


Item	Description	PS / PQ	Quantity	Cost (Option A)	Cost (Option B)
	<b>SECTION A: EXTERNAL WORKS</b>				
<b>1.00</b>	<b>General</b>				
1.01	Allow for scaffold access to front and side elevations, and main roof, to carry out works specified below. As per Appendix G.				
1.02	Allow to temporarily relocate all security cameras for the duration of the works, and reinstate on completion. This should include for liaising with the Security companies if necessary.				
1.03	Allow for scaffold to be alarmed with a 24 hour manned response, as per Appendix G.				
1.04	Allow for temporary relocation of all plant pots and garden furniture where necessary to allow scaffold access. Replace on completion.				
1.05	Allow for temporary protection of wall mounted lighting.				
1.06	Maintain security at all times and do not leave gates or other access unattended unless locked shut.				
<b>2.00</b>	<b>Roof</b>				
2.01	Allow for temporary protection with Correx sheeting to all rooflights prior to undertaking any works to the roof.				
2.02	Allow provisional sum for works to south facing dormer, to address internal water ingress. No work to be carried out unless instructed by Contract Administrator.	PS		£1,500.00	£1,500.00
2.04	Allow provisional sum of £2,500 for repairs to all leadwork on the roof. No work to be carried out unless instructed by Contract Administrator.	PS		£2,500.00	£2,500.00
2.06	<p>Allow to thoroughly prepare and paint all usually and previously painted parts of the rooflight windows, including louvres and other elements to match existing. Preparation should include for thoroughly rubbing down to a smooth and even surface and to remove all loose or unsound decorative surfaces and feathering in to ensure that there are no steps or ridges within paintwork upon completion. Decoration to be carried out in accordance with Appendix A.</p> <p>All elements are to be painted in one coat of primer, two coats of undercoat paint, and one coat of gloss paint for all surfaces:</p> <p>Dulux Weathershield Preservative Primer Dulux Trade Weathershield Exterior Flexible Undercoat Dulux Trade Weathershield Exterior High Gloss (colour to match existing).</p> 				

Item	Description	PS / PQ	Quantity	Cost (Option A)	Cost (Option B)
2.07	Allow to thoroughly clean glazing to all rooflights.	PS		£600.00	£600.00
2.08	Allow to thoroughly clean off and polish all roof surfaces, gully's and outlets and remove moss and vegetation.				
2.09	Allow provisional sum of £600 for unforeseen repairs to felt flat roof which may become apparent when cleaning completed. No work to be carried out unless specifically instructed by Contract Administrator.				
2.10	Allow to thoroughly prepare and paint all usually painted masonry and render surfaces to the east elevation, removing all loose and friable material.  Cracks to the render are to be cut out and filled, prior to redecoration, as per Appendix B. Any cracks noted to the brickwork shall be reported to the Contract Administrator.  Re-painting is to consist of:  - Treatment of walls with Keim Algicide (non-acid fungicidal wash) or other similar product as approved by Contract Administrator. - Two coats of Keim Soldalit Exterior Paint - White.  All in accordance with Appendix A.				
2.11	Allow provisional sum to core new 200mm hole through roof, and supply and install ECO ICID Flue Flat Roof Flashing or similar approved storm cone. Form new felt around flashing to ensure a full seal is achieved around the new opening. See Appendix C.				
<b>3.00</b>	<b>Front &amp; Flank Elevations</b>				
3.01	Allow for cracks to the render to be cut out and filled with Keim Spachtel (or other similar approved product), prior to redecoration. Any cracks noted to the brickwork shall be reported to the Contract Administrator. In accordance with Appendix B.	PQ	15sqm		
3.02	Allow provisional sum to hack off and replace lime render to front and flank walls. As per Appendix B. No work to be carried out unless specifically instructed by Contract Administrator.				
3.03	Allow to thoroughly prepare and paint all usually painted masonry and render surfaces, removing all loose and friable material.  Re-painting is to consist of:  - Treatment of walls with Keim Algicide (non-acid fungicidal wash) or other similar product as approved by Contract Administrator. - Two coats of Keim Soldalit Exterior Paint - White.  All in accordance with Appendix A, and strictly in accordance with manufacturers instructions.				
<b>4.01</b>	<b>Boundary Wall (North)</b>				
4.01	Allow to rake out and fill vertical crack between front elevation and boundary wall, using Keim Spachtel (or other similar approved product), and decorate as per item 3.02. As per Appendix A.				
4.02	Allow to thoroughly prepare and paint usually painted render surface.  Allow for cracks to the render to be cut out and filled with Keim Spachtel (or other similar approved product), prior to redecoration. Any cracks noted to the brickwork shall be reported to the Contract Administrator.  Allow to thoroughly prepare and paint all usually painted masonry and render surfaces, removing all loose and friable material.  Re-painting is to consist of:  - Treatment of walls with Keim Algicide (non-acid fungicidal wash) or other similar product as approved by Contract Administrator. - Two coats of Keim Soldalit Exterior Paint - White.  All in accordance with Appendix A, and strictly in accordance with manufacturers instructions.				

