Pricing Document

Repair of garden wall and steps

Squire's Mount, Hampstead

Prepared on behalf of the

Squire's Mount Trust

Date: February 2018 – Revision - original

Contact details

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Revision History

Revision	Date	Description	Author	Reviewed
Original	20/02/18	For inclusion with Listed Building Application	CW	

Contents

Appendices

1. Preamble

Squires Mount was constructed circa 1714 and originally consisted of a terrace of four properties. The terrace is now split into two properties Squire's Mount the focus of these works, and Chestnut Lodge which is not included in these works.

Squires Mount is Grade II* listed building which includes description of the garden.

The property is owned by the National Trust and is leased to the Corob family. The client for the works will be the Squires Mount Trust, the trustees of which are Jessamy Corob Cook, Ged Corob Cook, Chloe Hajnal Corob, Sasha Haco.

The property is occupied by Mrs E Corob who is elderly and easily distressed. Other residents of the property include the cook and two house guests of Mrs Corob. The primary contact at the property will be Mr Tony O'Regan who is Mrs Corob's chauffer and property manager.

2. Contract Preliminaries

These works are to be let as a variation to the main redecorations works package called External Maintenance Works, Squire's Mount, Hampstead. These works will be subject to the same preliminaries, programme and general terms as the main works package. The contractor for these works will be appointed on or before the 9 March 2018.

General items,

Title:	Repair of garden wall and steps, Squire's Mount.	
Works:	Part demolition and reconstruction of a brick wall and stone steps which divide the upper and lower gardens. This work is subject to Listed Building Consent.	
Location:	Squire's Mount, Squire's Mount, Hampstead Heath, London, NW3 1EG.	
Programme:	Length of contract: to be included within the main contract period of 10 weeks.	
Contract:	Works to be procured as a variation to the contract External Maintenance Works, Squire's Mount, Hampstead	
CA:	Contact:	Caroline Ward.
	Telephone:	07973 623577.
	E-mail:	caroline.ward@knightfrank.com.

3. Materials and Workmanship

C20 Demolition

To be read with Preliminaries/ General conditions

GENERAL REQUIREMENTS

120 EXTENT OF DECONSTRUCTION/ DEMOLITION
- General: Subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to levels as shown on drawing.

140 BENCH MARKS
- Unrecorded bench marks and other survey information: Give notice when found. Do not remove marks or destroy the fabric on which they are found.

150 FEATURES TO BE RETAINED
- General: Keep in place and protect the following: Trees noted on drawings; protect in accordance with BS 5837.

SERVICES AFFECTED BY DECONSTRUCTION/ DEMOLITION

210 SERVICES REGULATIONS
- Work carried out to or affecting new and/ or existing services: Carry out in accordance with the byelaws and/ or regulations of the relevant Statutory Authority.

220 LOCATION OF SERVICES
- Services affected by deconstruction/ demolition work: Locate and mark positions.
- Mains services marking: Arrange with the appropriate authorities for services to be located and marked.
  - Marking standard: In accordance with National Joint Utilities Group 'Guidelines on the positioning and colour coding of underground utilities' apparatus'.

270 SERVICES TO BE RETAINED
- Damage to services: Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction/ demolition.
- Repairs to services: Complete as directed, and to the satisfaction of the service authority or owner.

DECONSTRUCTION/ DEMOLITION WORK

310 WORKMANSHIP
- Standard: Demolish structures in accordance with BS 6187.
- Operatives:
  - Appropriately skilled and experienced for the type of work.
  - Holding, or in training to obtain, relevant CITB Certificates of Competence.
- Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used.

320 GAS OR VAPOUR RISKS
- Precautions: Prevent fire and/ or explosion caused by gas and/ or vapour from tanks, pipes, etc.

330 DUST CONTROL

- General: Reduce airborne dust by periodically spraying deconstruction/ demolition works with an appropriate wetting agent. Keep public roadways and footpaths clear of mud and debris.
- Lead dust: Submit method statement for control, containment and clean-up regimes.

