CUBED

RICS

Schedule of specific works items

Maintenance Repair and Wind and Watertight works.

341 Euston Road
London
NW1 3AD

Prepared by

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For

Mr Paul Margolis
Margolis Furniture
341 Euston Road
London
NW1 3AD

October 2024

Revision:

Ref: CUBED/ Jobs / CPA1064/ Schedule of work Euston Road

	Schedule of Work				
	Maintenance Repair and Wind and Watertight works.				

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1.0	General Items				
	Scope of work and Introduction				
	The scope of this work is to complete general fabric wind and watertight repair to the above property. The work will include façade masonry repairs, and roof top maintenance, repair, in the main due to water ingress damage generally but more over from the defective rood covering, and to upgrade the roof top external fabric. The works are to be called Maintenance Repair and Wind and Watertight works. *The contractor is expected to price this document and submit this as a priced breakdown of the works described herein.* *Any qualifications should be brought to the attention of the supervising officer before costs and tenders are submitted.* *Variations to this contract will only be accepted in writing, priced in advance, and approved by the supervising officer or client. No variation to this specification will be accepted unless pre-approved.*				
1.1	The project is to complete works to repair defective roofs and parapets and capping's and masonry parapets, together with masonry repointing and stone repairs and this will include some window repairs and may include some redecoration at: 341 Euston Road London NW1 3AD *<u>on behalf of:</u>*				

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	Mr Paul Margolis Margolis Furniture 341 Euston Road London NW1 3AD The works in general include but are not exclusive to: • *Main roof Parapet masonry and parapets and parapet capping repairs generally where these are distressed;* • *Main roof Coping weather proofing needs to be repointed and render repaired;* • *Repairs and renewal of flat and asphalt roofing generally including parapets gutters and valleys* • *Slate and tile roofing repairs;* • *Repointing the brickwork generally to the roof top brickwork and chimneys where this is washed out and eroded;* • *Replacing some brickwork which is spalled and damaged;* • *Crack stitching brickwork repairs;* • *Repair lead flashings to the roof generally where these leak;* • *Repointing external wall elevation masonry generally;* • *Repairing soft and friable stone to the elevations;* • *Some external metal works and joinery repair;* • *Decoration;* The property comprises and the works generally will be to: 341 Euston Road London NW1 3AD The main structure of the building is load bearing stonework and brickwork but may incorporate a part steel frame to the main masonry wall bearing walls and features, and has some stone architectural features The original building appears to be late Victorian era 1880's to 1900's and was modernised to the retail areas sometime in the early 1980's and, and at this time a modern retail front was added with this being a later upgrade sometime in the 1980's with glass shop fronts were installed. The				

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	modernisation and upgrade was for the retail shop fronts only but the property has remained principally simple commercial accommodation on the upper floors. There are main masonry facades which are featureful in stone features with original sliding sash and casement timber glazed windows with some featureful period windows. There is brickwork to the front, rear elevation and side. Brick walls are part of the main load bearing feature together with some framing and finished fair faced and pointed to all elevations. The majority of the masonry is painted stop There are timber original windows to the front, rear and side elevations. There are stone feature moulded embellishments. The pitched roof structure is a simple timber purlin and timber rafters arrangement with natural slates originally laid over as a covering. There is a later upgraded concrete tiled pitch roof also. There are flat roof decks primarily to parapet gutters and valleys but also to plant room areas and the flat roof structure is a timber deck flat roof form but may also include some early form concrete decks. This roof covering would originally have been coated in asphalt but as an improvement in the modern era this was over felted in part as a sort of repair felted with a built-up felt system. As this felt system aged it has begun to split. There are parapet masonry walls and flashings in lead or asphalt but to some of these, these are patched with felts. There are internal and external eaves fitted rainwater pipes are provided with running outlets in both asphalt/lead to the roof and rear elevation and externally fixed rainwater gutters in metal and pipes to the rear in cast iron. Rainwater goods are primarily cast iron and are built in otherwise. Floors are formed in suspended timber, and ground bearing slab in part to the ground and possibly basement. There are pedestrian timber staircases leading to the upper floors. The window systems are a mix of old and original metal and timber. There are some timber, aluminium or metal windows to front elevation retail areas. Pedestrian access doors are timber. The property is set over basement, ground, first, second, and third floors.				

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	The contractor must bear in mind that the tenderer is to price for all of the essential repairs including roof repairs, services disturbed, decoration, making good and masonry repairs. The site should be left clean on completion and all waste removed. The contractor must price to phase the works to ensure that risks of damage from wet weather are removed such that any areas of structure opened up can be weather protected quickly should adverse weather be experienced. All materials and workmanship are to be of the standard expected and intended (and as specified, and to modern standards and good working practice) to procure the scheme. *Scope of works summary* The scope of works will included (but not exclusively) the following works: • Erect scaffold as required to the perimeter of the façade and roof areas affected by the works to provide safe working to all areas of the facades, and roofs affected by the works. The contractor must submit with their tender details of how safe high level access is to be achieved; • Submit with tender proposals for site compound and welfare facilities including toilet and hot and cold running water. (The client has confirmed that the existing connections for power and water can be made via the common supplies). This will need to be left in a clean condition on completion and you must factor this into your costs; • Parapet masonry and parapets and parapet capping repairs generally where these are distressed; • Parapet renders to be repaired; • Copings and brick on edge weather proofing needs to be repointed; • Repointing the brickwork generally to the roof top brickwork and chimneys where this is washed out and eroded; • Replacing some brickwork which is spalled and damaged; • Stripping and recovering the flat lead gutters roof which leaks; • Repairing the slate and tile roofing; • Crack stitching brickwork repairs; • Repair lead flashings to the roof generally where these leak; • Repointing external wall elevation masonry generally;				

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	• Repairing soft and friable stone to the elevations; • Some external metal works and joinery repair; • Decoration;				
1.2	**General matters**				
1.3	Each item is deemed to include for the supply of all materials, labour and plant required, unless already allowed for in the previous sections of the specification.				
1.4	The following schedule is to be used for showing the breakdown of the tender figure accordingly. You need to be mindful of the workmanship clauses contained herein and any provisional sums contained therein when totalling your price. All work, materials and installations should be built and fixed/ fitted to current standards, legislation, British Standards, European standards and the Building regulations. Workmanship and materials are to be in strict accordance with Regulation 7 of the Building regulations. Workmanship is to be in strict accordance with BS 8000: 2014 Workmanship on Construction sites and its suite of standards and all associated BSI standards				
1.5	The contractor is expected to attend site in order to prepare the tender price and is responsible for his own on-site measurements. All materials ordered shall be only ordered upon the contractor's re-measure of the site and buildings. NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM SITE PLANS OR DRAWINGS. However they are acquired.				
1.6	The Schedule of works is to be read as a whole and this includes trade preambles and workmanship requirements together with contract details.				
1.7	The tender drawings are:				

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	There are no tender drawings specific to this repair works programme and the contractor has to inspect the roof and elevations themselves to assess the extent of the work.				
1.8	Each section and each individual item is to be priced separately but totalled in the collection page to form an overall price in the tender submission.				
1.9	Prior to pricing any item within the schedule the Contractor is to fully and certainly ascertain the extent of the works and any local features and factors of construction, which affect the nature of works described. During the tender stage should any discrepancies come to light the Contractor is to inform the Contract Administrator or request clarification.				
1.10	***SCAFFOLDING*** The contractor is to include for all necessary temporary scaffolding, temporary towers, cherry picker access and roof edge protection for the proper execution of the works. The contractor shall advise during their tender submission of the philosophy of the safe access provision. All scaffolding and high level protection to be undertaken strictly in accordance with The Construction (Health, Safety and Welfare) Regulations 1996, The Construction (design and management) regulations 2015 (CDM), Work at height regulations 2005, HSE Guidance publications, BS 5973, BS 5974 etc. All Scaffolding work must be accredited by CITB / NASC and handover certificates and regular inspection reports provided. The scaffolding is to be designed appropriately and constructed to provide a safe working areas and fall protection and safe access and egress to the work areas. *Scaffolding must be erected immediately before works commence and unused scaffold and part complete scaffolding will not be acceptable.* *Scaffolding must be immediately dismantled once the work is complete and unused scaffold will not be acceptable.* *Main contractor to arrange and pay for any scaffold licences and permissions required through the local authority highways department.*				

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	Scaffold design must take into account the building is open for use by the residential occupants. *All scaffolding should be partitioned off from the public at the base by way of barriers and heras fencing.* *Heras fencing should also enclose the skips.*				
1.11	Contractor is to make safe all site areas providing safety fencing/barriers and signage to the perimeter of the working area as necessary to make the site safe. The contractor must barrier off the work area from access by the public and provide appropriate warning signs etc. *The work being in phases shall be enclosed with "heras" fencing to protect the public and occupants from the work areas.* Access and egress areas to the scaffolding shall be partitioned off from the public. Any Working platforms shall be fully boarded with toe boards and edge protection to minimize falling debris. Debris netting shall be provided if it is deemed necessary over the front entrance doors to the apartments. The contractor is to take all necessary precautions to ensure that the building and site remain secure during the course of the contract. Any scaffold access ladders shall be removed each night to ensure that the scaffolding cannot be accessed after hours and the ladder arrangement should be such as to not encourage easy access. *The scaffold shall be fitted with an alarm*. If using cherry pickers or towers the same principals apply and these should have a barrier erected.				
1.13	The main contractor is to include for making good all internal, external finishes damaged during the works or access, and landscaped disturbed surfaces, arising during the course of this contract, throughout the building and site areas.				

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1.14	The main contractor is responsible for the safekeeping of all materials and fittings to be set aside for reinstatement.				
1.15	The Contractor is to allow for all necessary welfare facilities and secure storage facilities etc, during the course of the contract. Location of contractor's storage and welfare facilities will need to be moveable as the work progresses. Contractor to provide a: • Portaloo toilet which is to be cleaned and cleared each week, • A lockable site storage container for stored materials; • A site office partition to include welfare, hot and cold running water, washing area and brew area. The room shall be heated. • Site office will be inside the building.				
1.16	All debris arising from the works is to be cleared away as it arises and not stored on site. There will be an allocated space for skips. This area also needs to be secured by "heras" fencing.				
1.17	Contractor to visit site, investigate all areas of proposed works, and consider access arrangements to enable works to proceed diligently and without interruption. The main contractor is to be considerate and mindful of the adjoining residential occupiers and to ensure that the access road, car park and access to the building is kept clear and is maintained free of obstructions. Noisy operations are to be confined to the hours of 8:00am and 5:00pm weekdays. Weekend working is NOT permitted and in exceptional circumstances will ONLY permitted with written prior approval but must be avoided to ensure that the occupants have quiet enjoyment of the residential space for the weekends.				
1.18	It is understood that the CDM regulations will apply. The main contractor should be mindful of all Health and Safety legislation, safe working practice and plan and execute the works in a professional competent manner. The main contractor is to provide clear				

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	method statements for work process to show that safe methods of working have been considered and planned. The following is key legislation which will apply: • The Construction (Design & Management) Regulations 2015 • Health & Safety Work etc Act 1974 • Management of Health & Safety Work Regulations 1999 • COSHH Regulations 2002 • Control of Asbestos Regulations 2012 Method Statements to be forwarded in advance of the above work commencing, to the appointed CDM Co-ordinator for approval. Breaches in Health and Safety ***will*** result in ***determination*** of the contract. The client has had the asbestos board in the loft areas examined by a professional asbestos surveyor and no asbestos was found within the fire proof boards.				
1.19	The main contractor is expected to prepare a programme of work prior to commencement, to revise and amend as the work requires, and to submit the same to the contract administrator immediately that the project programme is altered.				
1.20	The main contractor is expected to appoint and manage all of his/her sub contractors in a domestic sub contract arrangement. Sub contracts will be appointed by the main contractor using standard JCT form. A copy of the domestic sub contract form duly signed and complete is to be provided to the CA before work commences. The value can be blacked out for confidentiality but *we need to be comforted that all contracts are true and legitimate.* The main contractor is to liaise with all of his/her subcontractors to ensure that all welfare, power, lighting and waste removals are accommodated for each trade.				
1.21	The main contractor is required to clean the site each day and leave the site in a tidy orderly manner each day. It is essential from a Health and safety and byway of good management of the site that all debris and waste are removed to the skip immediately that they are evident.				