Item	Description	PS / PQ	Quantity	Cost (Option A)	Cost (Option B)
<b>5.00</b>	<b>Windows &amp; Doors</b>				
	<b>Please refer to marked up photos for window numbers.</b>				
5.01	Allow for thorough preparation of existing paintwork on all windows and doors as per Appendix A.				
5.02	Allow for easing and adjusting all windows (front and rear) to ensure that they all open and close correctly.				
5.03	<p>Allow to thoroughly prepare and paint all usually and previously painted timber parts of the windows and doors within the works area, including all opening edges, and other elements to match existing. Preparation should include for thoroughly rubbing down to a smooth and even surface and to remove all loose or unsound decorative surfaces and feathering in to ensure that there are no steps or ridges within paintwork upon completion.</p> <p>All elements are to be painted in one coat of primer, two coats of undercoat paint, and one coat of gloss paint for all surfaces:</p> <p>Dulux Weathershield Preservative Primer Dulux Trade Weathershield Exterior Flexible Undercoat Dulux Trade Weathershield Exterior High Gloss (colour to match existing).</p> <p>All as per Appendix A.</p>				
5.04	For all windows, allow to cut out any loose or friable timber back to firm and sound timber and apply resin such as Window care, or other similar approved product, as per Appendix F. Applied in strict accordance with manufacturers instructions and recommendations. Inform Contract Administrator immediately of extent of timber de-naturing that is deeper than 30% of the thickness of timber, or it affects the structural integrity of the casement or other member.				
5.05	Allow provisional sum of £100 per window for minor repairs such as filling and any other works necessary to allow decoration, but not including normal preparation as included within decorating section above. As per Appendix A. No work to be carried out unless specifically instructed by a Contract Administrator.	PS		£1,600.00	£1,600.00
5.06	In addition to the above, allow for the following specific repairs to individual windows (as per marked up photos below):				
5.06A	Ground Floor - Window No.4 - Allow provisional item to remove and replace timber architrave to window to match existing. Supply and prepare new timber by priming and undercoating as per item 5.03. Install with brass screws and use polysulphide sealant on any areas that require waterproofing. No work to be carried out unless instructed by the Contract Administrator. As per Appendix A & F.	PI			
5.06B	Ground Floor - Window No.6 - Allow provisional item to remove and replace timber architrave to window to match existing. Supply and prepare new timber by priming and undercoating as per item 5.03. Install with brass screws and use polysulphide sealant on any areas that require waterproofing. All timber is to match existing profile, quality and fenestration details. No work to be carried out unless instructed by the Contract Administrator. As per Appendix A & F.	PI			
5.06C	Ground Floor - Window No.7 - Allow provisional item to remove and replace timber architrave to window to match existing. Supply and prepare new timber by priming and undercoating as per item 5.03. Install with brass screws and use polysulphide sealant on any areas that require waterproofing. All timber is to match existing profile, quality and fenestration details. No work to be carried out unless instructed by the Contract Administrator. As per Appendix A & F.	PI			
5.06D	Ground Floor - Window No. 16 - Allow to replace glazing bar. To match existing profile. Supply and prepare new timber by priming and undercoating as per item 5.03. Install with brass screws and use polysulphide sealant on any areas that require waterproofing. All timber is to match existing profile, quality and fenestration details. No work to be carried out unless instructed by the Contract Administrator. As per Appendix A & F.				

