

North Elevation - Drawing Number E001 - 02 : BAY N01

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Drip mould	N01.SB.05	Non standard special brick	Bad	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	2 bricks		
WALL	Drip mould	N01.SB.06	Non standard special brick	Bad	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	2 bricks		
WINDOW	Arch	N01.SB.07	Special brick	Generally Fair	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 5 bricks		
WINDOW	Arch	N01.SB.08	Special brick	Generally Fair	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 5 bricks		
WALL	Stone: general	N01.ST	Stone	Generally Fair	In general the stone is weathered. The surface is suffering from dirt build up and biological growth, especially to the moulded coping and the cills at the first floor.	Clean the surface with soft brushing and low pressure water. Remove biological growth and spray with antibacterial solution.		Approx. area 1.70 sqm		
WALL	Moulded coping	N01.ST.01	Stone	Bad	Some joints are exposed and allow water to get in.	Copings to be removed and then reinstated after cleaning	Mason	4.50 m		
WALL	Coping	N01.CO.01	Concrete	Bad	Poor quality concrete coping. The surface is suffering from algae, mosses and plants growth.	Remove poor quality concrete coping. Supply and fix twice weathered, twice throated artificial stone coping, bedded on bitumen or similar DPC. Light clean to remove built-up dirt	Mason	4.50 m		
WALL	Plinth	N01.CO.02	Painted Concrete	Generally Fair	The surface is suffering from algae, mosses and plants growth. In some points broken.	Remove biological growth. Remove and replace plinth behind down pipe	Mason	Approx. area 1.21 sqm		
JOINERY	Window	W.G.01			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.02			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.03			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.I.01			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.02			See: Schedule of works (External windows first floor)					
SERVICES	Rainwater pipe	N01.RW.01			See: Schedule of works (Roofs and rainwater pipes/gutters)					
SERVICES	Rainwater pipe	N01.RW.02			See: Schedule of works (Roofs and rainwater pipes/gutters)					

North Elevation - Drawing Number E001 - 02 : BAY N02

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	N02.BR	Brick	Bad	Brickwork in English Bond. In general the brickwork shows extensive water damage and salt crystallization. Generally suffering from dirt built up and biological growth, especially to mouldings, strings, cills and plinth.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 30.40 sqm		
WALL	Masonry: general	N02.BR	Mortar	Generally Fair	Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints. The parapet at the first floor shows damaged pointing.	Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		25 % of the total pointing of this bay		
WALL	High Parapet	N02.BR.01	Brick							
WALL	Masonry	N02.BR.02	Brick	Very bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 8 bricks		
WALL	Masonry	N02.BR.03	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 1 bricks		
WALL	Masonry	N02.BR.04	Brick							
WALL	Masonry	N02.BR.05	Brick							
WALL	Masonry	N02.BR.06	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 11 bricks		
WALL	Masonry: detail	N02.BR.07	Brick							
WALL	Masonry	N02.BR.08	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. bricks 11+3 special bricks		
WALL	Masonry: detail	N02.BR.09	Brick							
WALL	Stringcourse	N02.SB.01	Non standard special brick	Very bad	Bricks all damaged.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 50 bricks (1 course, length 3.88m)		
WALL	Stringcourse	N02.SB.02	Non standard special brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 3 bricks		

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North Elevation - Drawing Number E001 - 02 : BAY N02