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	LITTERING BY THE CONTRACTORS STAFF WILL NOT BE TOLERATED. ANYONE CAUGHT LITTERING THE LOCAL ENVIRONMENT WILL BE ASKED TO LEAVE SITE PERMANENTLY.				
1.22	The contractor is to procure a simple sheathing ply site signboard at the front of the site and display the appropriate H and S notices.				
1.23	*Paperless documentation* CUBED Property operate a paperless office system, and as such, all documents and drawings will be issued digitally. For site, the contractor is to make allowance for printing their own drawings/ specifications none will be issued in paper form.				
1.24	**THE FOLLOWING SITE RULES WILL APPLY** • Personal mobile phones ***are banned;*** • Smoking is banned within the perimeter of the site and smoking within "working hours" is prohibited; • Personal radios are banned; • Foul and bad language is prohibited; • All operatives to carry photographic identification; • Any form of sexual intimidation of the public from the site operative will result in that site operative being excluded from the site; • Offensive material and pictures will not be allowed on site or in site cabins; • LITTERING BY WORK STAFF WILL RESULT IN AN INSTANT REMOVAL OF ALL OFFENDING OPERATIVES FROM SITE. . **THESE RULES WILL BE STRICTLY APPLIED AND ANY BREACH WILL RESULT IN EXCLUSION AND POSSIBLY DETERMINATION OF THIS CONTRACT.** **THESE SITE RULES SHOULD BE DISPLAYED UPON THE SITE OFFICE BOARD AND ARE TO BE STRICTLY ADHERED TO.**				
1.25	**A suitable fire management system and policy is required for the site.**				
1.26	The main contractor shall assist the Principal designer to produce the site health and safety file after the works are complete. This will require total co-operation in producing				

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	printed documentation for the site of all as built drawings, product tech sheets and any other related material normally included in a health and safety file.				
1.27	The appointed contractor must submit prior to final contract appointment the minimum following health and safety documentation for approvals: • CHAS, Safe contractor or other similar certification of association and pre- safety approvals systems; (the contractor must be a member of one of these organisations); • Safe method or works statements for all tasks; • Risk assessments for all tasks; • Fire safety management systems; • Training and awareness certificates for all staff employed on site. Asbestos awareness training, working at height training, fire safety training IPAF and plant training; • NICEIC or similar electrical engineers certificates; • All insurance certificate for the site, public liability and employers liability of all appointed contactors;				
1.28	***Terms of Contract*** The Contractor shall enter into a JCT MW 2016 Minor Building Works Agreement with the Client for a fixed sum. The Contractor shall propose a programme for the works which is not to exceed 10 months and is suggested at this stage to start on site on Monday 6th January 2025. Completion is required by End October 2025. Anticipated date of instruction to proceed : Start end of December 2024. The following are parts to the contract that will be required and the implications of these must be considered and allocated within the pricing structure by the contractor: **Parties' details** Mr Paul Margolis Margolis Furniture 341 Euston Road London NW1 3AD				

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	Contractor's name to be confirmed after tender Works (First Recital) Maintenance Repair and Wind and Watertight works. 341 Euston Road London NW1 3AD Documents which the Employer has had prepared to show and describe the work to be done (Second Recital) • Contract Drawings: identification • Contract Specification • Work Schedules Pricing document provided by the Contractor (Third Recital) • a copy of the priced Contract Specification • a copy of the priced Work Schedules • a Schedule of Rates • Construction Industry Scheme (Fourth Recital and clause 4.2) • CDM Regulations (Fifth Recital) • The project is notifiable to the HSE • Framework Agreement (NOT APPLICABLE) Supplemental Provisions (Seventh Recital and Schedule 3) Collaborative working (Schedule 3, Supplemental Provision 1) • Not Applicable. Sustainable development and environmental considerations (Schedule 3, Supplemental Provision 4) • Not Applicable Performance Indicators and monitoring (Schedule 3, Supplemental Provision 5) • Not Applicable				

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	• Notification and negotiation of disputes (Schedule 3, Supplemental Provision 6) • Applicable • Employer's nominee to be confirmed • Contractor's nominee to be confirmed Contract Sum (Article 2) • To be confirmed Architect/Contract Administrator (Article 3) • CUBED Property Advisors Limited 145 Chorley Road Heath Charnock Chorley PR6 9JL Tel: 07855 489 246 www.cubedltd.co.uk info@cubedltd.co.uk Principal Designer (Article 4) • CUBED Property Advisors Limited 145 Chorley Road Heath Charnock Chorley PR6 9JL Tel: 07855 489 246 www.cubedltd.co.uk info@cubedltd.co.uk Principal Contractor (Article 5) • To be confirmed Adjudication (Article 6 and clause 7.2) • Not applicable				

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	Arbitration (Article 7 and Schedule 1) • Applicable • The Royal Institution of Chartered Surveyors Works commencement date (clause 2.2) • To be confirmed • *Date for Completion (clause 2.2)* • 10 months after start date. *Liquidated damages (clause 2.8)* • £1000 per week Rectification Period (clause 2.10) • Six months after practical completion Interim payments – Interim Valuation Date (clause 4.3) • Every three weeks • Every three weeks Percentage of the total value to be certified before practical completion (clause 4.3) • 97.5% Percentage of the total value to be certified on and after practical completion (clause 4.3) • 2.5% Supply of documentation for computation of amount to be finally certified (clause 4.8.1) • 2 months Insurance: Contractor's Public Liability insurance – injury to persons or property (clause 5.3) • £5 million Insurance of the Works etc. (clauses 5.4A, 5.4B and 5.4C)				

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	• clause 5.4B (Works and existing structures insurance by Employer in Joint Names)/				
2.0	PREPARATORY WORKS AND STRIP OUT				
2.1	The scope of this item is to prepare the building and site for wind and watertight repair works to the external roof areas, and facades and in particularly the main roof, the parapets, the chimneys and the facades and elevations generally, by removing all waste, shrubs, weeds, silt, moss, debris, redundant bird protection systems, bird netting, TV aerials, cabling, plant, flues, fittings, etc, and that are no longer in use and are defected and broken or where these restrict access for the repair works. It is understood there may be a single AC, (air conditioning) unit that still operational but the other units on roof generally are now redundant. The AC unit to be retained will need to be de-gassed and removed and set aside for reuse and then reconnected and recommissioned on completion. The AC unit appears to be in the light well. Or which is in use but will need to be relocated to facilitate the works and must be refitted on completion. The contractor is to visit site and assess with the CA what is to be removed and what is to be retained before the tender is submitted. This will include all vegetation, waste and weeds to all external roof areas. This will include all waste materials stored on the main flat roof levels and pitched roof areas including the gutter decks. To: • All main high level roof areas; • All elevations Carefully make safe all electrical and service connections to all redundant plant and equipment to be removed.	Item Contractor to measure.			

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	Carefully make safe all electrical and service connections to all plant and equipment in use and which is to be recommissioned on completion. This includes some roof aerials and satellite dishes etc. Carefully strip out and cart all waste from site to a licence waste unit and provide to the CA a certificate to confirm waste is properly disposed off. The contractor will need to carry a licence to enable this work to be completed. Works to include all bird netting, services, ducts, AC, cables and equipment associated with all plant noted below, including where this is internal. All roof and wall penetrations then need to be made good using specifications contained in this schedule. Flat roof, walls, and slate pitched roofs etc. Remove: • Waste; • Bird netting; • TV aerials; • Satellite dishes; • Any flues or air handling equipment. • AC units redundant; • Rotten and damaged lantern light joinery and doors and frame. Remove, set aside and recommission: • TV Aerials Remove, set aside and recommission: • Air conditioning chiller plant to the roof where affected by the works; *Main contractor to visit site with CA to agree which AC units will need disconnection, de-gasing and then reconnection.* Allow for ALL reconnections on completion.				

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	 Areas of roof to be refurbished				
2.2	The scope of this item is to strip back the main high and lower level roofing which has been patched with felt roofing and wherever there is over the original asphalt to facilitate new works to recover the flat roofs. This is to all flat roof areas including parapets and valley gutters. The asphalt below is to be retained. Allow CA to inspect beforehand and confirm areas to be removed. BUT for the purpose of this pricing ALL felt to the flat roofs are to be replaced. At the time of the survey roof access was limited and the scaffold is required to provide safe roof access. This is to include stripping the roof access hatch arrangement felt and reinstating with new.	Item Contractor to measure.			

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	The scope of this item is to fully strip the slate roofing back to the rafter frame and leave ready for new slate roof coverings. To: • Main slate roofs; • Main flat roof generally; Carefully strip the lead roofing complete to the roofs, parapets, gutters etc and the flat roof areas and cart all waste from site. Allow the CA to inspect decks for necessary repairs. Note some allowance for repair below in the reinstatement specifications and some allowance for provisional sums for unforeseen repairs. Carefully strip the slate pitched roofing complete to the main roof areas and cart all waste from site. Take off slates and ridge hip tiles and set aside where sound to allow for refixing, allow 60% salvaged. Remove the sarkings and battens. De-nail and leave ready to receive new. Allow the CA to inspect rafters for necessary repairs. Note some allowance for repair below in the reinstatement specifications and some allowance for provisional sums for unforeseen repairs. Carefully strip back the flat roof areas and to the parapet and again allow CA to insect the decks etc. Roof coverings taken below for the reinstatement works. Carefully strip off the lead flashings abutments to these roof repairs and salvage where possible for re-use or weighing in and leave ready raked out joints for reinstatement.				
3.1	ROOF REPAIRS				
3.1	*The scope of this item* is to replace the lead and flat roof decks to the higher-level flat roofs, and the flat roof areas generally with a new 3 layer felt roofing system.	Item			

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	To replace all the lead and felt over patches to the parapets, parapet gutters and valley gutters generally. All flat roof areas are to receive new over felt systems which are to be dressed up the up stand the parapets and onto the head of the caps. Trims to be used to close the weatherproof detail on the parapet caps. Roof to be formed as a cold roof with insulation in the roof void. ***Also to*** replace all of the lead flashings and abutments and seals to the wall, roof and parapet junctions. All roofs as shown above. To: • Main roof areas; • Roof access room roof; • Flat roofing. • Parapets and gutters. Preparation taken as above and with: Inspect the roof deck for damage and note the additional provision sums for unforeseen work below. Asphalt to be retained where possible and repaired using a hot poultice method before being overlaid in felt. Where the higher level and low low-level flat roof has a soft deck some allowance needs to be made for this roof to be stripped complete and the deck repaired new felt applied. Allow for taking up 25sqm of roof deck timber to the flat roofs and replacing this with 18mm WBP only external plywood to match the existing. Allow further for some timber battening to rebuild box and parapet gutter framing to the rafters. Allow for mineral wool 100mm below gutter where this is disturbed or lost. All timber to be treated.	Contractor to measure.			

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	Allow for taking up 15m² of roof deck timber to the flat roof gutter areas and replacing this with 18mm WBP only external plywood to match the existing. Allow further for some timber battening to rebuild the deck framing to the rafters. Allow for replacing 6nr joists 150mm x 45mm treated softwood fixed to built in ends or proprietary joist hangers. Allow for mineral wool 100mm below deck where this is disturbed or lost. Work to parapet tops, brick pointing to the parapets should be completed before roof works – see later in this schedule of works. Using a hot poultice soften the existing asphalt and work it back to a sound level finishes. Re-insert upstand tuck and smooth out bubbles, creep runs and splits. Specification in more detail below. This work to be done before the over felting so that the base layer is sound and level and even. Prime the roof decks or base layers before installing new felt toppings. To all flat roof areas, gutters and parapets allow for new complete to the original where the decks have been installed and also where the existing asphalt is to be over felted. Where over felted this is to be partially bonded breather or vapour layer to a main base layer and with 2 nr over layers of torch on Bauder intermediate and K5K cap sheet, (or similar and approved for example IKO) and flashed with code 4 lead. Vapour layer partially bonded as torch on sheet by Bauder or similar and approved. Allow for dressing up the roof upstands and parapet upstands and to be over flashed with lead. Allow or dressing felt up the parapet or abutment upstands and to top it as a cap where this has previously been over felted. Form flashing upstands where necessary, chase out brickwork joint 25mm and re-seal using wedges and pointing mastic to re-seal roof abutment junctions. Dressed all new felt up all up stands and up the sides and tops of all parapets which had previously been sealed with liquid sealant and previous felt patch repairs. Finish Edge details with an aluminium profile to ensure that all felt remains waterproof. Allow for all new lead to the Lead Sheet Associations recommendations and design guide. New lead all areas. Form all welted drips and seals and junctions/ abutments properly. Form tucked joints and over lead apron flashings.				

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	Allow for new 75mm x 50mm treated softwood upstands to the roof abutments and roof top framing as necessary which is being replaced to form a weather proof upstand where necessary. Allow for screw fixing the new upstand frame over the existing deck. Allow wedge firring or fillet at 45 deg to form upstand abutments and all to be in accordance with the Bauder specifications. Roof to be formed cold and insulation to be provided in the roof void below using minimum 100mm Dritherm or similar mineral wools and quilts.  Typical 3 layer built up torch on felt by Bauder.				

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	 Where the original asphalt roofing and gutters have been over felted this needs to be stripped off and re-felted. in this example the deck appears to be damaged and is soft.  Asphalt roofing coverings to be over felted. Complete work finished with neat lead flashings with lead or proprietary aluminium trims to the parapets or behind claddings.				

