

Facelifting 2022/2023**Scheme: Albion St, Padiham****2 Albion St, Padiham**

<u>Item Description</u>	
Front Elevation	Agree work to do: Yes / No
Renew rainwater gutters to front elevation.	
Paint stone corbels to front elevation 3 No., as per manufacturer's instructions, colour black.	
Paint stone surrounds to front elevation (2 No. windows; 1 No. door), as per manufacturer's instructions.	
Renew cement fillet at junction of front house wall and ground level.	
Services	
Protect existing telecom cables on front elevation and refix after works.	
Protect existing Satellite / Cable T.V. cables on front elevation and refix after works.	

4 Albion St, Padiham

<u>Item Description</u>	
Front Elevation	Agree work to do: Yes / No
Renew rainwater gutters to front elevation.	
Paint stone corbels to front elevation 4 No., as per manufacturer's instructions; colour black.	
Paint stone surrounds to front elevation (2 No. windows; 1 No. door), as per manufacturer's instructions.	
Renew cement fillet at junction of front house wall and ground level.	
Front Garden	
<p>Take down the front garden wall at right hand side of gate opening and party wall (with No.4 & 2), retain the stone, cart away any bricks. Build new front garden wall at right hand side of gate opening, on new foundations, re-using the original stonework outer leaf, size and style to match existing, re-use the original stone copings, new red brickwork backing Stone gate jamb to be mechanically fixed to stone copings existing stone step with 20mm dia stainless steel dowels drilled and resin fixed 100mm min into top and bottom of gate jambs and top of step / underside of stone copings. Gate jamb to be bonded to new walls with Catnic Profiles Stronghold Wall Connector. Stone copings to be bedded on RONAFIX mix design C mortar and copings to have 2 No. 'L' shaped stainless steel wall ties fixed to the underside and bedded into wall void.</p> <p>Height of front garden wall to be the same as it was originally, with new garden party wall between No.4 & 2 Albion St (including stone coping). Gate opening to be 850mm wide approx.</p> <p><u>Lightly</u> stoneclean and silicone all stonework and new brickwork backing.</p>	
Carefully remove existing wrought iron gate and gate posts and cart away. Supply and fix new timber front gate, posts and ironmongery. New gate to stained, colour to be Light Oak.	

Rub down the existing wrought iron gate & posts and paint, colour black.	
Services	
Protect existing telecom cables on front elevation and refix after works.	
Protect existing Satellite / Cable T.V. cables on front elevation and refix after works.	

6 Albion St, Padiham

<u>Item Description</u>	
Front Elevation	Agree work to do: Yes / No
Renew rainwater gutters to front elevation.	
<u>Lightly</u> stoneclean, point and silicone front elevation. Note! Do not grind out until after stonecleaning has been completed. Repoint large voids in joints prior to stonecleaning and re-point again upon completion of stonecleaning.	
Paint stone corbels to front elevation 4 No., as per manufacturer's instructions; colour black.	
Paint stone surrounds to front elevation (2 No. windows; 1 No. door), as per manufacturer's instructions.	
Renew cement fillet at junction of front house wall and ground level.	
Front Garden	
Take down the front garden wall at right hand side of gate opening and party wall (with No.6 & 4), retain the stone, cart away any bricks. Build new front garden wall at right hand side of gate opening, on new foundations, re-using the original stonework outer leaf, size and style to match existing, re-use the original stone copings, new red brickwork backing Stone gate jamb to be mechanically fixed to stone copings existing stone step with 20mm dia stainless steel dowels drilled and resin fixed 100mm min into top and bottom of gate jambs and top of step / underside of stone copings. Gate jamb to be bonded to new walls with Catnic Profiles Stronghold Wall Connector. Stone copings to be bedded on RONAfix mix design C mortar and copings to have 2 No. 'L' shaped stainless steel wall ties fixed to the underside and bedded into wall void. Height of front garden wall to be the same as it was originally, with new garden party wall between No.6 & 4 Albion St (including stone coping). Gate opening to be 850mm wide approx. <u>Lightly</u> stoneclean and silicone all stonework and new brickwork backing.	
Carefully remove existing wrought iron gate and gate posts and cart away. Supply and fix new timber front gate, posts and ironmongery. New gate to be stained, colour to be Light Oak.	

Rub down the existing wrought iron gate & posts and paint, colour black.	
Services	
Protect existing telecom cables on front elevation and refix after works.	
Protect existing Satellite / Cable T.V. cables on front elevation and refix after works.	

