



RIDGE

**PINKHILL LOCK HOUSE -
UNDERPINNING
ENVIRONMENT AGENCY**
24 November 2022



WORKS SPECIFICATION - PINKHILL LOCK

Environment Agency

25.11.2022

Prepared for

Environment Agency
Thames Region
Kings Meadow House
Kings Meadow Road
Reading
RG1 8DG

Prepared by

Ridge and Partners LLP
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1. PRELIMINARIES, BREAKDOWNS & PROVISIONAL SUMS

INTRODUCTION

Ref.	Description	£	p
2.1	INTRODUCTION		
2.1.1	The Works shall comprise: External remedial works to tarmacadam and concrete hardstanding, brickwork repairs and repointing, resealing to the joints of the rear lean-to, replacement of downpipe drain surround. Works are to be carried out following ground injections undertaken by a specialist underpinning contractor.		
2.1.2	Location of works: Pinkhill Lock, Eynsham, Cumnor, Witney, OX29 4JH		
2.1.3	The Client will be: Environment Agency Address: Kings Meadow House, Kings Meadow Road, Reading, Berkshire, RH1 8DG.		
2.1.4	The Client Representative will be: Ridge & Partners LLP Address: Beaumont House, 59 High Street, Theale, Reading, Berkshire, RG7 5AL.		
2.2	GENERAL		
2.2.1	The schedule has been prepared in order for a detailed cost breakdown to be provided, to aid the assessment of the works and to assist with progress and payments.		
2.2.2	The contractor is to take responsibility for the schedule and is to ensure its completeness with regards to the proposed scope of works. No costs incurred by the contractor during the pricing of these works will be accepted by the Employer.		
2.2.3	The contractor should note that all items of work contained within this schedule have been described in reasonable detail, but the contractor shall consider them in conjunction with material manufacturers recommendations, and actual work on site. The contractor shall include in his price for everything that is necessary in order to allow him to carry out the works in the best manner whether specifically mentioned or not. If and where approximate quantities are stated, these are for guidance only and the contractor is to make their own assessment of the actual quantities required by visiting site prior to submitting their costed return.		
2.2.4	The contractor is responsible for checking all dimensions on site. Any alterations or amendments to those detailed in this document are to be confirmed in writing by Ridge & Partners LLP.		

INTRODUCTION

Ref.	Description	£	p
2.2.5	Should there be any items of work which the contractor is unclear as to what is required, then the query should be raised to Ridge & Partners LLP for clarification, during the tender process.		
2.2.6	The contractor is to price the schedule boldly in black ink, or typed to facilitate the photocopying of priced copies.		
2.2.7	The contractor is to allow to price for each item individually where ever possible. Items should not be grouped together quoting lump sums prices.		
2.2.8	No qualifications or alterations of any kind are to be made by the contractor to this schedule of works without the written agreement by the CA (Ridge & Partners LLP) or Environment Agency.		
2.2.9	The contractor is to refer to the Preliminaries section of this document for all applicable standards of all products and materials described below. Strict adherence to the requirements are required at all times.		
2.2.10	The contractor must examine this specification document, to ascertain all local conditions and restrictions, accessibility and visit site to ensure they have allowed for all necessary works (all labour, materials and equipment). No claims arising from the failure to do so, will be considered. The client will not be held responsible for any additional works claims which are deemed to be reasonably foreseeable which the contractor should have included for.		
2.2.11	The contractor's attention is also drawn to the Appendices detailing additional information required to complete the works. The contractor must strictly adhere to the requirements of these sections at all times while completing the works.		
2.2.12	The contractor must notify Ridge & Partners LLP upon the discovery of any discrepancies, errors or omissions within the specification documents or the works required immediately.		
2.2.13	The contractor shall be responsible for ensuring all employees including sub-contractors fully understand and work in accordance with the site's rules and procedures. All contractors must wear company clothing, ID badges and have the correct PPE provisions.		

INTRODUCTION

Ref.	Description	£	p
2.2.14	Allow to submit a detailed and site specific Pre-start Health & Safety Plan for the proposed works to Ridge & Partners LLP for comment and approval.		
2.2.15	The contractor is to allow for regularly removing waste materials from site. Where items are to be set aside, allow to record their condition and for safe and secure storage.		
2.2.16	The contractor is to leave the working areas clean and tidy upon at the end of the each working day.		
2.2.17	The contractor is to price for all works to be undertaken during "normal working hours" unless otherwise stated. Exact timings: to be confirmed, prior to works starting on site. No weekend or Bank Holiday works is permitted. No noisy works are permitted before 8.30am.		
2.2.18	Access to the site is only permitted for working on the proposed works.		
2.2.19	The contractor shall carry out the works without undue inconvenience and nuisance and without danger to building owners, occupants and visitors.		
2.2.20	When undertaking the specified works, they are to be in accordance with manufacturer's recommendations and guidelines.		
2.3	WORKS PROGRAMMING/ PHASING		
2.3.1	The works are to be undertaken in occupied residential properties and the contractor must consider this when phases works and providing high level access i.e. scaffolding etc with all safety precautions included.		
2.3.2	The contractor is to outline their proposals for programming the works below. A project programme must be provided with the tender.		
2.3.3	Prior to commencing works on site, the contractor must produce detailed plans for means of access, storage facilities, means of escape and evacuation routes from the building during the course of the works. This is to be issued to Ridge & Partners LLP and the Environment Agency for approval a minimum of two weeks prior to the commencement of works.		