340 HEALTH HAZARDS

- Precautions: Protect site operatives and general public from hazards associated with vibration, dangerous fumes and dust arising during the course of the Works.

350 ADJOINING PROPERTY

- Temporary support and protection: Provide. Maintain and alter, as necessary, as work proceeds. Do not leave unnecessary or unstable projections.
- Defects: Report immediately on discovery.
- Damage: Minimize. Repair promptly to ensure safety, stability, weather protection and security.
- Support to foundations: Do not disturb.

360 STRUCTURES TO BE RETAINED

- Extent: As drawings. All of the remaining retaining wall and steps are to be retained. .
- Parts which are to be kept in place: Protect.
- Interface between retained structures and deconstruction/ demolition: Cut away and strip out with care to minimize making good.

370 PARTLY DEMOLISHED STRUCTURES

- General: Leave in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.
- Temporary works: Prevent overloading due to debris.
- Access: Prevent access by unauthorized persons.

380 DANGEROUS OPENINGS

- General: Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
- Access: Prevent access by unauthorized persons.

391 ASBESTOS-CONTAINING MATERIALS – UNKNOWN OCCURRENCES

- Discovery: Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction/ demolition work. Avoid disturbing such materials.
- Removal: Submit statutory risk assessments and details of proposed methods for safe removal.

410 UNFORESEEN HAZARDS

- Discovery: Give notice immediately when hazards such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/ demolition.
- Removal: Submit details of proposed methods for filling, removal, etc.

MATERIALS ARISING

511 EMPLOYER'S PROPERTY

- Components and materials to remain the property of the Employer: All existing stone and brickwork from the structure.

- Protection: Maintain until these items are removed by the Employer or reused in the Works, or until the end of the Contract.
- Special requirements: All material are to be retained until the site has been inspected by Listed Building and the National Trust, upon their agreement materials may be disposed of.

520 RECYCLED MATERIALS

- Materials arising from deconstruction/ demolition work: Can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.
- Evidence of compliance: Submit full details and supporting documentation.
  - Verification: Allow adequate time in programme for verification of compliance.

C40 Cleaning masonry/ concrete

To be read with Preliminaries/ General conditions.

GENERAL/ PREPARATION

110 SCOPE OF WORK

- Clean sections of brick and stone after their demolition of the wall. Carefully remove mortar so that the brick and stone can be re-used .

160 PROTECTION

- Surfaces not designated for cleaning: Prevent damage, including marking and staining.
- Openings: Prevent ingress of water, cleaning agents, and detritus.
  - Vents and grilles: Seek instructions before sealing up.
- Temporary mechanical fastenings:
  - In masonry: Locate in joints.
  - In other surfaces: Seek instructions.
- Additional protection: None .

175 CONTROL AND DISPOSAL OF WASH WATER AND DETRITUS

- Disposal: Safely. Obtain approvals from relevant Authority.
- Control of wash water: Collect and divert to prevent ingress and damage to building fabric and adjacent areas.
- Above and below ground drainage systems: Keep free from detritus and maintain normal operation.

190 CLEANING GENERALLY

- Operatives: Appropriately trained and experienced for each type of cleaning work.
  - Evidence of training: Submit on request.
- Control of cleaning: Confine cleaning processes and materials to designated areas. Prevent wind drift.
- Detritus: Remove regularly. Dispose of safely.
- Monitoring: Frequently check results of cleaning compared to approved trial samples. If results established by trials are not achieved, seek instructions.
- Modifications to cleaning methods and materials: Seek instructions.

C41 Repairing/ Renovating/ Conserving masonry

To be read with Preliminaries/ General conditions

GENERALLY/ PREPARATION

110 SCOPE OF WORK

- Schedule: See schedule of Works section 4.0.
- Records of masonry to be repaired: Before starting work, use measurements and photographs as appropriate to record bonding patterns, joint widths, special features, etc.
- Identification of masonry units to be removed, replaced or repaired: Mark clearly, but not indelibly, on face of masonry units or parts of units to be cut out and replaced. Transcribe markings to drawings/ photographs.

