01	Generally	All work at roof level is to be executed from scaffold platforms or roof ladders as appropriate to minimise damage to the plain tile roof coverings.		
4.2.02		Carefully remove all decorative and plain ridge tiles. Clean off mortar residue from roof tiles and ridges; re-bed continuously in Blue Lias Hydraulic Lime Mortar (1:3), flush pointing. Allow securely to re-fix the top two courses of tiles as necessary with 2no aluminium alloy nails per tile. Replace all damaged tiles in top two courses with hand made plain clay tiles as necessary closely to match existing in size, colour and texture.		
4.2.03		Pressure wash and gently brush/scrape the existing tiled roofing to remove weeds, moss and lichen. Treat with an anti fungicidal solution.		
4.2.04	Front Elevation Roof Slope - South	Allow the PROVISIONAL QUANTITY to carefully replace 20no damaged/missing tiles with hand made plain clay tiles as necessary closely to match existing in size, colour and texture.		
4.2.05	Front Elevation Roof Slopes - Central	Allow the PROVISIONAL QUANTITY carefully to replace 20no damaged/missing tiles with hand made plain clay tiles as necessary closely to match existing in size, colour and texture.		
4.2.06	Front Elevation Roof Slope - North	Allow the PROVISIONAL QUANTITY carefully to replace 15no damaged/missing tiles with hand made plain clay tiles as necessary closely to match existing in size, colour and texture.		
4.2.07	Rear Elevation Roof Slope - North	Allow to replace 8no damaged/missing cut tiles to the head of the valley adjacent to the dormer window at third floor level.		
4.2.08		Allow the PROVISIONAL QUANTITY carefully to replace 6no damaged/missing tiles with hand made plain clay tiles as necessary closely to match existing in size, colour and texture.		
4.2.09		Insert Code 4 lead saddle flashing under the ridge tiles to the intersection of the ridges and valleys, adjacent to the dormer windows.		

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4.2.10	Rear Elevation Roof Slope - Central / South	Allow the PROVISIONAL QUANTITY carefully to replace 12no damaged/missing tiles with hand made plain clay tiles as necessary closely to match existing in size, colour and texture.		
4.3.00		Roofing Work Generally at all Roof/Terrace Levels		
4.3.01		Allow closely to inspect all lead flashings. Redress and re-point as necessary with grey silicone mastic.		
4.3.02		Clean and apply one coat of patination oil to all leadwork.		
4.3.03		Provide wire/upvc cowls as appropriate, to all SVPs, RWPs, hoppers etc. at all levels.		
4.3.04		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.		
4.3.05		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		
5.0.01	Generally	The Works comprise the repair works to coverings and flashings.		
5.1.00		North East Flat Roof at First Floor Level		
5.1.01	Repair Works	Remove and dispose of abandoned ladder off site.		
5.1.02		Rake out and re-point joint of horizontal lead cover flashing in grey silicone mastic. Ensure flashing is securely wedged; neatly re-dress flashing.		
5.1.03		Remove lead cappings to 2no SVP plinths adjacent to main wall and dispose. Rake out joints in brickwork and provide new Code 4 lead cappings to give minimum 150mm cover to asphalt roofing upstand. Flashing to be wedged into groove and pointed with grey silicone mastic. Note:— Allow for all necessary adjustments to SVP and waste pipework to complete this item.		

5.1.04		Clean out drips to both sides of the parapet coping stones.		
5.1.05	Roof Coverings	Remove flashband repair to open pipe at roof level between vents. Cut back pipe to roof deck level; plug and make good with asphalt.		
5.1.06		Heat treat the asphalt to the roof, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive overlay roofing finish.		
5.1.07		Carefully lift lead cover flashings to the top level of all upstands, skirtings etc. for the overlay roofing material. Neatly re-dress upon completion.		
5.1.08		Employ an specialist subcontractor approved by Liquid Plastics to apply Liquid Plastics Limited Decothane Beta 10 waterproof coating. Ensure all upstands are turned and sealed. Liquid Plastics Ltd Astral House PO Box 7 Miller Street Preston Lancs PR1 1EA Contact: Ian Ward Tel: 01342 712854 Fax: 01772 202627		
5.2.00		North Flat Roof at Third Floor Level		
5.2.01	Repair Works	Supply and fix 5no, PAR treated softwood 4 x weathered caps to the fence posts.		
5.2.01		Carefully strip up pedestrian tiles to roof and dispose off site.		
5.2.02	Roofing Works	Heat treat the asphalt to the roof, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive overlay roofing finish. Note: - This area includes the area outside the fence line and the drips etc. into the gutters.		
5.2.03		Carefully lift lead cover flashings to the top level of all upstands, skirtings, roof eaves etc. for the overlay roofing material. Neatly re-dress upon completion.		

