244 Camden Road, London						
Schedule of Works						
6.0		**The Works - External**	**Quantity**	**Unit**	**Rate**	**Total**
6.1		**Entrance Steps Construction**				
		All alterations to the entrance steps and front elevation are shown as outline designs in the following tender drawings. Note; these drawings are to confirmed and finalised following the outcome of the planning application submitted.				**Note**
		Drawings numbers; MS-5643B1 - As Existing Elevations, MS-5643B2 - Proposed Elevations.				
		External walls to steps				
6.1.1		Carefully hack off and remove the cracked and live render applied to the external and internal facing flank walls of the entrance steps. All render to be removed from the line of the bottom step to the line of the front columns of the entrance porch.				
6.1.2		Undertake crack stitch repair to the brickwork walls forming the flanks of the entrance steps. The Contractor is to report on the locations and extent of the cracking to the brickwork following the removal of the damaged and cracked render finish removed.				**Note**
6.1.3		To the location of brickwork cracking to both flank walls of the entrance steps allow to chase out the cracked mortar joints and the horizontal mortar joints of every third course in the location across the crack for a minimum of 1m.				
6.1.4		Install Helifix Helibar stainless steel ties into the opened masonry joints and bond with helibond cementitious grout. Install in strict accordance with the manufacturers guidelines.				
6.1.5		For the purpose of pricing, at which point the extent of repairs is not confirmed, allow for repairs to be undertaken, as above, for 5 linear metres.	5	m		
6.1.6		Allow a **Provisional Sum** of £200 for the repair of any loose and damaged brickwork to the steps following the removal of the render finish.			PS	**£ 200.00**
6.1.7		Re-point all previously chased out mortar joints to the walls with lime mortar. Leave wall ready to receive new render application.				
		Entrance steps and railings				
6.1.8		Hack off the existing asphalt covering applied to the entrance steps and Ground Floor level entrance porch landing, including for the step edge upstands. Take back the finish to the underlying substrate. Remove all vegetation growth.				
6.1.9		Contractor to report on the condition of the underlying substrate forming the base of the entrance steps and entrance.				**Note**
6.1.10		Dismantle and remove the existing metal handrail to the left hand side of the entrance steps and dispose off site.				
6.1.11		Remove all coping stones and detailing to the tops of the flank walls of the entrance steps and dispose off site.				
6.1.12		Carefully demolish the blockwork constructed wall to the edge of the flat roof to the right hand side of the entrance steps at the mid-landing level. Wall to be taken down level to the top of the small roof deck. Note; retain section of blockwork wall that is currently supporting the concrete canopy over the Lower Ground Floor entrance.				
6.1.13		Remove the timber, felt covered canopy over the Lower Ground Floor entrance and dispose off site.				
6.1.14		Construct low level brickwork parapet wall to the perimeter of the small flat roof over the right hand side of the entrance steps. Wall to be brick thick in English bond and built up to a height of 150mm above the line of the roof deck, allowing to factor in the installation of stone paving.				
6.1.15		To the left hand side of the entrance steps, as the mid landing level, allow to build up brickwork parapet to the flank of the steps, allowing to build a minimum of 150mm above the line of the deck, or to match the line of the existing parapet to the steps directly below.				
6.1.16		To the top of the new parapet wall of the small flat roof and to the tops of the flank walls either side of the entrance steps, supply and install new coping stones. Coping to be Buff York Stone to have riven drip to the underside.				
		External walls to steps				
6.1.17		To both internal and external facing walls to the flanks of the entrance steps, and to the newly constructed low level parapet wall to the flat roof, allow to re-render. Render application to be Lime based mortar in two coats. Base coat and finishing coats to be mortar mix ration of 1:1:5 cement lime sand. Natural Hydraulic Lime 3.5.				
		Step treads				
6.1.18		To the entrance steps and landings and small flat roof, allow to prepare the deck to ensure that this is level, with correct falls, in order to prepare for the application of the new stone paving and waterproof membrane.				
6.1.19		Supply and install waterproof membrane across the steps and landing. The waterproofing is to consist of impermeable, damp proof butyl rubber membrane sandwiched between two layers of protective polypropylene membrane. This membrane is to be chased into the surrounding parapet walls and upstands and terminating into render finish.				
6.1.20		Supply and install Buff York Stone paving tiles and step treads to the entrance steps, landing and small flat roof. York Stone step treads to be installed with bullnose edge. Length of the step tread going to allow for overhang of bull nose and the installation of York Stone riser.				