Item	Description	PS / PQ	Quantity	Cost (Option A)	Cost (Option B)
5.06E	Ground Floor - Window No 10 - Allow provisional item to remove and replace timber architrave to window to match existing. Supply and prepare new timber by priming and undercoating as per item 5.03. Install with brass screws and use polysulphide sealant on any areas that require waterproofing. All timber is to match existing profile, quality and fenestration details. No work to be carried out unless instructed by the Contract Administrator. As per Appendix A & F.	PI			
5.06F	Ground Floor - Window No 11 - Allow provisional item to remove and replace timber architrave to window to match existing. Supply and prepare new timber by priming and undercoating as per item 5.03. Install with brass screws and use polysulphide sealant on any areas that require waterproofing. All timber is to match existing profile, quality and fenestration details. No work to be carried out unless instructed by the Contract Administrator. As per Appendix A & F.	PI			
5.06G	Ground Floor- Window No. 11 - Allow provisional item to cut out defective timber window sill and dispose of from site. Supply and prepare new timber by priming and undercoating as per decoration specification above and install with brass screws. Use polysulphide sealant on any areas that require waterproofing. All timber is to match existing profile, quality and fenestration details. No work to be carried out unless instructed by the Contract Administrator. As per Appendix A & F.	PI			
5.06H	Ground Floor - Window No.8 - Allow provisional item to remove and replace timber architrave to window to match existing. Supply and prepare new timber by priming and undercoating as per item 5.03. Install with brass screws and use polysulphide sealant on any areas that require waterproofing. All timber is to match existing profile, quality and fenestration details. No work to be carried out unless instructed by the Contract Administrator. As per Appendix A & F.	PI			
<b>6.00</b>	<b>Other Timber Elements</b>				
6.01	Allow to remove and dispose of the existing timber framed shutters and associated fixtures. Allow to take measurements of existing shutters and replace all to match existing. Prepare new timber by priming and undercoating and decorating as per item 5.03. Use polysulphide sealant on any areas that require waterproofing. New shutters should be hardwood, and match existing profile and quality. Sample designs to be provided prior to ordering. As per Appendix A & F.				
6.02A	<b>Option A:</b> Allow provisional item to install lead capping with 15mm drip detail over each of the new timber shutters, to allow water to be thrown away from the timber. No work to be carried out unless instructed by the Contract Administrator.				
6.02B	<b>Option B:</b> Allow provisional item to install timber bead around top edge of each of the new timber shutters, to allow water to be thrown away from the timber. No work to be carried out unless instructed by the Contract Administrator.				
6.03	Strip off and dispose of timber boxing enclosures around 2no. hosepipes (front and side elevations). Enclosures are to be replaced to match existing, in hardwood, to match existing style and quality.  New timber enclosure should be formed by 100 x 50mm pre-treated softwood framework and supported on two courses of brickwork. Brickwork is to be laid in lime, rendered and painted.  External face of timber enclosure to be 22mm WBP plywood, painted as per item 4.02 and fixed with brass screws.  A damp proof membrane should be laid between the brickwork and the timber.  Render to 2no brick courses is to be cement render, and decorated as per item 4.02.  These are to be decorated as per item 5.03. As per Appendix A.				

Item	Description	PS / PQ	Quantity	Cost (Option A)	Cost (Option B)
6.04	<p>Allow to strip out and dispose of low level timber panelling around front entrance porch. Replace in hardwood and decorate in accordance with item 5.03. New timber should match existing style and profile.</p> <p>New timber enclosure should be formed by 100 x 50mm pre-treated softwood framework and supported on two courses of brickwork. Brickwork is to be laid in lime, rendered and painted.</p> <p>External face of timber enclosure to be 22mm WBP plywood, painted as per item 4.02 and fixed with brass screws.</p> <p>A damp proof membrane should be laid between the brickwork and the timber.</p> <p>Render to 2no brick courses is to be cement render, and decorated as per item 4.02.</p> <p>These are to be decorated as per item 5.03 and as per Appendix A. No work to be carried out unless instructed by the Contract Administrator.</p>				
6.05	<p>Allow for provisional item to strip off and dispose of timber panelling around projecting first floor bay window, and decorate in accordance with item 5.03. New timber should be hardwood, to match existing style and profile. No work to be carried out unless instructed by Contract Administrator. As per Appendix A.</p>	PI			
6.06	<p>Allow to install 2no. vents to the underside of the projecting bay window at first floor level. These are to be 200mm circular aluminium grille. (BPC Ventilation - CAG200 <a href="https://www.bpcventilation.com/circular-aluminium-grill-200">https://www.bpcventilation.com/circular-aluminium-grill-200</a> or similar approved). As per Appendix H.</p>				
6.07	<p>Allow to thoroughly prepare and paint all usually and previously painted parts of the timber log store to match existing. Preparation should include for thoroughly rubbing down to a smooth and even surface and to remove all loose or unsound decorative surfaces and feathering in to ensure that there are no steps or ridges within paintwork upon completion. Decorations to be carried out in accordance with item 5.03. As per Appendix A.</p>				
6.08	<p>Allow provisional item to carry out resin repairs to timber louvres, and decorate to match existing, as per item 5.03. No work to be carried out unless instructed by the Contract Administrator. As per Appendix F.</p>	PQ	6 lm		
<b>7.00</b>	<b>Metal Work</b>				
7.01	<p>Allow for thorough preparation and redecoration of metal surfaces including railings to southern boundary, front entrance gate, rear gate and all other metal surfaces, removing rust and other corrosion in accordance with product details below, to ensure a smooth and even surface throughout and as per Appendix A:</p> <p>Hammerite Red Oxide Primer Hammerite Direct to Rust Metal Paint - Smooth Finish - Colour TBC.</p>				
7.02	<p>Allow to thoroughly prepare and decorate metal framed porch enclosure to match existing. Decoration in accordance with Appendix A.</p>				
<b>8.00</b>	<b>Rainwater Goods</b>				
8.01	<p>Allow to thoroughly prepare and decorate cast iron downpipes and gutters to match existing. As per Appendix E.</p>				