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WINDOW	Arch	N02.SB.03	Non standard special brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. bricks 4+1 external angle		
WINDOW	Arch	N02.SB.04	Special brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 6 bricks		
						Remove bird netting to windows to allow cleaning and brick repairs and subsequently reinstate.				
WALL	Stringcourse	N02.SB.05	Non standard special brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 4 bricks		
WALL	Stone: general	N02.ST	Stone	Generally Fair	In general the stone is weathered. The surface is suffering from dirt build up and biological growth, especially to the moulded coping and the cills at the first floor.	Clean the surface with soft brushing and low pressure water. Remove biological growth and spray with antibacterial solution.		Approx. area 1.23 sqm		
WALL	Stone copings	N02.ST.01	Mortar	Bad	Some joints are exposed and allow water to get in.	Copings to be removed, cleaned and then reinstated.	Mason	3.90 m		
WALL	Plinth	N02.CO.01	Painted Concrete	Fair	Some dirt.	Clean.	Mason	Item		
WALL	Plinth	N02.CO.02	Painted Concrete	Fair	Some dirt.	Clean.	Mason	Item		
STAIRS	Step	N02.CO.03	Concrete covered with mosaic	Fair	Dirt build up.	Clean.	Mason	Approx 1.42 sqm		
JOINERY	Window	W.G.05			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.I.07			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.08			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.09			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.10			See: Schedule of works (External windows first floor)					
NETTING	Window	W.1.07-W1.10				Remove bird netting to facilitate the works and subsequently reinstate		Item		

North Elevation - Drawing Number E001 - 03 : BAY N03

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	N03.BR	Brick	Bad	Brickwork in English Bond. In general the brickwork shows extensive water damage and salt crystallization. Generally suffering from dirt built up and biological growth, especially to mouldings, strings, cills and plinth.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 53.12 sqm		
WALL	Masonry: general	N03.BR	Mortar	Generally Fair	Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints.	Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		25 % of the total pointing of this bay		
WALL	Masonry	N03.BR.01	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 20 bricks		
WALL	Masonry	N03.BR.02	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 4 bricks		
WALL	Masonry	N03.BR.03	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WALL	Masonry	N03.BR.04	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 40 bricks		
WALL	Masonry	N03.BR.05	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 20 bricks		
WALL	Masonry	N03.BR.06	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 4 bricks		
WALL	Masonry	N03.BR.07	Brick	Very bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 12 bricks		
WALL	Masonry	N03.BR.08	Brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 45 bricks		
WALL	Masonry	N03.BR.09	Brick (special)	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 3 special bricks		
WALL	Masonry: detail	N03.BR.10	Brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 3 bricks		
WALL	Masonry	N03.BR.11	Brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 45 bricks		

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North Elevation - Drawing Number E001 - 03 : BAY N03

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry	N03.BR.12	Brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks of which 5 special bricks		
WALL	Masonry: detail	N03.BR.13	Brick (special)	Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	2 special bricks		
WALL	Stringcourse	N03.SB.01	Non standard special brick	Fair	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 4 bricks		
PORTAL	Drip mould	N03.SB.02	Non standard special brick	Generally Fair	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 4 bricks		
WALL	Stone: general	N03.ST	Stone Cills	Generally Fair	In general the stone is suffering from dirt build up.	Clean the surface with soft brushing and low pressure water.		Approx. area 0.20 sqm		
WALL	Plinth	N03.CO.01	Painted Concrete	Fair	Some dirt	Clean. Renew blown render.	Mason	Approx. area 1.35 sqm Approx. area 0.40 sqm		
WALL	Plinth	N03.CO.02	Painted Concrete	Fair	Some dirt	Clean	Mason	Approx. area 1.87 sqm		
STAIRS	Steps	N03.CO.03	Concrete covered with mosaic	Fair	Dirt build up.	Clean. Render to top riser renew, risers generally make good joints to tesserae on steps.	Mason	step 1 : 1.10 sqm step 2 : 93 sqcm step 3 : 1.12 sqm		
JOINERY	Window	W.G.06			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.I.11			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.12			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.13			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.14			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.15			See: Schedule of works (External windows first floor)					

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North Elevation - Drawing Number E001 - 04 : BAY N04