		The Contractor is to ensure accurate measurement of the entrance steps and the checking of the suitability of the existing construction of the steps to ensure that suitable rises and goings of the steps can be provided. Provide details of the design installation to the CA for approval prior to ordering.				**Note**
		The Contractor is able to source York Stone supplier and installation companies, however details of suitable sub-contractor is noted below;				
		English City Stone, Address: 74 Fernlea Rd, London, SW12 9RW Telephone: 020 8673 8785 Website: info@englishcitystone.co.uk				**Note**

		Handrails and balustrades				
6.1.21		Supply and install new cast iron handrails and balustrades to both sides of the entrance steps, fixing into the top of the flank walls. The York Stone copings are to be cut to fit the positions of the balustrade fixing points.				
		Handrail and balustrades to be designed to be in compliance with BS5395 and BS6180:2011.				**Note**
		Handrails to be a minimum of height of 900mm above the line of the step treads and extending over the line of the bottom riser by a minimum of 300mm				
		Railings to be fixed into the top of the parapet walls to the flanks of the entrance staircase, allowing to fix into the masonry to a minimum depth of 100mm and resin fixed in place.				
		York Stone copings are to be accurately cut to allow for fixing around the position of the vertical railing fixing posts.				
		Cast iron railings to be square profile and based on a bottom rail with intermitted fixings into the top of the parapet wall. Handrail follow the line of the steps to a height of at least 900mm above the line of the steps and landing.				
		Railings design to the taken from the British Spirals and Castings design range, cast iron railings, product reference RCI-1. See below.				**Note**
						
		The Contractor is able to source cast iron handrail balustrade and railings supply and installation companies, however details of suitable sub-contractor, if required, is noted below;				**Note**
		British Spirals and Castings Telephone: 01663 750716 Website: www.britishsc.co.uk				
6.1.22		To the perimeter of the small flat roof to the right hand side of the mid landing, allow to supply and install cast iron railings to the top of the parapet wall and coping. Railings to be supported from top and bottom rails with projecting arrowpoint tops. Railings to be fixed into the top of the parapet wall every 1m and to a minimum depth of 100mm, and resin fixed. Height of railing to be a minimum of 900mm above the line of the coping.				
		Railings to have the same square profile as the handrail balustrade and top and bottom rail with railings head spike projections above the line the rail with obelisk points.				
		York Stone copings are to be accurately cut to allow for fixing around the position of the vertical railing fixing posts.				
		Cast iron railings to be square profile and based on a bottom rail with intermitted fixings into the top of the parapet wall. Handrail follow the line of the steps to a height of at least 900mm above the line of the steps and landing.				
		Railings design to the taken from the British Spirals and Castings design range, cast iron railings, product reference RCI-1.				
		Alterations to the external areas of the building and the front elevation are detailed in the elevation drawings. Drawing numbers MS-5643B2 - Proposed Elevations.				**Note**
		Gas Meter Cupboard				
		Contractor Design Element				
6.1.23		To the external face of the right hand side flank wall of the entrance staircase, construct a brickwork enclosure around the 5no external gas meters. Brickwork housing is to be constructed to a depth as tight up to the meter cases as possible. Form timber mono-pitched roof construction over, allowing for to installation of a slate roof covering. Timber frame installed to the front of the enclosure to allow form three separate timber slatted doors and securing latches. Opening of doors to allow sufficient access into the enclosure for routine maintenance. Each door to be lockable.				
		Outline design of gas meter enclosure to the flank of the staircase entrance is as shown in Drawing number MS-5643B2 (2 of 3). Construction details to be finalised following receipt of Planning Application response.				**Note**
		Lower Ground Floor Entrance Canopy				
		Contractor Design Element				
6.1.24		Supply and install a small timber framed mono-pitched roof construction over the top of the existing stone canopy of the Lower Ground Floor entrance.				
		Following the removal of the previous timber board capping, allow to make good the exposed stonework capping and fixings into the external render.				**Note**
		Timber constructed roof detail to allow for the shallow mono-pitched roof to project over the line of the existing stone canopy. Roof to be covered with slates and finished at the eaves with a timber facia.				**Note**
6.1.25		Supply and install lead flashings to the rear and right hand side of the pitched roof, allowing to chase into the external render of the elevation and right hand side of the porch construction. Chase in flashings to a minimum depth of 25mm.				

6.1.26		Supply and install narrow pvc guttering to the edge of the pitched roof fixed to timber facia board. Downpipe to drain from the left hand side, to the new roof of the gas meter enclosure.				
6.1.27		Left hand side face of the roof pitch to be clad with timber weatherboard. Pre-treated timber board to fill the gap of the canopy pitch to the entrance.				
6.1.28		Decorate all timber elements of the entrance canopy with primer and 2no coats of Dulux Trade External Weathershield Gloss. Colour TBC.				
		Decoration Items				
6.1.29		Redecorate 2no metal ventilation grilles to the flank wall openings to the entrance steps with 2no coats of Dulux Trade Quick Drying Weathershield gloss. Colour to be Black.				
