

SoW Item Works	Current Condition	Justification
Part 4A Schedule of Works - Roof Upgrades (Roofs 4-7)		
4.5 Joinery/BWIC - Roofs 4, 5, 6 & 7	Current rooflights are deemed to be circa 1970's aluminium framed with GWC single glazing. Lead details are ad-hoc with number of reactive maintenance works. Considered unsympathetic to the building.	Roof areas accessible by mansafe/lanyard only. Replacement leadwork to support replacement glazing/rooflights to ensure correct detailing and maintenance free negating need for use of mansafe/lanyard for further ad-hoc repairs.
Part 5 Schedule of Works - Roof Repairs		
5.5 Associated Works	Poorly maintained and beyond repair causing deterioration to building fabric.	Roof areas accessible by mansafe/lanyard only. Replacement plant/supports and tank to be left maintenance free negating need for use of mansafe/lanyard for further ad-hoc repairs.
5.6 Replacement Lead - Roof 1 (Over Staircase to West End)	Currently overlaid with roofing felt.	Roof areas accessible by mansafe/lanyard only. Removal of felt and replacement lead will ensure complete maintenance free area to area considered poor access. Reinstatement to original finish.
5.7 Replacement Lead and Deck- Roof 1 (East End)	Existing opening to roof with temporary cover.	Reinstatement to original finish.
5.8 Overhaul Cover Flashings - Roof 1	Generally loose and detached. Number of previous repairs. Water ingress evident internally.	Roof areas accessible by mansafe/lanyard only. Re-instatement to existing detail to localised areas will minimising maintenance access requirements.
5.9 Replacement Cover Flashings - Roof 1 (Provisional Works)	Generally loose and detached. Number of previous repairs. Water ingress evident internally.	Roofs accessed by mansafe/lanyard. Possibility existing chases too shallow for sufficient lead/wedge/mortar detail. Replacement lead will ensure LSA compliant details to perimeter of roof minimising maintenance access requirements.
5.10 Overhaul Lead Covering - Roof 1	Generally good repair. Localised splits, impact damage and wear and tear.	Roofs accessed by mansafe/lanyard. Isolated repairs to preserve original finish to minimise maintenance access requirements.
5.11 Overhaul Lead Covering - Roof 3	Generally good repair. Localised splits, impact damage and wear and tear.	Roofs accessed by mansafe/lanyard. Isolated repairs to preserve original finish to minimise maintenance access requirements.
5.12 Overhaul Lead Covering - Roof 4	Generally good repair. Localised splits, impact damage and wear and tear.	Roofs accessed by mansafe/lanyard. Isolated repairs to preserve original finish to minimise maintenance access requirements.
5.13 Overhaul Lead Covering - Roof 5	Generally good repair. Localised splits, impact damage and wear and tear.	Roofs accessed by mansafe/lanyard. Isolated repairs to preserve original finish to minimise maintenance access requirements.
5.14 Replacement Lead Covering - Roof 5	To locations with glazing/roof light insertions. Lead details are ad-hoc with number of reactive maintenance works. Significant water ingress to areas below. Unsympathetic materials and details employed. Existing mansafe system does not appear to be detailed through the roof construction	Roof areas accessible by mansafe/lanyard only. Replacement leadwork to support replacement glazing/rooflights to ensure correct detailing and maintenance free negating need for use of mansafe/lanyard for further ad-hoc repairs. Correct detailing will ensure prevention of water ingress.
5.15 Replacement Lead Covering - Dormer to Roof 5 (RL11)	To locations with glazing/roof light insertions. Lead details are ad-hoc with number of reactive maintenance works. Significant water ingress to areas below. Unsympathetic materials and details employed.	Roof areas accessible by mansafe/lanyard only. Replacement leadwork to support replacement glazing/rooflights to ensure correct detailing and maintenance free negating need for use of mansafe/lanyard for further ad-hoc repairs.

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5.17 Overhaul Lead Covering - Roof 7	Generally good repair. Localised splits, impact damage and wear and tear.	Roofs accessed by mansafe/lanyard. Isolated repairs to preserve original finish to minimise maintenance access requirements.