5.2.04		Employ a specialist subcontractor approved by Liquid Plastics to apply Liquid Plastics Limited Decothane Beta 10 waterproof coating. Ensure all upstands are turned and sealed. Note: - This area includes the area outside the fence line and the drips etc. into the gutters.		
5.3.00		South Flat Roof at Second Floor Level		
5.3.01	Repair Works	Remove horizontal lead cover flashing at abutment with main building and dispose off site. Rake out groove ready to receive new flashing.		
5.3.02		Carefully remove and re-build loose section of moulded brickwork to the east verge at flat roof level, comprising 2no dentil bricks and 3no corbel bricks, in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
5.3.03		Carefully saw cut groove for new horizontal lead cover flashing across the rebuilt moulded brickwork; minimum 25mm deep.		
5.3.04		Provide and fix new Code 4 lead cover flashings to give minimum 150mm cover to lead roof upstand. Flashings to be wedged into groove and pointed with grey silicone mastic.		
5.3.05		Rake out and re-point joint of stepped lead flashing to west lower roof slope in grey silicone mastic. Ensure flashing is securely wedged; neatly re-dress flashing.		
5.3.06		Rake out and re-point joint of stepped lead flashing to rear of east chimney in grey silicone mastic. Ensure flashing is securely wedged; neatly re-dress flashing.		
5.3.07		Remove horizontal lead cover flashing at head of vertical tile hanging to south elevation and dispose off site. Provide and fix new Code 4 lead cover flashing to give 150mm cover to head of tiles.		
5.3.08		Remove sloping lead apron flashing at base of vertical tile hanging to south elevation and dispose off site. Provide and fix new Code 4 lead apron flashing to give 150mm upstand and cover to base of tiles and sloping roof.		

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5.3.09		<p>Carefully remove vertical tile hanging, underlay and associated battens to south elevation, clean and store tiles for re-use, dispose of roofing battens and underlay off site.</p> <p>Re-lay vertical tile hanging incorporating new hand made plain clay tiles as necessary closely to match existing in size, colour and texture on vapour permeable underlay and new 38x25mm treated sawn softwood battens plugged and screwed to brickwork at 600mm centres.</p>		
5.3.10	Roofing Works	<p>Carefully strip up all of the existing lead roof coverings including all associated flashings etc. and dispose off site.</p> <p>Allow to maintain the weatherproofing of the property in connection with this item.</p>		
5.3.11		<p>Provide BS1178, Code 6 lead roof coverings fixed with tinned copper clips, brass screws and copper nails to the roof. Laid on Terram 1000 geotextile separating membrane. All edges to be welted. Including all necessary upstands, fillets, drips, collars, flashings etc as required.</p>		
5.3.12		<p>Allow the PROVISIONAL SUM of £500.00 for the replacement of any defective timber in the dormer window structure. Upon the written instructions of the Supervising Officer.</p>		
5.4.00		East Flat Roof at First Floor Level		
5.4.01	Generally	<p>No access gained to this roof for inspection.</p>		
5.4.02		<p>Heat treat the asphalt to the roof, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.</p>		
5.4.03		<p>Prepare and paint two coats "Solarflect" solar reflective paint to all exposed areas of asphalt parapet gutter 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</p>		

