

SCHEDULE OF WORKS

for

Repairs

at

The Southlands Arts Centre
The Green, West Drayton, UB7 7PW

Prepared for

Hillingdon Borough Council

Our Ref: **5990**

SCHEDULE OF WORKS

NOTES:

This schedule is to be read in conjunction with drawings no's 01.A, 02.A, 03.A, 04.A & 05. All documents to be read as one to describe the full extent of the works.

1.0	PRELIMINARIES	
		COST
1.01	Site Welfare: assume that water and electricity will be made available to the contractor for the duration of the works. Toilet and site accommodation/storage are to be provided by the contractor for the duration of the works. Siting to be agreed with C.A.	£
1.02	Site Protection: provide and maintain suitable protection to the property, including non-work areas, works site and materials storage areas, etc. Provide all temporary barriers and fencing necessary to restrict access to the work areas.	£
1.03	Site Cleanliness: contractor to tidy up works-related elements at the end of each day.	£
1.04	Working hours: 8.00am to 6.00pm Monday to Friday. There should be no Weekend or Bank Holiday working. Working hours may be amended by mutual agreement.	£
1.05	Safe Access: contractor to provide and maintain suitable access for undertaking all the works as described herein and for their inspection for the duration of the contract. Contractor to provide suitable PPE for personnel and visitors on site, as necessary.	£
1.06	Insurance: the Contractor shall indemnify the Employer in respect of any liability, loss or claim or proceedings and for any injury or damage whatsoever arising out of or in the course of or by reason of the execution of the said work to any property real or personal due to any negligence, omission or default themselves, their agents or their servants, or to any circumstances within their control with a minimum indemnity limit of £10,000,000 for public liability.	£
1.07	CDM: contractor is to be the 'Principal Contractor' under the CDM regulations 2015. Show here any costs associated, including for the production of a construction phase plan.	£
1.08	Health & Safety File: contractor to compile the health and safety file to the satisfaction of the CDM principal designer and provide 2 copies to the CDM principal designer.	£

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1.09	Clear site: daily - contractor is to ensure that materials, tools and equipment are put away and the site left clean and tidy. At end of works contractor to remove all plants, materials, and debris from site, take down scaffold and temporary protection, and leave site clean and tidy, ready for occupation.	£
1.10	Other Preliminaries: show here the amount for any other contractor's preliminaries to include overheads and profit, insurances, temporary support, removal of debris, site management and health and safety etc. not listed above.	£
1.11	No hot works to be undertaken internally or externally. Heat guns are acceptable, but no live flame tools are to be used. Lead work can be welded off site but not in-situ.	£
1.12	All work undertaken to industry standards for workmanship and care.	£
To Collections		£

2.0	SCAFFOLDING, ACCESS AND WORKS PROTECTION	
2.1	Erect scaffolding or other access equipment, platforms, etc. as necessary to provide safe working access to the works and site. Provide all necessary fencing, hoarding, barriers, sheeting, etc. to protect works and site.	£
To collections		£

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3.0	West elevation
	Description – Stock brick built elevation with red brick detailing around windows and projecting string line at first floor level and above the first floor, under the parapet. Rubbed brick arches to ground and first floor levels. The door has a stucco moulded surround and canopy. Canopy and first floor string line capped with lead. First floor parapet string line capped with lead. Ground and first floor windows are all vertical sliding sash units. At cellar level there are conventional arches over window heads. Just above the windows there is a projecting chamfered brick line where the wall is slightly thicker for the cellar. The ground and first floor have been completely repointed in the past with cement pointing finished with weather-struck and therefore projecting slightly. The appearance would suggest that the parapet has been taken down and rebuilt in the past.

Item	description	Photo	Heritage impact	works
3.1	Above window G1, there is slight opening of brick joints to the string course. To the left reveal of this window there is a vertical crack through the brickwork that is widest at approximately 8 brick courses up from the cill, probably being a couple of millimetres (2mm to 3mm). To the left hand corner of window G1, there is an area of removed pointing and recessed joints to brickwork. Beneath the cill of G1 some of the mortar is slightly loose where it forms a fillet between the cill and brickwork.		Neutral	Allow for re pointing 0.25 m² brickwork in 1:2 Lime putty /sharp sand mortar. As specification FX1 & 2 in Appendix 4. Replace loose sections of mortar fillet.