6.1.30		Rub down, prepare and redecorate the 2No external Lower Ground Floor flat timber doors (each side of the entrance steps) . Paint to be Dulux Trade Weathershield Quick drying satin paint, or similar approved. Colour to be confirmed.				
6.2		**Front elevation porch**				
6.2.1		Carefully hack off and remove the cracked and live render applied to the external and internal facing walls of the front elevation entrance porch.				
		Undertake investigation following the erection of the elevation scaffolding in order to allow for tap testing of render finish to the porch in order to retain any areas of sound and well bonded render.				
6.2.2		The Contractor to take a sample of the removed render and have this analysed in order to determine the mortar mix used for the elevation render. Replacement patch repair render finish to then be based on the same mix. Contractor to send sample render to Sandberg for analysis.				
		Sandberg Address: 5 Carpenters Place, Clapham, London, SW4 7TD Tel: +44 (0) 20 7565 7072 website: www.sandberg.co.uk				
6.2.3		Carefully cut out and remove any defective cornice and keystone detail stonework to the face of the porch. Take back stone to suitably firm substrate to allow for facing repairs.				
		Note - Contractor to report on the condition of the exposed stonework following provision of high level access and removal of loose material.				**Note**
6.2.4		Undertake plastic mortar repairs to the decorative stonework to the top of the porch perimeter, arch and capitals. Extent of stonework plastic repairs to be determined upon provision of high level access and removal of paintwork finish. For the purpose of pricing allow for a Provisional Sum of £1,000 for the stonework repairs.			PS	**£ 1,000.00**
6.2.5		Carefully break out and remove the asphalt roof covering to the porch construction including upstands and capping to the parapets.				
6.2.6		Remove the metal railings installed to the perimeter of the porch and dispose off site.				
		Contractor Design Element				
6.2.7		To the existing rainwater outlet to the porch roof, allow to open up and form a wider opening which will allow for the installation of a small rainwater outlet and downpipe.				
6.2.8		Prepare the porch deck and allow for the application of a new asphalt covering extending across the roof area, allowing for an upstand to the face of the parapet wall and an upstand to the building elevation for a minimum height of 150mm. Asphalt to be designed to form sleeve weathering detail to the widened rainwater opening. Dress asphalt up the internal face of the parapet wall and across the top of the parapet allowing to extend a minimum depth of 150mm.				
		Detailing to the rainwater outlet to be designed and constructed in line with the Mastic Asphalt Council guidelines roofing clamping clone outlet, detail 20 of roofing guide.				**Note**
		Contractor Design Element				
6.2.9		Supply and install new rainwater downpipe to the porch outlet, allowing to connect pipework into the existing rainwater drainage installed to the far left hand side of the flank elevation. Downpipe installation to be PVC to match the existing installations on site.				
6.2.10		Supply and install lead flashings to the face of the front elevation above the line of the asphalt upstand. Chase out the wall to a minimum depth of 25mm and dress the flashings over the upstand.				
6.2.11		Supply and install rubberised membrane damp proof course to the top of the existing parapet wall.				
6.2.12		To the top of the porch parapet wall supply and install new coping stones. Coping to be Buff York Stone to have riven drip to the underside. Profile and depth of coping stone to be approved by CA prior to installation.				
6.2.13		To the faces of the porch allow to patch repair the rendered finish with lime mortar feathering in to the existing retained rendered finish. Mortar mix for render to match the existing, as determined by the Sandberg testing. Leave surface of the porch render ready for redecoration.				
		For the purposes of pricing allow for a Provisional Quantity of 3m2 of patch repairs to render. 3no locations of size no more than 1m2.	3	m2		
		Contractor Design Element				
6.2.14		Supply and install new cast iron railings to the perimeter of the porch roof. Railings to be fixing into the top of the porch parapet walls and through the York Stone copings.				
6.2.15		Railings to be designed to be in compliance with BS5395 and BS6180:2011.				
6.2.16		Porch railings to be a minimum height of 900mm above the porch roof deck, including for the height of the parapet upstand. Railings to be fixed into the top of the parapet wall to a minimum depth of 100mm and secured with resin.				
6.2.17		Railings to have decorative spindles between the top and bottom rails. Contractor to provide design options for the spindles of the porch railings for the Client to consider. Railings designed to be enclosed and with gaps between the railings no more than 100mm wide. Decorative balustrade options to be heritage approved to suit Victorian period properties.				