120 SITE INSPECTION

- Purpose: To confirm type and extent of repair/ renovation/ conservation work shown on drawings and described in survey reports and schedules of work.
- Parties involved: Contract administrator and Contractor's representative.
- Timing: At least 15 working days before starting each section of work.
- Instructions issued during inspection: Confirm in writing, with drawings and schedules as required, before commencing work.

130 REMOVAL OF PLANT GROWTHS FROM MASONRY

- Plants, root systems and associated soil/ debris: Carefully remove from joints, voids and facework.
- Removal of roots: Where growths cannot be removed completely without disturbing masonry seek instructions.
- Unwanted plants close to masonry: Where removal of root system is not possible or desirable, cut through stem as close to the ground as possible. Remove bark from stump and apply herbicide paste. Leave stump to wither.

WORKMANSHIP GENERALLY

150 POWER TOOLS

- Usage for removal of mortar: Not permitted.

160 PROTECTION OF MASONRY UNITS AND MASONRY

- Masonry units: Prevent overstressing during transit, storage, handling and fixing. Store on level bearers clear of the ground, separated with resilient spacers. Protect from adverse weather and keep dry. Prevent soiling, chipping and contamination. Lift units at designed lifting points, where provided.
- Masonry: Prevent damage, particularly to arrises, projecting features and delicate, friable surfaces. Prevent mortar/ grout splashes and other staining and marking on facework. Protect using suitable nonstaining slats, boards, tarpaulins, etc. Remove protection on completion of the work.

165 STRUCTURAL STABILITY

- General: Maintain stability of masonry. Report defects, including signs of movement that are exposed or become apparent during the removal of masonry units.

170 DISTURBANCE TO RETAINED MASONRY

- Retained masonry in the vicinity of repair works: Disturb as little as possible.

- Existing retained masonry: Do not cut or adjust to accommodate new or reused units.
- Retained loose masonry units and those vulnerable to movement during repair works: Prop or wedge so as to be firmly and correctly positioned.

180 WORKMANSHIP

- Skill and experience of site operatives: Appropriate for types of work on which they are employed.
  Documentary evidence: Submit on request.

185 ADVERSE WEATHER

- General: Do not use frozen materials or lay masonry units on frozen surfaces.
- Air temperature: Do not bed masonry units or repoint:
  - In cement gauged mortars when ambient air temperature is at or below 3°C and falling or unless it is at least 1°C and rising, unless mortar has a minimum temperature of 4°C when laid and the masonry is adequately protected.
  - In hydraulic lime:sand mortars when ambient air temperature is at or below 5°C and falling or unless it is at least 3°C and rising.
  - In nonhydraulic lime:sand mortars in cold weather, unless approval is given.
- Temperature of the work: Maintain above freezing until mortar has fully set.
- Rain, snow and dew: Protect masonry by covering during precipitation, and at all times when work is not proceeding.
- Hot conditions and drying winds: Prevent masonry from drying out rapidly.
- New mortar damaged by frost: Rake out and replace.

190 CONTROL SAMPLES

- General: Complete an area of each of the following types of work, and arrange for inspection before proceeding with the remainder: Pointing to wall..

MATERIAL/ PRODUCTION/ ACCESSORIES

220 RECORDING PROFILES

- Profiles: Take measurements from existing masonry units, as instructed, to allow accurate matching of replacements.
- Recording in situ: If there are no suitable joints to allow use of inserts, seek instructions.
- Drawings and templates: Prepare as necessary. Templates must be clearly and indelibly marked to identify use and location.

245 REPLACEMENT STONE UNITS

- Sizes and profiles: To match existing masonry. Maintain existing joint widths.
- Sinkings for fixings, joggles and lifting devices: Accurately aligned and positioned in relation to existing masonry.
- Marking: Mark each block/ dressing clearly and indelibly on a concealed face to indicate the natural bed and position in the finished work.

250 STONE ORIENTATION

- Orientation of natural bed:
  - In plain walling: Horizontal.
  - In projecting stones and copings: Vertical and perpendicular to wall face.
    In arches: Perpendicular to line of thrust.