5.5.00		South Roof Terrace at Ground Floor Level		
5.5.01	Repairs	Lift and re-lay timber decking and bearers to gain access to roof coverings, incorporating new replacement decking panels as required to match existing.		
5.5.02		Allow to lift and re-bed in Blue Lias Hydraulic Lime Mortar (1:3), all parapet coping stones with decking support brackets or stays. Flush pointing to match existing.		
5.5.03		Remove decking support brackets from coping stones and make good with Blue Lias Hydraulic Lime Mortar (1:3). Allow to modify or replace and re-fix, decking support brackets to provide sound bearing for decking on the brickwork below the coping stones.		
5.5.04		Supply and fix 6no, PAR treated softwood 4 x 4 weathered caps to the fence posts.		
5.5.05	Roof Coverings	Heat treat the asphalt to the roof, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		
5.5.06		Prepare and paint two coats "Solarflect" solar reflective paint to all exposed areas of asphalt parapet gutter coverings including skirtings, upstands, drips, gutters and the like.		
5.6.00		Front Elevation Bay Roof at Ground Floor Level		
5.6.01		Rake out and re-point joint of stepped lead flashing to main wall on south side in grey silicone mastic. Ensure flashing is securely wedged; neatly re-dress flashing.		
6.0.00		FRONT ELEVATION		
6.0.01	Generally	Works comprise minor brickwork, re-pointing and re-dressing of leadwork.		
6.0.02	Centre Elevation including returns	Re-fix and point loose air brick in main gable, in Blue Lias Hydraulic Lime Mortar (1:3).		
6.0.03		Replace missing cut corbel bricks both sides of entrance canopy at ground floor level. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		

6.0.04		Replace damaged corbel brick to right side of entrance canopy bracket. Brick exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
6.0.05		Rake out and re-point 2no courses of brickwork above the ground floor level cornice, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
6.0.06		Rake out and re-point brickwork between the entrance canopy and the first floor sill, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
6.0.07		Rake out and re-point bottom 3 courses of blue brickwork at ground floor level, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
6.0.08		Allow the PROVISIONAL QUANTITY of 5m to rake out and re-point individual joints in brickwork in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
6.0.09		Carefully and neatly re-dress lead capping to second floor brick cornice.		
6.0.10		Carefully and neatly re-dress lead capping to ground floor brick cornice.		
6.0.11	North Side Elevation	Rake out and re-point 2no courses of brickwork above the ground floor level cornice in the recess between the central section and the bay window, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
6.0.12		Rake out and re-point 500mm wide x full height, brickwork behind the rainwater pipe, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
6.0.13		Allow the PROVISIONAL QUANTITY of 3m to rake out and re-point individual joints in brickwork in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
6.0.14		Carefully and neatly re-dress lead capping to ground floor brick cornice.		
6.0.15		Allow to remove and replace the rainwater pipe as necessary, to facilitate the dressing of the lead cornice capping around the pipework in a neat and professional manner.		

6.0.16		Apply backing tape and 2 part polysulphide sealant to the incomplete vertical construction joint to the new north addition.		
7.0.00		NORTH ELEVATION		
7.0.01	Generally	Works comprise of brickwork repairs, re-pointing and alterations to pipework.		
7.0.02		No access was available to the ground floor level of this elevation, however as that area is a relatively new addition, no works are anticipated to that area. All scheduled repairs are above the first floor roof level.		
7.0.03	Brickwork Repairs	Carefully cut out and replace 8no moulded corbel bricks to the verge. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.0.04		Carefully cut out and replace 6no moulded dentil bricks to the verge. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.0.05		Cut out to suit brickwork bonding, 9no redundant pipe exits in the brickwork. Infill with full/cut bricks as necessary to suit bonding. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.0.06		Cut out to suit brickwork bonding area of loose/missing bricks at second floor sill level. Infill with full/cut bricks as necessary to suit bonding. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.0.07		Cut out to suit brickwork bonding, void area adjacent to East of chimney stack. Infill with full/cut bricks as necessary to suit bonding. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		