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	Supply and fix new code 4 lead flashings to all abutments including level and all stepped side verge abutments to the parapets as before and secure and repoint BEFORE brickwork repairs are completed. All in accordance with the Lead Development Associations recommendations and guidance. Rake out bed joints to receive new lead to a depth of 25mm and blow clean of dust. Supply and install minimum 150mm upstand lead in code 4 lead work, lead wedged and sealed with lead mastic or sand and cement mortar. All lead works to be new. Old lead to be taken out and salvaged. Make good all flashings to the all abutments. Dress felts up and over parapets where this has previously been done to provide weathering capping's. Where the parapet party wall has been treated with a liquid sealant this is also to be over felted as a weathering. Dress felts up roof top penetrations and flue outlets and fully seal. To drips and welted drip details or running outlets formed in felt, allow for welted drip former to enable a neat weather tight drip detailed to be formed. Allow for sealing up around all of the roof top penetrations where soil and rainwater pipes penetrate the felt. Allow for quick seam collars or similar. Dress felt up behind the slate roofing against a 10mm WBP former and to provide minimum 150mm high upstand when measured vertically. Plywood for deck can form part of slate roof kicker. Where necessary supply and fix new plastic half round gutter, (black), and downpipe to discharge to the parapet gutter. Include for all clips, fixings, shoes, outlet, running outlets swan necks, hoppers and stop ends to complete the work. Hunter or Floplast.				
3.2	***The scope of this item is to relay*** the slate roofing complete with salvaged and made up natural slate. All slate roofing to be fully compliant to BS 5534.	All pitched roofing			

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	To: • Main pitched slate roofing. Roof stripping and preparation as above. Check rafters for rot. Allow the CA to inspect. Allow for 6nr new rafters and 5lm of ridge board. Allow for 100mm x 75mm treated softwood wall plate fixed to walls using wall straps being 900mm x 5mm x 30mm mild galvanised steel. Fixed minimum with plug and screws 8nr fixing per strap and fixed to wall plate at maximum 2lm centres. Allow 3nr straps. Clear all old mineral wool from ceiling level to all roof void areas and lay new 200mm in two 100mm layers, cross laid between and over ceiling joists to seal the ceiling with insulation. New wool to be mineral wool Rockwool or Dritherm. Lay new Tyvek for similar new breather sarking membrane to all of roof timbers in the normal manner and in strict compliance with the membrane manufactures instructions. 60 x 3.35mm (A/A) clout nail to secure. Supply and lay new tile battens John Brash or similar and approved BS5534 Red Graded Treated Timber Roofing Batten 25mm x 50mm x 3.6m nailed using anodised aluminium 60 x 3.35mm (A/A) clout nails as above. Battens to be laid to gauge of new roof tiles. Supply and lay salvaged 60% salvaged from this roof and 40% bought in salvaged similar and prior approved fixed to BS5534 specification and nailed to suit wind and exposure loadings and with appropriate laps to the British Standards and the regulations for slate roofing specifications minimum two nails per slate and fully nailed. Slate nails to be copper only. Provide roof vent tile by Redland minimum 3nr vents slates per slope. Fixed mid height. Supply and fix salvaged and made up as necessary clay ridges and hips FULLY bedded and not just pointed up. This will be checked. Lay in GEN 1 sand cement mortar mix as below. Point up neatly and clean off slates.				

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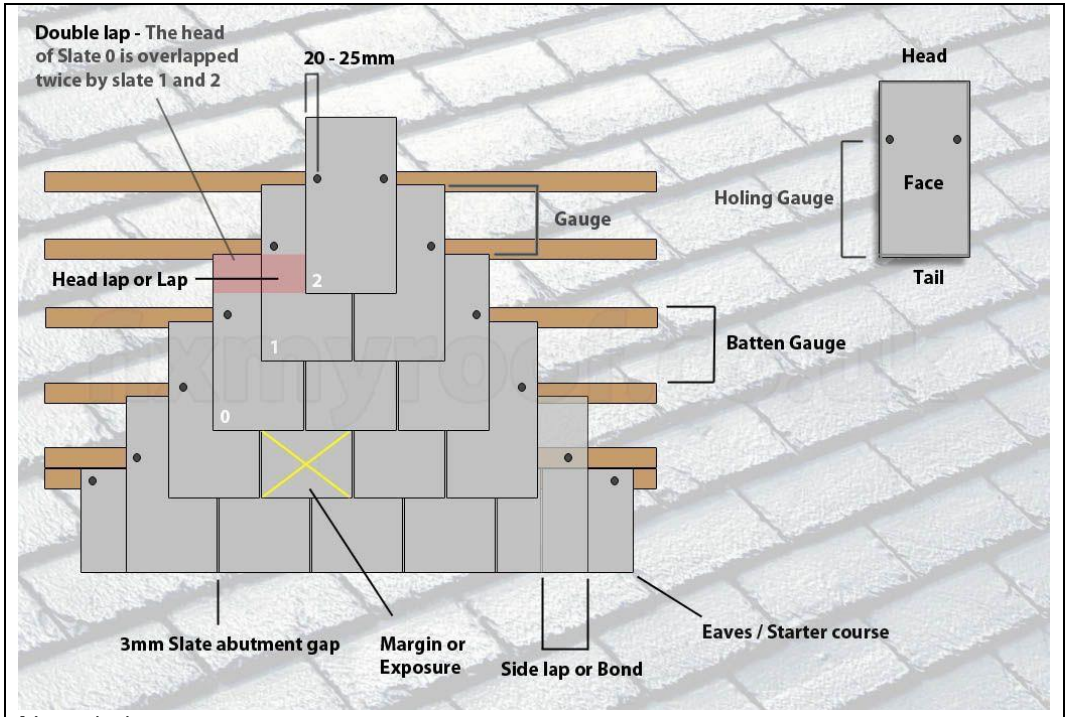
	Reform all soaker leads and over apron flashings in code 4 lead and to a minimum of he Lead Sheet Associations technical guide as before. New slating to be fitted around the roof top windows and aprons to windows to be retained and sealed.  New slating arrangements.				

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	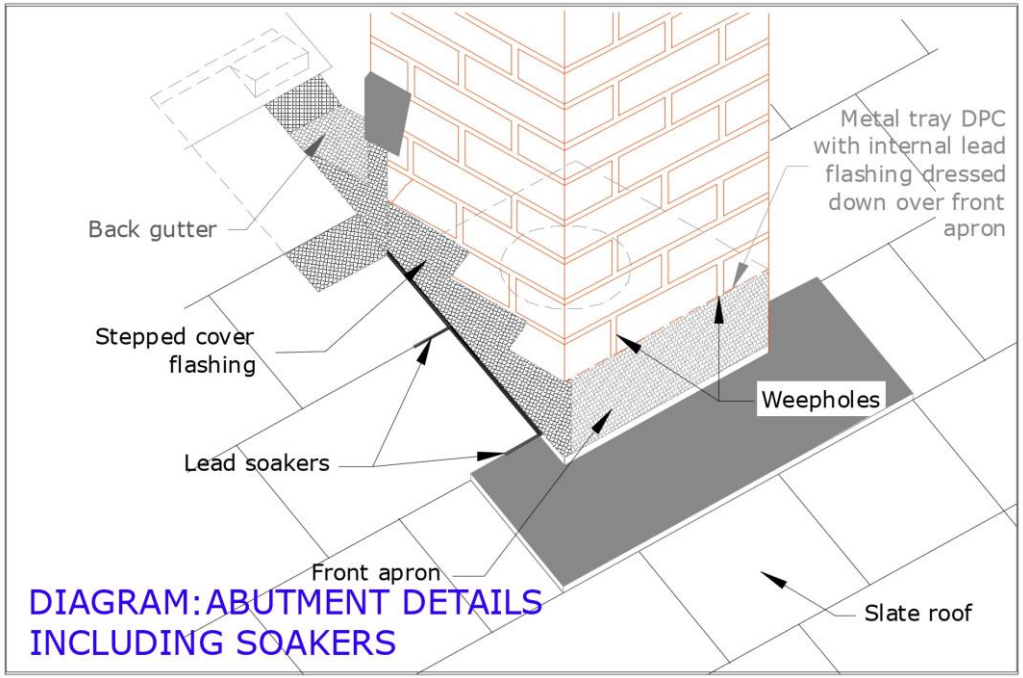 Typical lead to abutment and chimney flashing details. Slate roofing.				

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	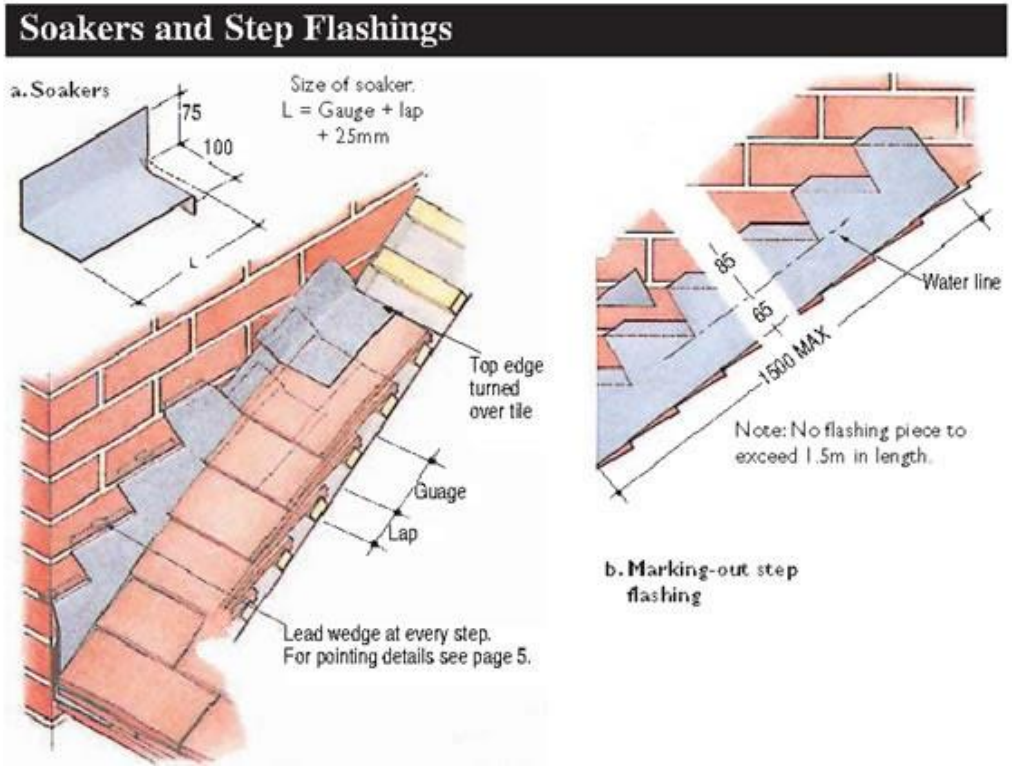 Soaker details where the sloped slates, (tiles shown here but same principle applies), where there will be new abutments flashing to the new slates.				

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	 Slate roofing to be renewed.  Slate roofing to be renewed. Where there is a new artificial roof slate fixed and where this is broken in numerous locations allow for slate ripping out *30 nr* damaged artificial slates and replacing with new to match the existing. New slates to be secret fixed using either a proprietary stainless steel pin fixing or using Hall clips slate repair clips.				

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3.3	*The scope of this item is to repair* and repoint the roof top stonework, brickwork, the parapet coping, bricks, stone/ concrete copings, the brick on edge copings, the two main chimneys, the rooftop pediments and features and roof top brickwork generally and parapets and repairs below renders generally. The scope of this items is to hack off and replace all of the renders to the walls to the roof top parapets if present together with the gable, front top and sides and is to be read conjunction with elevation masonry repairs as there is some overlap of work and to reinstate on completion. Renders generally are to the tops and over parapets to provide a complete covering. To include raking out and repointing sections of brickwork, brick on edge and copings to the roof parapets, roof division walls, verge walls, abutments, (front back and sides). Repoint roof features, parapets, projections, chimneys etc. Repoint all masonry, panels, copings, and brickwork generally to the roof top areas. The scope of this item is also to cut out damaged bricks and piece in new bricks to replace those damaged and found after the scaffolding is erected is removed and to the back side of parapets. 40nr bricks. The scope of this items is to repoint the abutment parapet walls to the roof where the flashings are very untidy. The scope is to leave all flashing in good order and fully pointed up. Lead flashing seals can be used as an alternative. The scope of this item is to take out cracked and damaged bricks to the parapets and roof top walls and rebuild where damaged. Allow brick matching and for 80nr bricks. The scope of this items is to replace cracked and damaged chimney haunching or renders and replace. Structural repair taken elsewhere. Brickwork/stone cleaning taken elsewhere.	Item Nr new bricks Nr new bricks where spalled. LM new lead abutment flashings M2 Rebuild damaged parapet brickwork Chimneys Plant rooms Renders to parapets	1 80 40 35 3		

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	To: • Main roof; • Flat roofs/ gutters; • Parapets; • Copings • Chimneys • pediments • Roof top brickwork; Once the scaffolding is complete allow for an inspection by the CA and allow the CA to mark up where additional brickwork repairs are needed, additional repairs, crack stitching and pointing which may be required. Allow attendance and for some hammer tapping to test the delamination of brick/ haunching's/renders to the parapets and chimneys. Carefully hack off all render to the chimney haunching and expose the brickwork for examination by the CA. Carefully take off the render were indicated and allow the inspection CA but allow for 10 nr bricks to be replaced were found to be damaged, clean/ prepare remaining bricks for reinstatement of render or repointing and cart all wastes from site. Re-render in a traditional sand lime cement render. Renew all haunching to the chimneys and where the pots sit on tile caps mortar filled renew all of this complete. take off pots, remove haunching and tiles and reinstate all with new and in a traditional style nicely smoothed down finishes. Supply and apply Sand cement lime renders in minimum two/ three coat work to remove imperfections in the wall. New work to be in two/three 5mm coats to achieve 10 - 18mm s and to be in strict accordance with British Standards and best working practice for stucco work. Haunch to weather to chimney pots and stack. Overhauling of the parapets will be to all the parapets to the main roof.				