265 SALVAGED AND SECOND HAND BRICKS

- Source: to be agreed.

- Condition:
  - Free from matter such as mortar, plaster, paint, bituminous materials and organic growths.
  - Sound, clean and reasonably free from cracks and chipped arrises.

DISMANTLING/ REBUILDING

310 DISMANTLING MASONRY FOR REUSE

- Masonry units to be reused: Remove carefully and in one piece.
  - Treatment: Clean off old mortar, organic growths and dirt, and leave units in a suitable condition for rebuilding.
  - Identification: Mark each unit clearly and indelibly on a concealed face, indicating its original position in the construction. Transcribe makings to drawings/ photographs.

320 REBUILDINGGARDEN WALL AND STEPS

- Replacement materials: Bricks as clause 260.
- Mortar: As section Z21.
  - Mix: To be confirmed following testing of existing mortar.
  - Sand source/ type: To be confirmed following testing of existing mortar.
- Fixings: -.
- Rebuilding: To match previous face and joint lines, joint widths and bonding. Adequately bonded to retained work/ backing masonry, as appropriate.
- Joint surfaces: Dampen, as necessary, to control suction.
- Laying masonry units: On a full bed of mortar; perpend joints filled.
- Exposed faces: Remove mortar and grout splashes immediately.
- Joints: To match existing.
- Other requirements: None.

REPLACEMENTS AND INSERTIONS

330 PREPARATION FOR REPLACEMENT MASONRY

- Defective material: Carefully remove to the extent agreed. Do not disturb, damage or mark adjacent retained masonry.
- Existing metal fixings, frame members, etc: Report when exposed.
- Redundant metal fixings: Remove.
- Recesses: Remove projections and loose material; leave joint surfaces in a suitable condition to receive replacement units. Protect from adverse weather if units are not to be placed immediately.

POINTING/ REPOINTING

810 PREPARATION FOR REPOINTING

- Existing mortar: Working from top of wall downwards, remove mortar carefully, without damaging adjacent masonry or widening joints, to a minimum depth of 30 mm.
  - Loose or friable mortar: Seek instructions when mortar beyond specified recess depth is loose or friable and/ or if cavities are found.
- Raked joints: Remove dust and debris.

840 POINTING WITH TOOLS/ IRONS

- General: Press mortar well into joints using pointing tools/ irons that fit into the joints, so that they are fully filled.
- Face of masonry: Keep clear of mortar. Use suitable temporary adhesive tape on each side

of joints where necessary. Finish joints neatly.

860 BRUSHED FINISH TO JOINTS
- Timing: After initial mortar set has taken place remove laitance and excess fines by brushing, to give a coarse texture. Do not compact mortar.

F10 Brick/ block walling

To be read with Preliminaries/ General conditions.

TYPES OF WALLING

110 CLAY FACING BRICKWORKGARDEN WALL
- Bricks: To BS EN 771-1.
  - Manufacturer: Submit proposals.
    Product reference: Submit proposals.
  - Recycled content: Submit proposals.
  - Special shapes: As shown on drawings.
- Mortar: As section Z21.
  - Standard: Not applicable.
  - Mix: Site made hydraulic lime mortars: Select from:.
  - Additional requirements: Submit samples of sand for approval.
- Bond: To match existing.
- Joints: Approved.
- Features: Brick arch as detailed.

WORKMANSHIP GENERALLY

430 CONDITIONING OF CLAY AND CALCIUM SILICATE BRICKS AND CLAY BLOCKS
- Bricks and blocks delivered warm from manufacturing process: Do not use until cold.
- Absorbent bricks in warm weather: Wet to reduce suction. Do not soak.

440 CONDITIONING OF CONCRETE BRICKS/ BLOCKS
- Autoclaved concrete bricks/ blocks delivered warm from manufacturing process: Do not use.
- Age of nonautoclaved concrete bricks/ blocks: Do not use until at least four weeks old.
- Avoidance of suction in concrete bricks/ blocks: Do not wet.
  - Use of water retaining mortar admixture: Submit details.