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	N04.BR	Brick	Bad	Brickwork in English Bond. In general the brickwork shows extensive water damage and salt crystallization. Generally suffering from dirt built up and biological growth, especially to mouldings, strings, cills and plinth.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 21.07 sqm		
WALL	Masonry: general	N04.BR	Mortar	Generally Fair	Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints.	Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		25 % of the total pointing of this bay		
WALL	Parapet	N04.BR.01	Brick	Very bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 70 bricks		
WALL	Masonry	N04.BR.02	Brick	Very bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 15 bricks		
WALL	Masonry	N04.BR.03	Brick	Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WALL	Masonry	N04.BR.04	Brick	Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WALL	Masonry	N04.BR.05	Brick							
WALL	Masonry	N04.BR.06	Brick							
WALL	Masonry	N04.BR.07	Brick							
WALL	Masonry	N04.BR.08	Brick	Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WALL	Masonry	N04.BR.09	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 2 bricks		
WALL	Masonry	N04.BR.10	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 9 bricks + 1 special bricks		
WALL	Masonry	N04.BR.11	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 5 bricks + 2 special bricks		
WALL	Stringcourse	N04.SB.01	Non standard special brick	Very bad	Bricks all damaged.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 54 bricks (1 course, length 3.94m)		

North Elevation - Drawing Number E001 - 04 : BAY N04

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Stringcourse	N04.SB.02	Non standard special brick	Bad	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 4 bricks		
WINDOW	Arch	N04.SB.03	Special brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WINDOW	Arch	N04.SB.04	Special brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WALL	Stringcourse	N04.SB.05	Non standard special brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 2 bricks + 1 external angle		
WALL	Stone: general	N04.ST	Stone	Generally Fair	In general the stone is weathered. The surface is suffering from dirt build up and biological growth, especially to the moulded coping at the first floor.	Clean the surface with soft brushing and low pressure water. Remove biological growth and spray with antibacterial solution.		Approx. area 1.24 sqm		
WALL	Moulded coping	N04.ST.01	Mortar	Bad	Some joints are exposed and allow water to get in.	Repoint and selective repair at joints.	Mason	3.90 x 0.21 m		
WALL	Plinth	N04.CO.01	Painted Concrete	Fair	Some dirt	Clean	Mason	Item		
WALL	Plinth	N04.CO.02	Painted Concrete	Fair	Some dirt	Clean	Mason	Item		
STAIRS	Steps	N04.CO.03	Painted Concrete	Fair	Three steps and a landing, suffering from subsidence and cracking, particularly the top step, which is now a trip hazard. Surface of the steps covered with mosaic.	Patch up and repair hazardous step;	Mason	1 step : 96 sqcm 2 step : 90 sqcm 3 step : 90 sqcm Landing : 3.36 sqm		
JOINERY	Window	W.G.07			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.I.16			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.17			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.18			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.19			See: Schedule of works (External windows first floor)					
NETTING	Window	W.1.16-W1.19				Remove bird netting to facilitate the works and subsequently reinstate		Item		

North Elevation - Drawing Number E001 - 04 : BAY N05

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	N05.BR	Brick	Bad	Brickwork in English Bond. In general the brickwork shows extensive water damage and salt crystallization. Generally suffering from dirt built up and biological growth, especially to mouldings, strings, cills and plinth.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 35.48 sqm		
WALL	Masonry: general	N05.BR	Mortar	Generally Fair	The brick masonry shows signs of inappropriate pointing with much hard mortar with high cement content by the parapets. Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints.	Mortar with a high cement content ought to be removed. Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		40 % of the total pointing of this bay		
WALL	Parapet	N05.BR.01	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 50 bricks		
WALL	Masonry	N05.BR.02	Brick	Bad	Exfoliation on brick surface. Damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 34 bricks (1 course, length 4.37m)		
WALL	Masonry	N05.BR.03	Brick							
WALL	Masonry	N05.BR.04	Brick							
WALL	Parapet	N05.BR.05	Brick	Very bad	Exfoliation on brick surface. Damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 220 bricks		
WALL	Masonry	N05.BR.06	Brick	Bad	Exfoliation on brick surface. Damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 23 bricks		
WALL	Masonry	N05.BR.07	Brick							
WALL	Masonry	N05.BR.08	Brick	Bad	Exfoliation on brick surface. Damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 15 bricks		
WALL	Masonry	N05.BR.09	Brick	Bad	Exfoliation on brick surface. Damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 30 bricks		
WALL	Masonry	N05.BR.10	Brick	Bad	Exfoliation on brick surface. Damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 20 bricks		