7.0.08		Cut out to suit brickwork bonding, around pipework penetrations to make good adjacent to chimney stack. Infill with full/cut bricks as necessary to suit bonding. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.0.09		Cut out 18no individual damaged/spalled bricks. Replace with full/cut bricks as necessary to suit bonding. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.0.10		Cut out and brick stitch 2no 1m long cracks between first floor window head and second floor sill. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.0.11		Carefully dismantle brick arch to first floor level west window. Clean and store bricks for re-use. Re-build arch in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing. Allow to provide all necessary temporary support and maintain the weatherproofing of the property in connection with this item.		
7.0.12		Allow the PROVISIONAL SUM of £1,000.00 for the potential replacement of a defective lintel. Upon the written instructions of the Supervising Officer.	1,000	00
7.0.13		Rake out and re-point all the brickwork to the north elevation above the flat roof including all moulded detail brickwork. In Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
7.0.14		To central second floor window sill; Scabble damaged ends of sills to form key. Repair sill with an epoxy mortar exactly to match existing in profile and texture. Leave ready to receive decorations.		
7.0.15		Neatly point in around 3no waste pipes in Blue Lias Hydraulic Lime Mortar (1:3).		
7.0.16		Carefully and neatly re-dress lead capping to first floor brick cornice.		
7.0.17	Pipework Repairs	Remove redundant water pipework and insulation adjacent to SVP; dispose off site.		

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		Allow to remove and replace SVP as required to gain access to complete this work.		
7.0.18		Repair upvc SVP where tied together.		
7.0.19		Remove all redundant pipe clips, brackets etc. Make good in Blue Lias Hydraulic Lime Mortar (1:3).		
8.0.00		REAR ELEVATION		
8.0.01	Generally	Works comprise of brickwork repairs and re-pointing.		
8.0.02	Rear North Addition Elevation	Point in 3no perpend joints in Blue Lias Hydraulic Lime Mortar (1:3).		
8.0.03	Rear North Elevation	Cut out 1no individual damaged/spalled bricks. Replace with full/cut bricks as necessary to suit bonding. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
		Cut out and brick stitch 2no 3m long cracks between ground floor window and second floor sill. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
8.0.04		Carefully dismantle the following brick arches (4no in total). Clean and store bricks for re-use. Re-build arches in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing. Allow to provide all necessary temporary support and maintain the weatherproofing of the property in connection with this item. <ul style="list-style-type: none"> • Ground floor level - North & South • First floor level - North & South 		
8.0.05		Allow the PROVISIONAL SUM of £4,000.00 for the potential replacement of 4no defective lintels. Upon the written instructions of the Supervising Officer.	4,000	00
8.0.06		Rake out and re-point all the brickwork to the original rear north elevation from ground floor to gables including the return to the central section and all moulded detail brickwork. In Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		

8.0.07		Remove 2no redundant metal brackets. Make good in Blue Lias Hydraulic Lime Mortar (1:3).		
8.0.08		Make good damaged band at ground floor level on the return to the central section in Blue Lias Hydraulic Lime Mortar (1:3); profile to match existing.		
8.0.09	Rear Central/South Elevation	Carefully cut out for and replace 3no missing moulded corbel bricks to the eaves. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
8.0.10	Rear South Elevation over Conservatory	Cut out 4no individual defective faced bricks. Replace with full/cut bricks as necessary to suit bonding. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
8.0.11		Rake out and re-point all the brickwork to the original rear south elevation from ground floor to gables including the return to the central section and all moulded detail brickwork, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
8.0.12		Remove 1no redundant metal bracket at eaves level on chimney. Make good in Blue Lias Hydraulic Lime Mortar (1:3).		
8.0.13		Remove 1no redundant timber bracket. Make good in Blue Lias Hydraulic Lime Mortar (1:3).		
8.0.14	Rear South Addition Elevation	Cut out to suit brickwork bonding around pipework penetrations to make good. Infill with full/cut bricks as necessary to suit bonding. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
9.0.00		SOUTH ELEVATION		
	Generally	Works comprise minor brickwork, re-pointing and re-dressing of leadwork.		
9.0.01	Second Floor Level Gable	Cut out 1no individual loose/damaged/spalled brick. Replace with full/cut brick as necessary to suit bonding. Bricks exactly to match existing in colour, shape and texture. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		