500 LAYING GENERALLY
- Mortar joints: Fill vertical joints. Lay bricks, solid and cellular blocks on a full bed.
- AAC block thin mortar adhesive and gypsum block adhesive joints: Fill vertical joints. Lay blocks on a full bed.
- Clay block joints:
  - Thin layer mortar: Lay blocks on a full bed.
  - Interlocking perpends: Butted.
- Bond where not specified: Half lap stretcher.
- Vertical joints in brick and concrete block facework: Even widths. Plumb at every fifth cross joint.

535 HEIGHT OF LIFTS IN WALLING USING CEMENT GAUGED OR HYDRAULIC LIME MORTAR

- Quoins and advance work: Rack back.
- Lift height (maximum): 1.2 m above any other part of work at any time.
- Daily lift height (maximum): 1.5 m for any one leaf.

561 COURSING BRICKWORK WITH EXISTING
- Gauge: Line up with existing brick courses.

580 LAYING FROGGED BRICKS
- Single frogged bricks: Frog uppermost.
- Double frogged bricks: Larger frog uppermost.
- Frog cavity: Fill with mortar.

610 SUPPORT OF EXISTING WORK
- Joint above inserted lintel or masonry: Fully consolidated with semidry mortar to support existing structure.

635 JOINTING
- Profile: Consistent in appearance.

645 ACCESSIBLE JOINTS NOT EXPOSED TO VIEW
- Jointing: Struck flush as work proceeds.

665 POINTING GARDEN WALL
- Joint preparation: Remove debris. Dampen surface.
- Mortar: As section Z21.
  - Standard: Not applicable.
  - Mix: Site made hydraulic lime mortars: Select following tests on existing mortars.
  - Additional requirements: Submit samples of sand for approval.
- Profile: Approved.

690 ADVERSE WEATHER
- General: Do not use frozen materials or lay on frozen surfaces.
- Air temperature requirements: Do not lay bricks/ blocks:
  - In cement gauged mortars when at or below 3°C and falling or unless it is at least 1°C and rising.
  - In hydraulic lime:sand mortars when at or below 5°C and falling or below 3°C and rising.
  - In thin joint mortar glue when outside the limits set by the mortar manufacturer.
- Temperature of walling during curing: Above freezing until hardened.
- Newly erected walling: Protect at all times from:
  - Rain and snow.
  - Drying out too rapidly in hot conditions and in drying winds.

ADDITIONAL REQUIREMENTS FOR FACEWORK

710 THE TERM FACEWORK
- Definition: Applicable in this specification to all brick/ block walling finished fair.
  - Painted facework: The only requirement to be waived is that relating to colour.

760 APPEARANCE
- Brick/ block selection: Do not use units with damaged faces or arrises.
- Cut masonry units: Where cut faces or edges are exposed cut with table masonry saw.
- Quality control: Lay masonry units to match relevant reference panels.

- Setting out: To produce satisfactory junctions and joints with built-in elements and components.
- Coursing: Evenly spaced using gauge rods.

• Lifts: Complete in one operation.
• Methods of protecting facework: Submit proposals.

780 GROUND LEVEL
• Commencement of facework: Not less than 150 mm below finished level of adjoining ground or external works level.

790 PUTLOG SCAFFOLDING
• Use: Not permitted in facework.

800 TOOTHED BOND
• New and existing facework in same plane: Bond together at every course to achieve continuity.

830 CLEANLINESS
• Facework: Keep clean.
• Mortar on facework: Allow to dry before removing with stiff bristled brush.
• Removal of marks and stains: Rubbing not permitted.

Z21 Mortars

To be read with Preliminaries/ General conditions.

LIME:SAND MORTARS

310 LIME:SAND MORTAR MIXES
• Specification: Proportions and additional requirements for mortar materials are specified elsewhere.

320 SAND FOR LIME:SAND MASONRY MORTARS
• Type: Sharp, well graded.
- Quality, sampling and testing: To BS EN 13139.

Grading/ Source: As specified elsewhere in relevant mortar mix items.