INTRODUCTION

Ref.	Description	£	p
2.3.4	The works are to be undertaken in strict accordance with all Statutory Consents and Conditions required by the local Building Control and Planning Department where necessary. The contractor shall be responsible for ensuring all works undertaken comply with current regulations and byelaws.		
2.3.5	The successful contractor is to undertake the works utilising trades persons and operatives who have the relevant experience, competence and technical skills required to achieve the applicable standards of all works, products and materials described below.		
2.3.6	The contractor is to make a reasonable allowance for the inspection, instruction and agreement of any works by Ridge & Partners LLP during the works as necessary to complete the works to the reasonable satisfaction of Ridge & Partners LLP.		
2.3.7	The contractor is to note that any electrical works that are required to be undertaken to the property, are to be carried out by the Environment Agency's Term Electrical Contractor, such as light fittings, sockets, wiring, extraction etc. As a result, no electrical works have been allowed for in this Schedule of Works. However, where required, the contractor is to allow to liaise with the electrical company and the Environment Agency accordingly. Include to make good affected surfaces (walls, floors, ceilings, joinery etc.), if and where required.		
2.4	CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS) 2015		
2.4.1	The Construction (Design & Management) Regulations 2015 apply in full to these works. The contractor must comply with these regulations and ensure all required information is provided.		
2.4.2	The contractor must maintain safe access routes for all residents, visitors, deliveries and their own workforce in and around the building and the wider site.		
2.5	REFURBISHMENT AND DEMOLITION ASBESTOS SURVEY		
2.5.1	The Environment Agency has provided an Asbestos Survey within Appendix C. The report provides information relating to the internal and external areas of the properties. Should any asbestos containing materials be found, the contractor is to allow for the safe removal and disposal of all asbestos containing materials as detailed within the report that are identified within the proposed works area.		

INTRODUCTION

Ref.	Description	£	p
2.5.2	Prior to the commencement of any works on site (including any site set up etc.), the contractor is to fully review the extent of Asbestos identified in the Survey Report provided within the Appendices. Where required as part of any works detailed in this specification, the contractor is to employ a UKAS accredited Asbestos Surveying Specialist to undertake full Refurbishment and Demolition (R&D) inspection and survey the areas of the building not included in the Survey Report provided. This is to include for full testing of samples where applicable. Allow for all necessary asbestos air sampling, fibre identification, bulk sampling and bulk sample identification as required.		
2.5.3	The contractor is responsible for ensuring that all asbestos containing materials are correctly removed (if any are found to be present within the proposed working area), upon advice from the CA) from site by a UKAS accredited company with an approved Waste Carriers Licence and disposed of in accordance with current HSE and regulatory guidelines. Copies of disposal certificates are to be issued to Ridge & Partners LLP & the Environment Agency.		
2.5.4	During the works the contractor is to give notice immediately of suspected asbestos-containing materials if discovered during the Works and avoid disturbing such materials. Statutory risk assessments and details of proposed methods for its safe removal are to be undertaken and submitted by the contractor.		
2.5.5	The contractor is to note that all work to be carried out in accordance with Health & Safety Executive (HSE) guidelines, including The Analysts' Guide (HSG248), Asbestos: The Survey Guide (HSG264) and the Control of Asbestos Regulations 2012.		
2.6	SITE MANAGEMENT & WELFARE		
2.6.1	The contractor is to submit proposals for site set up, site accommodation and welfare facilities which will be discussed and agreed at the pre-commencement meeting. The contractor is should allow in his return for providing self contained welfare facilities.		

INTRODUCTION

Ref.	Description	£	p
2.6.2	There is parking adjacent to the site via an access road to the island. Prior to any site set up the contractor must provide a photographic schedule of condition of all the working areas to accurately record the condition prior to commencement. Any damage caused to these areas resulting from the works will remain the contractors liability and will repair upon completion.		
2.6.3	The contractor is to provide all necessary barriers; safety signage and site security required to carry out the works. This must include adequate 1800mm timber hoarding and or "Heras" type fencing, double clipped, around any external works areas and site compounds (if required). The property must remain secure at all times and once works are complete at the end of each day. All necessary lighting, warning and prohibition signs must be provided. The contractor is to ensure that no unauthorised access is permitted within the curtilage of the site or beyond the building secured entrances.		
2.6.4	The contractor is to provide all necessary facilities for the duration of the works. The contractor is to ensure that these are well maintained for the duration of the works. The contractor must ensure that all existing service covers, footpaths and other surfaces are adequately protected from damage from the use of site facilities during the works.		
2.6.5	The contractor shall provide and maintain all necessary mechanical equipment, plant etc. of all descriptions required for the satisfactory completion of the works and remove all, as and when required, or when directed by Ridge & Partners LLP.		
2.6.6	Due to the nature of the site all operatives must respect the surrounding area and be respectful to neighbours and members of the public.		
2.6.7	The contractor is to allow for removal and safe disposal of all waste from site (including hazardous waste material) in accordance with current Control of Asbestos Regulations 2012 and all Health & Safety legislation.		
2.6.8	The contractor is to allow for regularly removing waste materials from site.		