9.0.02		Cut out 1no loose airbrick. Re-bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
9.0.04		Carefully dismantle brick arch to second floor level east window, clean and store bricks for re-use. Re-build arch in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing. Allow to provide all necessary temporary support and maintain the weatherproofing of the property in connection with this item.		
9.0.05		Allow the PROVISIONAL SUM of £1,000.00 for the potential replacement of a defective lintel. Upon the written instructions of the Supervising Officer.	1,000	00
9.0.06		Rake out and re-point all the brickwork to the south elevation gable above the flat roof including returns and all moulded detail brickwork. In Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
9.0.07		To central second floor window sill: Scabble delaminated underside of sill to form key, repair sill with an epoxy mortar exactly to match existing in profile and texture; allow to re-form the drip. Leave ready to receive decorations.		
9.0.08		Carefully and neatly re-dress lead capping to second floor brick cornice.		
9.0.09	Cost Option	Do not extend into the cash column. Replace 2no casement windows at second floor level: - Remove existing window including associated window board, linings and architraves and dispose off site. Supply and fit new primed and treated softwood casement window with hardwood sill exactly to replicate the original. Including window board, associated linings and architraves to match existing. Glaze window in 6mm float glass. Provide new polished brass ironmongery comprising, per casement: - <ul style="list-style-type: none"> • 1no lockable casement fastener • 1no casement stay 		

		<p>Make good and re-point adjacent disturbed brickwork in Blue Lias Hydraulic Lime Mortar (1:3) to match existing.</p> <p>Allow for making good and decorating to internal finishings of flat where disturbed.</p> <p>Allow to maintain the security of the property and for all temporary weatherproofing in connection with this item.</p> <p>All for the sum of</p> <p>£.....</p> <p>This will be a Lessee's cost if the work is undertaken.</p>		
9.0.10	South Elevation Generally	Rake out and re-point bottom 4 courses of blue brickwork at ground floor level, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
9.0.11		Allow the PROVISIONAL QUANTITY of 5m to rake out and re-point individual joints in brickwork in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
9.0.12		Rake out and re-point open joints in first floor decorative terracotta frieze in coloured Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
9.0.13		Carefully cut out, clean and replace 1no mis-aligned moulded corbel brick to the bay window eaves. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
9.0.14		Carefully and neatly re-dress lead capping to first floor brick cornice.		
9.0.15		Carefully and neatly re-dress lead capping to ground floor brick cornice.		
9.0.16		<p>Rake out joint in brickwork for and insert a short length of Code 4 lead apron flashing to cover the following splits in the corbel capping flashing. Flashings to securely wedged and pointed with grey silicone mastic.</p> <ul style="list-style-type: none"> • First floor corbel - 2no • Ground floor corbel - 2no 		
9.0.17		Repair leaking joint on bay window aluminium gutter with proprietary sealant.		

10.0.00		ELEVATIONS GENERALLY		
10.0.01		To all elevations: Pressure wash brickwork to remove all soot, moss lichens etc. and treat with an anti fungicidal solution. Ensure that all doors and windows are adequately masked and protected and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.		
10.0.02		Clean out drips to stone window sills.		
10.0.03		Unblock/clear all air bricks to ensure unrestricted airflow.		
10.0.04		Replace all damaged or missing boiler/ventilation cowls/grilles.		
10.0.05		Neatly clip or tie all loose and trailing cables as necessary and remove all obviously redundant cables. Inspect all cable entries and allow to re-seal with silicone mastic as necessary.		
10.0.06		Cut back excessively long projecting overflow pipes with a neat 45° splay cut to approximately 150-200mm long.		
10.0.07		Lengthen short projecting overflow pipes to approximately 150-200mm long with appropriate material to match existing; finish with a neat 45° splay cut.		
10.0.08		Replace all broken or missing window cover beads with new hardwood exactly to match original in profile. Repair to be fixed with sheradised screws and waterproof adhesive. Prime and leave ready to receive decorations.		
10.0.09		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. Note: - Expandaf foam 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.		