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Item	description	Photo	Heritage impact	works
3.2	At cellar level to C1 the brickwork is damaged and eroded, particularly to the right hand corner. However, around this area it would appear that rather crudely applied lime mortar has been used in the past		Neutral	Cut out and replace 2 no. bricks to the right hand side of the arch, laid in 1:2 lime putty / sharp sand mortar.
3.3	At low level there are gaps between brickwork and window frames of C4 and again around the corner of C5. To the left hand side of C5 there is some open jointed brickwork. Again, along this section of the cellar wall the pointing has been rather crudely executed using a lime mortar. In the panel between C4 and 5 there is some open jointed brickwork.		Neutral	Allow for re pointing 0.25 m ² brickwork in 1:2 lime putty / sharp sand mortar. Replace loose sections of mortar fillet and pointing around windows.
3.4	To the steps leading up to the door G3, to the left hand side the brick support has some loose brickwork and open jointed areas. Immediately beside this, there is evidence of a yew tree having been cut back.		Neutral	Remove cut sections of yew tree and re build 0.5m ² of facing brickwork using existing bricks where possible made up with re claimed brick to match laid in 1:2 lime putty / sharp sand mortar. Allow for an additional 0.5m ² re pointing

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Item	description	Photo	Heritage impact	works
3.5	To the right hand side the brickwork is slightly bulged but does not appear to be loose. Some recessed pointing noted.		Neutral	Allow for 0.3m ² re pointing in 1:2 lime putty / sharp sand mortar.
3.6	From ground level there is some evidence to suggest that there might be splits in the lead capping in places, and this needs to be patch repaired as necessary.		Neutral	Leadwork to be checked and re-dressed where necessary, particularly above entrance door. Allow a provisional sum for replacing 6 no. sections of capping, 150mm long in code 5 lead.
3.7	Windows G1 & G2, G4 & G5, F1 – F5		Neutral	Overhaul windows to include removing all flaking paint, Replacing all frayed and broken sash cords and adjusting weights as necessary, replace cracked and missing areas of putty and fill areas of minor decay / open joints with Repair Care Systems " or similar epoxy glue / filler. Replace broken and cracked panes of glass and overhaul ironmongery.
3.8	North Chamber ceiling			Repair staining by applying stain block and re decorate in 2 full coats emulsion paint

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Item	description	Photo	Heritage impact	works
3.9	Pointing to the string course at the base of the Parapet is loose and falling away		Neutral	Remove existing fillet taking care not to damage brickwork, rake out mortar joint and form new fillet in 1:2 Semi Hydraulic lime (NHL5) / sharp sand.
3.10	The parapet coping bricks appear to be sound but pointing between is failing.		Neutral	Rake out mortar joints to a depth of 20mm and re point in 1:2 Semi Hydraulic lime (NHL5) / sharp sand.
4.0	South elevation			
	Description – The left hand, west, section is part of the older building whereas the right hand is a later structure. There is a vertical joint between the two. Over the front older part of the building, there is a double pitched double roof with a parapet gutter to the front and a centre valley gutter that is in line with the chimney. Within the elevation, there are three blanked windows, otherwise the elevation is of red brick pointed in cement mortar. The rear section is a double pitched and hipped roof with the hip roof sloping over this elevation. Where this adjoins the rear of the older front part there is a box gutter. All of the box gutters at high level appear to be lead lined. The elevation to the rear part is of yellow stock brick pointed in cement. The bay is of red brick again pointed in cement. From this elevation it becomes apparent that the rear face of the parapet is rendered.			

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Item	description	Photo	Heritage impact	works
4.1	At the southern corner of the parapet, there is some open jointed brickwork		Neutral	Allow for 0.5m ² re pointing in 1:2 lime putty / sharp sand mortar.
4.2	The chimney above the centre of the older elevation appears sound. At the top, there is a flaunching to the east section but not to the west. The pots are missing and there is one open flue with no sign of ventilation to the other.		Neutral	Seal open flue with 1:2 Semi Hydraulic lime (NHL5) / sharp sand flaunching on slate base. On north side of chimney cut out 1 no. brick to each flue and fit 215 x 75 terracotta air brick to match detail on north chimney (see appendix A – 1.0) bedded in 1:2 Semi Hydraulic lime (NHL 3.5) / sharp sand mortar.
4.3	From this elevation, the rear chimney to the central part of the building is visible. This has three clay pots to it. This chimney appears reasonably vertical with only minor distortion. At high level, there is some open jointed brickwork. The flaunching and chimney pots appear sound.		Neutral	Allow for 0.5m ² re pointing and re pointing the lead to the stepped flashing in 1:2 lime putty / sharp sand mortar. Fit 3 no. terracotta ventilated cowls as appendix A - 2.0
4.4	Window F6 has a rotting cill.		Neutral	Cut in new section of Cill in hardwood to the existing profile and overhaul and lubricate ironmongery.

