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| **1.00****a****b****c****d****e****f****g****1.20****1.21****1.22****a****b****c****d****e****1.23****a****b****1.24****1.25****a****b****c****1.26****a****b****c****1.27****a****1.28****a****b****c****d****e****f** | To be read in conjunction with Preliminaries**EMPLOYERS REQUIREMENTS / SPECIFICATION**The Contractor shall undertake all the work and provide everything necessary for their proper execution according to the true intent and meaning of the Employers Requirement /Specification, even items which may not be described in the document, provided that the same may be reasonably inferred therefrom. If the Contractor finds any discrepancy in the Employers Requirements / Specification, they shall immediately notify the Employer for instruction. It must be distinctly understood that no extra charges will be allowed unless they are for works outside the spirit and meaning of the Employers Requirements / Specification, or, unless such works shall have been instructed as additional works in writing by the Employer in accordance with the Conditions of Contract.All works are to comply with all current regulations / legislation / Approved Code of Practice for workmanship and materials, as implied at January 2021, and as required for ‘listed buildings’ of ‘historical’ importance.It is recommended the contractor is to visit the site and consider all current conditions prior to submitting the Tender.*All Scaffolding / access costs to enable the works are to be included within the Preliminaries, erection must follow the phased works.*All works to be undertaken as ‘phased’ refer to drawing Appendix B. **EXTERNAL WORK**:**PHASE** **1 (**Refer Appendix B, outline in green **)** **Roofing & Rain Water Goods**Check and clear out all guttering to the premisesRe-fix all loose slipped slates on front elevations Re-fix lead flashing to gable wall (ref Appendix C photo 45) **Chimney Stack** ref Appendix D photo 27 & 28)Remove vegetation, supply and install code 5 stepped lead flashing, ensure existing lead is secure, repoint as necessary.Ensure works is fully weather proofed from water ingress.**Chimney stack** ref Appendix E photo 31 & 32)Remove concrete capping to chimney, replace with new capping to match existing configuration / design. **Rendering Works Front & Side Elevation (Highlighted in green)** Hack off all render to including the flaunching apron at ground level, clean down wall prepare for new finish, ensure good ‘key’ for new render is made, remove and dispose of all debris off site. Allow to cut back existing render to the largest Quoin on each side to maintain in place all Quoin detail.Cleanly cut around the dovetail plaster detail above the windows. Please price both ‘Options 1 & 2’ separately, as only one option will be selected by the client. Contractor to allow for decoration prior to agreeing start date for Phase 2 works.**Option 1**Re-render, apply bonding and base coat, affix expanding mesh and top coat **using a Traditional Lime Render (Saint Astier Natural Hydraulic Lime or similar) renovating render**. Allow for all sundries / beading / stops as required for works.**Option 2**Re-render as above option 1, **using cement / sand render** in 2 coats. **PHASE 2 (**Refer Appendix B, outline in blue**)****Rear Elevation (Highlighted in Blue)****Render Repairs**Carefully cut back damaged / spalled / defective and loose render, prepare wall to have good key for new render, apply bonding and base coat, affix expanding mesh and top coat using cement / sand render. Allow for beading / sundries as required for the works. area ne 0.5 m2 in any one locationarea 0.5 -1m2 in any one locationareas 1m2 – 10 m2 in any one location(*repairs item will be subject to a re-measure as the extent of the works cannot be fully determined until works are under way.)*Cut / rake out make good crack to rendered wall enable filling in using Cement / Sand render mix. Crack ne 15mm(*this item will be subject to a re-measure as the extent of the works cannot be fully determined until works are under way.)***Quoins**Repair split / cracked Quoins cut back substrate, apply SBR bonding agent repair using Remmers Restoration Mortar or similar finish to match existing profile.*The use of any ‘pinning’ will be discussed at time of works to this item.**(this item will be subject to a re-measure as the extent of the works cannot be fully determined until works are under way.)***Brickwork repairs**On removing render finish:Cut out defective bricks and build in new including re-pointing in cement / lime mortar any location:single brickarea not exceeding 10 nr bricks, per brick area exceeding 10 nr bricks, per m2 *(this item will be subject to a re-measure as the extent of the works cannot be fully determined until works are under way.)***Blockwork repairs**On removing render finish at low level to apron:Cut out defective sand-stone blocks and build in new including re-pointing in cement / lime mortar:single block dressed to match existing design(*this item will be subject to a re-measure as the extent of the works cannot be fully determined until works are under way.)***GENERAL ITEMS****Decoration works Exterior Walls****New Lime based Substrates**:Allow for re-decoration of all new works, using Earthborne Silicate Masonry Paint suitable for Lime based substrates, Clean down apply 1 ct Silicate Primer, 1 ct Silicate Masonry Paint with 20% Silicate primer, top ct Silicate Masonry Paint, to be applied as per manufacturers recommendations for new Lime based rendering works. **New Cement / Sand Substrates**Allow for re-decoration of all new works;Remove any dust and residue, apply 1 coat of Glidden Endurance stabilising solution, all new works to receive 1 mist coat then 2 coats masonry paint; Type Glidden Endurance Pliolite Based Masonry Paint, colour Buttermilk for main walls ref BS 10C31 and Sandstone for the quoin (corners) ref LRV 58. Colour to Render at Low Level: Black. **Existing Cement / Sand Substrates (Walls, Quoins, Plaster and Gutter Detail )**Remove any dust/ residue / loose material & paint, apply 2 coats masonry paint; Type Glidden Endurance Pliolite Based Masonry Paint, colour Buttermilk for main walls ref BS 10C31 and Sandstone for the quoin (corners) ref LRV 58. Colour to Render at Low Level: Black. **Decoration to External Woodwork / Timber Facias Soffits / Windows**Rub / Sand down removing all loose paint and provide a substantial key for 1 coat of primer, 1 undercoat, 2 coats of gloss paint, all colours to match existing shade.*Door colour to be agreed with the Employer*Allow a sum for burning off 30% of all external woodwork using a hot air gun, ensure windows to be painted function (open and close) as in present condition.**Down Pipes:**Rub down and prepare all down pipes previously painted, apply 2 coats of gloss paint; colour black | 1 6 1111 110104 1207nrnrm2611 1111 | itemNritemitemitemitemitemnrnrnrmm20402nrItemItemItemItemItemitem |  |   |  |