

# Schedule of Works and Specification

Proposed Grant aided Repairs and Alterations

At

104 - 116 Church Street, Stoke

for

The Trustees of R S C and A G Copeland

Date: May 2018

Reference: 1806

**pwa**

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	<p><b>THE WORKS:</b></p> <p>The works specified are to be grant aided by English Heritage via the Historic England / City Councils Partnership Schemes in Conservation Areas (PSiCA) grant scheme. The presumption should therefore be that all items and fabric are to be retained and repaired wherever possible unless specifically stated. Elements of the works have not been fully inspected as they will involve opening up. Certain assumptions have thus been made and provisional sums and items included covering possible alternative approaches that may be required once the work is opened up. A review of the methodology proposed for repairing certain parts of the fabric will be carried out once the opening up works are completed. For the purposes of pricing the contractor is to allow for repair.</p> <p>The works generally consist of the following:</p> <ol style="list-style-type: none"> <li>1. Access to the Works</li> <li>2. Preparation of the necessary Asbestos Surveys</li> <li>3. Enabling Asbestos works</li> <li>4. The cleaning of the masonry</li> <li>5. The repair and/or replacement of the masonry and concrete façade components</li> <li>6. The replacement of the windows</li> <li>7. The repair of the shop front surrounds</li> <li>8. The replacement of the existing shop fronts</li> <li>9. Roof repair</li> <li>10. The repair, reinstatement or replacement of the Rainwater goods/disposal system.</li> <li>11. External Decoration</li> </ol>		
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<p><b>1</b></p> <p><b>1.1</b></p> <p><b>1.2</b></p> <p><b>1.3</b></p> <p><b>1.4</b></p>	<p><b>ACCESS TO THE WORKS</b></p> <p>Facilitate safe access to allow appropriate Asbestos Surveys to be carried out by the appointed specialist.</p> <p>Provide scaffold to give safe access to all areas of the building where work is to be carried out including obtaining permits.</p> <p>Please note that some of the shops are to remain in operation during the course of the works and all necessary measures are to be taken to protect the staff and public.</p> <p>The scaffold and works are to be kept as secure as reasonably possible. Ladders are to be removed when the site is closed and the scaffold alarmed. Appropriate signage is to be installed.</p>		
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<p><b>2</b></p> <p><b>2.1</b></p> <p><b>2.2</b></p> <p><b>2.3</b></p>	<p><b>PREPARATION OF THE NECESSARY ASBESTOS SURVEY</b></p> <p>An Asbestos Survey has already been carried out on the basis of the original scope of works envisaged. However, additional works are now to be carried out and depending on what the opening up works reveal further Asbestos Survey work may be required to allow the works to move forward safely.</p> <p>Once the opening up works are carried out ( this may occur in stages) assess whether any revised scope of works will mean that further Asbestos Survey work is required.</p> <p>If further survey work is required as soon as safe access allows, liaise with and appoint a UKAS/ATAS registered specialist consultant to carry out a Refurbishment Type Asbestos Survey of the elements of the building affected by these repair works in accordance with the Control of Asbestos Regulations 2010 and HSE Guidance note HSG264. Provide 4 copies of report for Architect/employer/Principal Designer/Principal Contractor.</p>		
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<p><b>3</b></p> <p><b>3.1</b></p>	<p><b>ENABLING ASBESTOS WORKS</b></p> <p>Allow a Provisional sum for liaising with and appointing a UKAS/ATAS registered specialist contractor to remove any asbestos recommended for removal by the Asbestos consultant and/or take any encapsulation, labelling or protection measures recommended by them. All when safe access allows.</p>		
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<p><b>4</b></p> <p><b>4.1</b></p> <p><b>4.2</b></p>	<p><b>THE CLEANING OF THE MASONRY</b></p> <p>Remove by hand or with hand tools any vegetation and/or debris to the external elevations. NB Bird excrement should be treated and removed by a specialist prior to these works.</p> <p>Approved Masonry Cleaning Specialist to carefully remove from the existing masonry any remaining surface algae, moss, lichen &amp; vegetative growth; atmospheric soiling/discolouration; Sulphate deposits; and any remaining existing mortar pointing/residue, paint etc. from brickwork, precast concrete components, string courses and features around windows to the Church Street and Side (North West) Elevations complete. Clean existing masonry to a high standard using the DOFF steam cleaning system and the JOSS/TORC system, or a combination of both techniques, only so as not to damage the face of the masonry, as directed by Architect on site. Sample areas in inconspicuous positions are to be prepared for approval by the Architect prior to commencement of the full clean. Include for the preparation of a Method Statement and Risk Assessment for all cleaning operations in conjunction with the Architect.</p> <p>Acceptable contractors are :  Stonehealth Ltd. tel. 01453 540600  Cleanforce Contracting Ltd., Stoke on Trent Tel. 01782 213333;  Powa Pak, Market Drayton tel. 01630 638276;  or others to Architects approval.</p>		
