EXTERNAL

1. Roof Coverings including parapet gutters:

1.1 **The principal roof** is dual pitch at approximately 27 degrees with central ridge running East-West. It is covered with asbestos cement slates in regular courses. The centre of the North roof slope is interrupted by the structure of the clock tower. A single line of PV panels has been installed to the bottom of the South roof slope.

1.2 Allow to carefully disconnect and remove PV panels and frame. Store for reinstatement on completion of the roof. Similarly carefully disconnect air-source heat pump condenser units form the south side of the clock tower and store for re-connection upon completion of the roof.

1.3 Remove roof ladders to the west end of the roof (both sides of roof).

1.4 Carefully remove blue clay ridge tiles for reuse. Remove and dispose of all fibre cement roof tiles from the main roof and cement sheeting from the clock tower observing correct procedure in accordance with the control of asbestos regulations.

1.5 Remove fibre cement soffit boards from clock chamber, and from beneath the entrance porch observing correct procedure in accordance with the control of asbestos regulations. Replace with new jointed Masterboard soffits as H20, on 100 x 50mm treated s.w. joists at 400mm centres. Allow to decorate on completion colour TBA.

1.6 Remove defective timber structure forming the walls and lean-to frame to the south side of the clock tower. Construct new enclosure as shown on drawings including all flashings and rainwater goods. Note that the new structure is to include a central dormer linking the main roof with the clock tower as shown and described on drawings.

1.7 Carry out structural reinforcement to existing roof as shown on JS Consulting noted drawing, including trimming for new rooflights.

1.8 Fit new access rooflights all as specification section L10

1.9 Lift lead parapet gutter linings to both sides of the roof (see note below). Adjust steps to ensure sheet length stay within LSA guidance, and relay new code 6 gutter linings as specification section H71. Note that gutter outlets to either end of the south parapet have been recently adapted and the lead should be retained and checked by the Architect before stripping. Note that the NE corner rainwater outlet is to be re-positioned to the North elevation as described in section 4 below

1.10 Recover the roof using Canadian slate to the North (front) slope as specification section H62. The south roofslope is to be covered using single ply membrane as specification section J42. Note to include new rooflights, and vent terminals to East

end of the North roofslope and PV frame all as indicated on drawings and in relevant sections of the specification.

1.11 Allow to fit 1100mm high stainless steel guard rails to the merlons of both North and South parapets as shown on drawings and as specification section L30.

1.12 Fit fall arrest brackets and single cable system as shown on drawings to the North and South roofslopes as specification section N25.

1.13 Grind off surplus metal angle to the West flagpole bracket and make good.

1.14 Relay the lead finishes to the clock tower roof as H71, and bell box bell box over as shown on drawings and provisional sum indicated in section A54.

1.15 Allow to thoroughly clean the interior of the clock chamber with mild disinfectant.

1.16 On completion of the roofing, reinstate the PV panels and install a further row of panels above as shown on drawings and specification section

2 Roof structure/void:

2.1 The roof void is reached through a loft hatch and over the w.c. landing. Over the ceiling, there is a small storage void/crawlspace with a short flight of timber steps leading into the main roof void.

2.2 Carry out structural reinforcement to existing roof as shown on JS Consulting noted drawing

2.3 Allow to form a chipboard walkway on softwood framing as shown on drawings to provide access to either end of the roof for maintenance and through the north roofslope to access the clock tower. Construct a mop-stick handrail to one side of walkway on s.w. 75 x 50mm supports at 900mm centres bolted to existing ceiling joists

2.4 Re-lay existing fibreglass insulation to the ceiling of the loft and supplement with an additional layer to increase depth to 300mm all as specification section P10.

2.5 Fit new vents to East and West gables and to roofslopes as shown on drawings and relevant specification sections.

2.6 Allow to insulate all bare pipework adjacent the existing Glow-worm Flexicom cx combi boiler.

3 Rainwater goods and disposal:

3.1 Remove existing plastic rwdp and fittings from the NE corner of the building. Re-configure the chute through the North parapet and line with lead, including overflow detail to match those of the south elevation. Fit new hopper and round cast iron

downpipe to match existing passing through the cornice and string courses as described below, and attach to the existing section of cast iron pipe below (ie straight drop mounted on the North elevation). See specification section R10.

4 Exterior walls Stone Repairs:

Walls are constructed of Shaftesbury greensand and Chilmark Ashlar stone. There is a large profile string mould at first floor level and projecting cornice at eaves with deep weathered top surface. Stonework to lower ground level has a chamfered offset which forms a plinth to the front (North).