		Railings design to the taken from the British Spirals and Castings design range, cast iron railings, product reference RWT-12. See below.				**Note**

						
6.2.18		The Contractor is able to source cast iron handrail balustrade and railings supply and installation companies, however details of suitable sub-contractor, if required, is noted below;				**Note**
		British Spirals and Castings Telephone: 01663 750716 Website: www.britishsc.co.uk				
6.2.19		Decorate the external rendered surface of the porch with 2no coats of external masonry paint. Paint to be Dulux Trade Weathershield masonry paint, or similar approved. Colour to be confirmed.				
6.3		**Front Elevation**				
		Elevation				
6.3.1		Carefully hack off and remove all areas of cracked and live render to the front elevation of the property. Chase out sections of cracked render back to the point of sound fully adhered render.				
		Undertake investigation following the erection of the elevation scaffolding in order to allow for tap testing of render finish to the Front Elevation in order to retain any areas of sound and well bonded render.				
		For the purposes of pricing allow for a **Provisional Quantity** of 10m2 of patch repairs to render. 10no locations of size no more than 1m2. Render mix to be as determined by the Sandberg mortar investigation and to match the existing elevation render mix. Item 6.2.2.	10	m2		
6.3.2		To the locations of the cracking to the front elevation masonry, above and below the window openings on the First and Second Floors, allow to undertake crack stitch repairs.				
		Chase out mortar joints to every third brickwork course for a width of 1m across the crack. Supply and installed Helifix Helibar stainless steel ties into the joints and fix with Helifix resin. Re-point mortar joints with Lime mortar.				
6.3.3		Using the same mortar mix as used for the porch render, as determined by analysis, allow to patch repair the elevation with replacement render, feathering to the existing surface finish, leaving ready for redecoration.				
		Metal balcony railings				
6.3.4		Remove the metal railings installed to the perimeter of the 2no projecting balconies of the Ground and First Floors and dispose off site.				
6.3.5		Supply and install new cast iron balcony railings to the perimeter of the 2no projecting balconies. Railings to be fixing into the surface of the balcony and restrained back to the buildings elevation.				
		Railings to be designed to be in compliance with BS5395 and BS6180:2011.				
6.3.6		Balcony railings to be a minimum height of 900mm above the balcony deck. Railings designed to be enclosed and with gaps between the railings no more than 100mm wide. Decorative balustrade options to be heritage approved to suit Victorian period properties.				
6.3.7		Railings to have decorative spindles between the top and bottom rails. Contractor to provide design options for the spindles of the porch railings for the Client to consider. Decorative balustrade options to be heritage approved to suit Victorian period properties.				
		Railings design to the taken from the British Spirals and Castings design range, cast iron railings, product reference RWT-12. This is the same design as the proposed Porch roof perimeter railing.				
		The Contractor is able to source cast iron handrail balustrade and railings supply and installation companies, however details of suitable sub-contractor, if required, is noted below;				**Note**
		British Spirals and Castings Telephone: 01663 750716 Website: www.britishsc.co.uk				
6.3.8		Redecorate the front elevation rendered surface of the building with 2no coats of external masonry paint. Paint to be Dulux Trade Weathershield masonry paint, or similar approved. Colour to be confirmed.				
6.3.9		Redecorate the surfaces of the 2no projecting balconies with 2no coats of external masonry paint. Paint to be Dulux Trade Weathershield masonry paint, or similar approved. Colour to be confirmed.				
		Windows and doors				
6.3.10		Rub down, prepare and redecorate all timber frame windows and balcony doors to the front elevation. Take back finish to the timber and allow to apply 1no primer and 2no coats of Dulux Trade Weathershield External Gloss. Colour to be White.				
6.3.11		Rub down, prepare and redecorate the timber panelled entrance door and frame. Allow to apply 2no coats of Dulux Trade Weathershield External Gloss. Colour to match the existing.				
6.3.12		Undertake test of all of the external cables that are installed to the front of the building in order to identify what is live and what is redundant.				
6.3.13		Allow for a **Provisional sum** of £250 for the repair to timber frame windows and doors. Extent of repairs to be determined upon preparation of the windows. Resin repairs and timber splicing to be considered for frame repairs.			PS	**£ 250.00**
6.3.14		To any Identified services and cables which are no longer in use allow to disconnect and strip out.				
6.3.15		To any live cables still serving the properties allow for the tidying of cables and clipping in place to ensure that no cables are hanging loosely to the elevation.				

6.4		**Flank and Rear Elevations**				
6.4.1		To the locations of the cracking to the rear elevation masonry, above and below the window openings on the First and Second Floors, allow to undertake crack stitch repairs.				
		Chase out mortar joints to every third brickwork course for a width of 1m across the crack. Supply and installed Helifix Helibar stainless steel ties into the joints and fix with Helifix resin. Re-point mortar joints with Lime mortar.				
6.4.2		Cut out and replace any cracked and defective mortar pointing to the flank and rear elevations. Chase out pointing to a depth of approximately 25mm and re-point with lime mortar, and finish flush to the brickwork, to match the existing.				