330 READY PREPARED LIME PUTTY
• Type: Slaked directly from CL 90 quicklime to BS EN 459-1, using an excess of water.
- Maturation: In pits/ containers that allow excess water to drain away.
- Density of matured lime putty: 1.3-1.4 kg/litre.

• Maturation period before use (minimum): Seek instructions.

340 POZZOLANIC ADDITIVES FOR NONHYDRAULIC LIME:SAND MORTARS
• Manufacturer/ Supplier: Submit proposal.
- Product reference: Submit proposal.

• Mixing: Mix thoroughly into mortar during knocking up.

345 ADMIXTURES FOR HYDRAULIC LIME:SAND MORTARS
• Air entraining (plasticizing) admixtures: To BS EN 934-3 and compatible with other mortar constituents.
• Prohibited admixtures: Calcium chloride, ethylene glycol and any admixture containing calcium chloride.

360 MAKING LIME:SAND MORTARS GENERALLY

- Batching: By volume. Use clean and accurate gauge boxes or buckets.
- Mixing: Mix materials thoroughly to uniform consistency, free from lumps.
- Contamination: Prevent intermixing with other materials, including cement.

370 SITE PREPARED NONHYDRAULIC LIME:SAND MORTARS

- Mixing: Mix materials thoroughly by compressing, beating and chopping. Do not add water.
  - Equipment: Roller pan mixer or submit proposals.
- Maturation period before use (maximum): Seek instructions.

390 KNOCKING UP NONHYDRAULIC LIME:SAND MORTARS

- Knocking up before and during use: Achieve and maintain a workable consistency by compressing, beating and chopping. Do not add water.
  Equipment: Roller pan mixer or submit proposals.

400 MAKING HYDRAULIC LIME:SAND MORTARS

- Mixing hydrated hydraulic lime:sand: Follow the lime manufacturer's recommendations for each stage of the mix.
  - Water quantity: Only sufficient to produce a workable mix.
- Working time: Within limits recommended by the hydraulic lime manufacturer.

4. Schedule of Works

4.1 Pre-start Works

4.1.1 Prior to works commencing on site obtain mortar samples from the wall for analysis. Samples are to be taken from the pointing and the bedding joints to identify as closely as possible the original mortar used. Sections of the wall have previously been repointed with a cement based mortar and these sections are to be avoided when sampling. The existing mortar mixes are to be identified and these mix will be replicated to rebuild and point the section of wall.

4.1.2 Prior to works commencing on site an asbestos refurbishment and demolition survey is to be carried out to ensure that there are no asbestos containing materials that may be disturbed by the works.

4.2 Management of Works on site

4.2.1 All staff working on site are to be made aware that disturbance should be kept to an absolute minimum on site.

4.2.2 Radios are not permitted on site.

4.2.3 There is to be no shouting or foul language in site.

4.2.4 Access to the interior property will only be permitted by prior arrangement with Tony O'Regan.

4.2.5 The perimeter gates to the site, including the vehicle gate to the front of the property and the pedestrian access gates to the rear of the property are to remain closed and locked at all times. If the gate is opened for access it must not be left unattended while unlocked.

4.2.6 Any vehicles reversing on to site, reversing off site, or manoeuvring around site are to be accompanied by a banksman.

4.2.7 At the end of each working day the site manager will notify Tony O'Regan that all contractors are off site and the site is secure.

4.2.8 No weekend working will be permitted.

4.3 Health and Safety

4.3.1 In accordance with the Construction (Design & Management) Regulations 2015. Due to the nature of the works and the age of the property there is no Health and Safety File and little existing information.

4.4 Statutory Consents

4.4.1 Due to the property being Grade II* Listed the works will be subject to inspection by the local Listed Building Inspector and the National Trust.

4.5 Garden Wall

4.5.1 Carefully record garden wall in its current condition. Allow to carefully dismantle garden wall, numbering all of the bricks and recording their location of each brick as it is removed from the wall. All brickwork is to be retained for re-use.