INTRODUCTION

Ref.	Description	£	p
2.6.9	The contractor shall be responsible for obtaining any required permission from the Local Authority, Client or other bodies for the positioning of any temporary facilities or structures outside the premises required for completing the works and ensuring all works undertaken comply with current regulations and byelaws.		
2.6.10	The contractor is to allow for all necessary protection to prevent surfaces and areas adjacent to the works from being damaged by the proposed works.		
2.6.11	The use of any electrical equipment is to be strictly controlled and steps are to be taken to ensure that leads are not long enough to touch the water. All equipment should be connected to lines to prevent their accidental dropping into water causing possible electric shocks etc.		
2.7	EXISTING SERVICES		
2.7.1	No disruption of services to the building shall be allowed without written consent from Ridge & Partners LLP or the Environment Agency and without adequate notice of the disruption being provided.		
2.7.2	Adequate protection of the existing services to the building will be required and any damage shall be made good to the satisfaction of Ridge & Partners LLP, the Environment Agency and the appropriate Statutory Authority, with the minimum of delay at the contractor's expense.		
2.7.3	The contractor is to ascertain for themselves the location of all services (which shall include gas, water, electricity, telecommunications services, fibre optic, drains (foul and surface), ducts, tubes, tunnels and the like, on and adjacent to the Site (underground and over ground)), that may be affected by the carrying out of the works and is to allow for all costs in connection with upholding, protecting and, if necessary, temporarily and / or permanently diverting and reinstating these services. All costs associated with works undertaken by Statutory / Service Utility Companies, including builder's work in connection, are to be allowed for by the contractor.		
2.7.4	All chambers, manholes, draw pits, plant and the like shall be adequately protected and any damage shall be made good at the contractor's expense.		
2.8	ACCESS & SCAFFOLDING		

INTRODUCTION

Ref.	Description	£	p
2.8.1	The contractor is to provide all necessary access equipment required for completing the specified works. Any scaffolding and access equipment that is used must be installed/ erected and maintained to current national standards. Where this is permitted the contractor is responsible for maintaining the access routes and providing all necessary barriers, signage etc. to maintain safe working routes for the occupants, visitors and site operatives. Upon completion all access routes to be thoroughly cleaned and reinstated to match the existing standard.		
2.8.2	If used all scaffolding must be installed / erected and maintained to current Building Regulations, NASCC and national standards.		
2.8.3	The contractor is to allow for safe access in order to carry out all elements of the works. The contractor is deemed to have allowed for all alterations and amendments to the scaffold design to allow works by different trades and operatives needed to complete the works.		
2.8.4	Any damage to existing structures arising as a result of scaffold assembly and the works will be made good at the expense of the contractor.		
2.8.5	The contractor is to ensure that at all times, scaffolding / access provisions to undertake the works in no way reduces the security of the property. The contractor is to ensure that the scaffolding is suitably secured and protected from all persons, including any potential intruders at all times. All ladders are to be locked away at second lift level or above at the end of each working day.		
2.8.6	The contractor is to submit proposals for all high level access measures including risk assessments and method statements along with details of proposed specialist sub contractor. Risk assessments and method statement are to be reviewed and discussed with Ridge & Partners LLP prior to the works commencing on site. Any reasonably requested amendments to the submitted documents are to be made and subsequently included within the documents prior to works commencing.		
2.8.7	The contractor is to familiarise themselves with the Environment Agency, Constructing a Better Environment - Safety, Health, Environment and Wellbeing, Code of Practice prior to works starting on site. This document provides guidance on working methods around the water. This is provided within the appendices		

INTRODUCTION

Ref.	Description	£	p
2.8.8	When working near or over the water, the contractor must undertake works in accordance with the rules and requirement stated by the Environment Agency, including buoyancy aid, of a tested and approved pattern, is to be worn by all personnel working over water.		
SECTION 2 - COSTED TOTAL (Excl VAT) £			

1.1 - PRELIMINARIES BREAKDOWN - PINKHILL LOCK HOUSE

Ref.	Description	£ time related costs	£ fixed costs
1.0	PRELIMINARIES BREAKDOWN		
	Works Contract Procurement		
1.1	Compliance with tender rules		
1.2	Pricing		
1.3	Site Visit		
	Works Contract Establishment		
1.4	General Information		
1.5	Programme		
1.6	Health & Safety Information		
1.7	Management & Staff		
1.8	Temporary Services		
1.9	Temporary Security, Safety & Control		
1.10	Temporary Works		
	Works Contract Management		
1.11	Supervision, Cooperation & Coordination		
1.12	Progress & Operation		
1.13	Protection From		
1.14	Method & Sequence		
	Works Contract Verification		
1.15	Standards of Products & Executions		
1.16	Services Generally		
1.17	Quality Control		

1.1 - PRELIMINARIES BREAKDOWN - PINKHILL LOCK HOUSE

Ref.	Description	£ time related costs	£ fixed costs
	Works Contract Administration		
1.18	Use of Documents		
1.19	Documents Provided by Contractor, Subcontractors & Suppliers		
1.20	Subletting & Supply		
	Works Contract Completion		
1.21	Notification		
1.22	Completion Works		
1.23	Information		
	Other		
1.24	Insurance, Bonds, Warranties & Guarantees		
1.25	Site Clearance & Cleaning		
SECTION 1.1 - COSTED TOTAL (Excl VAT) £			

1. PRELIMINARIES

1.2 Provisional Sums

General Notes


- The Contractor shall include the following Provisional Sums in their Proposals
- The values in this section are deemed to be net sub-contract values. Main Contract allowances for preliminaries, general attendances, overheads and profits are to be included elsewhere.
- The Contractor shall be deemed to have made due allowance in programming, planning, design and other Preliminaries Items for Works covered by the Provisional Sums in this section.
- The Contractor shall not incorporate any further Provisional Sums into their proposals