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	Repointing will be to all inside, top inside and outside faces of the parapets, stone brickwork, copings and capping's, to be read in conjunction with pointing to all external walls and elevations, to the main roof and to areas of brickwork, features and stone capping's, which are damaged and which are to be replaced and are taken elsewhere in this document. Allow for 15m2 repointing where found to be excessively damaged. Allow for 3m2 of brickwork to be cut out and rebuilt in the worst areas in 1m2 patches. Repoint all exposed parapet brickwork and features complete. Finish in recessed joint to form key. Point to a minimum 30mm deep to retain bond. Allow for lead flashings to be overhauled and repointed as part of the parapet works. Allow for 35lm of new lead flashings, abutments and cappings.. Repoint all copings. Lime mortars to all areas where there is stone. New mortar to be from and based around non hydraulic lime putty, using pre made per tub NHL 3.5 Lime Mortar Moderately hydraulic containing blended Sands & Aggregates, add colour if necessary to match the existing and only after a sample test patch has been completed. Finish with a neat flush or weather struck joint to match the existing. Brickwork and generally mortars for pointing to be Portland cement based general mix. New mortar to be from and based around cement lime sand GEN mix 1:1:6. Repoint copings bricks to roof top where present and rake out and repoint the roof level stonework.. Repoint all coping stones. Repoint quarry tile weathering's. Renew haunches to the parapet caps, junctions, lead flashing abutments etc. Repoint all roof level brickwork, stonework, and panels generally where exposed. Clean any weeds and moss off all areas of masonry before repointing.				

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	Allow for 40nr bricks (as included above) to be used to rebuild the worst cracked and damaged parapets before re-pointing or over felting. New brickwork to be bedded in lime mortar. Allow for 80nr bricks (as included above) to be used to rebuild the worst cracked and damaged parapets including top edges. New brickwork to be bedded in lime mortar. Allow for rebuilding sections of cracked and damaged parapets as directed by the CA. Allow for 3m2 to be rebuilt. Carefully cut out damaged bricks as directed by the CA and piece in new. . Carefully break out the cement haunches to the parapets and string courses an re-form in new as specifications in GEN 1 1:1:6 cement lime sand render and form mould as before. Where weathering is needed to be strong. Rake out to a minimum depth of 25mm using a stone grinding tool but taking extreme care to protect the bricks from damage. Ahead of repointing. Wash out the joints using clean water to prepare the bed for the new pointing. Take out and replace all flashings where disturbed but if these are sound they are to be retained. Subject to approval by the CA. At this stage allow for 35lm new code 5 lead properly lead wedges and tucked into joins before repointing and re-rendering. Allow raking out and repointing all remainder and sound. CA to inspect for additional works prior to work commencing and once scaffolding access is provided. Make up lead as necessary with new. Finish with a neat flush or weather struck joint to match the existing. Repoint using pointing bar and trowels pushing new mortar deep and fully into the joint. Finish with a neat struck joint. Clean down the features, bricks, plant rooms and all works affected on completion.				

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	 Typical damaged brickwork to be repointed and replaced complete.  Typical damaged copings to be repointed complete.				
3.4	***The scope of this work is*** to repair the spalled, friable and cracked stone features, moulding, parapets, pediments, strings, cills and features generally to the roof. The further scope of this item is to hack off and replace all of the roof top renders including those to the front back and sides to the parapets.				

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	To: • Rooftop masonry. Stone and brick • Roof top and parapet renders. All stone to be washed and cleaned as the below specification after the repointing works. Carry out hammer test to the areas of the friable stone and cracking and establish the extent of the delamination. Carefully scrape back the damaged, loose and soft sandstone back to sound materials. ONLY do this initially with the CA in attendance to allow for inspection. Carry out stone repair using Stone Restoration and Repair Mortar by Saint Astier or similar and approved. Saint-Astier UK 75 Cowcross Street LONDON - EC1M 6EL Tel: 0203 445 5490 Business Manager - Scott Sigal All work to be in accordance with the manufacturers instructions: EMPLOY A STONE MASNY TO COMPLETE THIS WORK. Application instructions and general manufacturers instructions below: Specially formulated mortar based on Natural Hydraulic Lime and aggregates for the repair or simulation of masonry, brick or stone. It is a neutral white or pre coloured mortar supplied in 1KG to 25KG bags to which mixing water is added. Mixing and use: Can be mixed manually or mechanically by whisk, adding up to 180ml water per kilogram of St.One ® used. Mix well for 3-5 minutes. The application surface must be clean, free from dust and oils. On porous surfaces, ensure that suction is controlled by pre-wetting				

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	and apply St.One ® before this is fully dry. Never apply to surfaces that are over saturated or have standing water. It can also be applied on metal laths. For application on dense impervious materials, please consult manufacturer. The minimum thickness is 5mm (can be dressed or cut back to a feather edge). The maximum thickness in 1 pass is 40mm. In cases where a thickness of more than 40mm is required, apply in layers of a maximum of 40mm, each one approximately 24 hours apart. Always dampen application areas. The mortar should be well pressed back in place. If required re-compact by pressing after a couple of hours to avoid possible shrinkage marks due to suction from the background. In some instances support of the fresh mortar is required by using wires, anchorages, stainless steel fixings or formers, etc... Simulation of stone / brick features, rough shes, false joints etc. can be made approximately 5 hours from application (in damp cold weather up to 24 hours). Shaping and forming of details can be carried out for up to 1 week after placing by scraping to profile or level with metal tools, such as the edge of a trowel or steel float however most shaping and finishing work can be done within 24 hours. Sculpting, using appropriate tools, requires waiting up to a week or more depending on the weather conditions. Its unique qualities allow it to be tooled, shaped and sculpted even after the final set has taken place. This affords sufficient time to achieve the very highest standard of work with the best quality reproduction. Where ashlar masonry or very finely jointed masonry has had considerable damage to the arises, flush finishing in St.One ® with a false struck joint is required. If building details are damaged and require repair prior to the facade being lime washed or painted, plain St.One ® should be used as it will readily accept lime washes and paints. For surface repairs to be successful the materials employed need to have certain characteristics. They should: Have characteristics similar to the host masonry. Have adequate bond strength. Have a good modulus of elasticity. Be vapour permeable. Be durable. Be capable of being dressed with similar tools to the original masonry. Remain workable long enough to allow details to be fashioned.				

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	Match in colour and texture. Adsorb water sufficiently in wetting and drying periods to match adjacent masonry. They must always be reversible. They should never: Become significantly stronger than surrounding masonry. Have a significantly lower rate of Absorption or Adsorption than surrounding units. Create a barrier to Diffusion. For materials to meet these criteria, the materials themselves do not require to match every characteristic of the host masonry. The main visual characteristic of masonry is colour, matching of colour can be subjective, different people see colour in different ways, many men for instance are red green colour blind to a greater or lesser degree, so one person may see a colour match differently from another, but it is generally controllable. St.One ® can be accurately colour matched with proven light fast pigments. The finish of a repair material is subject to some degree of licence from the applicator and is not directly attributable to the material, although if the material can be worked correctly with traditional tools after setting it will afford good physical matching. St.One ® is capable of being dressed with standard masons tools or at time of placing by skilled operatives. The physical properties of the masonry can and do vary from one area of the building to the next. Absorption, is a process by which the materials take in a fluid to fill its voids. It can vary depending on a number of factors, not least the surface finishing. The finished repair mortar must have similar characteristics. St.One ® can be seen by demonstration to Absorb water on to its set and hardened surface. Adsorption is the process in which molecules adhere to the surface of the material, and should be similar in the repair material. Surface Adsorption is noticeable in 'St.One ®' repairs				

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	Ageing is due to the changing of properties and appearance of materials with time (natural process) and is often a function of the previous two characteristics. St.One ® does weather as a result of both of the above being sufficiently absorbent to take in pollutants over time, although not unduly. Breathe-ability The extent to which a building material is able to allow moisture to move to the surface and evaporate harmlessly should be at least matched or exceeded by the repair material. The greater the degree of breathe-ability of the repair material the faster the release of moisture from the host masonry. St.One ® has a very high degree of Breathe-ability by virtue of its Vapour Permeability. Capillarity - the ability of a material that is in contact with water, to raise water through capillary canals (capillaries). This is not a desirable quality of any construction or repair material. Capillary pores occur mainly in dense cement materials and hold water, reducing evaporation, many naturally occurring sandstones do have a degree of capillarity, but it is seldom continuous. Porosity - defines the amount of holes (pores) in the unit of the material volume and can have a bearing on the durability and breathe-ability of the masonry and the repair material. The porosity of the masonry and the repair material is a function of the Pore size Pore dimensions cover a very wide range. Pores are classified according to three main groups depending on the access size - Micropores: less than 2 microns diameter - Mesopores: between 2 and 50 microns diameter - Macropores: larger than 50 microns diameter Matching the porosity is not therefore essential, what is essential is to maintain good Breathe-ability, this is a function of the extent and nature of interlinked pores. There are two main and important typologies of pores: closed and open pores. Closed pores are completely isolated from the external surface, not allowing the access of external fluids in neither liquid nor gaseous phase. Closed pores influence parameters like density, mechanical and thermal properties. Open pores are connected to the external surface and are therefore accessible to fluids, depending on the pore nature/size and the nature of fluid. Open pores can be further divided in dead-end or interconnected pores.				

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	Suitable repair materials should have interconnected pores-Micropores structure with tiny microscopic holes or pores approximately 5 microns in diameter interlinking the general pore structure. Water droplets are typically 500-5000 microns in diameter 'drizzle' droplets can be as small as 200 microns in diameter. Attraction between the water molecules forces molecules to group together in a droplet. Water droplets are too large to penetrate the Micropores without substantial pressure. It is difficult for water droplets to pass through, and therefore the material is reasonably waterproof. Water vapour molecules are much smaller (typically less than 0.0003 microns) and pass easily through the holes, carrying moisture away. St.One ® does have some Porosity, but this is not linked to Capillarity Materials that are suitable for masonry repairs should have a measurable and high vapour permeability range. To the parapet and rooftop renders. Allow attendance and for some hammer tapping to test the delamination of renders to the parapets and walls. Carefully hack off all render to the parapets, fills, panels, chimneys, parapet tops, string courses, and verges and walls all round front back and sides and any other to the parapets, infills etc to complete the work. Carefully hack off renders damaged, disc cut where patches are needed to the core walls as marked up by the CA. Allow CA to inspect bricks for additional brickwork repairs. Carefully take off the render were indicated and allow the inspection CA but allow for 40 nr bricks to be replaced were found to be damaged, clean/ prepare remaining bricks for reinstatement of render or repointing and cart all wastes from site. Re-render parapets, and verges in either a traditional sand lime cement render or K rend depending upon advice from stone mason or after inspection by the CA. Allow for two alternative costs if different between K Rend and traditional systems. Where renders are to be K Rend this should be as stated below.				

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	Allow K Render generally to parapets BUT allow traditional sand and cement repair where there are patches to the core. Prepare the brickwork which was previously rendered and supply and fix bell cast plastic stop bead and edge trims as necessary. (all by K Rend). Allow for raking out brickwork joints to provide a key where necessary. Use expanded metal stainless steel lath where key is limited in strict accordance with K Rend recommendations. Supply and apply K Rend in two coat work to remove imperfections in the wall. New work to be in two 10 - 18mm coats and to be in strict accordance with the manufacturer's instruction. The render is to finish just above the lead flashing details and to be stopped by beads. Scraped finish – through colour match facade finish. White. Allow for beading to all returns, top edges and sides. K Rend to be as specification below: K REND BASE COATS Primary coat, where required, should be applied to substrates as preparation for subsequent coats. Thickness should be as per product specification. It is important to take special care to straighten with a darby / straight edge to ensure that the next coat is applied to uniform level. Form a light key only. Allow 24 hours curing time before further application, unless advised otherwise. For info on unusual substrates, seek technical advice. K REND SCRAPED TEXTURE FINISH COAT One coat is applied directly onto block work (please seek advice from our Technical team) and must be finished to a minimum of 16mm thick to avoid 'ghosting'. The material should be applied 18mm thick in 2 passes; the first pass 6-8mm and the second pass 12 - 14mm. (See also under Spray Application). After setting, 2mm is scraped off for a 16mm finish. If the material is being used in a two coat application the Finish Coat is applied over a K Rend Base Coat to line level, using a darby or straight edge, to a minimum thickness of 10 - 12mm. When straightening, hollows should be filled out immediately before a skin is formed. Care should be taken to avoid small hollows, which can make it difficult to achieve a good finish. Small areas such as quoins, reveals and bands can be left with a plastic float finish. Do not polish.				