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<p><b>5</b></p> <p><b>5.1</b></p> <p><b>5.2</b></p> <p><b>5.3</b></p> <p><b>5.4</b></p> <p><b>5.5</b></p> <p><b>5.6</b></p> <p><b>5.7</b></p> <p><b>5.8</b></p> <p><b>5.9</b></p> <p><b>5.10</b></p> <p><b>5.11</b></p>	<p><b>THE REPAIR AND/OR REPLACEMENT OF THE MASONRY AND CONCRETE FAÇADE COMPONENTS</b></p> <p>Install temporary works as required to protect the building from the weather and remove the felt waterproofing and trim from the roof parapet. Cut back the roof waterproofing as required to allow the brick parapet to be dismantled.</p> <p>Create a safe accessible working area on the roof to allow parapet and other façade components to be stored, cleaned and repaired on site. (Liaise with the Structural Engineer to ensure that the existing roof can accommodate these additional loadings)</p> <p>Allow a provisional extra over cost for removing the components and storing /repairing them at ground level.</p> <p>Carefully dismantle the precast concrete parapet capping components and clean mortar from all faces. Label and store these components ready for reinstallation. Carry out any repairs required and clean the removed components using the same methods as the components left in-situ in order that when they are re-instated a visual match is maintained.</p> <p>Dismantle the existing brickwork to the parapet down to the top of the first floor precast concrete window surrounds and string course. Retain and clean the existing bricks for re-use if possible.</p> <p>Taking due care regarding the potential for the presence of Asbestos and ensuring structural stability is maintained also dismantle the precast concrete elements at the top of the pier between Bay 2 and 3 and the precast pier components down to first floor window cill level.</p> <p>Retain all of these components. Clean, repair and prepare for re-installation.</p> <p>Taking due care regarding the potential for the presence of Asbestos and ensuring structural stability is maintained also dismantle the precast concrete elements at the top of the pier between Bay 4 and 5 and the brickwork down to a level where the pier is vertical and true (approximately 600 mm below window head). If possible the precast concrete window surround to Bay 5 should be left in place.</p> <p>Provisionally allow an extra over cost to dismantle the left hand jamb of the precast window surround to the first floor window in Bay 5.</p> <p>Retain all of these components including bricks. Clean, repair and prepare for re-installation.</p> <p>Taking due care regarding the potential for the presence of Asbestos and ensuring structural stability is maintained remove the existing arched head windows to Bay 4 and dismantle the brickwork over the precast concrete arches and the arches themselves down to their springing point.</p>		
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<b>5.12</b>	Retain all of these components including bricks. Clean, repair and prepare for re-installation.		
<b>5.13</b>	Facilitate a close inspection of the building steel work in liaison with the Structural Engineer and Architect.		
<b>5.14</b>	Wire brush and treat the existing steelwork as recommended by the Structural Engineer.		
<b>5.15</b>	Provisionally allow an extra over cost for 5no. welded patch repairs to the steel.		
<b>5.16</b>	Provisionally carry out the following repairs to the masonry in-situ :		
<b>5.16.1</b>	<i>Defect d1 – Test soundness of precast concrete plinth to south corner of building.</i>		
<b>5.16.2</b>	<i>Defect d6 – Test and repair as required crack in concrete cornice.</i>		
<b>5.16.3</b>	<i>Defect d10 – Test and repair as required crack in concrete cornice.</i>		
<b>5.16.4</b>	<i>Defect d12 – Fill screw holes in precast concrete component.</i>		
<b>5.16.5</b>	<i>Defect d13 – Cut out and replace broken bricks and repoint. New bricks to be reclaimed from elsewhere on the building or selected to match existing size and colour.</i>		
<b>5.16.6</b>	<i>Defect d16 – Re-point open vertical joint to the left of the Bay 5 first floor precast concrete window surround.</i>		
<b>5.16.7</b>	<i>Defect d19 – Test and repair as required cracks in concrete cornice.</i>		
<b>5.16.8</b>	<i>Defect d20 – Test and repair as required crack in concrete cornice.</i>		
<b>5.16.9</b>	<i>Defect d21 – Test and repair as required crack in concrete cornice.</i>		
<b>5.16.10</b>	<i>Defect d22 – Test and repair as required cracks in concrete cornice.</i>		
<b>5.16.11</b>	<i>Defect d23 – Test and repair as required crack in concrete cornice.</i>		
<b>5.16.12</b>	<i>Defect d24 – Test and repair as required cracks in concrete cornice.</i>		
<b>5.16.13</b>	<i>Defect d25 – Test and repair as required crack in concrete cornice.</i>		
<b>5.16.14</b>	<i>Defect d26 – Test soundness of precast concrete component and allow a provisional sum to repair as required.</i>		
<b>5.16.15</b>	<i>Defect d27 – Fill screw holes in precast concrete component.</i>		