5.18 Replacement Secret Gutters - Roofs 4, 6 & 7	Covered in turnerised material. Evidence of water ingress to rooms below.	Roofs accessed by mansafe/lanyard. Correct detailing will ensure prevention of water ingress and minimise maintenance access requirements.
	Cills of clerestory windows rest on lead roofing. Minimal upstand detail for sufficient detailing of lead.	Roofs accessed by mansafe/lanyard. Renewed detailing to existing construction will ensure prevention of water ingress and minimise maintenance access requirements.
	Generally loose and detached. Number of previous repairs. Water ingress evident internally.	Roofs accessed by mansafe/lanyard. Possibility existing chases too shallow for sufficient lead/wedge/mortar detail. Replacement lead will ensure LSA compliant details to perimeter of roof and minimise maintenance access requirements.
5.19 Replacement Secret Gutters - Roof 5	Generally loose and detached. Number of previous repairs. Water ingress evident internally.	Roofs accessed by mansafe/lanyard. Possibility existing chases too shallow for sufficient lead/wedge/mortar detail. Replacement lead will ensure LSA compliant details to perimeter of roof minimising maintenance access requirements.
5.20 Replacement Leadwork - Roofs 8-13	Number of non-standard details, areas of impact damage, splits and tears. Water ingress evident internally.	Roofs generally inaccessible due to plant, lanterns and proximity of adjoining constructions. Full replacement will ensure longevity and minimal maintenance in short/medium term.
5.21 Copper Roofs	Restricted access. No obvious signs of defects. Appear aged and soiled. Signs of impact damage to seams. Perforations anticipated.	Localised repairs on a like-for-like basis to reflect existing details to maintain condition of fabric.
5.22 Repairs of Asphalt Roofs - Roofs 9, 10 & 12	Number of splits, bubbles and crazing to asphalt finish and abutments details. Water ingress evident internally.	Cost effective localised repairs on a like-for-like basis to reflect existing details to preserve building fabric.
5.23 Recovering of Pitched Roofs (Roofs 9, 11 & 13)	Number of slipped, missing and inappropriate repairs to slate roofs. Nail sickness apparent. Water ingress evident internally.	Full recover will ensure longevity and minimal maintenance in medium term and preserve building fabric.
5.24 Single Ply Roof - Flat Roof Between Roofs 13 & 14	No obvious signs of defects. Appear soiled.	Modern construction. Localised repairs on a like-for-like basis to reflect existing details on survey with access.
5.25 Kalzip Roofs - Roofs 8 & 14	No obvious signs of defects. Appear soiled.	Modern construction. Localised repairs on a like-for-like basis to reflect existing details on survey with access.
5.26 Glazed Roof - Roof 15	No obvious signs of defects. Appear soiled.	Modern construction. Localised repairs on a like-for-like basis to reflect existing details on survey with access.
5.27 Flat Roof - Roof 16	No obvious signs of defects. Appear soiled.	Modern construction. Localised repairs on a like-for-like basis to reflect existing details on survey with access.
5.28 Single Ply Roof - Flat Roof Between Roofs 16 & 17 (accessed via Stairs)	No obvious signs of defects. Appear soiled.	Modern construction. Localised repairs on a like-for-like basis to reflect existing details on survey with access.
5.29 Fascias	Signs of wet rot and timber decay.	Roofs accessed by mansafe/lanyard. Full replacement will ensure longevity and minimal maintenance in medium term.

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5.30 Rainwater Goods	Missing connections and fittings. Missing caulk and jointing. Corrosion to back faces of gutters. Poor falls.	Roofs accessed by mansafe/lanyard. Full replacement to front and localised repair to rear will ensure longevity and minimal maintenance in medium term.
5.32 Chimneys	Number of brick fractures, split bricks, debonded render, loose/friable pointing and flaunchings, missing vents, corroded and cracked stone copings, missing pots and loose flashings. Previous unsympathetic repairs.	Roofs accessed by mansafe/lanyard. Localised rebuild, replacement and repairs on a like-for-like basis to reflect existing details to leave maintenance free for medium term.