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	SCRAPING Scraping should take place when the render has set but not fully hardened. The exact timing varies according to weather conditions & can be anything from 4 to 36 hours after application. Typically, in moderate conditions, the render should be scraped the day after application. The render is ready for scraping when a thumb impression cannot be made but it can be marked with a thumb nail. At the correct time, the aggregate scrapes easily from the wall and does not stick to the scraping tool. Scraping should always be done lightly, & in a tight circular motion to produce a uniform finish. Remove only 1 - 2mm from the complete surface. All areas must be scraped at the same stage of readiness, as early scraping will result in darker shades and late scraping in lighter shades. A uniform approach is essential to achieve an even finish. BRUSH DOWN Immediately after scraping, use a soft brush to remove loose material. This will highlight any unscraped areas, which must then be scraped immediately to avoid colour variation. If scrape patterns or marks are observed, they should be softened by further gentle scraping or brushing. Small blemishes should be repaired at this stage, using material freshly scraped from the wall. The render is to finish just above the lead flashing details and to be stopped by beads. Scraped finish – white finish. When considering traditional renders to the cores allow for: Once the scaffolding is complete allow for an inspection by the CA and allow the CA to mark up where render repairs, crack stitching and pointing may be required. Crack stitching take within the section on structural repair below. Provisional sum allowance may be expended by the CA if additional render repairs are needed. Allow attendance and for some hammer tapping to test the delamination of renders. Carefully hack off all render and expose the brickwork for examination by the CA. Carefully take off the render were indicated and allow the inspection CA but allow for 40 nr bricks to be replaced were found to be damaged, clean/ prepare remaining bricks for reinstatement of render or repointing and cart all wastes from site.				

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	Prepare the brickwork which was previously rendered and supply and fix bell cast plastic stop bead and edge trims as necessary. Supply and apply Sand cement lime renders in minimum two/ three coat work to remove imperfections in the wall. New work to be in two/three 5mm coats to achieve 10 - 18mm s and to be in strict accordance with British Standards and best working practice for stucco work. Repaint the previously painted masonry with Sandtex or similar white masonry paint as before. 3 good coats. If and only if previously painted. Finish as neat STUCCO style to match the features of the building.				
3.5	The scope of this item is to install a pigeon repellent systems to the parapets and parapet gutters to the roof together with the deep moulded string to the elevation by way of spikes. The scope of this items is to install pigeon wires and pigeon spikes to the parapet tops and moulded facade features and the strings. To: • All roof top areas; • Parapet tops; • Moulded strings and features to the elevations; • Window cills and head where there are projections. Supply and install pigeon netting to improve pigeon deterrents and if found to replace that which has been removed to facilitate the works and where new is required. The netting is to be fixed to clip pins to be screw and plug fixed to the masonry to the parapet tops and walls generally to facilitate the works. To install a cable wire tie system between the clip pins and to create a base frame of reinforced wires in and on which to clip the netting. Fix clip pins and wires all round the parapet tops and the flat roof. Pins may be required to the parapet capping's and new clips to the tile roofing edges and cladding trims. Netting to be 50mm and to be securely clipped and screw fixed to the roof and facades.	Item Contractor to measure.			

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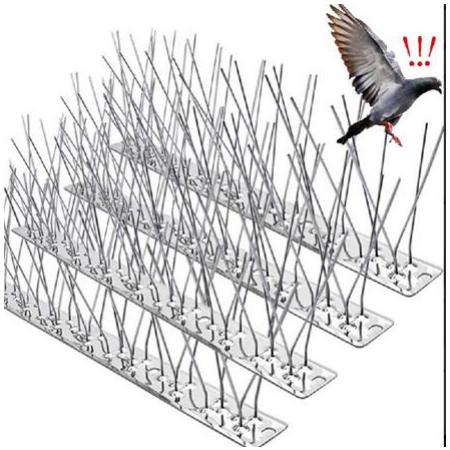
	Bird netting to be completed by an approved bird netting specialist. Also, to Supply and fit Pigeon Spikes to all parapet tops, features stone, projections, canopy etc to the roof areas. Pigeon spike to be "glued" or plug and screwed. Also to fit via drilled and screwed pins to the copping stones and coping tops wire systems. Contractor to provide his/ her proposal for bird protection at tender. For example: Total Bird Control 290 Moston Lane Manchester M40 9WB Freephone Landline 0161 452 7166  *Typical bird spikes for the ledges and parapet tops.*				

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	 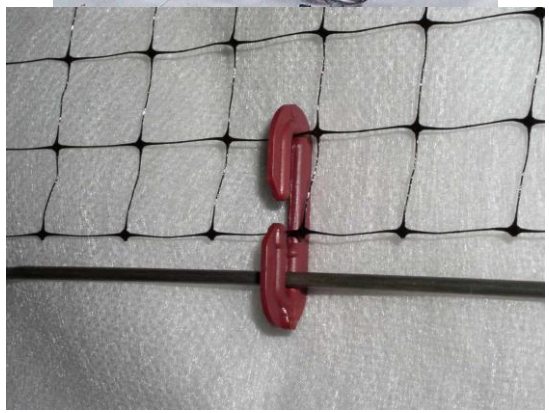 *Typical bird wires and netting arrangements.*				
3.6	The scope of this item is to allow for investigation by a structural engineer into the cause and nature of the masonry cracking to the parapets and to the parapet generally to the main roof areas of this property and confirm crack stitching repairs noted below. The proposal is to allow for some repairs which are reasonably anticipated. Contractor to measure. Areas shown as a guide. To: • Parapets.	Item			

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	Allow attendance by structural engineer to examine the masonry facades from the scaffold systems. Engineer via the CA will instruct further works as necessary AND if additional works are required in addition to those noted below. Allow attendance and allow for removing ceilings in 1m2 patches x 2nr per room internally to selected rooms. Allow CA and engineer to inspected and allow for reinstatement of plasterboard with appropriate noggings and cross bracing and complete ceiling and wall decoration on completion.				
3.7	The scope of this items is to allow for crack stitching repairs to the masonry brickwork to the parapets and before brickwork repairs are completed. The crack stitching is to repair the parapet cracking and to stabilise the brickwork bonds which have been broken and this may be as a result of the lateral restraint failures noted elsewhere. • All front rear and side elevations, 3Nr areas • Allow 3 bars min 1000mm each per cracked area. Allow for crack stitching repairs to these using Helical Spiral Bar 6mm and Perma Cem Anchor Grout. Supply and install new helical crack stitching system by Permagard to the full height and width of the crack to the masonry to the elevations. Allow for crack stitching at max 600mm vertical ctrs and to over sail crack minimum 1m either side of crack. All crack stitching to be completed in strict accordance with Permagards recommendations and specifications. supplied by Permagard Products Ltd, Chittening Industrial Estate, Avonmouth, Bristol BS11 0YB, England. VAT No: 520 2136 08.	Nr	3		

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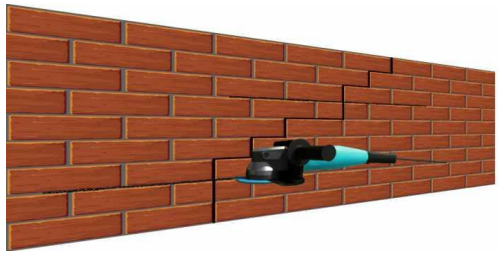
	View map in Google Telephone: 0117 982 3282 Email: sales@permagard.co.uk Repair packs included: • 6mm Helical Spiral Bars • 10kg Permacem Anchor Grout • Mixing Paddle • Nozzles • Mortar Gun and Barrel • Soft Grip Brick Jointer Trowel Complete crack stitch repairs as simple method below:  1. Cut a slot in the mortar bed just over 500mm either side of the vertical crack and to the correct depth, dependent on the wall thickness (see below). Ensure the mortar is completely removed to reveal the top and bottom faces of the masonry. Remove all loose material and then flush the joint with water. Normally vertical spacing is every 4 - 6 brick courses but check with a structural engineer if in doubt.				

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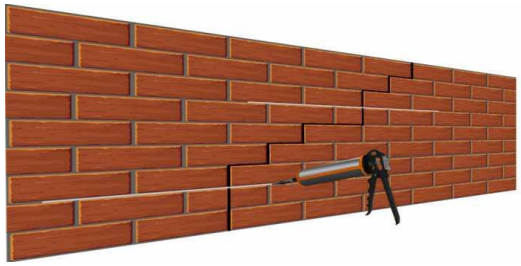
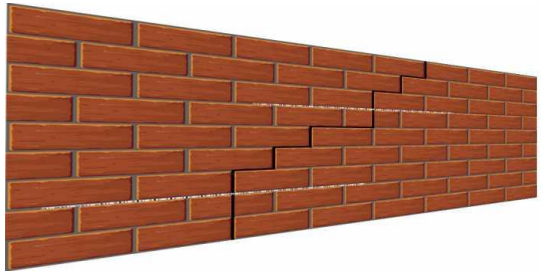
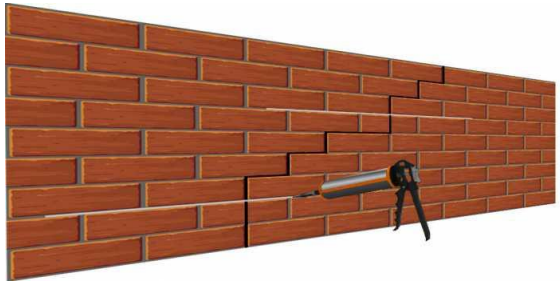
	 2. Mix the Perma Cem Anchor Grout thoroughly using the paddle mixer provided and load into the gun. Pump the grout to the back of the slot in a continuous even bead to approximately two thirds of the slot depth.  1. Push the helical bar firmly into the grout, making sure that the bar extends 500mm either side of the crack. 				

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	2. Apply a second bead of grout into the slot making sure that the bar is completely covered and with the trowel provided force the grout into the slot until it is approximately 10mm from the surface and ensuring that the bar and grout are firmly packed. 3. Finish by making good the bed joint and filling the vertical crack with an appropriate filler to match. Notes: If two or more cracks are close together then bars can be lapped ensuring that the bar extends 500mm either side of the outer cracks and that the laps are at least 500mm. Helical Spiral bars should be bent and bonded at least 100mm around corners when cracks are within 500mm of the corner or a reveal etc. This system can be used for rendered or plastered walls.				
3.8	The scope of this item is to clean and clear all gutters for inspection by the CA and before repairs are directed as taken elsewhere below. There is some suggestion of blocked downpipes and outlets and we require some allowance to be made for further examination and inspection by a drain engineer and this is to be included here: To: • All roof top areas and gutters whether parapet, deck or valley; • All gutters whether eaves fixed external or parapet back gutters; • Front, and rear elevations; • Below ground drains and above ground downpipes. Carefully clean all gutters of leaf debris, moss and silt. Wash through the gutters with a hosepipe and running water to ensure the gutters are running free and clear of blockage and obstruction. Clean all waste from site. Appoint drains survey contractor to complete CCTV inspection of buried drains. Include for breaking into 1nr downpipe to the rear for access and supplying and fitting a new Flexseal Rubber Flexible Drainage Drain Pipe Coupling 100mm to 115mm where access is made in pipes where no rodding eye is provided. Locate manhole and lift for access and re-set.	Nr	8		

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	Allow for rodding any blockages whether in downpipes or drains. Allow for rodding the front square downpipe, which appears to be blocked to the front parapet gutter. Allow for taking off a whole section of this cast iron pipe to enable access fully to the pipe and re-fixing on completion. Allow for replacing to the full height of the building the rear rainwater down pipe that has been leaking as photo below. Include for all brackets, clips, pipes , connections, shoes, running outlets etc to complete the work. Pipe to be sized to match. Seal gutter joints and reset if out of line or disjointed. Allow for replacing 20lm of full flow plastic half round plastic gutters where these are leaking including all clips, connections, stop ends, corners, running outlets etc. new assistance to be mock cast-iron aesthetic to match the existing style. Allow for replacing 3nr sections of round plastic down pipes max 5lm each and hopper heads to running outlets from the balcony decks. Downpipes secured externally to the facades.				
3.9	During the works allow for removing all redundant fixings and brackets and strews to the masonry and make good. Including old signage. Cart all waste from site.	item	1		
3.10	***The scope of this items is to take out and*** replace like for like the defective patent timber and lead dressed glazed roof lights to the rear lightwell. To: • Roof lightwell window. Strip out leads and flashings generally to allow access to roof timbers and roof light. Cart waste from site. Strip lead flashings to the roof light abutments including cheeks and flashings. Strip the roof access hatch. Remove the window complete and cart from site.	Item			

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	Contractor to design, for approval by the CA, a new double glazed none opening patent glazed roof light in the style of that to be replaced. New window to be formed in modern aluminium profiled. Contractor to design and fabricate new roof access hatch system to be incorpated into the roof lights as a hatch within the system in aluminium with hydraulic push opne but locable hatch. Hatch to be glazed to match the lighweerll window and to be featureful. Suggested supplier is: (alternatives can be proposed subject to approval) Contact Lonsdale Metal Unit 40 Millmead Industrial Centre Mill Mead Road London N17 9QU T: 0208 801 4221 F: 0208 801 1287 E: info@lonsdalemetal.co.uk  Patent glazed roof like to be replaced.				