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<b>5.16.16</b>	<i>Defect d28 – Cut out and replace broken bricks and repoint. New bricks to be reclaimed from elsewhere on the building or selected to match existing size and colour.</i>		
<b>5.16.17</b>	<i>Defect d29 – Test soundness of precast concrete component and allow a provisional sum to repair as required.</i>		
<b>5.16.18</b>	<i>Defect d30 – Test soundness of precast concrete component and allow a provisional sum to repair as required.</i>		
<b>5.16.19</b>	<i>Defect d31 – Test soundness of precast concrete component and allow a provisional sum to repair as required.</i>		
<b>5.16.20</b>	<i>Defect d32 – Test soundness of precast concrete component and allow a provisional sum to repair as required.</i>		
<b>5.16.21</b>	<i>Defect d33 – Fill screw holes in precast concrete component.</i>		
<b>5.16.22</b>	<i>Defect d34 – Re-point opened up joint where mortar has fallen away. Test rest of joint and re-point as required.</i>		
<b>5.16.23</b>	<i>Defect d35 – Repoint brickwork to pier between Bay 3 and 4.</i>		
<b>5.16.24</b>	<i>Defect d42 – Test existing mortar repair and replace if necessary.</i>		
<b>5.16.25</b>	<i>Defect d43 – Fill screw holes in precast concrete component.</i>		
<b>5.16.26</b>	<i>Defect d44 – Repair severely damaged precast components at top right hand corner of Bay 7 first floor window surround. Re seat if possible.</i>		
<b>5.16.27</b>	<i>Defect d49 – Repair damaged precast concrete component to head of Bay 7 first floor window surround.</i>		
<b>5.16.28</b>	<i>Defect d51 – Repair damaged precast components at top of Bay 6 first floor window surround.</i>		
<b>5.16.29</b>	<i>Defect d52 – Repair significantly damaged precast components at top of Bay 5 first floor window surround.</i>		
<b>5.16.30</b>	<i>Defect d53 – Repair damaged precast components at top of Bay 5 first floor window surround.</i>		
<b>5.16.31</b>	<i>Defect d56 – Repair severely damaged precast components at top right hand corner of Bay 3 first floor window surround. Re seat if possible.</i>		
<b>5.16.32</b>	<i>Defect d63 – Test previous repair to head of Bay 1 first floor precast concrete window surround and replace if necessary.</i>		