		Extent of defective mortar to be replaced to be determined upon provision of high level access. For pricing purposes allow for the **Provisional Quantity** of 10m2 re-pointing.	10	m2		
6.4.3		Rub down, prepare and redecorate all timber frame windows to the rear and flank elevations. Take back finish to the timber and allow to apply 1no primer and 2no coats of Dulux Trade Weathershield External Gloss. Colour to be White.				
6.4.4		Rub down, prepare and redecorate the external timber doors and frames to the rear and flank elevations. Allow to redecorate both external and internal surfaces. Take back finish to the timber and allow to apply 1no primer and 2no coats of Dulux Trade Weathershield External Gloss. Colour to be White.				
6.4.5		Allow for a **Provisional sum** of £250 for the repair to timber frame windows and doors. Extent of repairs to be determined upon preparation of the windows. Resin repairs and timber splicing to be considered for frame repairs.			PS	**£ 250.00**
6.4.6		Rub down prepare and redecorate metal fire escape staircase to the flank elevations. Remove all flaking paint taking finish back to bare metal. Allow to spot prime any areas of corrosion and then decorate with 2no coats of Dulux Trade Weathershield Quick Drying Exterior Satin paint. Colour to be Black.				
6.4.7		Paint a colour differentiated step edge to each of the 7no steps of the escape staircase. Paint a yellow nosing detail to the edge of the steps.				
6.4.8		Clean down all external pvc rainwater goods and soil vent pipes across the rear and flank elevations.				
6.4.9		Undertake gutter and downpipe clearance, allowing to jet through all rainwater drainage and leave free flowing upon completion.				
6.4.10		Carefully disconnect and remove the redundant soil pipe connection fixed to the building at First Floor level to the flank elevation and dispose off site. Allow to fill opening to the wall with replacement brickwork, to match the existing.				
6.4.11		Redecorate 2no cast iron security grilles installed over Lower Ground Floor windows. Remove all flaking paint taking finish back to bare metal. Allow to spot prime any areas of corrosion and then decorate with 2no coats of Dulux Trade Weathershield Quick Drying Exterior Satin paint. Colour to be Black.				
6.4.12		To the rear Lower Ground Floor courtyard and the adjacent Ground Floor level masonry steps, allow to remove all vegetation growth to the masonry. Make good gaps and damage to masonry walls and steps by re-pointing brickwork.				
6.4.13		Apply fungicide to the masonry walls, steps to rear Ground Floor and the Lower Ground Floor courtyard in order to clear and remove all vegetative growth.				
6.4.14		Undertake test of all of the external cables that are installed to the rear and flank elevations of the building in order to identify what is live and what is redundant.				
6.4.15		To any identified services and cables which are no longer in use allow to disconnect and strip out.				
6.4.16		To any live cables still serving the properties allow for the tidying of cables and clipping in place to ensure that no cables are hanging loosely to the elevation.				
6.5		**Rear Extension Flat Roof**				
6.5.1		Carefully lift and remove the paving tiles installed to the First Floor rear roof deck.				
6.5.2		Undertake repairs to the asphalt roof covering, cutting out sections of splits and blisters and then cutting away and replacing slumped and damaged upstands.				
6.5.3		Carry out tests of the falls to the existing flat roof to ensure that the rainwater drains towards the existing rainwater outlet and the roof does not pond.				
6.5.4		Remove the felt flashings installed to the rear elevation. Cut a chase into the rear elevation wall 150mm above the line of the roof deck and dress up asphalt finish to the elevation to the chase.				
6.5.5		Supply and install code 4 lead flashing above the line of the asphalt upstand against the rear elevation. Provisional Quantity of 2m linear of lead flashings.	2	m	PQ	
6.5.6		Re-dress and re-point the lead flashings to the perimeter of the roof to the inside of the parapet roof wall and lapping over the asphalt upstands.				
6.5.7		To the surface of the flat roof allow to apply new liquid applied waterproofing and trafficable non-slip surface. Allow to dress roof waterproofing into the rainwater outlet.				
		Supply and install Icopal Elastoflex waterproofing system with anti-skid surfacing products to the surface of the existing asphalt substrate.				
		Built up waterproofing system to be installed in strict accordance with the manufacturers guidelines. Clean and prepare current, and repaired, asphalt surface then apply;				
		Elastoflex Primer, Elastoflex coating base coat, Elastoflex reinforcing mat, Elastoflex coating top coat, Elastoflex walkway compound, Elastoflex Colour Quartz particles and then Elastoflex UV clear encapsulation layer.				