1.2.1 Provisional Sums


A	Contingency Sum	Item	7,000.00
B	Overheads & Profit on Provisional Sums & Contingencies Include for overheads and profit on all Provisional Sums. Extend into the cash columns the following on the value of the Provisional Sums, if expended	_____ %	

2. SCHEDULE OF WORKS PRICING DOCUMENT

2. SCHEDULE OF WORKS

Ref.	Description	£
	<p>General Notes</p> <ul style="list-style-type: none">The Contractor is to take responsibility for the schedule and is to ensure its completeness with regards to the proposed scope of works as defined within the Pricing Documents.The Contractor is to add and omit items to / from the schedule in order to provide a definitive costing for the proposed works.All items contained within the schedule must be individually priced where ever possible and items should not be grouped together quoting lump sum prices. <p>1.0 General</p> <p>.01 Allow for access as considered appropriate to the terrain, access to the property and tasks to be undertaken.</p> <p>.02 Property List</p> <p>Pinkhill Lock, Eynsham, Cumnor, Witney, OX29 4JH</p> <p>.03 Allow here for any access, scaffold or MEWP as considered suitable for the works to be undertaken and the access to the property.</p> <p>2.0 Pathways</p> <p>.01 Allow to grind out areas of cracking to the concrete hardstanding pathway, located adjacent to Pinkhill Lock House. Once complete, fill in any affected areas using an approved epoxy resin. Following the conclusion of the works, ensure all surfaces are sprayed and cleaned appropriately. This item should only be carried out following the conclusion of the ground injection works. Allow for around 2lm of epoxy resin to areas shown in the below photo.</p> 	

2. SCHEDULE OF WORKS

Ref.	Description	£
.02	<p>Allow to clean out the defected area of tarmacadam pathway north of Pinkhill Lock House. Ensure any loose material or moisture is removed. Repair the defected area with new tarmacadam. Ensure appropriate setting times are followed. This item should only be carried out following the conclusion of the ground injection works. Allow for a small amount of tarmacadam to repair the area shown in the below photo.</p> 	
3.0	Brickwork & Drain Surround	
.01	<p>Allow to carefully carry out masonry crack filling repairs to affected areas, in accordance with the Structural Engineer's Detail - found in Appendix B. Ensure any crack repair used is best matched with the existing masonry.</p>	
.02	<p>Allow to carefully remove and dispose of the existing surround to the drain of the rainwater downpipe, located at the right-side elevation. Rebuild the surround to match existing, following conclusion of the ground injection works.</p>	
4.0	Mastic Resealing of the Rear Lean-to	
.01	<p>Allow to carefully remove defective areas of mastic sealing on either side of the lean-to structure to the rear of Pinkhill Lock House. Allow to clean down the associated areas and remove any loose material.</p>	
.02	<p>Effectively re-seal the joints of the lean-to and main structure where removed, using an approved external waterproof mastic sealant. Ensure no gaps are left in the new jointing, and any moisture within is removed beforehand.</p>	
5.0	Ground Injection Works	
.01	<p>A specialist underpinning sub-contractor is to undertake ground injection works, targeted at the areas of subsidence around Pinkhill Lock. The specialist sub-contractor is to carry out these works only in accordance with the Structural Engineer's Details, found in Appendix B.</p> <p>The details of the proposed contractor for this item should be provided with the tender.</p>	
Total to Main Summary £		

3. COLLECTION PAGE & FORM OF QUOTATION

Pinkhill Lock Underpinning - Works Specification - Final Version - 24.11.22
25/11/2022

4. FORM OF QUOTATION

To: Environment Agency
Thames Region, Kings Meadow House
Kings Meadow Road
Reading
Berkshire
RG1 8DG

From:
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.....

We have examined the following documents:

- Pricing Document and Schedule of Works
- Drawings and Documents listed in Appendix A
- Pre Construction Information

We offer to carry out the whole of the Works described in accordance with the documents referred to above;

for the sum of £ (in words)

£ (in figures) exclusive of any VAT chargeable

within weeks from acceptance of our quotation, comprising a period of:

- weeks from acceptance to the Date of Possession and
- weeks from the Date of Possession to the Date for Completion.

For the purposes of the warranties and guarantee requirements mentioned in the Pricing Document, We have reviewed the contents of the Pricing Document and accept, without amendment, the wording set out in the appendices.

We enclose our fully priced document in the separate envelope provided and marked with our name.

We undertake in the event of your acceptance to execute with you a formal contract embodying all the conditions and terms contained in this offer within 21 days of being required to do so by the Employer.

This quotation remains open for acceptance for 84 days from the latest date fixed for the submission of quotes.

We confirm that this quote is submitted at our expense and agree that the Employer need not necessarily accept the lowest or any other quote.

4. FORM OF QUOTATION

I/We confirm the following Principle Domestic Sub Contractors will be employed on this project. I/We confirm their sub contract quotes have been used within our quote.