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<p><b>6</b></p> <p><b>6.1</b></p> <p><b>6.2</b></p> <p><b>6.3</b></p> <p><b>6.4</b></p> <p><b>6.5</b></p> <p><b>6.6</b></p> <p><b>6.7</b></p> <p><b>6.8</b></p>	<p><b>THE REPLACEMENT OF THE WINDOWS</b></p> <p>Carefully remove the existing timber window at first floor level in Bay 1 and replace with a new painted hardwood double glazed window to match the glazing bar pattern of the original. An un-painted and un-glazed hardwood frame is already manufactured and stored on site but this needs installing decorating and glazing.</p> <p>Carefully remove the existing timber window at first floor level in Bay 2 and replace with a new painted hardwood double glazed window to match the glazing bar pattern of the original. An un-painted and un-glazed hardwood frame is already manufactured and stored on site but this needs installing decorating and glazing.</p> <p>Carefully remove the existing plastic window at first floor level in Bay 3 and replace with a new painted hardwood double glazed window to match the glazing bar pattern of the original. An un-painted and un-glazed hardwood frame is already manufactured and stored on site but this needs installing decorating and glazing.</p> <p>Carefully remove the existing plastic window at first floor level in Bay 5 and replace with a new painted hardwood double glazed window to match the glazing bar pattern of the original. An un-painted and un-glazed hardwood frame is already manufactured and stored on site but this needs installing decorating and glazing.</p> <p>Carefully remove the existing plastic window at first floor level in Bay 6 and replace with a new painted hardwood double glazed window to match the glazing bar pattern of the original. An un-painted and un-glazed hardwood frame is already manufactured and stored on site but this needs installing decorating and glazing.</p> <p>Carefully remove the existing plastic window at first floor level in Bay 7 and replace with a new painted hardwood double glazed window to match the glazing bar pattern of the original. An un-painted and un-glazed hardwood frame is already manufactured and stored on site but this needs installing decorating and glazing.</p> <p>Carefully remove the existing arched head timber/plastic windows at first floor level in Bay 4 and replace with new painted hardwood double glazed windows to match the glazing bar pattern of the original. Include for the installation of black window film to the upper panes where they hide the ceiling void of the room behind. These windows have not been manufactured. Tenderer is to include for supply and installation.</p> <p>Make good Internal finishes on completion of window installation</p>		
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<b>7</b>  <b>7.1</b>  <b>7.2</b>  <b>7.3</b>  <b>7.4</b>  <b>7.5</b>  <b>7.6</b>  <b>7.7</b>	<b>THE REPAIR OF THE SHOP FRONT SURROUNDS</b>  Inspection of the existing shopfront surrounds suggests that they were originally formed of render applied to the masonry behind. This render appears to have failed and broken away over the buildings life and been replaced with various materials. Shop Unit 1 appears to have some form of cementitious board installed over the original render whilst most of the others have either been patched or covered with plywood. Shop Unit 5 has been tiled and then subsequently painted. The intention of this part of the works is to repair the rendered surrounds so that they appear as originally intended by the building designer. The approach proposed is to initially remove the existing shop fronts then the various coverings to the original surrounds. The condition of the original render will then be assessed and appropriate repairs carried out.  After taking appropriate weather protection and security measures and taking into account the health and safety of the building users and the public; carefully remove the existing timber shop front to Shop Unit 1 in Bay 1 including the fascia. As work proceeds temporarily support any elements attached to the shop front and fascia including the internal ceiling and minimise damage to internal finishes as far as possible.  Carefully dismantle the masonry stall riser to Shop Unit 1 in Bay 1 down to internal finished floor level.  After taking appropriate weather protection and security measures and taking into account the health and safety of the building users and the public; carefully remove the existing timber shop front to Shop Unit 2 in Bay 2 including the fascia. As work proceeds temporarily support any elements attached to the shop front and fascia including the internal ceiling and minimise damage to internal finishes as far as possible.  Once the shop glazing has been removed facilitate an inspection of the existing stall riser by the Architect to assess the viability of its retention.  Provisionally allow for carefully dismantling the masonry stall riser to Shop Unit 2 in Bay 2 down to internal finished floor level.  After taking appropriate weather protection and security measures and taking into account the health and safety of the building users and the public; carefully remove the existing timber shop front to Shop Unit 3 in Bay 3 including the fascia. As work proceeds temporarily support any elements attached to the shop front and fascia including the internal ceiling and minimise damage to internal finishes as far as possible.		
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7.8	After taking appropriate weather protection and security measures and taking into account the health and safety of the building users and the public; carefully remove the existing aluminium shop front to Shop Unit 4 in Bay 4 including the fascia. As work proceeds temporarily support any elements attached to the shop front and fascia including the internal ceiling and minimise damage to internal finishes as far as possible.		
7.9	Carefully dismantle the masonry stall riser to Shop Unit 4 in Bay 4 down to internal finished floor level.		
7.10	After taking appropriate weather protection and security measures and taking into account the health and safety of the building users and the public; carefully remove the existing plastic shop front to Shop Unit 5 in Bay 5 including the fascia. As work proceeds temporarily support any elements attached to the shop front and fascia including the internal ceiling and minimise damage to internal finishes as far as possible.		
7.11	After taking appropriate weather protection and security measures and taking into account the health and safety of the building users and the public; carefully remove the existing plastic shop front to Shop Unit 6 in Bay 6 including the fascia. As work proceeds temporarily support any elements attached to the shop front and fascia including the internal ceiling and minimise damage to internal finishes as far as possible.		
7.12	After taking appropriate weather protection and security measures and taking into account the health and safety of the building users and the public; carefully remove the existing plastic shop front to Shop Unit 7 in Bay 7 including the fascia. As work proceeds temporarily support any elements attached to the shop front and fascia including the internal ceiling and minimise damage to internal finishes as far as possible.		
7.13	Carefully remove all items obscuring the original surround including fascias, pilaster coverings, signs and the illuminated sign box. Initially leave the tiling to Shop Unit 5 and cement boards to Shop Unit 1 in place.		
7.14	<b>NB The cementitious board to Shop Unit 1 should be tested to ensure it does not contain asbestos prior to disturbance in this area.</b>		
7.15	Hammer test the remaining original render and remove any that has de-bonded		
7.16	Facilitate a close inspection of the surround by the Architect.		
7.17	Allow an extra over cost for removing the cement boards to Unit 1 and tiling to Unit 5		
7.18	Provisionally assume that the render surround can be patch repaired. Allow for 15no. 0.5m2 repairs		