8 Albion St, Padiham

<u>Item Description</u>	
Front Elevation	Agree work to do: Yes / No
Renew rainwater gutters to front elevation.	
<u>Lightly</u> stoneclean, point and silicone front elevation. Note! Do not grind out until after stonecleaning has been completed. Repoint large voids in joints prior to stonecleaning and re-point again upon completion of stonecleaning.	
Paint stone corbels to front elevation 4 No., as per manufacturer's instructions; colour black.	
Paint stone surrounds to front elevation (2 No. windows; 1 No. door), as per manufacturer's instructions.	
Prepare (scrape off any loose paint, fill where necessary, feather in as needed etc.) and gloss paint / varnish the front door and frame.	
Renew cement fillet at junction of front house wall and ground level.	
Front Garden	
Take down the front garden wall at right hand side of gate opening and party wall (with No.8 & 6), retain the stone, cart away any bricks. Build new front garden wall at right hand side of gate, on new foundations, re-using the original stonework outer leaf, size and style to match existing, re-use the original stone copings, new red brickwork backing Stone gate jamb to be mechanically fixed to stone copings existing stone step with 20mm dia stainless steel dowels drilled and resin fixed 100mm min into top and bottom of gate jambs and top of step / underside of stone copings. Gate jamb to be bonded to new walls with Catnic Profiles Stronghold Wall Connector. Stone copings to be bedded on RONAFIX mix design C mortar and copings to have 2 No. 'L' shaped stainless steel wall ties fixed to the underside and bedded into wall void. Height of front garden wall to be the same as it was originally, with new garden party wall between 8 & 6 Albion St (including stone coping). Gate opening to be 850mm wide approx.	
<u>Lightly</u> stoneclean and silicone all stonework and new brickwork backing.	
Carefully remove existing wooden gate and gate posts and cart away. Supply and fix new timber front gate, posts and ironmongery. New gate to stained, colour to be Light Oak.	

Services	
Protect existing telecom cables on front elevation and refix after works.	
Protect existing Satellite / Cable T.V. cables on front elevation and refix after works.	

10 Albion St, Padiham

<u>Item Description</u>	
Front Elevation	Agree work to do: Yes / No
Renew rainwater gutters to front elevation.	
Chemically clean front elevation (pay particular attention to where there are rust stains).	
Patch point as necessary (including the lower righthand side of the elevation which has not been repointed) to match the existing pointing.	
Paint stone corbels to front elevation 5 No., as per manufacturer's instructions; colour black.	
Paint stone surrounds to front elevation (2 No. windows; 1 No. door), as per manufacturer's instructions.	
Renew cement fillet at junction of front house wall and ground level.	
Front Garden	
Take down the front garden wall at right hand side of gate opening and party wall (with No.10 & 8); retain the stone, cart away any bricks. Build new front garden (using additional reclaimed stone where previous brick infill was) wall at right hand side of gate opening, on new foundations, re-using the original stonework outer leaf, size and style to match existing, re-use the original stone copings, new red brickwork backing Stone gate jamb to be mechanically fixed to stone copings existing stone step with 20mm dia stainless steel dowels drilled and resin fixed 100mm min into top and bottom of gate jambs and top of step / underside of stone copings. Gate jamb to be bonded to new walls with Catnic Profiles Stronghold Wall Connector. Stone copings to be bedded on RONAFIX mix design C mortar and copings to have 2 No. 'L' shaped stainless steel wall ties fixed to the underside and bedded into wall void. Height of front garden wall to be the same as it was originally, with new garden party wall between 10 & 8 Albion St (including stone coping). Gate opening to be 850mm wide approx. <u>Lightly</u> stoneclean and silicone all stonework and new brickwork backing.	
Carefully remove existing wooden gate; gate posts, fencing and cart away. Supply and fix new timber front gate, posts and ironmongery. New gate to be stained, colour to be Light Oak.	

Services	
Protect existing telecom cables on front elevation and refix after works.	
Protect existing Satellite / Cable T.V. cables on front elevation and refix after works. There are 2 satellite dish brackets, if not required remove.	