Our list of proposed sub-contractors are;

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4. FORM OF QUOTATION

Certificate of Bona Fide Quotation

The essence of selective quotation is that the client shall receive bona fide competitive quotes from all those quoting. In recognition of the principle, I certify that this is a bona fide quote, intended to be competitive, and that we have not fixed or adjusted the amount of the quote by or under or in accordance with any agreement or arrangement with any other person. I also certify that we have not done and we undertake that will not do at any time before the hour and date specified for return of this quote any of the following acts:-

- a. Communication to a person other than the person calling for those quotes the amount or approximate amount of the proposed quote, except where the disclosure, in confidence, of the approximate amount of the quote was necessary to obtain insurance premium quotations required for the preparation of the quotation.
- b. entering into any agreement or arrangement with any other person that he shall refrain from quoting or as to the amount of any quote to be submitted.
- c. offering or paying or giving or agreeing to pay or give any sum of money or valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to any other quote or proposed quote for the said work any act or thing or sort described above.

In this certificate the word "person" includes any person any body or association, corporate or unincorporate and "any agreement or arrangement" includes any such transaction, formal or informal, and whether legally binding or not.

Signed by or on behalf of : {Contractors Name}

Signature :
duly authorised to sign

Position :

Date : 20.....

Note: The completed form of quotation together with the information requested must be received by the Environment Agency at the above address no later than 12:00 hours on the date set out in the quotation invitation.

WORKS SPECIFICATION - PINKHILL LOCK

Pinkhill Lock House - Underpinning

RIDGE

A. DOCUMENT REGISTER

Document Ref	Description	Revision
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Consultant Name : **RIDGE**

Project Ref : **5018924**

	Documents	
	Pricing Document	v1
	Drawings and Issue Sheet	
	Appendix B	

Client Name : **Environment Agency**

Project Ref :

	Asbestos Register	
	Appendix C	
	Pre Construction Health and Safety Information	
	Appendix D	
	EA Safety, Health and Environment Code of Practice	
	Appendix E	
	Health and Safety Requirements	
	Appendix F	

APPENDIX B - DRAWING ISSUE SHEET & DRAWINGS

	Birmingham		Bristol		Leeds		London
	Manchester		Oxford		Reading		

Drawing Register & Issue Sheet 1

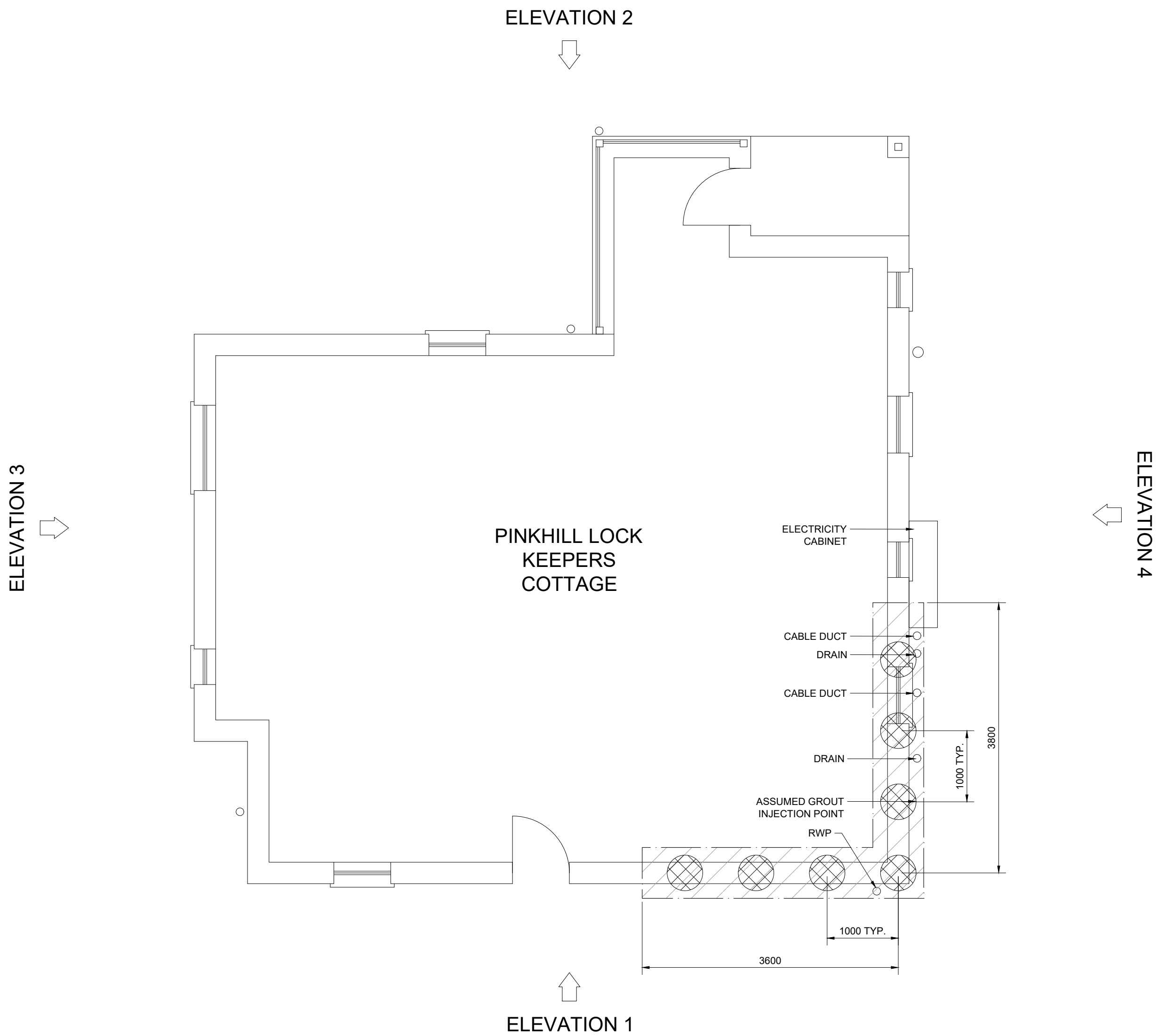
[illegible][illegible]