4.1 General item: In the course of stone repairs, all weathered surfaces (top of plinth, string course, window sills and cornice) are to be cleared of moss growth and vegetation with gentle scraper and stiff brush, and cleaned down with warm water. The objective is to remove moss and loam from the surface, not to 'clean' the stone. Allow to prepare a short section for approval prior to commencement – see C41.

4.2 North elevation

4.2.1 Repoint open joints to the west side of the clock tower as marked on PWCR stone repair drawings and detailed in section C41 of this specification, and replace the missing slate louvre from the vent.

4.2.2 Allow to gently brush of minor scaling to the pediment of the clock tower to remove loose material.

4.2.3 Pin and epoxy fix sheered section of stone to (inside face) of merlon and mortar repair as section C41.

4.2.4 Carefully re-align the parapet stone to the East of the clock tower (where the flagpole was previously fitted) and re-pointed in its new position.

4.2.5 Remove moss and vegetation as described in 4.1 above, and gently brush off exfoliation and scaling to the underside moulding of the cornice. Point open joints to the cornice, (allow to fully repoint 10 no joints to this elevation).

4.2.6 Remove moss to the hood mould over W1.1 and gently brush off exfoliation and scaling to the underside of the moulding. Using hand tools, rake out defective mortar from the East jamb of the window and over the window head. Repair the lost face of stone using mortar repairs (Chilmark stone colour match to be agreed). Repair the stone moulding beneath the hood and two number damaged voussoirs at the RH end of the window using mortar repair as C41. Re-align where possible, pin and point open joints to the flat arched head. Note blistering beneath the hood moulding on the LHS of the window is to be carefully removed, and revealed stone re-faced.

4.2.7 Remove moss to the hood mould over W1.2 and gently brush off exfoliation and scaling to the underside of the moulding. Repair the fine stone moulding beneath the

hood and one number damaged voussoir using mortar repair as C41. Re-align where possible, pin and point open joints to the flat arched head. Make good damage to weathered window sill. Remove the redundant heater flue beneath the window, and block the opening using Chilmark stone facing to match existing.

4.2.8 Gently brush off window surround and hood mould to remove exfoliation. Using hand tools remove defective mortar repairs from arched head. Piece in missing detail from hood mould and repair two damaged voussoirs using mortar repair as C41.

4.2.9 Remove moss to the hood mould over W1.4 and gently brush off exfoliation and scaling to the underside of the moulding. Repoint 2 open joints. Cut out failed section of hood mould and replace with new piece of Chilmark stone as C41. Pin the small fractured section of voussoir and repoint. Re-align where possible, pin and point open joints to the flat arched head.

4.2.10 Remove moss to the hood mould over W1.5 and gently brush off exfoliation and scaling to the underside of the moulding. Repoint 4 open joints, and repair the hood mould section lost to erosion using mortar repairs as C41. Pin the fractured section of voussoir and repoint. Re-align where possible, pin and point open joints to the flat arched head.

4.2.11 Carefully remove the ferrous metal strap beneath the clock tower arch, and fit a new stainless steel strap to match the existing profile. Bed and fix back into the arch to replicate the existing fixings but using stainless steel. pin the fractured stone to the RH (west) end of the arch blown by the existing rusting fittings, and make good with mortar repairs to match the (greensand) stone surrounding.

4.2.12 Gently brush off string course to remove exfoliation. Infill missing detail from mould as shown on drawing and using mortar repair, and repoint (6) open joints, all as C41.

4.2.13 Point open joints and redundant fixing holes to the head/soffit of door D2. Note that the timber beam ends are to remain.

4.2.14 Remove the redundant heater flue from the panel beneath W1 block the opening with cavity construction and render externally to match existing.

4.2.15 Point open joints and redundant fixing holes to the head/soffit of door D1. Note that the timber beam ends are to remain.

4.2.16 Clean visible sections of ferrous straps to the underside of the three arched openings to the porch. Treat metal with jenolite rust converter in accordance with manufacturer's instructions and decorate to match adjacent material (colour TBA).

4.2.17 Remove the redundant heater flue from the panel beneath W2 block the opening with cavity construction and render externally to match existing. Point 3 open joints

to voussoirs and repair one arris to arched head using (greensand) mortar repair as C41.

4.2.18 Point 2 open joints to voussoirs to W3 as C41.

4.2.19 Across the North elevation allow to remove 2 no partnership security boxes, redundant metal angles (for window boxes) and fixings, 5 no redundant ironwork fittings, town council notice boards and make good fixings. Also allow to remove redundant plug holes in stone facing and repair with mortar (20 total).