4.5.2 Clean salvaged bricks with non-abrasive non-chemical methods ready for re-use in the wall.

4.5.3 Bricks should be safely stored off the ground and kept dry to prevent the risk of frost damage.

4.5.4 Inspect with the CA and agree those bricks which are in too poor a condition to re-use in the re-built wall. If any bricks are replaced they should be careful selected or specially made to match existing. Sample salvaged bricks to be provided for approval by the CA, Listed Building Officer and National Trust prior to works commencing.

4.5.5 Using the information obtained from the mortar sampling in section 4.5.1 propose an appropriate mortar mix using NHL lime and careful sand selection. The contractor should provide sample biscuits for the CA to approve followed by a sample of pointing so that the pointing style can also be approved. Listed Building Officer and National Trust will also approve prior to works commencing. For the purposes of pricing a standard 1:1:6 mortar should be included.

4.5.6 Carefully remove eroded brickwork along the sides of the stairs and replace with matching brickwork. Sample salvaged bricks to be provided for approval by the CA, Listed Building Officer and National Trust prior to works commencing. Mortar in accordance with 4.5.5 above.

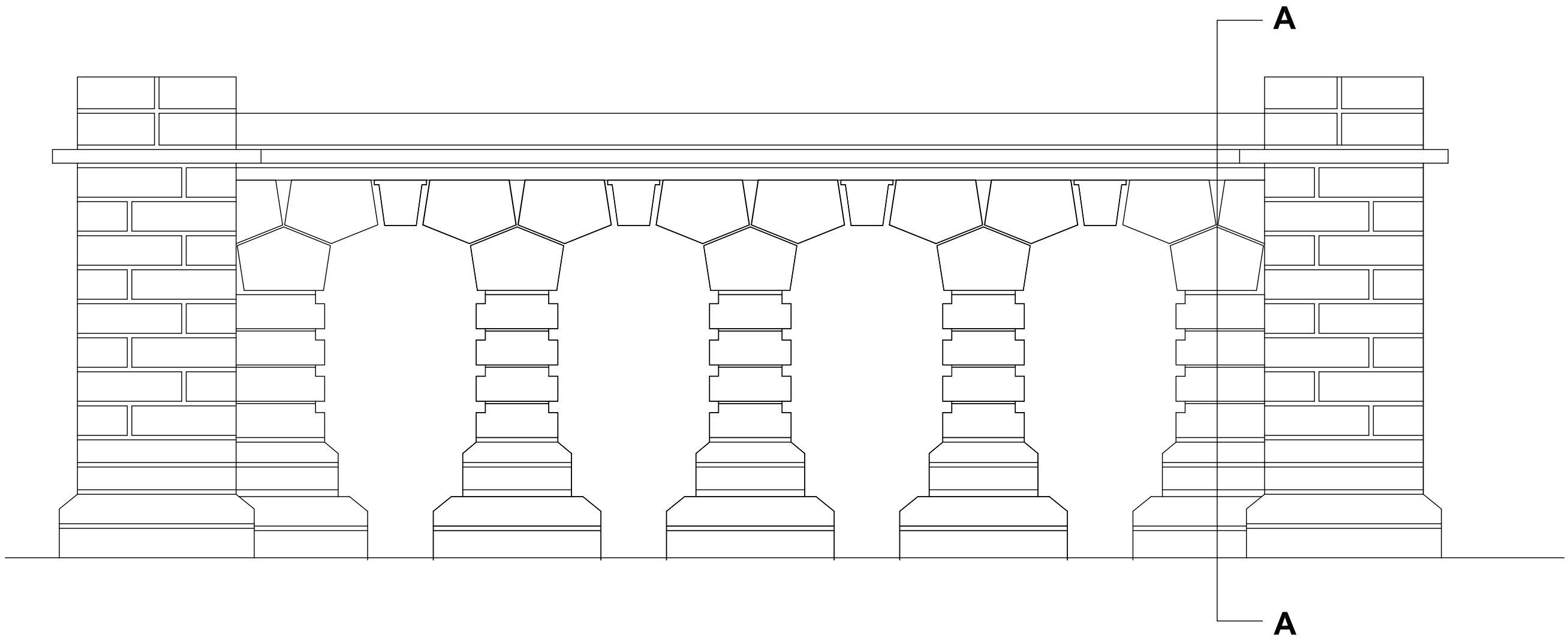
4.5.7 Repoint the masonry to the wall to the staircase. Mortar in accordance with 4.5.5 above.