Item	Description	PS / PQ	Quantity	Cost (Option A)	Cost (Option B)
<b>9.00</b>	<b>Hardstanding</b>				
9.01	Allow to jet wash all hardstanding areas including front entrance path. Any moss and other vegetation growth between the paving slabs not removed by jet washing should be removed by hand.	PQ	170 lm  are these clauses meant to be hidden?		
9.02	Allow a provisional item for re-pointing between paving slabs with a weak cement mortar. As per Appendix H7.				
9.03	Allow to strip up and dispose of existing timber decking and battens, and replace to match existing. Existing decking is to be measured and replicated in size. Timber is to be hardwood, and treated with end grain preservative, and anti-slip decking oil. As per Appendix H.				
<b>10.00</b>	<b>Miscellaneous</b>				
10.01	Allow to remove, clean and reinstate the light fittings above the front and flank entrance doors.				
<b>11.00</b>	<b>Completion</b>				
11.01	Remove all builders debris, dispose of from site and leave in a clean and tidy condition.				
11.02	Allow to clean out all gutters on completion and ensure they are free of debris.				
11.03	Remove Scaffold and temporary protection, and make good fixings/putlog holes as per Appendix B.				
11.04	Thoroughly clean all windows, including glass basement rooflight to side elevation.				
11.05	Allow for cleaning off alarm boxes.				
	<b>SECTION B: INTERNAL WORKS</b>				
<b>12.00</b>	<b>Temporary Protection</b>				
12.01	Provide temporary protection to all floors, furniture and chattels for the duration of the works. Doors to all areas outside the scope of work should be fully sealed and taped shut to prevent the migration of dust. This should be formed of Correx Cordek sheeting and fully taped into position.				
12.02	Allow for sufficient tower access to second floor dormer window to carry out decorations as below.				
12.03	Carefully re-locate any furniture, pictures and other items to ensure decorations can be carried out to all walls.				
<b>13.00</b>	<b>Internal Works</b>				
13.01	Allow carefully hack off damp affected plaster around dormer window. Ensure wall is dry, and allow to re-plaster affected areas to provide a smooth and even surface ready to receive decorations. As per Appendix A.				
13.02	Allow to remove flue from Wood Burner within large sitting room, set aside for later reuse.				
13.03	Cut new hole in ceiling as directed by Contract Administrator to line up with new flue opening and make good around new flue once installed by others				
13.04	Allow a provisional sum to cut back oak flooring and install new York Stone Heath 1200 x 2500 x 50mm. No work to be carried out unless specifically instructed by Contract Administrator.				
13.05	Relocate Wood Burning Stove to opposite side of the room as directed by Contract Administrator. this is to include the supply and installation of a new double wall flue and non return terminal. This work is to be carried out by a HETAS Registered Installer and a Certificate of Compliance must be provided prior to the issue of Practical Completion.				
13.06	Allow provisional sum to strip off wall paper to chimney breast and dispose of from site. No work to be carried out unless specifically instructed by Contract Administrator				
13.07	Brick up opening for former flue within chimney breast, plaster affected areas and install new permanent vent with decorative plaster cover as per appendix B.				
13.08	Thoroughly sand plastered areas of Chimney breast to form smooth and even surfaces				

Schedule of Works  
External Refurbishment:  
Terrace Lodge, Admirals Walk, London NW3