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	 Proposed patents glazed system. Allow for sitting roof window on a timber upstand frame as before to sit roof light to allow flashings dressing from roof above and allow for forming lead flashings and cover flashings to the cheeks and upstands. Install lead soakers and form lead cheeks and flashings in Code 5 lead to the LDA recommendations and guidelines including all necessary rolls, welds, clips and fixings to complete the job. All lead to the head and side to be fully dressed under the slates adjacent. Reinstate leads as before.				
3.11	The scope of this item is to employ an asbestos specialist to test and report upon whether the door to the rooftop access contains an asbestos insulation board. Supply and provide asbestos survey report for the rooftop generally.	Item			
4.0	EXTERNAL WALLS AND MASONRY REPAIRS				
4.1	The scope of this item is to rake out and repoint all of the elevation brickwork and stonework complete including all elevations, front, sides and rear and is to be read in conjunction with the roof top brickwork including brickwork, stone, capping, mouldings, cills, window surrounds, head strings and any concrete panels and associated main façade masonry and any sundry walling in brickwork, and masonry.	Nr All elevations	100		

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	The scope is also to cut out spalled bricks and replace these. To: • Front sides, rear and lightwell elevation stone and brick; • Decorate front rear side elevation stone and brick; EMPLOY a stone and brick masonry for all of the brick and stonework repairs. Rake out and cut out the spalled bricks to the front rear lightwell and side brickwork. Allow the CA to inspect and mark up bricks to be replaced. Allow for 100nr bricks to be replaced. Source salvaged clay imperial bricks for repairs and allow the CA to select best match. Matching bricks to be as best reasonably possible. Rake out using hand and griding tool if care is taken and remove individual bricks. Insert salvaged bricks to replace those removed. Bed and repoint in either sand lime cement mortar 1:1:66 GEN mix or lime mortar whichever suits the bricks to be compatible. Lime mortar to be: New mortar to be from and based around non hydraulic lime putty, using pre made per tub NHL 3.5 Lime Mortar Moderately hydraulic containing blended Sands & Aggregates, add colour if necessary to match the existing and only after a sample test patch has been completed. Finish with a neat flush or weather struck joint to match the existing. Repoint complete all elevation brickwork and stone to the whole building as below. Rake out to a minimum depth of 25mm using a stone grinding tool but taking extreme care to protect the bricks and stone finish from damage. Wash out the joints using clean water to prepare the bed for the new pointing. Repoint brickwork, stone blocks and feature panel joints.				

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	Where concrete and stone lintel joints are in mortar now see general pointing specification below. Where there is mastic in expansion and thermal joints allow for resealing in high performance mastics trowelled finish. Mastic to be Sikaflex®-423 PowerCure. Sika mastics to be used by a specialist and in struct accordance with Sika instructions. All works to the facing bricks to be in GEN mix sand and cement mortar with lime or the lime mix as above subject to stone masons advice. Brickwork and generally mortars for pointing to be Portland cement based general mix. New mortar to be from and based around cement lime sand GEN mix 1:1:6. New mortar for stone to be from and based around non hydraulic lime putty, using pre made per tub NHL 3.5 Lime Mortar Moderately hydraulic containing blended Sands & Aggregates, add colour if necessary to match the existing and only after a sample test patch has been completed. Finish with a neat flush or weather struck joint to match the existing. Decoration taken elsewhere.				
4.2	The scope of this work is to repair the spalled, friable and cracked stone features, moulding, strings cills and features generally. To: • Front, rear and side elevation features and cills. Stone. All stone to be washed and cleaned as the below specification after the repointing works. Carry out hammer test to the areas of the friable stone and cracking and establish the extent of the delamination. Carefully scrape back the damaged, loose and soft sandstone back to sound materials. ONLY do this initially with the CA in attendance to allow for inspection. Carry out stone repair using Stone Restoration and Repair Mortar by Saint Astier or similar and approved.	Repairs nr	20		

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	Saint-Astier UK 75 Cowcross Street LONDON - EC1M 6EL Tel: 0203 445 5490 Business Manager - Scott Sigal All work to be in accordance with the manufacturers instructions: EMPLOY A STONE MASNY TO COMPLETE THIS WORK. Application instructions and general manufacturers instructions below: Specially formulated mortar based on Natural Hydraulic Lime and aggregates for the repair or simulation of masonry, brick or stone. It is a neutral white or pre coloured mortar supplied in 1KG to 25KG bags to which mixing water is added. Mixing and use: Can be mixed manually or mechanically by whisk, adding up to 180ml water per kilogram of St.One ® used. Mix well for 3-5 minutes. The application surface must be clean, free from dust and oils. On porous surfaces, ensure that suction is controlled by pre-wetting and apply St.One ® before this is fully dry. Never apply to surfaces that are over saturated or have standing water. It can also be applied on metal laths. For application on dense impervious materials, please consult manufacturer. The minimum thickness is 5mm (can be dressed or cut back to a feather edge). The maximum thickness in 1 pass is 40mm. In cases where a thickness of more than 40mm is required, apply in layers of a maximum of 40mm, each one approximately 24 hours apart. Always dampen application areas. The mortar should be well pressed back in place. If required re-compact by pressing after a couple of hours to avoid possible shrinkage marks due to suction from the background. In some instances support of the fresh mortar is required by using wires, anchorages, stainless steel fixings or formers, etc... Simulation of stone / brick features, rough shes, false joints etc. can be made approximately 5 hours from application (in damp cold weather up to 24 hours). Shaping and forming of details can be carried out for up to 1 week after placing by scraping to profile or level with metal tools, such as the edge of a trowel or steel float however most shaping and finishing work can be done within 24 hours. Sculpting, using				

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	appropriate tools, requires waiting up to a week or more depending on the weather conditions. Its unique qualities allow it to be tooled, shaped and sculpted even after the final set has taken place. This affords sufficient time to achieve the very highest standard of work with the best quality reproduction. Where ashlar masonry or very finely jointed masonry has had considerable damage to the arises, flush finishing in St.One ® with a false struck joint is required. If building details are damaged and require repair prior to the facade being lime washed or painted, plain St.One ® should be used as it will readily accept lime washes and paints. For surface repairs to be successful the materials employed need to have certain characteristics. They should: Have characteristics similar to the host masonry. Have adequate bond strength. Have a good modulus of elasticity. Be vapour permeable. Be durable. Be capable of being dressed with similar tools to the original masonry. Remain workable long enough to allow details to be fashioned. Match in colour and texture. Adsorb water sufficiently in wetting and drying periods to match adjacent masonry. They must always be reversible. They should never: Become significantly stronger than surrounding masonry. Have a significantly lower rate of Absorption or Adsorption than surrounding units. Create a barrier to Diffusion. For materials to meet these criteria, the materials themselves do not require to match every characteristic of the host masonry. The main visual characteristic of masonry is colour, matching of colour can be subjective, different people see colour in different ways, many men for instance are red green colour blind to a greater or lesser degree, so one person may see a colour match differently from another, but it is generally controllable.				

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	St.One ® can be accurately colour matched with proven light fast pigments. The finish of a repair material is subject to some degree of licence from the applicator and is not directly attributable to the material, although if the material can be worked correctly with traditional tools after setting it will afford good physical matching. St.One ® is capable of being dressed with standard masons tools or at time of placing by skilled operatives. The physical properties of the masonry can and do vary from one area of the building to the next. Absorption, is a process by which the materials take in a fluid to fill its voids. It can vary depending on a number of factors, not least the surface finishing. The finished repair mortar must have similar characteristics. St.One ® can be seen by demonstration to Absorb water on to its set and hardened surface. Adsorption is the process in which molecules adhere to the surface of the material, and should be similar in the repair material. Surface Adsorption is noticeable in 'St.One ®' repairs Ageing is due to the changing of properties and appearance of materials with time (natural process) and is often a function of the previous two characteristics. St.One ® does weather as a result of both of the above being sufficiently absorbent to take in pollutants over time, although not unduly. Breathe-ability The extent to which a building material is able to allow moisture to move to the surface and evaporate harmlessly should be at least matched or exceeded by the repair material. The greater the degree of breathe-ability of the repair material the faster the release of moisture from the host masonry. St.One ® has a very high degree of Breathe-ability by virtue of its Vapour Permeability. Capillarity - the ability of a material that is in contact with water, to raise water through capillary canals (capillaries). This is not a desirable quality of any construction or repair material. Capillary pores occur mainly in dense cement materials and hold water, reducing evaporation, many naturally occurring sandstones do have a degree of capillarity, but it is seldom continuous.				

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	Porosity - defines the amount of holes (pores) in the unit of the material volume and can have a bearing on the durability and breathe-ability of the masonry and the repair material. The porosity of the masonry and the repair material is a function of the Pore size Pore dimensions cover a very wide range. Pores are classified according to three main groups depending on the access size - Micropores: less than 2 microns diameter - Mesopores: between 2 and 50 microns diameter - Macropores: larger than 50 microns diameter Matching the porosity is not therefore essential, what is essential is to maintain good Breathe-ability, this is a function of the extent and nature of interlinked pores. There are two main and important typologies of pores: closed and open pores. Closed pores are completely isolated from the external surface, not allowing the access of external fluids in neither liquid nor gaseous phase. Closed pores influence parameters like density, mechanical and thermal properties. Open pores are connected to the external surface and are therefore accessible to fluids, depending on the pore nature/size and the nature of fluid. Open pores can be further divided in dead-end or interconnected pores. Suitable repair materials should have interconnected pores-Micropores structure with tiny microscopic holes or pores approximately 5 microns in diameter interlinking the general pore structure. Water droplets are typically 500-5000 microns in diameter 'drizzle' droplets can be as small as 200 microns in diameter. Attraction between the water molecules forces molecules to group together in a droplet. Water droplets are too large to penetrate the Micropores without substantial pressure. It is difficult for water droplets to pass through, and therefore the material is reasonably waterproof. Water vapour molecules are much smaller (typically less than 0.0003 microns) and pass easily through the holes, carrying moisture away. St.One ® does have some Porosity, but this is not linked to Capillarity Materials that are suitable for masonry repairs should have a measurable and high vapour permeability range.				
4.3	The scope of this item is to hack off the damaged renders in patches to the front facing parapet walls and to all of the render to the parapets or chimney and replace it.	item			

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	The scope of this item is to allow access for the Structural engineer to insect the cracked masonry and recommend repairs which is taken as a sperate items below. To: • All elevations. Carefully hack off damaged renders to all parapets, chimney and gable wall complete. The render or stucco forms an important feature architecturally with feature mouldings and treatments which must be retained and repaired. All stucco render work to be completed by a master renderer to a high standard. Once the scaffolding is complete allow for an inspection by the CA and allow the CA to mark up where render repairs, crack stitching and pointing may be required. Provisional sum allowance may be expended by the CA if additional render repairs are needed. Some "rendered" areas may actually be stone but this cannot be seen until scaffolding is erected. Allow attendance and for some hammer tapping to test the delamination of renders. Carefully hack off all render and expose the brickwork for examination by the CA. Carefully take off the render were indicated and allow the inspection CA but allow for 40 nr bricks to be replaced were found to be damaged, clean/ prepare remaining bricks for reinstatement of render or repointing and cart all wastes from site. Prepare the brickwork which was previously rendered and supply and fix bell cast plastic stop bead and edge trims as necessary. Supply and apply Sand cement lime renders in minimum two/ three coat work to remove imperfections in the wall. New work to be in two/three 5mm coats to achieve 10 - 18mm s and to be in strict accordance with British Standards and best working practice for stucco work.				

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	Allow for forming features with skill and due care. The render is to finish just above the lead flashing details and to be stopped by beads. Scraped finish – colour to painted to match facade finish. Provide alternative price using K renders as above specification as an alternative to a typical sand and cement mix. Mouldings below parapet are believed to be stone and will need scraping back before redecoration. Allow for reinstating bird wires and bird spikes to he lips and moulded edges as previously noted in an earlier specification.				
4.4	The scope of this item is to allow for cleaning of the masonry to the front rear lightwell and side elevations including all of the stonework affected by the works of repointing taken elsewhere in this document. To: • Front and side feature elevations complete. Complete this item before other repairs are completed so as not to disturb newly pointed masonry or paint finishes. Allow for cleaning the brickwork and stonework completely as above using a soft brush and light detergent wash. No acid or aggressive chemicals to be allow on the scheme. Allow for removing all weeds, mosses and vegetation BEFORE raking out and repointing works are commenced so as to allow for patch repairs as necessary. Allow for light nebulising sprays using hand held water sprayers and light jet washes only.	All feature elevations			
4.5	During the works allow for removing all redundant fixings and brackets and screws to the masonry and make good. Including old signage. Cart all waste from site.	nr	20		
4.6	The scope of this items is to remove graffiti.				