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Item	description	Photo	Heritage impact	works
4.5	Mortar fillet to F6 is falling away		Neutral	Rake out and replace in in 1:2 Semi Hydraulic lime (NHL 3.5) / sharp sand mortar.
4.6	The leadwork at the abutment of the bay with the main building appears sound. The felt over the bay roof appears sound at present. However, the mortar fillet around its perimeter is cracked and in poor condition. There is past evidence of roof leaks here, possibly by wind driven rain.		Positive	Ideally the felt roof covering would be replaced in lead, however in this remote position, with some history of lead theft we recommend replacing the felt with a GRP roof covering incorporating rolls to take the appearance of lead as "Topseal simulated lead, topseal GRP" installed in accordance with manufacturers recommendations with simulated lead rolls as, Appendix A-3.0 or similar.
4.7	To the bay roof, one or two tiles have been bedded in mortar, but no immediate problem. There are a couple of broken tiles, but this is not causing an immediate concern.		Neutral	Replace broken and dislodged tiles with new to match. Lay an additional layer of tiles at the top of the roof slope where the tiles are excessively exposed.

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Item	description	Photo	Heritage impact	works
4.8	The lead gutter to the bay is poor with splits and damage. To the left hand section, there is no connection between the gutter and the downpipe.		Neutral	The lead gutter will need to be completely replaced to match the existing details in code 7 lead, including for iron spacer bars. Allow for forming outlet to connect into existing downpipe and re connected to the downpipe.
4.9	The cill to the bay requires localised repair, particularly at joints below mullions and some general surface repair and filling.		Neutral	Rake out joints in cill and re glue using "Repair Care" or similar epoxy glue / filler. Overhaul and lubricate ironmongery.
4.10	Garden room bay window ceiling.			Repair staining by removing lining paper, clean down and fill cracks. Apply stain block and re finish with heavy duty lining paper. Re decorate in 1mist coat and 2 full coats emulsion paint

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Item	description	Photo	Heritage impact	works
4.11	To the cast iron gutters, there are one or two of the joints which appear slightly distorted and need to be properly opened, cleaned and re-formed and left sound.		Neutral	Provide access to inspect gutter joints and provisionally allow for dismantling, cleaning down and re forming 4 no. joints
5.0	East elevation			
	Description – The elevation is of yellow stock brickwork in cement mortar pointing weather-struck finished. There is a date plaque of 1864 in this elevation. To the left hand ground floor, there is a single storey bay. The roof has the main slope above it. The hips at either side have bonnet tiles to the hips. At high level, there is an old asbestos cement boiler flue. Whilst this could be removed, as it serves no useful purpose, it is not doing any harm and can remain in place at present. Above windows G10 there is a pattress plate for a tie bar. The reason for this is unknown, but there is no evidence of cracking or movement around the tie bar.			
5.1	The single flue chimney rising above the rear elevation appears sound with no major distortion. To the top, there is some open jointed brickwork. The flaunching and pot appear to be secure but need to be checked. The pot should be capped with a ventilated cowl.		Neutral	Allow for 0.5m ² re pointing in 1:2 lime putty / sharp sand mortar. Fit terracotta ventilated cowl as appendix A - 2.0
5.2	To the cast iron gutters, there are one or two of the joints which appear slightly distorted and need to be properly opened, cleaned and re-formed and left sound.		Neutral	Provide access to inspect gutter joints and provisionally allow for dismantling, cleaning down and re forming 6 no. joints

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Item	description	Photo	Heritage impact	works
5.3	The elevation has had some climbing plants up it in the past, but these do not appear to have caused any major problem.		Neutral	The dead remnants need to be completely cleared and allowance made in case some localised patch repair is needed. Provisionally allow for a total of 3m ² re pointing in areas of not less than 0.2m ² each, in 1:2 lime putty / sharp sand mortar
5.4	Above the central door G8, there is a loose brick to the brick arch. There is a slight crack in the brickwork above this and below window F8. This needs to be visually monitored but no action needed otherwise		Neutral	Loose brick to be pinned up and wedged back into place, re point in 1:2 s lime putty / and mortar
5.5	There are three first floor, double hung sash windows. The cement fillets between window frames and brickwork have deteriorated and many have become loose and come out. These need to be completely removed, carefully packed out and then repointed and finished neatly. Likewise, similar work is needed to the ground floor window G10.		Neutral	To the three first floor windows, and ground floor window G10, remove existing timber fillets, pack out and re point in 1:2 lime putty / sand mortar.