5.33 Parapets	Loose pointing and debonded render. Previous unsympathetic repairs.	Roofs accessed by mansafe/lanyard. Localised replacement and repairs on a like-for-like basis to reflect existing details to leave maintenance free for medium term.
5.34 Coping Stones to Parapets	Number of sympathetic repairs to pointing and stone copings. May be debonded due to insufficient chasing to accommodate lead flashings with ledges and mortar.	Roofs accessed by mansafe/lanyard. Localised replacement and repairs on a like-for-like basis to reflect existing details. Allowance for rebedding following survey to ensure maintenance free for medium term.
5.35 Metal Staircase & Ramp - Roof 2	Localised signs of corrosion and sections beyond repair.	Roof accessed by lanyard/mansafe. Localised repairs and replacement will leave maintenance free in medium term.
5.36 Pigeon Exclusion Netting	Localised disrepair.	Roof accessed by lanyard/mansafe. Localised repairs and replacement will leave maintenance free in medium term.
5.37 Dome - Internal Works to Below Roof 5	Extensive water ingress apparent with wet rot and timber decay.	Areas accessed by tower only. Full repairs and replacements to preserve building fabric to prevent short/medium term access requirements to occupied spaces.
5.38 Copper Roofs - Roof 17 (Provisional)	Full access not possible. Signs of disturbed flashings, impact damage to seams and perforations to cladding.	Localised repair considered inappropriate. Double height access required. Full replacement on like-for-like to ensure maintenance free for the medium term.
Part 6A Schedule of Works - Window Replacement		
6.2 Window Replacement - 2nd Floor & 2nd Floor Mezzanine Clerestory	Significant wet rot and timber decay. Cills rest on leadwork to gutters. Number of non-matching replacement sashes. Lead cover flashing cills to disguising full extent of decay. Windows difficult to open. Water ingress apparent internally.	Areas accessed by lanyard/mansafe. Raising height of windows will "increase" height and volume of water discharge area for rainwater. Replacement sashes will reflect the height of those retained to Roof 4 (WF2M 26-28). Replacement will leave maintenance free in medium term.
6.3 Replacement Timber Windows to Roof Light 11	Wet rot and timber decay. Water ingress apparent internally. Current glazing detail stops short of window head allowing water ingress through capillary action and/or driving rain.	Areas accessed by lanyard/mansafe. Replacement will leave maintenance free in medium term.
6.4 Window Replacement - Standard Patent Glazing Limited (Roofs 4-7)	Current rooflights are deemed to be circa 1970's aluminium framed with GWC single glazing. Considered unsympathetic to the building and at end-of-life.	Roof areas accessible by mansafe/lanyard only. Replacement glazing/rooflights to provide improved thermal efficiency and ensure correct detailing and maintenance free negating need for use of mansafe/lanyard for further ad-hoc repairs.
6.5 Window Replacement - Standard Patent Glazing Limited (Roof 5)	Current glazed lights are GWC single glazing. Considered unsympathetic to the building and at end-of-life. Extensive water ingress internally.	Roof areas accessible by mansafe/lanyard only. Replacement glazing/rooflights to provide improved thermal efficiency and ensure correct detailing and maintenance free negating need for use of mansafe/lanyard for further ad-hoc repairs.

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Part 7 Schedule of Works - Window Repairs		
7.1 Joinery - Opening Up Works	Existing vents/louvres overboarded. Condition unknown. Presumed local wet rot and timber decay.	Areas accessed by lanyard/mansafe. Repairs will leave maintenance free in medium term.
7.2 Joinery - Overhaul	Condition viewed from ground level and other vantage points. Extent of repairs identified TBC following full access elevation survey.	Areas accessed by lanyard/mansafe/scaffold. Repairs will leave maintenance free in medium term.
7.3 Joinery - Replacement	Extent of wet rot and timber decay. Beyond repair.	Replacements on like-for-like basis will leave maintenance free for medium term.