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<p><b>7.19</b></p> <p><b>7.20</b></p> <p><b>7.21</b></p> <p><b>7.22</b></p>	<p>Allow an extra over price for completely removing the existing render and applying a new reinforced render system to the surrounds of all of the shops.</p> <p>Allow an alternative extra over price to remove the existing render and fix a cementitious board to replace the render. All to architects detail.</p> <p>Construct 6 no. masonry stall risers to match existing Shop Unit 2 in height and plan. Apply dark grey quarry tiles to external upstand. All to Architects detail.</p> <p>Provisionally allow an extra over cost for the re-building of the Shop Unit 2 stall riser to match the existing if the existing proves to be unsuitable.</p>		
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<p><b>8</b></p> <p><b>8.1</b></p> <p><b>8.2</b></p> <p><b>8.3</b></p> <p><b>8.4</b></p> <p><b>8.5</b></p> <p><b>8.6</b></p> <p><b>8.7</b></p>	<p><b>THE REPLACEMENT OF THE EXISTING SHOP FRONTS</b></p> <p>Install new timber shop front and fascia/sign zone to Shop Unit 1 as detailed on the Architects drawings.</p> <p>Install new timber shop front and fascia/sign zone to Shop Unit 2 as detailed on the Architects drawings.</p> <p>Install new timber shop front and fascia/sign zone to Shop Unit 3 as detailed on the Architects drawings.</p> <p>Install new timber shop front and fascia/sign zone to Shop Unit 4 as detailed on the Architects drawings.</p> <p>Install new timber shop front and fascia/sign zone to Shop Unit 5 as detailed on the Architects drawings.</p> <p>Install new timber shop front and fascia/sign zone to Shop Unit 6 as detailed on the Architects drawings.</p> <p>Install new timber shop front and fascia/sign zone to Shop Unit 7 as detailed on the Architects drawings.</p>		
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<p><b>9</b></p> <p><b>9.1</b></p> <p><b>9.2</b></p> <p><b>9.3</b></p>	<p><b>ROOF REPAIR</b></p> <p>The existing flat roof is of asphalt with bituminous felt upstands. The roof falls to a gutter to the rear. There have been numerous repairs to the roof covering but splits have reopened in places and new splits are appearing. There is also significant ponding on the roof. It was noted that there is mildew in some areas internally to the underside of the roof. This is probably caused by condensation forming on the underside of the uninsulated concrete roof deck.</p> <p>Provisionally allow for carrying out repairs to roof defects d78 –d88</p> <p>Allow an extra over cost for installing a new single ply roof system on insulation laid to falls all in accordance with the manufacturer’s recommendations. A minimum 25 year insurance backed guarantee will be required. The new roof should achieve a ‘U’ value of at least 0.18 W/m<sup>2</sup>K</p>		
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<b>11</b>	<b>EXTERNAL DECORATION</b>		
<b>11.1</b>	Prepare and decorate with primer, undercoat and gloss paint all windows and joinery complete, inside and out. Exact colours to be agreed.		
<b>11.2</b>	Prepare and decorate all new shop fronts. Exact colours to be agreed.		
<b>11.3</b>	Prepare and decorate any exposed new or existing timber work or metal work. Exact colours to be agreed.		
<b>11.4</b>	Prepare and redecorate the precast concrete cornice at the head of the shop surrounds with Cream/white smooth water-based elastomeric decorative coating that inhibits carbonation.		
<b>11.5</b>	Prepare and decorate rendered areas with cream/white breathable water based masonry paint suitable for new render.		
<b>11.6</b>	Prepare and decorate any cementitious boarded areas with cream/white breathable water based masonry paint suitable for the purpose.		
<b>11.7</b>	Prepare and decorate all new cast iron rainwater goods etc. prior to and after fixing, as described in the Specification.		
<b>11.8</b>	On completion of repairs, wire brush old concrete and wash prior to applying clear breathable waterproofing/ anti-carbonation treatment over entire area all in accordance with the manufacturer’s recommendations.		