10.0.10		Clean out all external light fittings, inspect and allow to leave in good working order.		
10.0.11		Clean down entryphone consoles and replace all identity labels in entryphone system with neatly typed labels. Note: - A list of all occupants is available from the Supervising Officer.		
10.0.00		EXTERNAL WORKS		
11.0.01	Front Boundary Wall	Replace missing pier capping to north pier, stone to match existing. Bed and point in Blue Lias Hydraulic Lime Mortar (1:3).		
11.0.02		Rake out and re-point individual joints in wall coping, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
11.0.03		Rake out and re-point both sides and top of defective movement joint in wall with backing tape and two part polysulphide mastic.		
11.0.04		Re-fix loose bracket on pedestrian entrance gate post.		
11.0.05	North Boundary Wall	Rake out and re-point brickwork to the face and top of the wall in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
11.0.06	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.		
11.0.07	Marble Work	Engage a specialist contractor to clean and re-polish the marble entrance path, steps and landing.		
11.0.08	Binstores	Ease and adjust lno poorly fitting cabin hook.		
12.0.00		UNDERGROUND DRAINAGE		
12.0.01		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.		

13.0.00		EXTERNAL REDECORATIONS		
13.0.01	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.		
13.0.02		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.		
13.0.03		Allow to decorate the previously undecorated sections of grey upvc pipework in the SVP stacks and cast iron air bricks in brickwork walls.		
13.0.04		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.		
13.0.05		All windows and doors are to be painted open. All opening edges are to be painted.		
13.0.06		All cracks in render and stonework are to be cut out to form a "V" joint and made good with an exterior quality filler and rubbed down to form a smooth continuous surface with adjoining materials. Texture and profile to match existing.		
13.0.07		Crevices 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.		
13.0.08		All knots shall be treated with "Shellac" knotting dissolved in methylated spirit and free from resin or naphth.		

13.0.09		No exterior or exposed painting shall be carried out under adverse weather conditions such as extremes of temperature, or during rain, fog etc.		
13.0.10		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.		
13.0.11		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.		
13.0.12		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.		
13.0.13		All other paints and decorative materials are to be selected from the Dulux or Johnstone's range or equal and approved by the Supervising Officer, unless noted otherwise. All colours to be agreed with the Supervising Officer prior to commencement.		
13.0.14		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.		

13.0.15	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> <ul style="list-style-type: none"> • NO BURNING OFF IS REQUIRED 		
13.0.16		<p>Allow to burn off the following areas of gloss paint, prepare and apply one coat Johnstone's Stormshield Flexible Primer Undercoat.</p> <ul style="list-style-type: none"> • NO BURNING OFF IS REQUIRED 		
13.0.17		<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 <u>two</u> 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>		
13.0.18		<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 two coats of exterior quality clear high gloss polyurethane varnish.</p>		
13.0.19		<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>		

		<p>Note: - Both sides of decking and fences are to treated including posts, bearers and supports: -</p> <ul style="list-style-type: none"> • Fencing to north - third floor roof terrace • Decking to south at ground floor roof level 		
13.0.20		<p>To existing metalwork balustrades and railings, 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 Finnigan's No. 1 metal primer. Bring forward made good areas with one coat Finnigan's No. 1 metal primer. Finish with one coat Hammerite smooth gloss finish.</p> <p>Note: - The trellis to the south ground floor roof terrace is to be painted.</p>		
13.0.21		<p>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.</p>		
13.0.22		<p>To existing render and stonework including pipework 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 new surfaces and stained areas with one coat of Johnstone's Stormshield Quick Drying Stabilising Solution. Ensure all surfaces are clean, sound, dust free and free of contaminants. Apply two coats of Johnstone's Stormshield High Build Mid Sheen Masonry Finish.</p> <p>Note: - Any areas that remain powdery and friable after preparation are to be sealed with a further thinned coat of Johnstone's Stormshield High Build Mid Sheen Masonry Finish.</p>		

13.0.23		<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>		
13.0.24		Allow the PROVISIONAL SUM of £500.00 for the replacement of damaged glass. Upon the written instructions of the Supervising Officer.	500	00
13.0.25		All external glazing is to be cleaned upon completion of the works.		
13.0.26		<p>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.</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>		
		*** END ***		
		30 Daleham Gdns Ext Specification; 06/08/2002 12:53 PM12:53 Leasehold amendments 25March2003 08:06		