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	To: • All elevations; • All roof top areas Supply and use Hydron AG4 Graffiti Remover by Rawlins and us this in fully compliance with the manufacturers instructions for use. Apply AG4 Gel liberally to the affected area using a bristle brush. Lightly scrub major contamination with a soft bristled brush or similar. Remove after around 10 minutes, thoroughly wash down area with water with pressure. If further applications are required, dry the area before re-applying. Where the walls are previously painted brickwork or stone this can simply be over painted as decoration clauses below.				
4.7	The scope of this items is to replace the roof top, parapet and wall elevation feature string course lead weathering caps or to install some were these are missing or where the stonework is distressed or which have been removed and which are causing distress in the stone form over soaking and water run off. The scope of this item is improve the water proofing quality of the stone copings generally around the top Floor level to the front and side elevations with lead capping's and covers. To: • Feature stone moulding front side and rear elevation. Clean down all stone before repointing and over cladding. Point up before installing lead. Allow the CA and inspection of pointing before lead cap is fitted. Supply and form new lead capping's and weathering's to all parapet caps and stone string courses as above in Code 5 lead fully designed, formed , installed and fitted in strict accordance with the Lead Sheet Associations guide book - Lead Sheet "The Complete Manual" and BS 6915:2001+A1:2014 Design and construction of fully supported lead sheet roof and wall coverings. Code of practice. All work to be done by a traditional Level three metal roofer and above as defined by the Lead Sheet association.	Full side and front elevation complete			

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	Lead to be worked and formed including lead welded joints and laps to the guidance and recommendations of the Lead Sheet Associations good working practice guidance note. Reference should be made to the Lead Sheet Association Training Academy lead work manual. All work to be in accordance with this manual. Lead to be worked in the normal manner with "bossing" tools and joints to be made using lead welds either as lap or as a butt joint. All in accordance with the guide. Where lapped and clipped this is to be done in accordance with guidance as above. For narrow projections – for example, string courses in stone – slope towards the front, and laps can be used for the end-to-end joints. However, where there is only nominal fall, laps would permit rainwater to penetrate due to a combination of capillary action and wind pressure, and therefore welts should be used. As shown below. To the welted lap the back of the weathering is to be turned into the brick or masonry joint and wedged at about 300mm centres. Code 5 lead should be used. Laps or welts should be spaced at not more than 1.5m centres, with clips positioned along the front edge to suit the exposure of the building. *Cornices* *Wide projections* For projections of more than 200mm, the back of the weathering is turned up against the wall by not less than 75mm and covered with a separate flashing (see detail below). Cover flashings should be fitted in lengths not exceeding 1.5m, with 100-150 lap joints between pieces depending on the exposure of the building. The top edge of the flashing is turned not less than 25mm into the brick or masonry joint and wedged at about 450mm centres. Where a DPC is fitted into the wall, the flashing must be turned in under the DPC. In most situations, welts are used for the end-to-end joints, incorporating 50mm-wide copper or stainless-steel fixing clips at 200mm-maximum centres. Spacing of the fixing clips along the front edge will depend on the exposure of the projection and the depth of the down stand (see below). Where cornices have only nominal fall, the clips in the welts and along the front edge, together with the cover flashing over the upstand at the back,				

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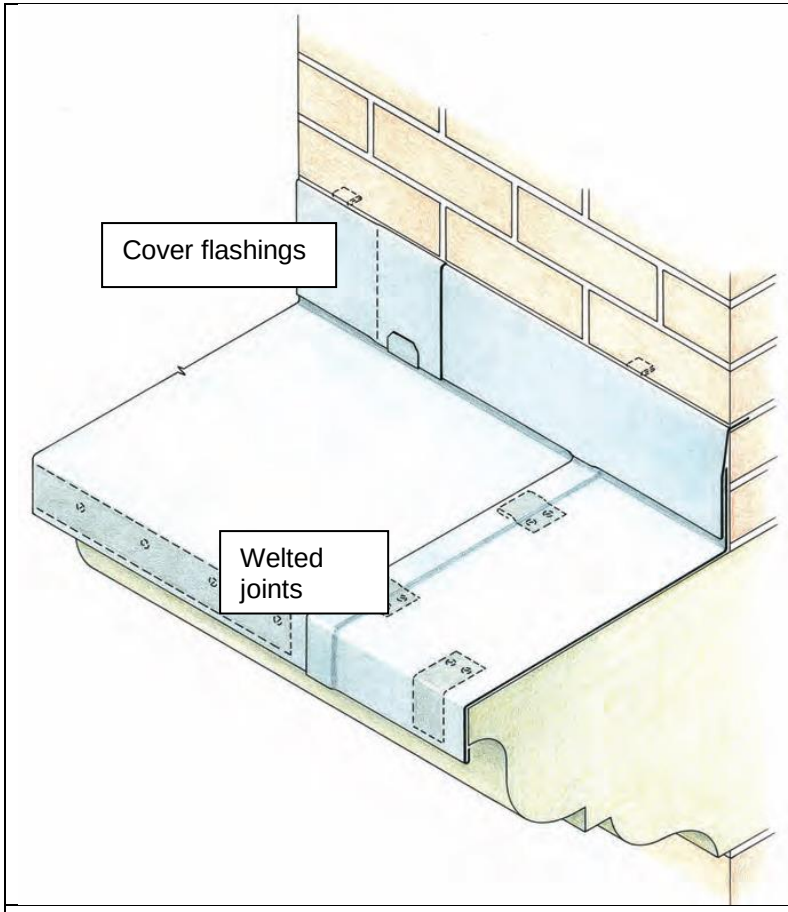
	are sufficient to keep the weathering's in position, even in high winds. However, for sloping cornices and projections, extra fixings will be required. All internal and external corners are to be in accordance with the manuals. Include for all clips, welds, welted laps, welted drips and finishing in strict accordance with the manuals.  *Wide projections to be fitted with welted joints and clipped over flashings to adjacent upstands where necessary.*				

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	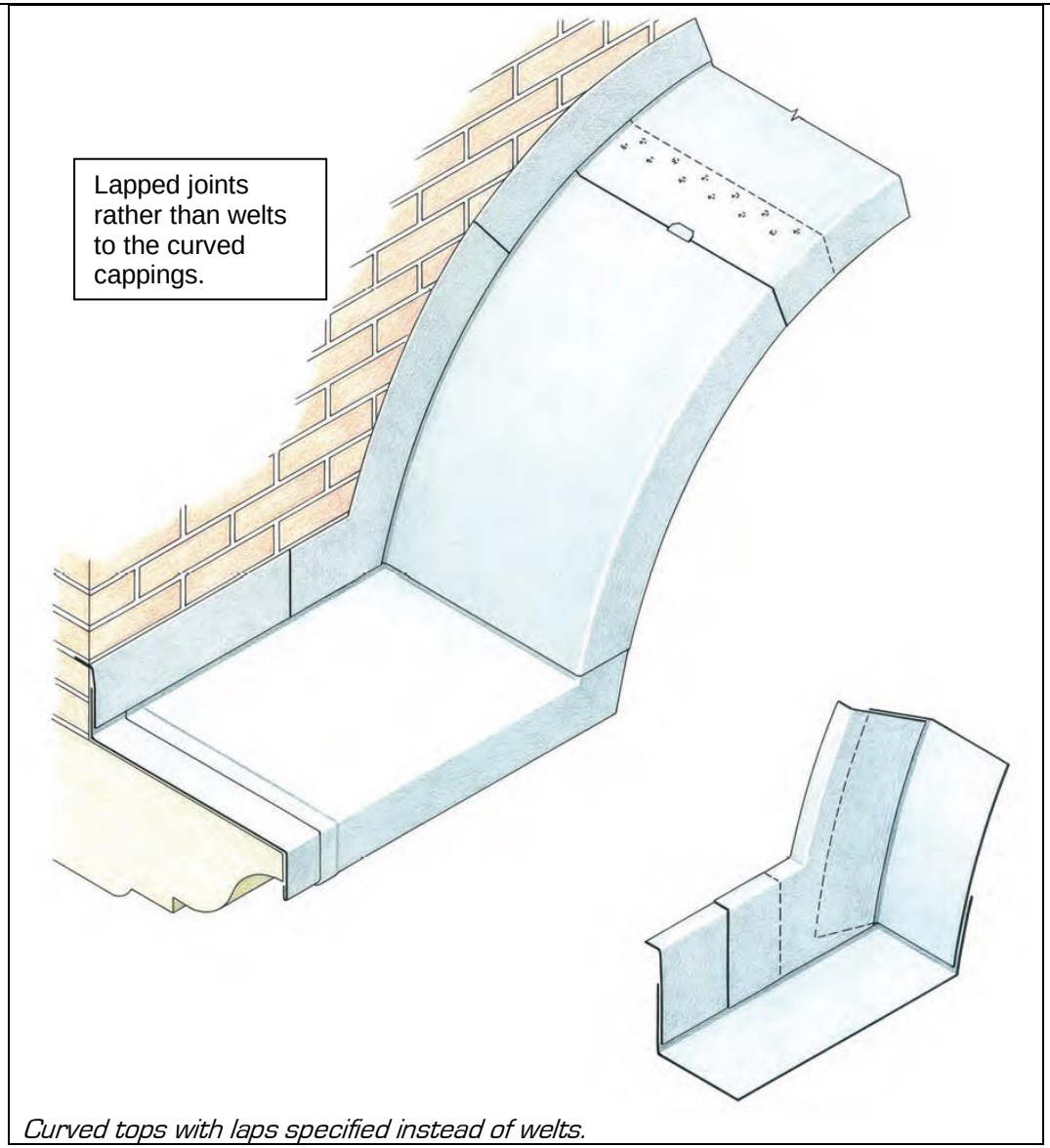 *Curved tops with laps specified instead of welts.*				

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	Weatherings to parapet walls The weathering of parapet walls, as shown , are to be similar to the horizontal projections. Spacing of the welts is as recommended for projections with nominal fall in the manual (Table 7 page 84), and the detailing of fixing clips in the welts and along free edges is as previously described. Intermediate fixings are not normally required because adequate fixing can be achieved in the down stand on each side of the parapet. However, for wide parapets in exposed positions, intermediate fixings may be necessary and, when used, should be positioned in the centre between the welts. The inner edge of a parapet capping is to be carried down to weather over the upstand of a roof covering or the lining of a parapet gutter where the parapets sit against the asphalt decks. The depth of this down stand and the method of fixing the free edge are important, especially in exposed positions (see below). When the down stand exceeds 150mm, it is necessary to detail a separate flashing (as manual Fig 166b; see also Figs 253 and 255,pages 158 and 161). Pitched parapet wall capping's should be joined with end-to-end laps and detailed as a pitched roof, with the edges turned down.				

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	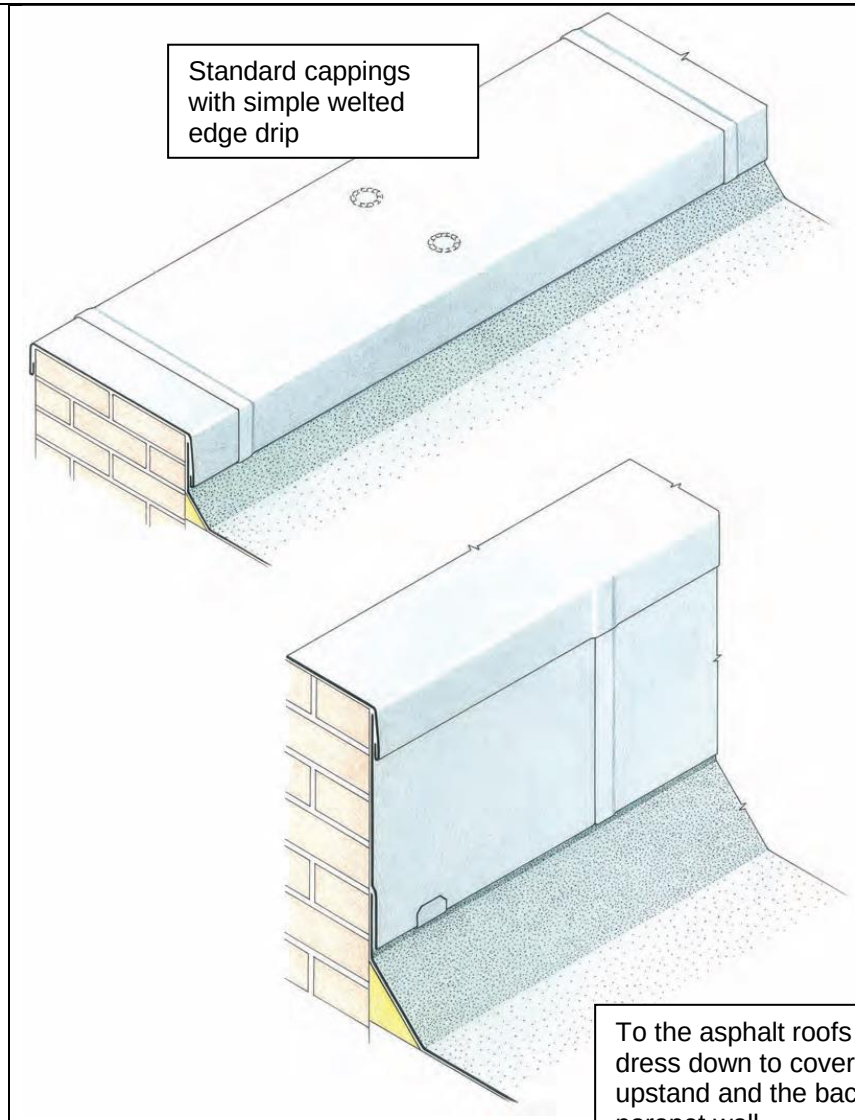 *Parapet cappings and down stand to the the new gutter linings to the roof.*				