		See Appendix 3 for Specification details of roofing installation.				**Note**
6.6		**Main Building Roof**				

6.6.1		Undertake patch repairs to the roof of the building allowing to replace missing or damaged slates. For pricing purposes allow for a Provisional Quantity of 50no slates to be replaced. Extent of repairs to be determined upon provision of high level access when the building is scaffolded.	50	item		
6.6.2		Rub down prepare and redecorate timber soffits and facias to the perimeter of the roof. Apply 2no coats of Dulux Trade Weathershield External Gloss. Colour to be White.				
6.6.3		Rub down, prepare and redecorate all timber frames to the Third Floor dormer windows. Take back finish to the timber and allow to apply 1no primer and 2no coats of Dulux Trade Weathershield External Gloss. Colour to be White.				
6.6.4		Clean down lead cladding to the 3no lead dormers. Apply patination oil to all lead cladding.				
6.7		**Front Garden and Boundary Wall**				
		Details of the alterations to the front elevation boundary wall are detailed in the Proposed drawings number MS-5643B2 (1 of 3).				**Note**
		Front boundary wall and gate				
6.7.1		Remove existing gates to the front boundary wall and dispose off site.				
6.7.2		Remove the coping stones to the top of the central section of the front boundary wall and the projecting column to the left hand side of the central gate opening. Dispose off site.				
6.7.3		Infill brickwork wall to the right hand side of the wall up to the level of the existing front boundary wall. Apply render to the front and rear faces of the wall.				
6.7.4		Construct extensions to the top of the 2no central projecting columns to the boundary wall forming the central opening. Brickwork columns to be extended up to a height of 1.7m, continuing line from the existing projecting column bases.				
		Construct extension to the top of the projecting column to the far left hand side of the boundary wall. Brickwork columns to be extended up to a height of 1.7m continuing line from the existing projecting column bases..				
6.7.5		Render the extended brickwork columns. Sand cement mortar to match the existing.				
6.7.6		Supply and install coping stones to the top of the 3no extended columns and the top of the boundary wall to the right hand side of the gate opening. Coping stones to match the size and material of the existing coping stones. Drip detail to be cut out to the underside external edges of the coping stones and set clear of the face of the rendered column.				
6.7.7		Clean down the existing rendered finish to the front boundary wall and treat with fungicide. Leave ready for redecoration.				
6.7.8		Redecorate both existing render and new applied render to the elevations of the boundary walls with 1no undercoat and 2no top coats of Dulux Trade External Weathershield Masonry paint.				
6.7.9		Supply and install new cast iron pedestrian entrance gate to the opening between the 2no central columns. Gate to be bespoke made to suit opening and up to a height of 1.5m.				
6.7.10		Supply and install railings to the tops of the walls to the left and right of the central entrance gate. Railings to extend to a height just below the line of the coping stones of the extended wall columns.				
		Details of the railings and finials and details for the pedestrian gate to be as shown in the image below. Manufactured by Leighton Ironcraft, style, reference from website '075 Wimbledon'.				**Note**
						
		Cast iron railings and gate to be manufactured and supplied by Leighton Ironcraft.				**Note**
		Address: 39 Willow Lane, Mitcham, CR4 4NA Tele: 020 3212 0077 Website: www.leightonironcraft.co.uk				
6.7.11		Railings and gate to be decorated with primer and 2No coats of Dulux Trade Metalshield gloss. Colour to be Black.				
		Front yard paving				
6.7.12		Break out the existing concrete sections of hardstanding to the front yard of the building, from the line of the front wall and gate, back to the line of the gate access to the side of the building. Line of the hardstanding to be cut straight at the location of the gate to form junction with new ground finish. Dispose of all concrete hardstanding off site.				
		Contractor Design Element				
6.7.13		Undertake ground levelling across the front yard to ensure that the substrate to ready to receive new paved finish. The Contractor is to check all falls to ensure that rainwater drains towards the front boundary wall, away from the building with sufficient falls to prevent ponding.				
6.7.14		Excavate to allow for a foundation mix and paving of at least 150mm. The paving level is to match as closely to the existing levels to ensure the new built up paving forms a level junction with the highways paving to the front of the building, and to the line of the concrete hardstands to side elevation of the building.				

6.7.15		Cover area with a mortar mix if 6 parts sand to 1 part cement to a minimum depth of 75mm, then level and tamp down. Mortar mix to be dampened to allow sufficient binding prior to paving being laid.				
6.7.16		Supply and install Sawn Yorkstone paving slabs to be installed across the area of the front yard. Thickness of paving slabs to be 50mm deep. Slabs to be 600mm x 300mm in size laid in brickwork pattern.				
		Contractor to provide outline design of paving prior to the ordering of materials in order for CA approval.				**Note**
6.7.17		During installation ensure that the paving is installed level, but way of taut string lines and spirt level, continually checking designed falls for rainwater dispersal.				