12 Albion St, Padiham

<u>Item Description</u>	
Front Elevation	Agree work to do: Yes / No
Renew rainwater gutters to front elevation.	
<u>Lightly</u> stoneclean, point and silicone front elevation. Note! Do not grind out until after stonecleaning has been completed. Repoint large voids in joints prior to stonecleaning and re-point again upon completion of stonecleaning.	
Paint stone corbels to front elevation 3 No., as per manufacturer's instructions; colour black.	
Paint stone surrounds to front elevation (2 No. windows; 1 No. door), as per manufacturer's instructions.	
Renew silicone seal around small first floor window reveals upon completion of stonecleaning and stonework repairs (1 No. window).	
Renew cement fillet at junction of front house wall and ground level.	
Front Garden	
Take down the front garden wall at right hand side of gate opening and party wall (with No.12 & 10); retain the stone, cart away any bricks. Build new front garden wall at right hand side of gate opening, on new foundations, re-using the original stonework outer leaf, size and style to match existing, re-use the original stone copings, new red brickwork backing Stone gate jamb to be mechanically fixed to stone copings existing stone step with 20mm dia stainless steel dowels drilled and resin fixed 100mm min into top and bottom of gate jambs and top of step / underside of stone copings. Gate jamb to be bonded to new walls with Catnic Profiles Stronghold Wall Connector. Stone copings to be bedded on RONAfix mix design C mortar and copings to have 2 No. 'L' shaped stainless steel wall ties fixed to the underside and bedded into wall void. Height of front garden wall to be the same as it was originally, with new garden party wall between 12 & 10 Albion St (including stone coping). Gate opening to be 850mm wide approx.	
<u>Lightly</u> stoneclean and silicone all stonework and new brickwork backing.	
Carefully remove existing wrought iron gate and gate posts and cart away. Supply and fix new timber front gate, posts and ironmongery. New gate to be stained, colour to be Light Oak.	

Rub down the existing wrought iron gate & posts and paint, colour black.	
Services	
Protect existing telecom cables on front elevation and refix after works.	
Protect existing Satellite / Cable T.V. cables on front elevation and refix after works. There are 2 satellite dish brackets, if not required remove.	
Protect the copper pipe on the front elevation and refix after works; then paint in black.	

14 Albion St, Padiham

<u>Item Description</u>	
Front Elevation	Agree work to do: Yes / No
Renew rainwater gutters to front elevation.	
Renew rainwater pipe to front elevation.	
<u>Lightly</u> stoneclean, point and silicone front elevation. Note! Do not grind out until after stonecleaning has been completed. Repoint large voids in joints prior to stonecleaning and re-point again upon completion of stonecleaning.	
Paint stone corbels to front elevation 3 No., as per manufacturer's instructions; colour black.	
Paint stone surrounds to front elevation (2 No. windows; 1 No. door), as per manufacturer's instructions.	
Renew cement fillet at junction of front house wall and ground level.	
Front Garden	
Take down the front garden wall at right hand side of gate opening and party wall (with No.14 & 12); retain the stone, cart away any bricks. Build new front garden wall at right hand side of gate opening, on new foundations, re-using the original stonework outer leaf, size and style to match existing, re-use the original stone copings, new red brickwork backing Stone gate jamb to be mechanically fixed to stone copings existing stone step with 20mm dia stainless steel dowels drilled and resin fixed 100mm min into top and bottom of gate jambs and top of step / underside of stone copings. Gate jamb to be bonded to new walls with Catnic Profiles Stronghold Wall Connector. Stone copings to be bedded on RONAfix mix design C mortar and copings to have 2 No. 'L' shaped stainless steel wall ties fixed to the underside and bedded into wall void. Height of front garden wall to be the same as it was originally, with new garden party wall between 14 & 12 Albion St (including stone coping). Gate opening to be 850mm wide approx. <u>Lightly</u> stoneclean and silicone all stonework and new brickwork backing.	
Supply and fix new timber front gate, posts and ironmongery. New gate to be stained, colour to be Light Oak.	

Services	
Protect existing telecom cables on front elevation and refix after works.	
Protect existing Satellite / Cable T.V. cables on front elevation and refix after works. There are 2 satellite dish brackets, if not required remove.	

16 Albion St, Padiham

<u>Item Description</u>	
Front Elevation	Agree work to do: Yes / No
Renew rainwater gutters to front elevation.	
<u>Lightly</u> stoneclean, point and silicone front elevation. Note! Do not grind out until after stonecleaning has been completed. Repoint large voids in joints prior to stonecleaning and re-point again upon completion of stonecleaning.	
Paint stone corbels to front elevation 3 No., as per manufacturer's instructions; colour black.	
Paint stone surrounds to front elevation (2 No. windows; 1 No. door), as per manufacturer's instructions.	
Renew cement fillet at junction of front house wall and ground level.	
Front Garden	
Take down the front garden wall at right hand side of gate opening and party wall (with No.16 & 14); retain the stone, cart away any bricks. Build new front garden wall at right hand side of gate opening, on new foundations, re-using the original stonework outer leaf, size and style to match existing, re-use the original stone copings, new red brickwork backing Stone gate jamb to be mechanically fixed to stone copings existing stone step with 20mm dia stainless steel dowels drilled and resin fixed 100mm min into top and bottom of gate jambs and top of step / underside of stone copings. Gate jamb to be bonded to new walls with Catnic Profiles Stronghold Wall Connector. Stone copings to be bedded on RONAfix mix design C mortar and copings to have 2 No. 'L' shaped stainless steel wall ties fixed to the underside and bedded into wall void. Height of front garden wall to be the same as it was originally, with new garden party wall between 16 & 14 Albion St (including stone coping). Gate opening to be 850mm wide approx.	
<u>Lightly</u> stoneclean and silicone all stonework and new brickwork backing.	
Supply and fix new timber front gate, posts and ironmongery. New gate to stained, colour to be Light Oak.	