No. = Number of full size copies issued
E = Number of full size copies issued
U = Upload to extranet

Tender

UNDERPINNING NOTES:

1. THE EXISTING GROUND CONSISTS OF A FIRM CLAY WITH TREE ROOTS OBSERVED THROUGHOUT. THE CLAY WAS OBSERVED TO BE DRY WITH LOW MOISTURE CONTENT. DETAILED SITE INVESTIGATIONS AND SOIL TESTING HAS NOT CURRENTLY BEEN COMPLETED.
2. VERTICAL LOADING TO EXTERNAL MASONRY WALL TO BE UNDERPINNED TO BE TAKEN AS = MIN. 45kN/m (ULTIMATE)



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CDM REGULATIONS 2015

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P01	Issued for Information	221.11.2022	RN	MAS
REV	DESCRIPTION	DATE	BY	CHKD

ORIGINATOR:



THE COWYARDS
BLENHEIM PARK
OXFORD ROAD
WOODSTOCK, OX20 1QR

TEL: 01993 815000
WWW.RIDGE.CO.UK

CLIENT:

Dalcour Maclaren

IN ASSOCIATION WITH:

PROJECT:

EA PinkHill Lock House

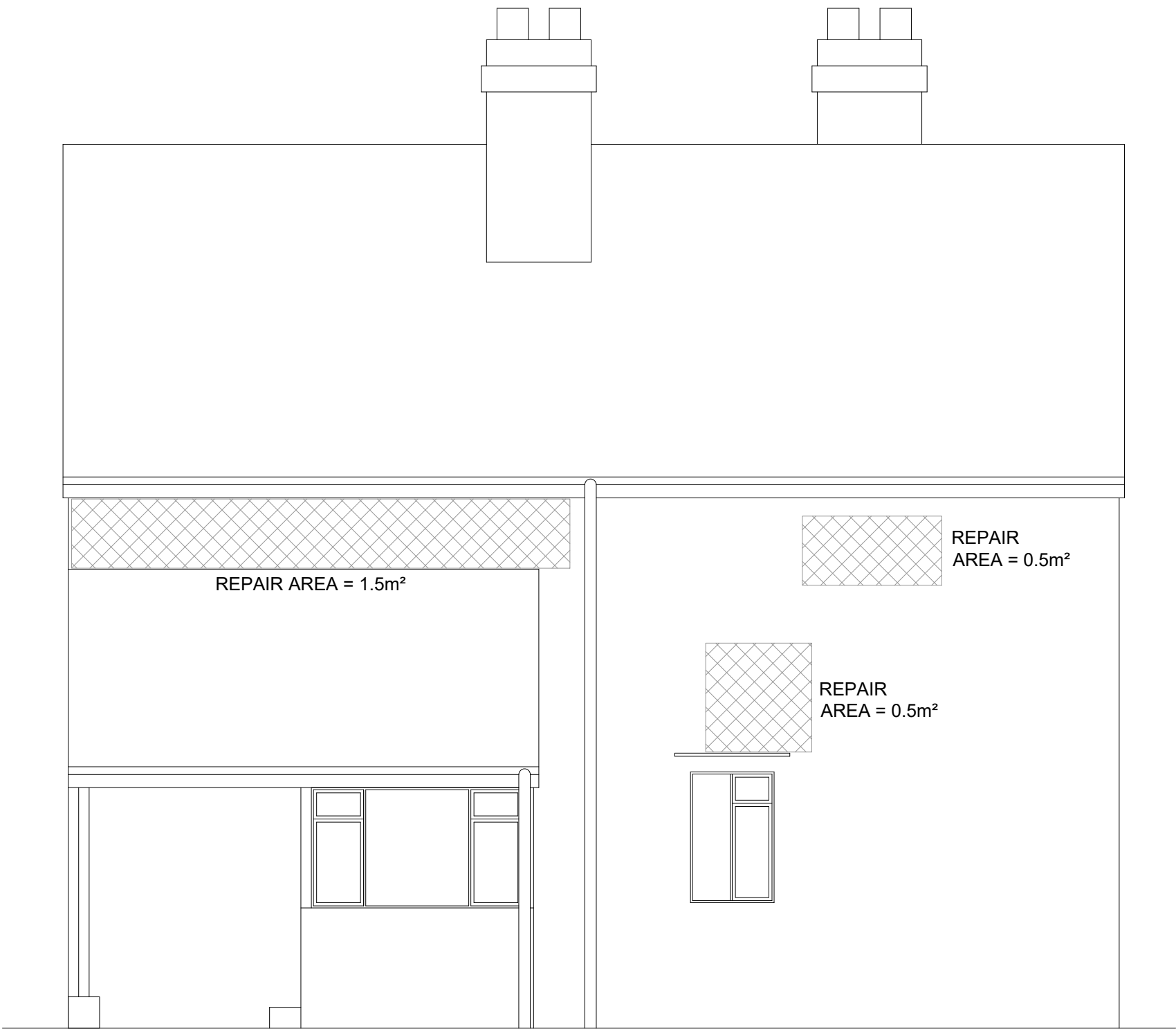
TITLE:

Site Layout & Extent of Underpinning

ENG/TECH:		CSE:	ICSE:		SCALE:		1:50		@		A1				
RN		MAS		MAS		STATUS ISSUE: INFORMATION									
STATUS:												TENDER			
UNLESS ISSUED FOR CONSTRUCTION - WORKS AT CLIENT/CONTRACTORS RISK															
ISO 19650				S0 - Work in Progress											
STATUS:															
PROJECT:		ORG:		ZONE:		LEVEL:		TYPE:		ROLE:		NUMBER:		REV:	
5018924		RDG		XX		XX		DR		S		0001		P01	



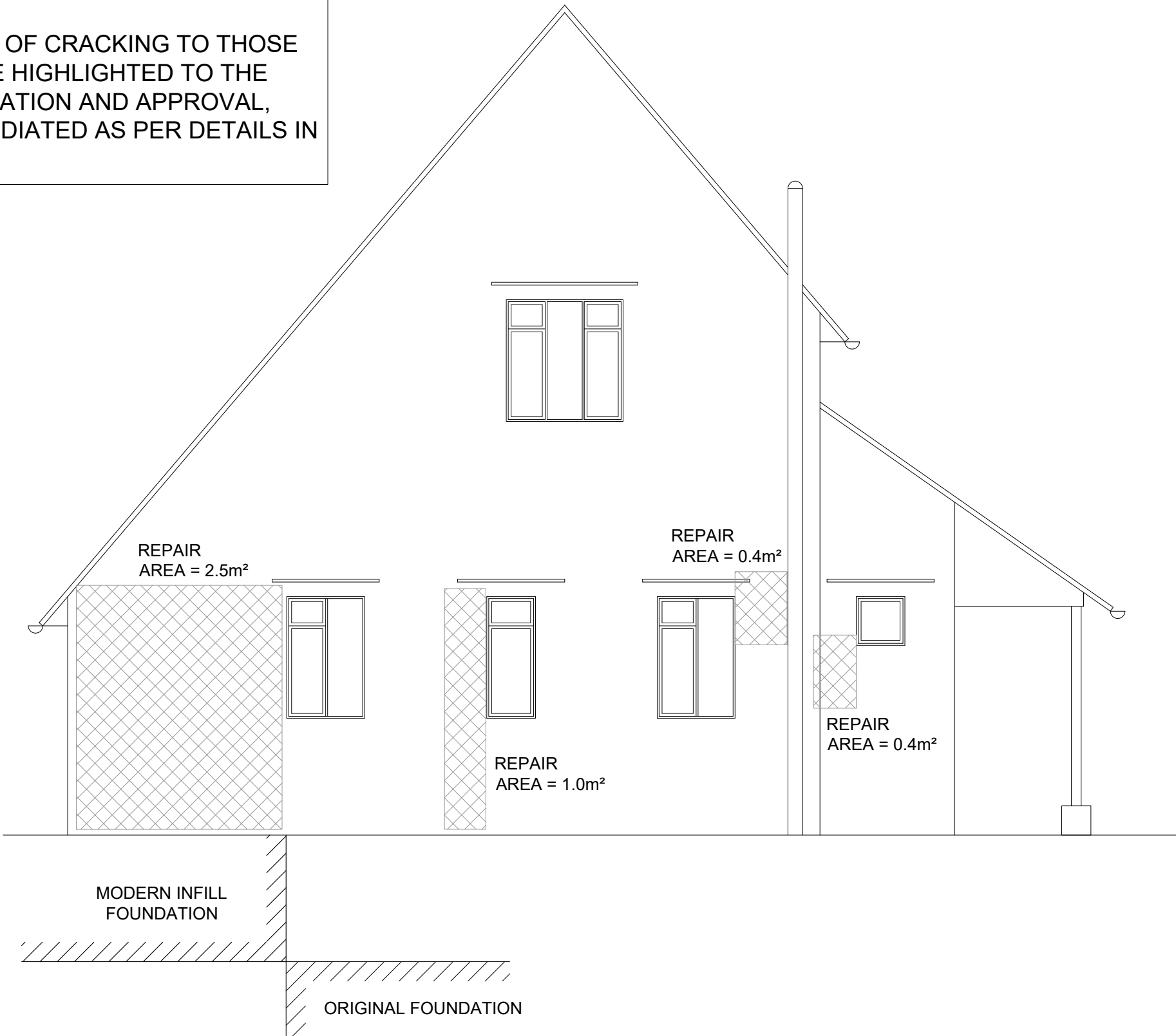
ELEVATION 1



ELEVATION 2



ELEVATION 3

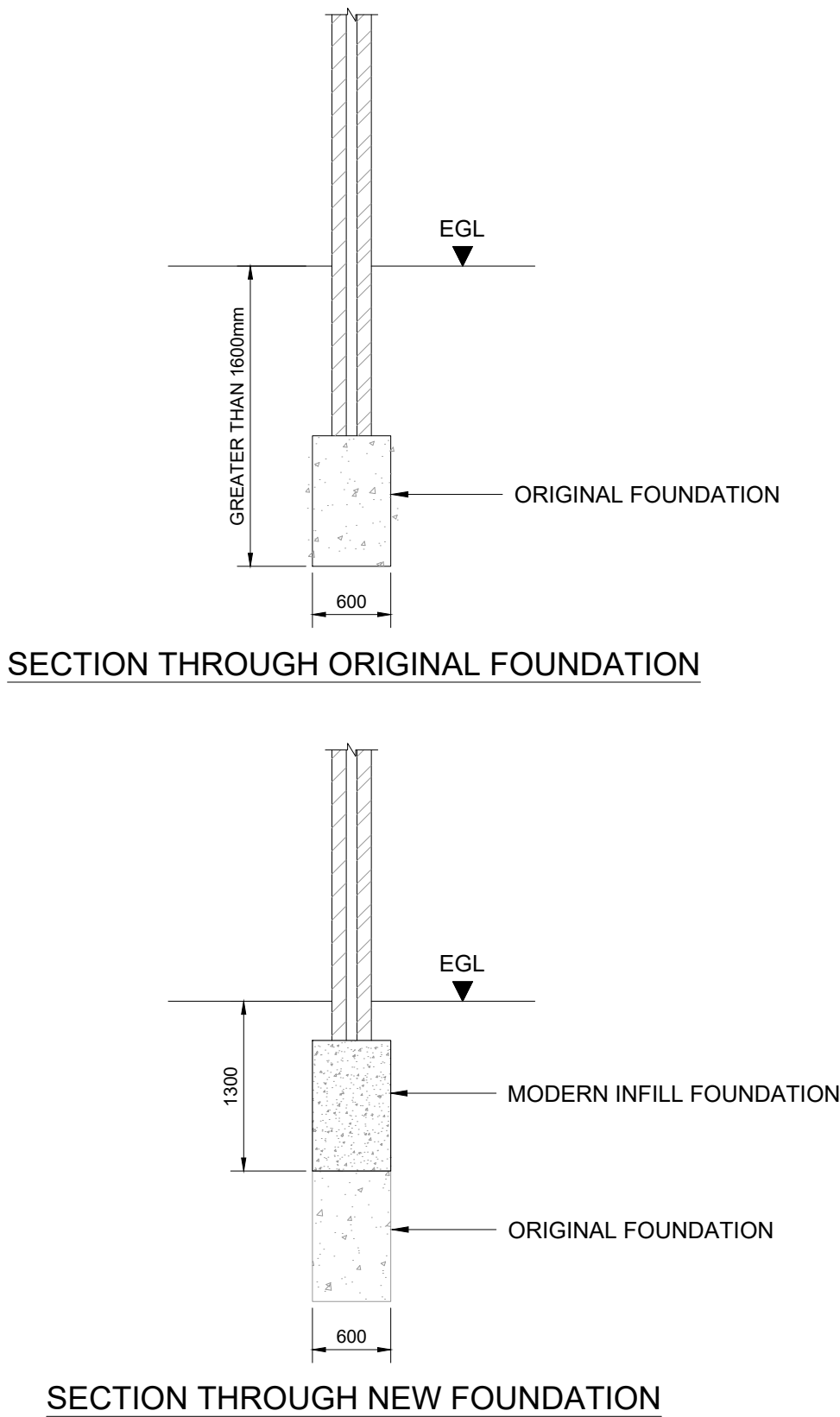


ELEVATION 4

EXTENT OF MASONRY CRACKING:

THE CONTRACTOR IS TO ALLOW FOR VISUAL INSPECTION OF THE ELEVATIONS OF THE PROPERTY TO REVIEW FOR FURTHER SIGNS OF CRACKING DAMAGE,

ANY FURTHER AREAS OF CRACKING TO THOSE AS SHOWN ARE TO BE HIGHLIGHTED TO THE CLIENT FOR CONFIRMATION AND APPROVAL, AND ARE TO BE REMEDIATED AS PER DETAILS IN THIS DRAWING



MASONRY CRACKING DAMAGE REPAIR NOTES:

CRACKING DAMAGE TO EXTERNAL MASONRY WALLS AS HIGHLIGHTED, TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING, UPON COMPLETION OF THE LOCALISED UNDERPINNING WORKS TO THE BUILDING FOUNDATIONS:

1. RAKE OUT AREAS OF CRACKING DAMAGE TO REMOVE ANY LOOSE MATERIAL, DIRT AND DETRITUS.
2. BRUSH AREAS OF CRACKING AND SURROUNDING MASONRY WITH A STIFF BRUSH BY-HAND TO REMOVE ANY REMAINING DUST.
3. FULLY FILL AREAS OF CRACKING DAMAGE (TO THE FULL THICKNESS OF THE MASONRY LEAF) AND REPOINT WITH A 1:1:5 PORTLAND CEMENT:LIME:SAND MORTAR MIX, WITH JOINTS STRUCK TO MATCH THE SURROUND EXISTING CONSTRUCTION

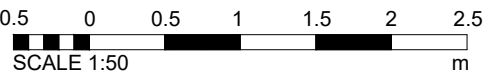
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REV	DESCRIPTION	DATE	BY	CHKD

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IN ASSOCIATION WITH:

PROJECT:
EA PinkHill Lock House

TITLE:
Elevations & Masonry Repairs

ENG/TECH: RN	CSE: MAS	ICSE: MAS	SCALE: 1:50	@ A1
STATUS: TENDER				
UNLESS ISSUED FOR CONSTRUCTION - WORKS AT CLIENT/CONTRACTORS RISK				
ISO 19650 STATUS: S0 - Work In Progress				
PROJECT: 5018924	ORG: RDG	ZONE: XX	LEVEL: XX	TYPE: DR
ROLE: S	NUMBER: 0005	REV: P01		