6.7.18		Using a mortar mix of 3 parts sand to one part cement, trowel in mortar joints across the paving. Ensure sand mix is matched to the colour as closely as possible to the Yorkstone paving.				
6.7.19		Seek stone supplier advise on the requirement to apply sealant to the paving and allow for application if this is something that is recommended to be undertaken upon completion of the installation.				
		Front elevation well to Lower Ground Floor				
		Contractor Design Element				
6.7.20		Break out existing concrete paving to the base of the well to the front of the building.				
6.7.21		Contractor to report on the presence of rainwater drainage to this location and the position of the connections to the surface drainage to the main underground surface water drainage. Note; it is assumed that there is a connection from the existing narrow channel. Investigations required to determine.				
6.2.22		Allow for a Provisional Sum of £500 for an underground drainage survey of the site to the front of the building.			**PS**	**£ 500.00**
6.2.23		Excavate to allow for a foundation mix and paving of at least 150mm. The paving level is to match as closely to the existing levels to ensure the new built up paving forms a level junction with the door opening to the Lower Ground Floor.				
6.2.24		Cover area with a mortar mix if 6 parts sand to 1 part cement to a minimum depth of 75mm, then level and tamp down. Mortar mix to be dampened to allow sufficient binding prior to paving being laid.				
6.2.25		Allow for the supply and installation of a narrow slot surface water drain to the centre of the base of the well. Slot drainage to be connected to the exiting surface water drainage.				
		Drainage to be ACO Hexdrain Brickslot discreet slot drainage channel. Install to manufacturers guidelines.				
6.2.26		Supply and install ACO Hexdrain narrow slot drainage across the external line of the threshold of the Lower Ground Floor door opening. Connect to the slot drainage to the centre of the well and to the mains drainage.				
6.2.27		Supply and install Sawn Yorkstone paving slabs to be installed across the area of the front area well to the same specification as the front yard paving. Thickness of paving slabs to be 50mm deep. Slabs to be 600mm x 300mm in size laid in brickwork pattern, cut to fit the surface drainage layout.				
6.2.28		Contractor to ensure that the paving is laid to falls along the length of the well to ensure that all surface water drains into the centrally positioned slot drain.				**Note**
7.0		**The Works - Internal and Building Services**	**Quantity**	**Unit**	**Rate**	**Total**
7.1		**Internal Common Parts Redecoration**				
		Internal common parts from the Ground Floor to Third Floor to be redecorated. All previously painted surfaces to be redecorated.				**Note**
7.1.1		Rub down prepare and redecorate all plaster finished entrance lobby and landing ceilings and stair soffits with 2no coats of Dulux Trade emulsion paint. Colour to be White.				
7.1.2		Rub down prepared and redecorate all walls throughout the common parts entrance and staircase with 2no coats of Dulux Trade emulsion paint. Colour to be confirmed.				
7.1.3		Rub down prepare and redecorate all timber joinery to the common parts including staircase bannister, handrails, stair strings, skirting boards and cupboards. Timber to be redecorated with 2no coats of Dulux Trade Satinwood paint. Colour to be White.				
7.1.4		Rub down prepare and redecorate all timber doors, door frames and architraves to the flat entrances throughout the building. Both sides of the doors to be decorated. Timber to be redecorated with 2no coats of Dulux Trade Satinwood paint. Colour to be White.				
		Contractor to arrange for access into the residents flats to allow for the decoration of the inside and closing stiles of the doors.				**Note**
7.1.5		Rub down prepare and redecorate all internal faces of the timber window frames throughout the common parts staircase and landings. Timber to be redecorated with 2no coats of Dulux Trade Satinwood paint. Colour to be White.				
7.1.6		Undertake deep clean of carpet throughout the common parts from Ground to Third Floor.				
7.2		**Building Services - Electrics**				
7.2.1		The existing electric meters for all of the 5no flat demises are currently located within the Lower Ground Floor demise, to a storage space beneath the entrance staircase. It is the desire to disconnect the meters and relocate these within the Ground Floor entrance lobby, into a designated electrical meter cupboard.				**Note**
		New electricity meter cupboard to be installed to the right hand side wall within the Ground Floor entrance reception. Location and design of cupboard to be agreed with CA prior to installation, and in consultation with the UK Power Networks.				**Note**
7.2.2		Engage with UK Power Networks to allow for the temporary disconnection of the incoming electrical mains, allowing for works to be undertaken to bring the existing mains cable up to the Ground Floor entrance lobby to the location of the new meter cupboard. UKPN to reconnect the mains supply on completion of the meter relocation.				