Item	Description	PS / PQ	Quantity	Cost (Option A)	Cost (Option B)
13.09	Allow provisional sum to supply and hang new Grade 2000 lining paper to chimney breast. No work to be carried out unless specifically instructed by Contract Administrator.				
<b>14.00</b>	<b>Decorations</b>				
14.01	Thoroughly prepare and prime all damp effected plaster surfaces to around dormer window (including replaced or repaired areas) including stabiliser where may be necessary. As per Appendix A.				
14.02	Thoroughly prepare and redecorate all previously painted plaster surfaces to staircase and hallway. Allow to make good all minor cracks, blemishes and holes. As per Appendix A.				
14.03	Allow to thoroughly prepare and prime all previously painted timber surfaces to damp affected areas within dormer window above the staircase. As per Appendix A.				
14.04	Allow to thoroughly prepare and redecorate the entire Kitchen/Dining room ceiling with Dulux paint as per Appendix D1.				

Item	Description	PS / PQ	Quantity	Cost (Option A)	Cost (Option B)
14.05	Allow to thoroughly prepare and redecorate the entire Kitchen/Dining room wall with Edward Bulmer paint. As per Appendix D1.				
14.06	Allow for preparing and redecorate the Michael Collin's new unit. As per Appendix D1.				
14.07	Allow to thoroughly prepare and redecorate the Kitchen units below worktop. As per Appendix D1.				
14.08	Allow to thoroughly prepare and redecorate of Woodwork to the Kitchen/Dining room; this to include windows, doors and skirting. As per Appendix D1.				
14.09	Allow for preparing and redecorate the entire Large Sitting Room ceiling with Greene Slaked paint as per Appendix D2.				
14.10	Allow to thoroughly prepare and redecorate the cornice of the Large Sitting Room with Greene Slaked paint as per Appendix D2.				
14.11	Allow for preparing and redecorate the entire Large Sitting Room wall with emulsion paint. As per Appendix D2.				
14.12	Allow for preparing and redecorate of Woodwork to the Large Sitting Room; this to include windows, doors and skirting. As per Appendix D2.				
14.13	Allow for preparing and redecorate the bookcase with Little Greene Eggshell paint; this is to include all components except the back. As per Appendix D2.				
14.14	Allow for preparing and redecorate the back of the bookcase with Little Greene eggshell paint. As per Appendix D2.				
14.15	Allow to thoroughly sand all timber floors back to bear wood throughout ground floor and coat with Min 3 Coats to Rustins Danish Oil, Nature Low Lustre finish in strict accordance with manufacturers instructions				
14.16	Allow provisional sum to thoroughly sand all timber floors back to bear wood throughout basement floor staircase. Coat with Min 3 Coats to Rustins Danish Oil, Nature Low Lustre finish in strict accordance with manufacturers instructions. No work to be carried out unless specifically instructed by Contract Administrator				
15.00	<b>Internal Completion</b>				
15.01	Carefully remove all temporary protection, making good any blemishes or marks upon completion and dispose of from site				
15.02	Thoroughly clean and remove all debris from all areas where work has been carried out				
15.03	Reinstall all fittings fixtures, or lose furniture and chattels back to their original location prior to the commencement of the works				
	<b>Summary</b>				
	<b>Section A: External Works</b>				
1.00	General				
2.00	Roof				
3.00	Front & Flank Elevations				
4.00	Boundary Wall (North)				
5.00	Windows & Doors				
6.00	Other Timber Elements				
7.00	Metal Work				
8.00	Rainwater Goods				
9.00	Hardstanding				
10.00	Miscellaneous				
11.00	Completion				
	<b>Section B: Internal Works</b>				
12.00	Temporary Protection				
13.00	Internal Works				
14.00	Decorations				
15.00	Internal Completion				
	<b>Preliminaries</b>				
	<b>Sub Total</b> Contingency (15% of Sub Total)				



Schedule of Works  
External Refurbishment:  
Terrace Lodge, Admirals Walk, London NW3

Item	Description	PS / PQ	Quantity	Cost (Option A)	Cost (Option B)
	Total				

Schedule of Works  
External Refurbishment:  
Terrace Lodge, Admirals Walk, London NW3

Item	Description	PS / PQ	Quantity	Cost (Option A)	Cost (Option B)
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WINDOW KEY:

Front Elevation



Flank Elevation



Schedule of Works  
External Refurbishment:  
Terrace Lodge, Admirals Walk, London NW3

Item	Description	PS / PQ	Quantity	Cost (Option A)	Cost (Option B)
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