

Working hours:	8am – 5pm Monday to Friday. No Saturdays, Sundays or Bank Holidays. (please see section 3.0, item 22 for The Crown Estate Paving Commission's working time stipulations on Saturdays)	
Access:	Adequate and safe scaffolding should be provided for the works.	
Related repairs:	All necessary repairs are identified and listed prior to commencement of redecoration to allow repairs to be carried out prior to redecoration.	
Works specification :	The contract specification should reflect the requirements and detailed guidance included within The Crown Estate Guidelines and Standard Specification to Architects for Regents Park dated November 2014.	
Render:	Existing defective render should be adequately repaired.	
Metal work:	Existing defective metal work should be adequately repaired.	
Rot in joinery:	Existing decayed and infested timber should be taken out and sound components adequately repaired. New timber should be treated with preservative; any replacement should be on a like for like basis.	
Lead:	Existing defective Lead work should be adequately repaired. Flashband, mastic and felt based repairs are not acceptable	
Glazing:	Protect existing glass during the works. Existing defective glass should be adequately repaired. Existing damaged crown or cylinder glass must not be replaced with modern float or plate glass.	
Rainwater goods :	Should be adequately repaired, new fittings of aluminium, plastic and copper are not acceptable.	
Paint system:	All paints to be part of the same manufacturer's system and applied as the manufacturer's recommendations. Application of the paint to be such that a consistent colour and appearance is obtained on each type of surface on completion of the work.	
Finish type :	Stucco(render):	Dulux trade Weathershield Smooth Masonry Water Based Gloss
	Joinery:	Dulux Trade Weathershield Exterior Gloss System
	Rainwater goods:	Dulux Trade Metal Shield
	Railings:	Dulux Trade Metal Shield
Colours:	Stucco(render):	Dulux Regent's Park Cream Gloss
	External statues:	White; BS 00 E 55 Gloss
	Windows (below roof line):	White; BS 00 E 55 Gloss
	Windows (dormers)	Dark grey; BS 00A13 Gloss
	Doors (previously painted):	Black (or other) Gloss
	Iron rain water goods:	Dulux Regents Park Cream Gloss or black
	Railings Black:	Gloss
	Painted Brickwork:	Keim mineral paint – colour to match existing