4.2.20 Form a chute through the parapet, and holes through string course and cornice to accommodate the re-positioned downpipe to the East end of the north elevation as shown on drawings and to match the downpipe to the west of the porch.

4.2.21 Redecorate boxings to clock weights are located in the internal corners of the porch and balcony as M60.

4.2.22 Metal casement leaded lights to first floor to be repaired by Salisbury Cathedral works department as provisional sum in A54. Redecorate timber windows as M60, colour to be agreed.

4.3 West elevation

4.3.1 Allow to dowel and re-bed the missing merlon capping to the N corner (currently stored in the clock chamber).

4.3.2 Repoint 3 open joints to the gable parapet coping.

4.3.3 Remove moss and vegetation as described in 4.1 above, and gently brush off exfoliation and scaling to the underside moulding of the cornice. Point open joints to the cornice, (allow to fully repoint 4 no joints to this elevation), and repair damaged or missing moulding to sections indicated on drawings with mortar repair as described in C41.

4.3.4 Remove 2 redundant circular flues through the wall above string course. Cut the facing stone to accept rectangular stone infill pieces of full course depth (greensand) and patch repair, maintaining the ashlar course line through the centre of the repair. Where the repair is less than 150mm from an existing perp, allow cutting out and replacing the stone upto the perp joint. Tool face of new stones to match existing. All as C41.

4.3.5 Gently brush off string course to remove exfoliation. Infill missing detail from mould as shown on drawing and using mortar repair, and repoint (4) open joints, all as C41.

4.3.6 The whole gable/elevation has a number of open joints, pitting and cavities where stone has failed in the past. Review with the architect prior to commencement, and

carry out mortar repairs to prevent water ingress to these. Allow to carry out 20 such repairs to 100 x 100 x 12mm cavities within the tender price.

4.3.7 Remove 1 no redundant rectangular flue crossing the plinth line close to the south corner. Cut the facing stone down to the course line below, and piece in a new stone of full course depth (greensand) with top edge weathered to match the existing plinth including the plinth. Tool face to match existing. All as C41.

4.3.8 Allow to cut out 1 badly spalled stone below the plinth line and repair with stone replacement as C41. Tool face of stone to match existing.

4.3.9 Decorate metal grille and handrail as specified in M60.

4.4 South elevation

4.4.1 Castellations to the South elevation parapet were removed mid-century, and lintols and mullions of the windows to the upper level were replaced with cast concrete. Postcards from the 30s record the previous condition with windows matching those remaining to the North.

4.4.2 There are numerous saplings and plants growing from the ledges between lower ground and ground floor levels which should be removed as 4.1 above.

4.4.3 Remove moss and vegetation to the cornice as described in 4.1 above, and gently brush off exfoliation and scaling to the underside. Point open joints to the cornice, (allow to fully repoint 10 no joints to this elevation). All as C41

4.4.4 Check cohesion of cast stone lintol to W1.6 (hairline cracks visible to the underside), and allow to remove any loose material, rake out and point cracks. Check historic mortar repair to LH mullion. Remove small section of blown cement-rich sill to LH end of the window, clean back to reinforcement, treat exposed metal and re-cast sill section to match existing. On completion apply Kingfisher Stormseal to all cast stone components in accordance with manufacturer's written instructions.

4.4.5 Rake back any loose material to the LH mullion of window W1.7 to expose reinforcement. Treat metal with jenolite or similar approved rust converter in accordance with manfacturer's instructions and mortar repair to match existing rounded profile as C41. On completion apply Kingfisher Stormseal to all cast stone components in accordance with manufacturer's written instructions.

4.4.6 Cut back previous failed mortar repairs and blown face of ashlar stone (greensand) to the west side of W1.8, and to sloping sill, and piece-in new splayed stones shaped to suit. Rake back any loose material internally to the sill to expose reinforcement. Treat metal with jenolite or similar approved rust converter in accordance with manufacturer's instructions and mortar repair to match existing profile. Remove redundant heater flue from beneath window, and piece-in new stone to match

coursing adjacent. All as C41. On completion apply Kingfisher Stormseal to all cast stone components in accordance with manufacturer's written instructions.

4.4.7 Cut back previous failed mortar repair and blown face of ashlar stone (greensand) to the east side of W1.9, and piece-in new splayed stone shaped to suit the window reveal. Rake back any loose material internally to the sill to expose reinforcement. Treat metal with jenolite or similar approved rust converter in accordance with manufacturer's instructions and mortar repair to match existing profile. Remove redundant duct/flue from beneath window, and piece-in new stone to match coursing adjacent. All as C41. On completion apply Kingfisher Stormseal to all cast stone components in accordance with manufacturer's written instructions.