North Elevation - Drawing Number E001 - 04 : BAY N05

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry	N05.BR.11	Brick	Bad	Exfoliation on brick surface. Damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 50 bricks		
WALL	Pilaster strip	N05.SB.01	Special brick	Bad	Exfoliation on brick surface. Damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 12 bricks		
WALL	Pilaster strip	N05.SB.02	Special brick	Bad	Exfoliation on brick surface. Damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 12 bricks		
WALL	Stringcourse	N05.SB.03	Non-standard special brick	Very bad	Bricks all damaged.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 60 bricks (1 course, length 4.40m)		
WALL	Stringcourse	N05.SB.04	Non-standard special brick	Bad	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 5 bricks		
WALL	Drip mould	N05.SB.05	Special brick	Bad	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 2 bricks		
WALL	Drip mould	N05.SB.06	Special brick	Bad	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 2 bricks		
WALL	Stone: general	N05.ST	Stone	Generally Fair	In general the stone is weathered. The surface is suffering from dirt build up and biological growth, especially to the moulded coping at the first floor.	Clean the surface with soft brushing and low pressure water. Remove biological growth and spray with antibacterial solution.		Approx. area 1.67 sqm		
WALL	Moulded coping	N05.ST.01	Stone	Bad	Some joints are exposed and allow water to get in.	Remove copings, clean see above and reinstate.	Mason	4.37 x 0.21 m		
WALL	Coping	N05.CO.01	Concrete	Bad	Poor quality concrete coping. The surface is suffering from algae, mosses and plants growth.	Remove poor quality concrete coping. Supply and fix twice weathered, twice throated artificial stone coping, bedded on bitumen or similar DPC. Light clean to remove built-up dirt	Mason	Approx. area 2.98 sqm		
WALL	Plinth	N05.CO.02	Painted Concrete	Generally Fair	The surface is suffering from algae, mosses and plants growth. In some points broken.	Remove biological growth. Remove and renew render.	Mason	Approx. area 0.15 sqm		
WALL	Plinth	N05.CO.03	Painted Concrete	Generally Fair	The surface is suffering from algae, mosses and plants growth. In some points broken.	Remove biological growth. Remove and renew 50% of render	Mason	Approx. area 0.90 sqm		

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North Elevation - Drawing Number E001 - 04 : BAY N05

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
JOINERY	Window	W.G.09			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.10			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.G.11			See: Schedule of works (External windows ground floor)					
JOINERY	Window	W.I.24			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.25			See: Schedule of works (External windows first floor)					
SERVICES	Rainwater pipe	N05.RW.01			See: Schedule of works (Roofs and rainwater pipes/gutters)					
SERVICES	Rainwater pipe	N05.RW.02			See: Schedule of works (Roofs and rainwater pipes/gutters)					
SERVICES	Electric cables				A number of cables crudely fixed on the surface at window cill level, leading into the Office. The main incomer for electricity service and armoured cable, which is now damaged and rusting. Other vertical cables, possibly telephones at the corner of one of the pilasters. A surface mounted halogen light fitting with light sensor switch and a surface mounted on conduit light fitting with switch.	Remove unnecessary cabling and rewire with rationalised cabling;	electrician			

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North Elevation - Drawing Number E001 - 05 : BAY N06