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	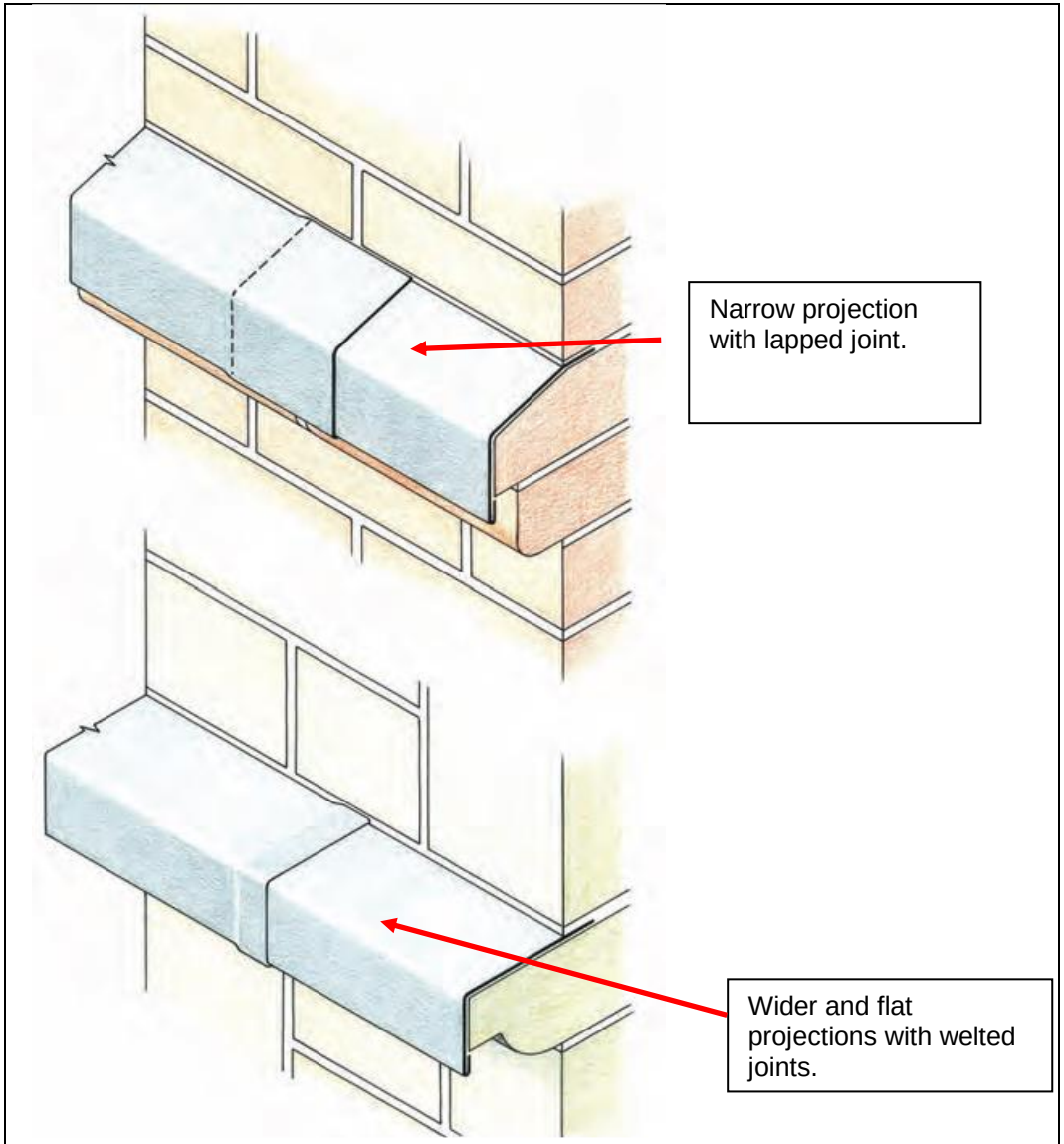 *Narrow string courses or capping's*				

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4.8	The scope of this item is to cut out the brickwork to the corroded steel lintels to the lightwell elevation high level roof areas. Where these cannot be repaired these will need to be replaced and provisional sums are allowed for this. To: • Lightwell elevation windows. Carefully cut out the brickwork to the heads of the corroded steel lintels to the side elevation. Allow for work to 2 number windows. Allow the CIA to inspect the condition of the lintels. Remove all brickwork to facilitate full access to the face of the lintel. Scrape back all rust using a wire brush, scraper and were necessary mechanical abrasive tools to remove all corrosion to the exposed faces. Treat the lintels with rust inhibitor. Coat the lintel with several thick coatings of bitumen paints to protect the steelwork. Reinstate the brickwork with new to match existing adequately pointed bed in accordance with the brickwork specifications above.	Item			
4.9	*The scope of this item is to* allow for redecoration all external masonry previously decorated to match existing in colour and style and to be in accordance with the decoration specifications below. To • All previously painted masonry. • All elevations.	Item	1		

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	Adequately prepare all of the masonry by brushing down using a light wire brush and scraper arrangement to remove all flaking paint back to base or sound material and allow for redecorating using sandtex only masonry renovation paint and this to be applied in no less than three good coats. Colours to be as existing.				
5.0	WINDOWS AND DOORS				
5.1	The scope of this item is to allow for some repairs to the timber and metal feature windows to the original sliding sash or casement and modern timber and metal windows and generally before redecoration. This is to the windows. To: • All elevations; There are 45 windows to the main feature facades, the majority original timber. There are 2 timber pedestrian doors also to receive treatment. There are timber ornate and original timber doors. There are 10 lightwell windows. There are main retail timber and metal windows in need of repair. There is one roof top windows which will be replaced and is not included in this measure. Carefully scrape back all of the flaking paints to enable full inspection of the window by the CA. Allow for some epoxy window repairs to the timber windows where there is lightly rotten timber. Allow 40nr patches 20mm maximum and use appropriate epoxy timber repair treatments fully built up after preparation, priming, rot treating the old wood.	All elevations Pedestrian doors.	All windows		

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	Allow for cutting out rotten wood back to a good base before building up gradually epoxy repairs. Epoxy repair by Smiths systems of clear penetrating epoxy sealer and epoxy filler system by Make Wood Good Ltd South Lodge Gravesend Rd Wrotham Kent TN15 7JJ Tel: +44 (0) 1732 824 700 Or similar and approved. Repairs as follows: Rotten Wood Repair Instructions: 1. Remove any paint from the rotten wood repair area. It is recommended to remove paint from the entire piece if you can as the CPES, (clear penetrating epoxy sealer), will make any good wood very resistant to rot in the future, and will further make paint or varnish finish last much longer; 2. Remove any rotted wood that is so rotten that it can be removed with your fingers. Retain anything firmer than this as CPES will harden rotted wood to the point where it will carry screws and filler without failure; 3. Allow the wood to dry out thoroughly before continuing with your rotting wood repair. Dry timber is much easier for the CPES to penetrate into; 4. Before applying CPES ensure that you can keep the work area dry until it has chemically cured; 5. Apply several coats of CPES (You will normally use Cold Weather formula for treating rotted wood, as it evaporates faster, but you may use Warm if you already have some, or need warm formula for another purpose as well) to the wood with rot, allow as				

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	much to be absorbed as the wood will take. One mixing can be used to apply three or four coats within one day if the solvent smell has dissipated. Keep mixed CPES covered between coats. Allow 24 hours to dry and partially set after the final coat. There should be no solvent smell and the surface should be firm to the touch. Large sections of rotted timber can take much longer for the solvents to evaporate, as they will absorb much more CPES into the rot. Moving air with fans can speed this process; 6. Deep areas of rot can have holes drilled into them to assist getting CPES deep into the section of rotted timber. Our CPES injection syringe can be used to good effect on rotten timber joints in window frames and similar, allowing for application of CPES to a precise area that will consume a lot as the porous rotted end grain is restored; 7. Once the rotting or rotten wood is saturated, the last coat will dry with a sheen, indicating that the wood will absorb no more 8. Now mix and use the fill-it filler to restore the profile on any rotten areas removed in step 2. Colouring Kits are available if required and may be used to colour the filler to the colour of the damaged wood to allow varnish or clear finishes to be applied. Full details on Fill-It, including thorough mixing instructions can be found on the Fill-It Flexible Epoxy Filler. 9. Allow the filler to set before any final finishing. Finish the Filler by carving or sanding. 10. Apply a final sealing coat of CPES over the filler and wood. This will promote the adhesion of your paint or varnish top coat, reducing maintenance and extending life 11. Your rotten wood repair should now be complete, and will just require finishing. The timber should now be very hard and highly resistant to further rot or water damage. The CPES dries as flexible as wood, and is also micro-porous, so the surface is very hard to damage yet will still allow the timber to breathe 12. Apply the first top coat 24 hours after the final coat of CPES typically, The CPES should be dry to the touch, and not smell of solvents, but still be chemically curing. It will bond to the top coat, gluing it to the wood in a very permanent manner. As the restored wood will still breathe, micro-porous paints may be used to good effect.				

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	13. Allow for picking out the loose and cracked putty beads to all of the windows and apply new linseed oil putty finished smooth ready for primer and decorations as below. Allow for new ironmongery generally to 15nr windows. To be advised by CA on inspection. Allow for hinges to casements 10nr. Stays 2nr and 5nr sash locks stays to sliding sash windows in brass. Allow to take out 15nr sliding sashes to plane back, ease and adjust and re-cord and fit new weights as necessary to ensure the sliding sash is working fully. Where there is a broken window panes, (allow 3nr), now and this is boarded or broken include for new glass and glazing and bead or putty as required before decoration. Decoration of all external joinery taken below. Where there are security grilles to the these will need to be taken off to facilitate access to the windows. This may require grinding off and the re-fixing later either bolted and cleated, or fillet welded connections to reinstate the security grilles. To the metal window systems allow the CA to inspect the system and check rubber seals before advising of any further spends on the retail systems.				
5.2	The scope of this item is to ease and the windows generally in particular the sliding sash window systems. To: • All windows timber; Allow for easing and adjusting all of the windows whether metal or timber. This will require all paints to be scraped back and burnt off where necessary to ensure that the window casements open and close fully and properly. Allow in some instances for taking out the casement or to burn back or scrape back heavy buildup of paint to the stiles, reveals and possibly hinge fixings to the metal windows. Ease and adjust and leave all in full working order.				

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6.0	INTERNAL REPAIRS				
6.1	The scope of this item is to repair the damaged plaster finishes internally. To: • Water damaged internal areas. This allowance is to walls and ceilings and it is anticipated that this will need to be done in 16 areas per wall or ceiling and will require approximately 18 m^2 of plasterwork per patch. In other words 16 areas patching. A ceiling patch being different from a wall patch. Prior to plastering work or redecoration allow for stripping off the wall paper to the damaged areas complete where there is wall paper to the walls and ceiling and prepare the walls ready for new repair or skim finish. Include for all boards, nogging, plasters, skim, scrim, and angle beads to complete the works. To the damaged walls allow for 3 coat works to rebuild in patches the plaster including renovation bonding coats and final skim coat lime plasters feathered smooth to the existing. Supply, fit and apply new multi finish skim finish to these rooms to the walls ready to receive new paint finish. To the damaged ceilings allow for cutting back square and neatly to sound timber ceiling joists and nog out or frame with timber to enable patch repairs. Use wall board or similar and make good with skim as before. All board edges to be fully nailed and supported no unsupported edges will be accepted. Where whole ceilings are dropping due to damp allow for whole ceiling to be dropped and cart all waste from site and re-board complete as above specification. Allow for the	Item	1		

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	purpose of pricing 3nr ceiling compete to 3nr standard rooms. CA to remeasure on completion.				
7.0	DECORATION				
7.1	Scrape back all loose and flaking paint to the previously decorated timber, brickwork, roof windows, roof fascias, roof joinery, elevation joinery, surrounds, stone, barriers, metal work, security grilles, rainwater goods, walls, windows, joinery, gutters downpipes, grilles security shutters etc ready to receive new decorative treatments. This is to all roof top and parapet areas and all elevations complete. Scrape back all loose and flaking paint to the previously decorated timber, masonry, stone, render and metalwork retained. Prepare surfaces as necessary and in a good workmanlike manner including any priming and filling. Include for under coats. To: • All roof top areas; • All elevations complete; • All previously painted masonry; • All windows and doors; • Internal walls disturbed by damp. Scrape back rust and in particular allow inspection by CA of the condition and any structural metal and steel for integrity. Allow for some minor filling to split sections of the timber where minor filling would be acceptable above that included elsewhere in this document. Allow to knot stop and prime all timber before finishing paints as below. Allow for scraping back all rust and corrosion and prime with rust inhibitor to all metal work.	All.			

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	Supply and redecorate all timber and metal work with primer, undercoat and 3 coats of good quality Crown, Dulux or Leyland Johnson ONLY gloss finish. Colours to match. Rustins for metal paints generally. Allow in pricing for colours to match the existing. All render, new and old, and all previously painted masonry is to be redecorated in SANDTEX or similar masonry paint to match the existing colour schemes with 2 nr good coats of paint. Internally allow for 3 good coats of emulsion white to all disturbed walls.				

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8.0	Provisional sums and contingencies				
8.1	The contactor is to allow for a contingency sum of £5000 to be expended on the agreed written instruction of the CA.			5000	00
8.2	Allow a provisional sum of £ 5000 for additional structural and lintel repairs.			5000	00
8.3	Allow a provisional sum of £ 5000 for additional roof repairs			5000	00
8.4	Allow a provisional sum of £ 5000 for additional masonry and crack repairs.			5000	00
	Sub total			20,000	00
	Collection Page				

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1	Preliminaries and general management conditions.				
2	Workmanship.				
3	General items.				
4	The works				
5	Provisional sums,			£5000	00
6	Contingencies.			£ 15000	00
7	TOTAL TENDER SUM		£		