1. Allow for all necessary protection to plants and shrubs within the adjoining garden at No 5 The Mount, sufficient to protect against foot traffic from operatives and erection of scaffold.
2. Provide and erect scaffold on sloping plant beds and grass surface, against flank wall, for length of main roof parapet, from within No 5 and securely tie into the structure. Extend scaffold around chimney stack and tie in to secure to structure. Supply and fit lifting gear for materials. Enclose scaffold in debris netting.
3. Seal all brick flues against soot and debris falls. Remove and set aside first floor fireplace contents and seal foot of flue from within Reception room. Seal flue vent at low level within upper ground floor. On completion; remove seals, smoke test one working fireplace flue, confirm flue is free of obstruction. Reinstate all work disturbed on completion. Test boiler flue and provide gas safety certificate from a gas registered engineer for basement boiler flue. Remove any obstruction to flue and smoke test one flue serving first floor reception fireplace opening.
4. Provide temporary protection to lead roof of water tank housing, lead lined valleys, artificial slate roof covering and concrete ridge tiles.
5. Carefully remove and salvage 5 No clay chimney pots and retain one, suspected asbestos cement, flue boiler terminal and flue lining. Use hand bolsters to remove modern cement flaunching securing chimney pots and set aside pots for re-use.
6. Seal upper sections of flues against falling debris as work proceeds.
7. Remove remainder of flaunching by hand bolster, carefully take down brick chimney stack and full length of roof parapet to top floor ceiling level. Take up and salvage sheet lead coping to flank wall roof parapet and reinstate on completion. Remove excess mortar from salvaged bricks and set aside for facings. Plank and store bricks on scaffold. Salvage all flashings to roof covering and insert into new work on completion.
8. Provide temporary weather-proof covering to newly exposed end of loft construction, from apex to ceiling joists and secure to structure. Leave wind and weather-tight.
9. Cut out pockets in flank wall at ceiling level, provide 300x150x25 timber sole plates, provide and erect Acrow prop with ‘U’ head channel fixed to support three roof ridge timbers during the works.
10. Reduce chimney stack and flank parapet wall down to top floor ceiling joist level using hand bolsters. Prepare a level foundation surface on which to build new stack. Insert natural slate wedging bedded in 1:3 quicklime to sand mortar mix to achieve same. Supply additional matching second hand bricks as backing where necessary and using salvaged bricks, rebuild chimney stack and parapets in Flemish bond, all to original height and details, including forming six flues. Point in as work proceeds with 1:3 lime mortar, including stepped flashings to sloping roofs and apron flashing to water tank housing. Allow for rendered finish to inside face of re-built parapet wall, using three coat lime render – (provisional).
11. Form new flaunching to stack in lime mortar and reinstate five clay chimney pots in the same positions as original – see photos.
12. Prepare and apply a Sootwash Replication application from Messrs Dyebrick, following manufacturer’s instructions, to achieve a matching finish to mortar and new brickwork. Obtain Conservation Officer’s approval of sample finish before proceeding.

**Generally:**

1. Access to the works to be predominantly from externals. Where initial and final access is required through the house, provide all necessary temporary protection to floor covering and internal surfaces. Wipe all affected internal surfaces and leave clean on completion.