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	N06.BR	Brick	Bad	Brickwork in English Bond. In general the brickwork shows extensive water damage and salt crystallization. Generally suffering from dirt built up and biological growth, especially to the top parapet and mouldings, strings and cills.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 55.52 sqm		
WALL	Masonry: general	N06.BR	Mortar	Generally Fair	Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints.	Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		40 % of the total pointing of this bay		
TOWER	Turret	N06.BR.01	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 5 bricks		
TOWER	Turret	N06.BR.02	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 5 bricks		
TOWER	Masonry	N06.BR.03	Brick							
TOWER	Masonry	N06.BR.04	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 45 bricks		
TOWER	Masonry	N06.BR.05	Brick							
TOWER	Masonry	N06.BR.06	Brick							
TOWER	Masonry	N06.BR.07	Brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
TOWER	Masonry	N06.BR.08	Brick							
TOWER	Masonry	N06.BR.09	Brick							
TOWER	Masonry	N06.BR.10	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match. Panels below W.2.01 to be opened up to inspect ironwork and to repair cracks.	Bricklayer	Approx. 40 bricks		
TOWER	Parapet	N06.SB.01	Special brick	Very Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match. Coping stones to be removed for cleaning. Rebuild parapet and reinstate copings.	Bricklayer	7 course, length 5.00m		

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North Elevation - Drawing Number E001 - 05 : BAY N06

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
TOWER	Stringcourse	N06.SB.02	Non-standard special brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 15 bricks		
TOWER	Stringcourse	N06.SB.03	Non-standard special brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WALL	Stone: general	N06.ST	Stone	Generally Fair	In general the stone is weathered. The surface is suffering from dirt build up and biological growth, especially to the moulded coping at the top floor.	Clean the surface with soft brushing and low pressure water. Remove biological growth and spray with antibacterial solution.		Approx. area 1.56 sqm		
JOINERY	Window	W.2.01	See: Schedule of works (External windows second floor)							

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North Elevation - Drawing Number E001 - 06 : BAY N07

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	N07.BR	Brick	Bad	Brickwork in English Bond. In general the brickwork shows extensive water damage and salt crystallization. Generally suffering from dirt built up and biological growth.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 6.48 sqm		
WALL	Masonry: general	N07.BR	Mortar	Generally Fair	Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints.	Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		25 % of the total pointing of this bay		
WALL	Parapet	N07.BR.01	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 27 bricks		
WALL	Masonry	N07.BR.02	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 38 bricks		
WALL	Masonry: detail	N07.BR.03	Brick							
WALL	Masonry: detail	N07.BR.04	Brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 4 bricks		
WALL	Masonry	N07.BR.05	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 12 bricks		
WINDOW	Drip mould	N07.SB.01	Non-standard special brick	Very bad	Bricks all damaged.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 12 bricks		
WINDOW	Arch	N07.SB.02	Special brick							
WALL	Coping	N07.CO.01	Concrete	Bad	Poor quality concrete coping. The surface is suffering from algae, mosses and plants growth.	Remove poor quality concrete coping. Supply and fix twice weathered, twice throated artificial stone coping, bedded on bitumen or similar DPC. Light clean to remove built-up dirt	Mason	Approx. area 1.27 sqm		
WALL	Plinth	N07.CO.02	Painted Concrete	Bad	The surface is suffering from algae, mosses and plants growth. Broken.	Remove biological growth. Remove and renew.	Mason	Item		
WALL	Plinth	N07.CO.03	Painted Concrete	Fair	Some dirt	Clean	Mason	item		
STAIRS	Step	N07.CO.04	Concrete covered with mosaic	Fair	The surface is suffering from algae, mosses and plants growth. Dirt build up.	Clean the surface with soft brushing and low pressure water. Remove biological growth and spray with antibacterial solution.	Mason	Item		
See: Schedule of works (External windows ground floor)										
JOINERY	Window	W.G.04								