		UKPN quotation for the disconnection and subsequent reconnection in line with energy suppliers meter connection is included within Appendix 5 of this Specification.				**Note**
7.2.3		Engage with the existing electricity suppliers to coordinate the disconnection and relocation of the electrical for each of the demises to the Ground Floor. The details of the existing energy suppliers, MPAN numbers and meter cereal numbers are noted with Appendix 4 of this Specification.				

7.2.4		Note; The residents are to be advised that they are to cancel their current supplier and seek to have British Gas as a supplier in order that the reconnection of the 6no meters can be undertaken in coordination with the UKPN disconnection and reconnection works.				**Note**
7.2.5		Electrician to be appointed to undertake the works to extend the existing mains incoming supply from the current location within the Lower Ground Floor to the Ground Floor entrance hall in order to install and reconnect the meters within this location.				
7.2.6		British Gas to be appointed to undertake the reconnection of all of the existing 5no residential flat electricity meters.				**Note**
7.2.7		British Gas to be appointed to undertake the installation of a new meter to the currently shippless supply for the Landlord common parts electrical supply.				
7.2.8		Electrician to disconnect all existing small power and lighting from within the common parts from the existing metered supply and allow to reconnect to the newly installed designated Landlord electricity meter.				
7.2.9		Electrician to assess the requirement for the alteration of wiring from the new electricity meter location within the Ground Floor into each of the 5no individual flats. Allow to replace the existing incoming electricity cables from the position of the meters into each of the flats and leave all flats in full working order upon completion.				
7.2.10		Construct new meter cupboard within the entrance lobby to enclose the 6no electricity meters. The cupboard is to be located on the wall directly below the location of the existing cupboard for the individual fuse spurs for the flats.				
7.2.11		The carcass of the cupboard to be designed to replicate the style of the existing fuse cupboard with board fixed to a timber frame. The cupboard is to be designed to provide a minimum of 30 minutes fire resistance. The cupboard is to have double timber flush doors set in a timber architrave. Door frame and architrave to replicate the design of the timber architraves of the existing doors to the flats for continuity.				
7.2.12		Double cupboard doors to be timber flush finished with a Walnut veneer to match the doors to the flats. Contractor to source sample veneers from a door supplier of their choice in order to provide options to match up against. Doors to be 30 minutes fire resistant and fitted to intumescent strips and smoke seals.				
7.2.13		Upon completion of the electrical mains alterations and meter installation the Contractor is to provide NICEIC installation test certification for all electrical supplies within the property.				
7.3		**Lower Ground Floor Demise - Area beneath Entrance Staircase**				
		Storage area located within the demise of the Lower Ground Floor flat, beneath the entrance steps construction.				
		Note: Tenant to remove all belongings to leave room clear prior to works commencing.				
7.3.1		Strip out and remove the plasterboard drylined cavity drainage installation within the store room beneath the entrance steps and dispose off site.				
7.3.2		Carefully hack off and remove all existing rendered finish throughout the storage room and take back to bare brickwork.				
7.3.3		Allow to undertake isolated patch repairs to internal brickwork walls, cutting out and replacing any areas of defective, spalled/flaking brickwork and re-pointing. Extent of repairs to be determined upon exposure of wall. For pricing purposes allow for a Provisional Sum of £250 for brickwork repairs and replacing.			PS	**£ 250.00**
7.3.4		Apply new Sika render to the internal faces of the storeroom walls. Sika render application to be Sika 1 Pre-bagged waterproof render system.				
		Prepare walls and apply Sika 1 in strict accordance with the manufacturing installation guidelines. To be installed by a registered Sika contractor in order to obtain materials and workmanship guarantee for installation.				
		Three coat render system to consist of; Sika 1 Spritz and Bonding Coat mortar - bonding coat Sika 1 Spritz and Bonding Coat mortar - applied by trowel to min thickness of 10mm Sika 1 Screeding mortar - applied to min thickness of 20mm to final finish.				**Note**
7.3.5		Redecorate the concrete soffit to the storage room, allowing to apply 2No coats of Dulux Trade Masonry paint. Colour to be White.				
7.3.6		Having allowed sufficient time for the newly applied render to dry, as per the manufacturers guidelines, decorate the rendered wall finish throughout the storage room with 1no mist coat and 2no top coats of Dulux Trade Masonry paint.				
7.4		**Generally**				
7.4.1		Upon completion of the internal works allow for a full builders clean of the common parts. Ensure all building materials and waste are removed from the site.				
7.4.2		Compile and provide a detailed Health and Safety file covering the works. Health and Safety file to be formatted to the approved HSE template. 1no hard copy in a folder to be issued upon completion of the works, to be held on site. Issue a full electronic copy to the CA.				
		Ensure that the file includes all test and installation certification as well as all material details and maintenance documentation for the materials installed. Include all warranty documentation from manufacturers.				
					TOTAL WORKS CARRIED FORWARD	