

SoW Item Works	Current Condition	Justification
Part 4B Schedule of Works - Roof Upgrades (Roofs 8-13)		
4.5 Recovering of Asphalt Roofs (Roofs 9, 10, & 12)	Number of splits, bubbles and crazing to asphalt finish and abutments details. Water ingress evident internally.	To upgrade area to warm roof construction. Replacements on like-for-like materials to modern standard.
4.6 Joinery/BWIC - Roofs 10 & 12	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.	To upgrade area to warm roof construction. Replacements on like-for-like materials to modern standard.
4.7 Recovering of Pitched Roofs (Roofs 9, 11 & 13)	Number of splits, bubbles and crazing to asphalt finish and abutments details. Water ingress evident internally.	To upgrade area to warm roof construction. Replacements on like-for-like materials to modern standard.
4.8 Joinery/BWIC - Roofs 9, 11 & 13 (NBS Clause G20, NBS Clause K11, NBS Clause P20)	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.	To upgrade area to warm roof construction. Replacements on like-for-like materials to modern standard.
4.9 Replacement Leadwork - Roofs 8-13	Number of non-standard details, areas of impact damage, splits and tears. Water ingress evident internally.	To upgrade area to warm roof construction. Replacements on like-for-like materials to modern standard.
4.10 Rainwater Goods	Existing are plastic are not in character with the building. In disrepair with inadequate falls.	Replacement to match the original.
Part 6B Schedule of Works - Window Replacement (Roofs 8-13)		
6.2 Replacement Timber Windows to Rear Elevation	Localised sign so f timber decay. Windows boarded internally.	Small section of windows overlooking rear roofs. To accommodate increased in height of surrounding asphalt roofs from insulation provision.
6.3 Window Replacement - Standard Patent Glazing Limited (Roofs 9-13)	Current glazing/roof lanterns are deemed to be circa 1970's aluminium framed with GWC single glazing. Considered unsympathetic to the building and at end-of-life.	Replacement glazing/roof lanterns to provide improved thermal efficiency and ensure correct detailing and maintenance frees.