<b>11.9</b>	If the existing paint on some of the precast concrete façade components can’t be removed without damaging the concrete surface it may be necessary to paint all of the existing precast concrete with an opaque breathable waterproofing/ anti-carbonation treatment over entire area all in accordance with the manufacturer’s recommendations.		
<b>11.10</b>	Redecorate the joinery and windows to the North West Elevation		
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	<p><b>SPECIFICATION</b></p> <p><b>Specification for Concrete Repair</b></p> <ul style="list-style-type: none"> <li>- Inspect all of the concrete components and hammer test all cracks and fissures. Cut out to expose at least 50mm of exposed steel reinforcement and scabble, brush or grit blast existing reinforcement and apply primer. Install new stainless steel reinforcement as necessary. Wash to remove dust and all deleterious material prior to carrying our repair with proprietary approved materials.</li> <li>- Steel reinforcement primer /protector – Flexcrete ‘Steel Reinforcement Protector 841’ or similar approved</li> <li>- Repair mortar – Flexcrete ‘ Monomix’ or ‘Monolite’ depending on the repair or similar approved.</li> <li>- Anti-carbonation coating – Flexcrete ‘Monodex Clear’ or similar approved.</li> <li>- All materilas to be applied in strict accordance with the manufacturers recommendations.</li> <li>- A close visual match between new and old work is to be achieved. The exposed aggregate finish may be difficult to replicate. Advice from the material manufacture should be obtained on how a close match can be achieved. Prior to commencement of repairs provide a sample of fully cured repair material for approval by the Architect.</li> </ul> <p><b>Specification for the installation of new Cast Iron Gutters</b></p> <ul style="list-style-type: none"> <li>- Carefully remove and cart away the existing defective gutter.</li> <li>- Check the condition of the existing fixing brackets and assess whether they can be re-used or require replacement. If feasible refurbish existing brackets by cleaning, sanding and painting as required ensuring that any adjustment facility works correctly. Alternatively replace the existing brackets with new painted galvanised steel rise and fall brackets, at max. 900mm centres. If there are insufficient existing brackets supply and install additional new ones as required.</li> <li>- New gutters should be ordered with a factory applied Zinc based primer. Any cut edges or damage to this primer should be touched up. After removing any dust and grease apply three coats of gloss black alkyd based oil paint to entire surface of all components.</li> <li>- Install the gutter ensuring suitable falls and the correct relationship with the roof coverings and underlay which should lap into the gutter.</li> </ul>		
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	<ul style="list-style-type: none"> <li>- Seal all gutter socket joints using a rubberised bitumen gutter sealant and a corrosion resistant round / pan head set screw and nut, M6 x20mm long at the back of the joint. All as recommended by the gutter manufacturer.</li> <li>- Apply two coats of bitumen paint to inside of gutter</li> <li>- Carry out a gutter test upon completion to check for correct falls and ensure no leakage, pooling etc.</li> </ul> <p><b>Specification for the installation of new Cast Iron Down Pipes</b></p> <ul style="list-style-type: none"> <li>- Carefully remove the existing defective down pipe and cart away.</li> <li>- Check the condition of the existing fixing brackets and assess whether they can be re-used or require replacement. Refurbish existing brackets by cleaning, sanding and painting as required. Alternatively replace the existing brackets with new painted cast iron brackets and spacers to allow future decoration. If there are insufficient existing brackets supply and install additional new ones as required.