Services	
Protect existing telecom cables on front elevation and refix after works.	
Protect existing Satellite / Cable T.V. cables on front elevation and refix after works. There are 2 satellite dish brackets, if not required remove.	

18 Albion St, Padiham

<u>Item Description</u>	
Front Elevation	Agree work to do: Yes / No
Renew rainwater gutters to front elevation.	
<u>Lightly</u> stoneclean, point and silicone front elevation. Note! Do not grind out until after stonecleaning has been completed. Repoint large voids in joints prior to stonecleaning and re-point again upon completion of stonecleaning.	
Paint stone corbels to front elevation 3 No., as per manufacturer's instructions; colour black.	
Paint stone surrounds to front elevation (2 No. windows; 1 No. door), as per manufacturer's instructions.	
Prepare (scrape off any loose paint, fill where necessary, feather in as needed etc.) and gloss paint / varnish the front door and frame.	
Renew cement fillet at junction of front house wall and ground level.	
Front Garden	
Take down the front garden wall at right hand side of gate opening and party wall (with No.18 & 16); retain the stone, cart away any bricks. Build new front garden wall at right hand side of gate opening, on new foundations, re-using the original stonework outer leaf, size and style to match existing, re-use the original stone copings, new red brickwork backing Stone gate jamb to be mechanically fixed to stone copings existing stone step with 20mm dia stainless steel dowels drilled and resin fixed 100mm min into top and bottom of gate jambs and top of step / underside of stone copings. Gate jamb to be bonded to new walls with Catnic Profiles Stronghold Wall Connector. Stone copings to be bedded on RONAFIX mix design C mortar and copings to have 2 No. 'L' shaped stainless steel wall ties fixed to the underside and bedded into wall void. Height of front garden wall to be the same as it was originally, with new garden party wall between 18 & 16 Albion St (including stone coping). Gate opening to be 850mm wide approx.	
<u>Lightly</u> stoneclean and silicone all stonework and new brickwork backing.	
Supply and fix new timber front gate, posts and ironmongery. New gate to stained, colour to be Light Oak.	

Services	
Protect existing telecom cables on front elevation and refix after works.	
Protect existing Satellite / Cable T.V. cables on front elevation and refix after works.	

20 Albion St, Padiham

<u>Item Description</u>	
Front Elevation	Agree work to do: Yes / No
Renew rainwater gutters to front elevation.	
Patch point as necessary and silicone front elevation.	
Paint stone corbels to front elevation 3 No., as per manufacturer's instructions; colour black.	
Paint stone surrounds to front elevation (2 No. windows; 1 No. door), as per manufacturer's instructions.	
Renew cement fillet at junction of front house wall and ground level.	
Front Garden	
<p>Take down the front garden wall at right hand side of gate opening and party wall (with No.20 & 18); retain the stone, cart away any bricks. Build new front garden wall at right hand side of gate opening, on new foundations, re-using the original stonework outer leaf, size and style to match existing, re-use the original stone copings, new red brickwork backing and new stone gate jamb to right hand side of gate opening.</p> <p>New stone gate jamb to be mechanically fixed to stone copings existing stone step with 20mm dia stainless steel dowels drilled and resin fixed 100mm min into top and bottom of gate jambs and top of step / underside of stone copings. New gate jamb to be bonded to new walls with Catnic Profiles Stronghold Wall Connector. Stone copings to be bedded on RONAFIX mix design C mortar and copings to have 2 No. 'L' shaped stainless steel wall ties fixed to the underside and bedded into wall void.</p> <p>Height of front garden wall to be the same as it was originally, with new garden party wall between 20 & 18 Albion St (including stone coping). Gate opening to be 850mm wide approx.</p> <p><u>Lightly</u> stoneclean and silicone all stonework and new brickwork backing.</p>	
Carefully remove existing wrought iron gate and gate posts and cart away. Supply and fix new timber front gate, posts and ironmongery. New gate to be stained, colour to be Light Oak.	

Rub down the existing wrought iron gate & posts and paint, colour black.	
Gable Elevation	
Chemically clean gable elevation.	
Patch point as necessary and silicone gable elevation.	
Paint stone surrounds to gable elevation (1 No. window).	
Gloss paint existing soil vent pipe and waste pipes, colour to be black.	
Renew cement fillet at junction of gable wall and ground level.	
Services	
Protect existing telecom cables on front and gable elevations and refix after works.	
Protect existing Satellite / Cable T.V. cables on front and gable elevations and refix after works.	