4.5.8 Relay the stair treads to level and mortar up the connections in to the walls at either end. Mortar in accordance with 4.5.5 above.

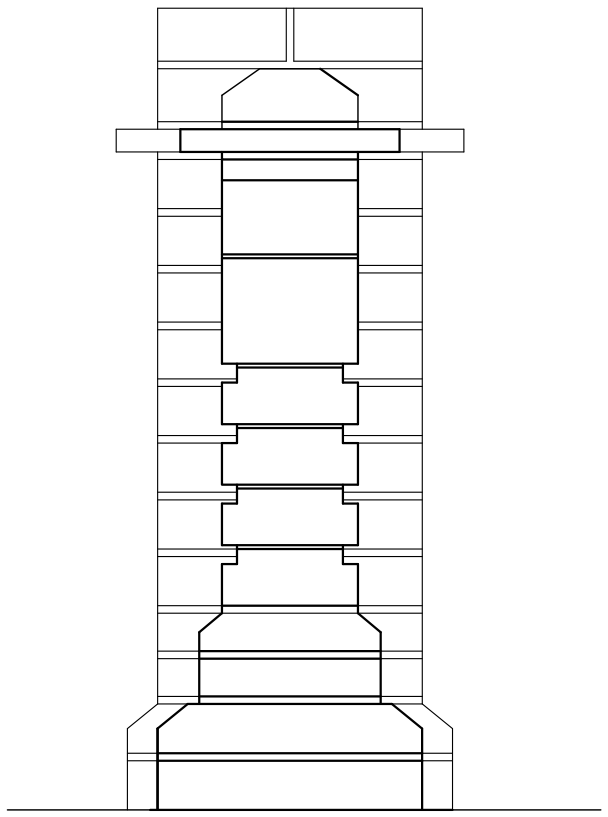
5. Collection Page

		£
Schedule of Works Works item 4.1 4.2 4.3 4.4 4.5		
Total		**£**
Schedule of rates Cost per unit – salvaged brick to match existing Cost per unit – salvaged special to match existing Cost per unit – to manufacturer brick to match existing Cost per unit – to manufacture special to match existing Cost per lm - to relay brickwork using lime based mortar Cost per m² - to repoint brickwork using lime based mortar **Day rates** Day rate – Master bricklayer Day rate - Labourer		

Appendix I – Drawing



Elevation of wall
scale 1:10



Section A
scale 1:10

This drawing is based on a survey that was carried out to an accuracy consistent with a presentation scale of 1:200; therefore interrogated dimensions will be within the tolerance associated with this scale.

ORDNANCE SURVEY: Where this plan is based on Ordnance Survey data it is with the sanction of the controller of HM Stationary Office, Crown copyright reserved Licence No. 100017767

General Notes:

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REV.	AMENDMENT	BY	DATE

Knight Frank
280 Banbury Road, Oxford, OX2 7ED
Tel:01865 264 846

Client: Squire's Mount Trust

Project: Repairs to garden wall and steps
Address: Squire's Mount,
Squire's Mount
Hampstead Heath
London
NW3 1EG

Drawing title: Wall details

Drawn: CW | Checked:

Scale: see dwg A3 | Date: 19.02.18

Job ID:1043039 | Dwg no. KF-01 | Rev.

Appendix II - Photograph Schedule

Photograph 1 – Front elevation of wall, balustrade and tree.

Photograph 2 – Side elevation of stairs and tree.

Photograph 3 – Side elevation of stairs and tree.

Photograph 4 – Vegetation to brickwork

Photograph 5 – Lower section of stairs.

Photograph 6 – Spalled brickwork to stairs.

Photograph 7 – Side elevation of stairs and tree.

Photograph 8 – Balustrade.

Photograph 9 – Balustrade

Photograph 10 – Balustrade.

Photograph 11 – Damaged sections to top of balustrade.