</li> <li>- New down pipes should be ordered with a factory applied Zinc based primer. Any cut edges or damage to this primer should be touched up. After removing any dust and grease apply three coats of gloss black alkyd based oil paint to entire surface of all components.</li> <li>- Any cut pipes should have their edges painted prior to installation.</li> <li>- Install the down pipe ensuring suitable falls and the correct relationship with the gutter, eaves, wall and below ground drainage. Stainless steel fixings to be used throughout.</li> <li>- Seal the socketed joints to the gutter outlet and any offsets using a rubberised bitumen gutter sealant. Remaining joints to remain unsealed but centralised by the installation of lead wedges as required.</li> <li>- Carry out a gutter test upon completion to check for correct falls and ensure no leakage, pooling etc.</li> </ul>		
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	<p><b>Specification for re-pointing of brickwork</b></p> <ul style="list-style-type: none"> <li>- Using hand tools only carefully rake-out mortar joints that have begun to deteriorate to a minimum depth of 25mm and re-point open joints as required provisionally using a 1:2-2.5 NHL 3.5 mortar.</li> <li>- Existing mortar to be analysed to establish final mix to be used. This may vary for different areas of the building. The final mix will depend on the strength of the bricks, exposure the desire to achieve a close visual match with any existing retained pointing.</li> <li>- The exact extent of the re-pointing is to be agreed with and a sample approved by the Architect and LA Conservation Officer prior to full commencement.</li> <li>- <b>Timing</b> -Ideally, all re pointing should be done when temperature and humidity are moderate. Re pointing in very cold conditions, particularly when the wind chill effect is severe, and, in very hot and dry periods should be avoided. The mortar could be adversely affected during pointing, and curing will be difficult to control despite protection measures.</li> <li>- <b>Preparing joints</b> -The critical procedures include carefully cutting out with the correct tools to the correct depth. In re pointing work, 25mm is recommended. Operatives must use sharp chisels and quirks at all times. The risk of damage is far greater with blunt tools. Thorough cleaning out and correct wetting should provide a positive key and good adhesion of the new mortar.</li> <li>- <b>Placing mortar</b> - Cleared joints must be damp and mortar freshly prepared, without excess water, not re-mixed after setting has commenced. Filling and compaction of the joints is critical, ensure there are no voids. Deep joints may have to be filled in two operations, followed by the required texture or finishing detail.</li> </ul>		
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	<p><b>SUMMARY/COLLECTION: Figures collected from previous sections</b></p> <p><b>1</b> Access to the Works – Collection from page 2</p> <p><b>2</b> Preparation of the necessary Asbestos Surveys – Collection from page 3</p> <p><b>3</b> Enabling Asbestos works – Collection from page 4</p> <p><b>4</b> The cleaning of the masonry – Collection from page 5</p> <p><b>5</b> The repair and/or replacement of the masonry and concrete façade components – Collection from page 9</p> <p><b>6</b> The replacement of the windows – Collection from page 10</p> <p><b>7</b> The repair of the shop front surrounds – Collection from page 13</p> <p><b>8</b> The replacement of the existing shop fronts – Collection from page 14</p> <p><b>9</b> Roof repair – Collection from page 15</p> <p><b>10</b> The repair, reinstatement or replacement of the Rainwater goods/disposal system. – Collection from page 16</p> <p><b>11</b> External Decoration – Collection from page 17</p> <p>PRELIMINARIES</p> <p>CONTINGENCY - 5%</p> <p><b>TOTAL</b></p>		
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