

41 BELSIZE PARK GARDENS, NW3

Repairs & Reconstruction of misaligned section of Party Structure

Rear Garden Wall and Pier - to be read in conjunction with Bell Buttrum dwg. 6356-GW-01

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- 1 Allow a sum of £300 to supply and install all necessary protection to Employers premises and affected neighbouring premises at No.43 Belsize Park Gardens - extent of protection to be agreed on site.
- 2 Allow for Heras or similar temporary fencing with sheathing to be provided around working area on No.41 side to maintain safety and prevent general access.
- 3 Allow for any scaffolding and all temporary access, etc
- 4 Carefully remove say, 4No lowest coping stones and pier capping and set aside for re-use.
- 5 Without damaging existing steps carefully reduce to tread level section of wall marked on drawing for demolition and re-construction, retaining any salvageable bricks - other debris to be removed from site.
- 6 Carefully demolish entire pier and grub out any foundation without damaging remaining section of wall each side.
- 7 Carefully remove and set aside for possible re-use existing stone treads and risers from affected area (No.41 side only).
- 8 Allow for attendance on Structural Engineer during visit to confirm instructions and scope of repairs and reinstatement.
- 9 OPTIONAL ITEM - provide cost to carefully remove remaining treads and risers from upper section of steps, stonework to be set aside for possible re-use. Demolish and cart away inner wall on No.41 side and similarly grub out and cart away any foundations to wall, leaving backfilled to within 150mm of ground level for later treatment. (Do not include in TOTAL)
- 10 Excavate to a depth of 750mm below ground level and central to existing pier position, form a 750x750x300mm foundation using Grade C30 concrete. Consolidate existing foundations to garden wall and remaining section of party wall.

- 11 Build new masonry pier, similar size to suit, using suitable brick or blockwork, tied into existing garden wall and with provision for tying into reconstructed party wall
  
- 12 Rebuild party wall to same profile as previous in best achievable vertical alignment to match in with remaining upper section of wall by stitching with existing brickwork and to newly reconstructed pier with stainless steel profile.
  
- 13 Replace salvaged coping stones to match existing profile
  
- 14 Apply two-coat render with appropriate waterproofing additive and leave with finish to match existing leaving ready for decoration
  
- 15 Decorate entire wall and pier using brilliant white or other colour to match existing external grade masonry paint - both sides, all accessible areas
  
- 16 Remove from site all debris and unwanted materials leaving site clear and tidy

TOTAL