North Elevation - Drawing Number E001 - 06 : BAY N08

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	N08.BR	Brick	Bad	Brickwork in English Bond. In general the brickwork shows water damage and salt crystallization. Generally suffering from dirt built up and biological growth, especially to strings and plinth.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 12.93 sqm		
WALL	Masonry: general	N08.BR	Mortar	Generally Fair	Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints.	Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		20 % of the total pointing of this bay		
WALL	Masonry	N08.BR.01	Brick							
WALL	Masonry	N08.BR.02	Brick							
WALL	Masonry	N08.BR.03	Brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 20 bricks		
WALL	Stringcourse	N08.SB.01	Non-standard special brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 3 bricks		
WALL	Plinth	N08.CO.01	Painted Concrete	Bad	Completely cracked.	Remove and renew.	Mason	Approx. area 44 sqcm		

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North Elevation - Drawing Number E001 - 07 : BAY N09

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	N09.BR	Brick	Bad	Brickwork in English Bond. In general the brickwork shows water damage and salt crystallization. Generally suffering from dirt built up and biological growth, especially to strings and plinth.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 12.94 sqm		
WALL	Masonry: general	N09.BR	Mortar	Generally Fair	Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints.	Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		20 % of the total pointing of this bay		
WALL	Masonry	N09.BR.01	Brick							
WALL	Masonry	N09.BR.02	Brick							
WALL	Masonry	N09.BR.03	Brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WALL	Stringcourse	N09.SB.01	Non-standard special brick	Fair	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	2 bricks		
WALL	Main Stringcourse	N09.SB.02	Non-standard special brick	Fair	Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	1 brick		
WALL	Plinth	N09.CO.01	Painted Concrete	Fair	Some dirt.	Clean	Mason	Approx. area 60 sqcm		

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North Elevation - Drawing Number E001 - 07 : BAY N10

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	N10.BR	Brick	Bad	Brickwork in English Bond. In general the brickwork shows extensive water damage and salt crystallization. Generally suffering from dirt built up and biological growth, especially to the top parapet and mouldings, strings and cill.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 18.55 sqm		
WALL	Masonry: general	N10.BR	Mortar	Generally Fair	Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints.	Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		40 % of the total pointing of this bay		
WALL	Parapet	N10.BR.01	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 5 bricks		
WALL	Masonry	N10.BR.02	Brick							
WALL	Masonry: detail	N10.BR.03	Brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 5 bricks		
WALL	Masonry: detail	N10.BR.04	Brick	Generally Fair	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 6 bricks		
WALL	Masonry	N10.BR.05	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 20 bricks		
WALL	Masonry	N10.BR.06	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 4 bricks		
WALL	Masonry	N10.BR.07	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 6 bricks		
WINDOW	Arch	N10.SB.01	Special brick							
WINDOW	Cill	N10.ST.01	Painted Stone	Fair	Some dirt.	Clean.	Mason	102 x 16.5 cm		
WALL	Coping	N10.CO.01	Concrete	Bad	Poor quality concrete coping. The surface is suffering from algae, mosses and plants growth.	Remove poor quality concrete coping. Supply and fix twice weathered, twice throated artificial stone coping, bedded on bitumen or similar DPC. Light clean to remove built-up dirt.	Mason	Approx. area 1.27 sqm		
WALL	Plinth	N10.CO.02	Painted Concrete	Fair	Some dirt	Clean	Mason	Approx. area 60 sqcm		
JOINERY	Window	W.G.08			See: Schedule of works (External windows ground floor)					

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South Elevation - Drawing Number E003 - 02 : BAY S01

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	S01.BR	Brick	Bad	Brickwork in English Bond. In general the brickwork shows extensive water damage and salt crystallization. Generally suffering from dirt built up and biological growth.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 49.26 sqm		
WALL	Masonry: general	S01.BR	Mortar	Generally Fair	Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints.	Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		40 % of the total pointing of this bay		
WALL	Masonry: detail	S01.BR.01	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WALL	Masonry: detail	S01.BR.02	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		

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South Elevation - Drawing Number E003 - 03 : BAY S02