7.4 Joinery - Repairs	Condition viewed from ground level and other vantage points. Extent of repairs identified TBC following full access elevation survey. Windows inoperable due to size and/or paint stuck.	Areas accessed by lanyard/mansafe/scaffold. Repairs will leave maintenance free in medium term. Windows will be operable providing ventilation.
7.5 Windows & Front Doors – Repair Care	Condition viewed from ground level and other vantage points. Extent of repairs identified TBC following full access elevation survey.	Areas accessed by lanyard/mansafe/scaffold. Repairs will leave maintenance free in medium term.
7.6 Ironmongery	Missing or "mish-mash" of styles.	Replacement will provide uniformity and operable windows for ventilation.
7.7 Ironmongery (CDP)	No ironmongery. Windows inoperable due to size.	Works undertaken to South Wing. Windows are operable providing ventilation.
7.8 Draughtsealing (CDP)	None provided.	Combined with ironmongery will provide operational and thermally efficient installations with minimal effect on appearance. CDP due to size and weight of windows.
7.9 Replacement Lead Cover Flashing/Linings	Presumed to protect timber sections from water ingress.	Areas accessed by lanyard/mansafe/scaffold. Repairs will leave maintenance free in medium term. Works may not be required following increasing upstands to windows.
7.10 Overhaul of Glazed Lights to Roofs 9, 11 & 13	Current glazed lights and lanterns are deemed to be circa 1970's aluminium framed with GWC single glazing. Lead details are ad-hoc with number of reactive maintenance works. Water ingress internally. Defective opening vents.	Roofs generally inaccessible due to plant, lanterns and proximity of adjoining constructions. Repairs with localised replacement will provide cost effective longevity and minimal maintenance in short term.
7.11 Perimeter Pointing	Aged and cracking. Loss of flexibility.	Works in tandem with decorations.
Part 8 Schedule of Works - Elevation Repairs		
8.2 Elevation Cleaning	Lightly soiled. Localised biological and paint/spray staining.	Light clean required to elevations only to even out cleaning of biological/paint staining.
8.3 Elevation Survey - Steelwork	Large gap at high level to 2nd floor rear elevation I-beams. Cause and condition unknown.	Inspection required.
8.4 Brickwork Generally	Rear elevation received a number of unsympathetic repairs to pointing and cracked brickwork. Areas of friable and loose pointing and cracked brickwork requiring attention. Condition viewed from ground level and other vantage points. Extent of repairs identified TBC following full access elevation survey.	Localised replacement and repairs on a like-for-like basis to reflect existing details to leave maintenance free for medium term.

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8.5 Render	Localised areas of unbonded and failing render.	Localised replacement and repairs on a like-for-like basis to reflect existing details to leave maintenance free for medium term.
8.6 Specialist Render Repairs - Front Elevation Moat	Localised areas of unbonded and failing render.	Localised replacement and repairs on a like-for-like basis to reflect existing details to leave maintenance free for medium term.
8.7 Portland Stone Repairs	Localised areas of fine cracks, delaminated sections and effects of corrosion from buried metalwork. Condition viewed from ground level and other vantage points. Extent of repairs identified TBC following full access elevation survey.	Localised replacement and repairs on a like-for-like basis to reflect existing details to leave maintenance free for medium term.
	Severely delaminated and unbonded decorative moulded detail to parapet.	Replacement on a like-for-like basis to reflect the similar to the RH parapet.
8.8 Replacement DPC - Basement Moat/Lightwell (Provisional Works)	Cracked and missing/damaged sections potentially from installation of power cabling.	Localised replacement and repairs on a like-for-like basis to reflect existing details to leave maintenance free for medium term.
8.9 Basement Glazed Floor Lights to Quad	Modern construction. Water ingress internally.	To prevent continuation of water ingress and deterioration of building fabric.
Part 9 Schedule of Works - Decorations		
9.3 The Works - External Decorations	Overloaded paint systems and loss of profiles to timber sections.	Full removal will assist with timber and resin repairs and bring forward original profiles and details.