4.4.8 Rake back any loose material to the LH mullion of window W1.10, and to internal sill to expose reinforcement. Treat metal with jenolite or similar approved rust converter in accordance with manufacturer's instructions and mortar repair to match existing rounded profile externally and sill internally as C41. On completion apply Kingfisher Stormseal to all cast stone components in accordance with manufacturer's written instructions.

4.4.9 Gently brush off string course to remove exfoliation. Infill missing detail from mould as shown on drawing and using mortar repair, and repoint (2) open joints. Piece in section of new stone moulding where plastic soil pipe is removed. All as C41.

4.4.10 Rake out loose material and fill 3 no cavities in voussoirs over W4 using mortar repairs as C41. Allow to point open joints to the lower portion of the window (sill and plinth line) following removal of plants.

4.4.11 Rake out loose material and fill 6 no cavities in voussoirs over W5 using mortar repairs as C41. Allow to point open joints to the lower portion of the window (sill and plinth line) following removal of plants.

4.4.12 Rake out loose material and fill 3 no small cavities in voussoirs over W6, and 1 number cavity over voussoirs using mortar repairs as C41. Allow to rake out and repoint open joints to the RHS of the arch where voussoirs have dropped. Cut out damaged stone to two number damaged voussoirs to the LHS of the head, and piece in new stone to match. Pin and point as section C41. Repoint joint beneath window following removal of plants.

4.4.13 Allow to point open joints to the lower portion of W7 following removal of plants.

4.4.14 Fill 2 no cavities in the splayed section of voussoirs over W8 using mortar repairs as C41. Allow to point open joints to the lower portion of the window following removal of plants.

4.4.15 Fill 8 no small cavities in the stone to the sides of D0.1 using mortar repairs as C41. Allow to point open joints over the splayed head following removal of plants.

4.4.16 Fill 2 no small cavities in the stone to the sides of D0.2 using mortar repairs as C41.

4.4.17 Cut back blown voussoir to the west side of D0.3 and piece-in new splayed stone shaped to suit. Rub dropped voussoir to east of arch to smooth unsightly edge and make good. All as C41. Allow to point open joints over the splayed head following removal of plants.

4.4.18 Make good fractured stone to the jamb of D04 using mortar repair as C41.

4.4.19 Make good pocked stone to the jamb of D04 using mortar repair as C41.

4.4.20 Allow to remove 4 number redundant extract grilles over lower ground floor openings (leaving 4 functional grilles). Piece in new greensand stone down to the course line below, and piece in a new stone of full course depth. Tool face to match existing. All as C41.

4.4.21 Allow to pin the blown face of 10 ashlar stones across the entire elevation as C41.

4.4.22 Carefully remove 2 no security boxes remove any plugs and make good stone following.

4.4.23 Decorate metal window frames, railings and tie pattress plates/bar as specified in M60.

4.4.24 Redecorate previously painted brickwork beneath openings as M60.

4.6 East elevation

4.6.1 Remove moss and vegetation to the cornice as described in 4.1 above, and gently brush off exfoliation and scaling to the underside. Point open joints to the cornice, (allow to fully repoint 8 no joints to this elevation). Cut out stone behind missing section of cornice and insert new piece to match existing profile (approx. 600mm length) All as C41.

4.6.2 This elevation has many open joints, perhaps over 50% are without mortar. Allow to repoint all open joints (including those to the gable) as C41.

4.6.3 Remove remaining ferrous metal fittings where a flue has been removed from the south end of the elevation. Clean traces of the flue (mastic?) from surrounding stone and make good resulting holes with mortar repairs as C41.

4.6.4 Cut out failing in-situ cast concrete window sills to W1.11, W1.12 & W1.13, and cast new including stainless steel reinforcement and ties to existing masonry.

4.6.5 Gently brush off string course to remove exfoliation. Cut out stone behind missing section of string course (where flue previously fitted/removed) and insert new piece

to match existing profile (approx. 1000mm length). An old mortar repair to the string course beneath the w.c. windows has also failed revealing the corroding armature. Cut out the defective stone and mortar repair and piece in new stone moulding to match (approx. 600mm length). Cut out string course where RWDP relocated as shown on drawings, and piece in new to match (approx. 600mm length). All as C41

4.6.6 Replace plastic stack pipe with cast as R11, and relocate rwdp to north elevation as described above.

4.6.7 Remove redundant fittings, sign bracket, coiled telephone cables, flue and cage, Partnership Security box and make good stone

4.6.8 Decorate metal frames, handrail, and railings as specified in M60.