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	S02.BR	Brick	Generally Fair	Brickwork in English Bond. In general the brickwork shows extensive water damage and salt crystallization. Generally suffering from dirt built up and biological growth.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 49.48 sqm		
WALL	Masonry: general	S02.BR	Mortar	Generally Fair	Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints.	Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		30 % of the total pointing of this bay		
WALL	Masonry	S02.BR.01	Brick							
WALL	Masonry	S02.BR.02	Brick							
WALL	Masonry	S02.BR.03	Brick		Not inspected.		Bricklayer	Approx. area 8.33 sqm		
WALL	Stone: general	S02.ST	Stone	Generally Fair	In general the stone is weathered. The surface is suffering from dirt build up.	Clean the surface with soft brushing and low pressure water.		Approx. area 0.59 sqm		
JOINERY	Window	W.G.22			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.G.23			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.G.24			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.G.25			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.39			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.40			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.41			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.42			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.43			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.44			See: Schedule of works (External windows first floor)					
JOINERY	Window	W.I.45			See: Schedule of works (External windows first floor)					
SERVICES	Gutter	S02.RW.01			See: Schedule of works (Roofs and rainwater pipes/gutters)					

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South Elevation - Drawing Number E003 - 04 : BAY S03

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WALL	Masonry: general	S03.BR	Brick	Bad	Brickwork in English Bond. In general the brickwork shows extensive water damage and salt crystallization. Generally suffering from dirt built up and biological growth. A large part of the surface is covered by ivy.	Clean the surface using low water content low-pressure nebulous sprays from fixed manifolds at a constant distance from the brick face. Dirt build-up to be removed with stiff pure bristle brushes. Remove biological growth and spray with antibacterial solution.		Approx. area 54.53 sqm		
WALL	Masonry: general	S03.BR	Mortar	Bad	Generally the joints are weathered and throughout the bay the mortar has receded leaving some open joints.	Rake out existing brickwork to a depth of 25 mm and point with a semi-recessed joint.		70 % of the total pointing of this bay		
WALL	Masonry: detail	S03.BR.01	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 5 bricks		
WALL	Masonry	S03.BR.02	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 20 bricks		
WALL	Masonry	S03.BR.03	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WALL	Masonry	S03.BR.04	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WALL	Masonry	S03.BR.05	Brick	Bad	Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 10 bricks		
WALL	Masonry	S03.BR.06	Brick		Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 15 bricks		
WALL	Masonry	S03.BR.07	Brick		Further investigation required.		Bricklayer	Approx. area 11.70 sqm		
WALL	Masonry	S03.BR.08	Brick		Further investigation required.		Bricklayer	Approx. area 4.09 sqm		
WALL	Masonry	S03.BR.09	Brick		Further investigation required.		Bricklayer	Approx. area 13.85 sqm		
WALL	Masonry	S03.BR.10	Brick		Further investigation required.		Bricklayer	Approx. area 3.97 sqm		
WINDOW	Arch	S03.SB.01	Special brick		Exfoliation on brick surface. Some damaged bricks.	Cut out damaged facing bricks and piece in facing bricks to match.	Bricklayer	Approx. 60 bricks		

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South Elevation - Drawing Number E003 - 04 : BAY S03

ELEMENT	ELEMENT DETAIL	REF NUMBER	MATERIAL	COND.	DESCRIPTION	REPAIR/WORKS	TRADES	DIMENSION	UNIT COST	COST
WINDOW	Cill	S03.ST.01	Stone	Generally Fair	In general the stone is weathered. The surface is suffering from dirt build up.	Clean the surface with soft brushing and low pressure water.	Bricklayer	2.55 x 0.10 m		
JOINERY	Window	W.2.08			See: Schedule of works (External windows second floor)					
SERVICES	Gutter	S03.RW.01			See: Schedule of works (Roofs and rainwater pipes/gutters)					
SERVICES	Rainwater pipe	S03.RW.02			See: Schedule of works (Roofs and rainwater pipes/gutters)					
SERVICES	Rainwater pipe	S03.RW.03			See: Schedule of works (Roofs and rainwater pipes/gutters)					

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