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Item	description	Photo	Heritage impact	works
5.6	To the bay, the ridge tiles are loose and need to be re-bedded. There are a couple of misaligned tiles and general overhaul of the roof is required.		Neutral	Re fix loose and misaligned tiles and re bed ridge tiles in 1:2 Semi Hydraulic lime (NHL5) / sharp sand
5.7	The cill of bay window G7 is showing signs of excessive rot as are the base of the mullions, some of which have been repaired in the past.		Neutral	Carefully cut away and replace the entire cill in hardwood to match the existing details. Provisionally allow for splicing in new section to the base of each mullion in preservative treated softwood, 200mm long each. Overhaul and lubricate ironmongery
5.8	Just to the right of window G10, there are some redundant wastepipes from first floor level that run out to a hopper and downpipe DP6 that is also redundant.		Positive	Remove and fill holes in lime mortar
5.9	At the right hand corner where the outhouse joins the kitchen, at high level there is a ridge	As above	Neutral	Fit code 3 lead flashing into mortar joint and fit new terracotta ridge tile bedded in 1:2 Semi Hydraulic lime (NHL5) / sharp sand

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	tile missing. Ideally, there should be a lead detail between the wall and this ridge.			
Item	description	Photo	Heritage impact	works
5.10	Where the garden wall adjoins this lean-to under G11 the brickwork is loose and open jointed		Neutral	Re build 0.5m ² of wall using existing bricks where possible made up with re claimed brick to match laid in 1:2 lime putty / sharp sand mortar. Allow for an additional 1m ² re pointing
5.11	Windows G10 & F7			Overhaul window to include removing all flaking paint, Replacing all frayed and broken sash cords and adjusting weights, replace cracked and missing areas of putty and fill areas of minor decay / open joints with Repair Care Systems " or similar epoxy glue / filler. Overhaul and lubricate ironmongery
5.12	Windows G9, G11, & F8, F9			Overhaul window to include removing all flaking paint and easing casements. Replace cracked and missing areas of putty and fill areas of minor decay / open joints with Repair Care Systems " or similar epoxy glue / filler and overhaul ironmongery

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6.0	North Elevation			
	Description – To this elevation, the older part is to the right and is again of pointed red brick and in this instance there are four blanked windows. At the top of the wall, the parapet continues around with the roof hidden behind. There is a central chimney but through this is a chute and outlet for the rainwater. There is a further outlet chute just behind the front parapet as well. There is a straight joint between this older front part and the rear section. The rear section is of yellow stock brickwork. The elevations are pointed in cement mortar. Rising above the rear section is a single chimney that presently has a single chimney pot. At ground floor level there is a single storey lean-to extension forming the kitchen but also a smaller lean-to extension forming an external store. The projecting brick line just under the parapet does not have a lead cap but from ground appears sound. Generally, the elevation appears sound. Where the garden wall adjoins at ground floor level there is a vertical hairline crack due to differential settlement.			
Item	description	Photo	Heritage impact	works
6.1	At high level the chimney over the older part appears sound and has been repointed in with the rest of the elevation. It would appear to have been completely repointed or perhaps even rebuilt. The top does have air bricks for ventilation		Neutral	No work

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Item	description	Photo	Heritage impact	works
6.2	The hopper above door G13 has staining below it, suggesting it might be leaking or has been leaking in the past. Where this downpipe from the hopper turns from almost horizontal to vertical in the corner by the kitchen lean-to, there is staining at a joint that again suggests leaks.		Neutral	Dismantle joint and re seal.
6.3	The cast iron gutters need to be overhauled and cleaned.		Neutral	Provide access to inspect gutter joints and provisionally allow for dismantling, cleaning down and re forming 8 no. joints
6.4	To the top of the kitchen lean-to roof the leadwork has been partly ripped away and the leadwork needs to be replaced. Where someone has clambered over the roof, there are a number of damaged tiles		Neutral	Replace 1m length of flashing in code 5 lead detailed as existing and replace 50 roof tiles to match existing.

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Item	description	Photo	Heritage impact	works
6.5	Where the shed lean-to adjoins the building, the leadwork has again been ripped up and needs to be completely re-formed.		Neutral	Replace entire top edge flashing in code 5 lead detailed as existing.
6.6	The elevation has had some climbing plants up it in the past, but these do not appear to have caused any major problem.		Neutral	The dead remnants need to be completely cleared and allowance made in case some localised patch repair is needed. Provisionally allow for a total of 1m ² re pointing in areas of not less than 0.2m ² each, in 1:2 lime putty / sharp sand mortar
6.7	The kitchen window G12 needs one pane to the right hand section to be replaced. The cill needs careful repair where it is open grained. The joinery needs overhaul and some localised rot pockets repaired, but otherwise it is capable of being repaired and redecorated.		Neutral	Re glaze missing pane in 4mm toughened glass, putty fixed. Fill open grained timber, rake out localized pockets of rot and fill with "Repair Care Systems" epoxy
6.8	Window G12 has a rotten cill and bottom section. These are planted timbers in front of the original frame. The bottom of the frame is probably capable of being repaired, but the whole of the cill and bottom section needs to be rebuilt. As the window is in a later lean-to add-on, it has limited historic value and total replacement will be a more economical solution.		Neutral	Replace entire window in treated softwood with hardwood cill, as drawing 05, glazing to be 4mm toughened glass, putty fixed.
6.9	Where the wastepipe comes through the wall under window G12 the plastic has been patch repaired	As above	Neutral	Replace broken section of pipe with new UPVC waste

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Item	description	Photo	Heritage impact	works
6.10	Window F11		Neutral	Overhaul window to include removing all flaking paint, replacing all frayed and broken sash cords and adjust weights. Replace cracked and missing areas of putty and fill areas of minor decay / open joints with "Repair Care Systems" or similar epoxy glue / filler. Overhaul and lubricate ironmongery
6.11	The parapet coping bricks appear to be sound but pointing between is failing.		Neutral	Rake out mortar joints to a depth of 20mm and re point in 1:2 Semi Hydraulic lime (NHL5) / sharp sand.
7.0	Roof			
7.1	General cleaning of valleys required		Neutral	Clear out all valley gutters and remove debris. Provide access for Architect's detailed inspection. Allow a provisional sum of £1,500 for any repairs to leadwork which may arise.
7.2	Repairs to west ridge			Provide access and provisionally allow for replacing one ridge tile to match and raking out and re pointing 10 joints between tiles in 1:2 Semi Hydraulic lime (NHL 5) / sharp sand

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Item	description	Photo	Heritage impact	works
7.3	Repairs to central ridge			Provide access and provisionally allow for raking out and re pointing 14 joints between tiles in 1:2 Semi Hydraulic lime (NHL 5) / sharp sand
7.4	Repairs to rear ridge	As above		Provide access and provisionally allow for raking out and re pointing 16 joints between tiles in 1:2 Semi Hydraulic lime (NHL 5) / sharp sand
7.5	Repairs to roof coverings			Provisionally allow for replacing 20 slipped and broken tiles with new to match
7.6	The lead lined gutter behind the west parapet appears to be in sound condition, although there is evidence that the gutter has leaked at the 1 st step from the left. There is some debris in the gutter and the outlet is small, the likelihood is that in very heavy rain, water may not discharge through the narrow outlet at a sufficient rate and therefore, is backing up and leaking through the step in the gutter		Neutral	Strip out end section of lead valley and re form in code 5 lead with 100mm diameter outlet chute. Include for stripping back 3 courses of tiles and re laying and re forming the drip to the render to the parapet wall with stainless steel bead and making good render in 1:2 Semi Hydraulic lime (NHL5) / sharp sand with stainless steel drip bead.

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8.0	Cellar			
	Description – The first thing to note is that there is quite a lot of perishable material stored down here with no specific evidence of it deteriorating and this suggests that whilst there may be some humidity down in this area it is not excessive at present. The steel RSJs running across the ceiling have surface corrosion but nothing more. They each bear onto modern brick piers to support the floor above. Window C5 is difficult to view from the interior. C4 is also difficult to view but the bottom area where some damage was noted externally, does not appear to be showing any major problem internally. Windows C2 shows signs of some rot and deterioration along the bottom edge but not significant to warrant any major concern. An isolating membrane would be sensible. To the left hand corner there is some rot and deterioration. Localised repair and isolation of the frame would be sensible but not yet essential. Running across the ceiling just below areas 06 to 07, there is an original beam.			
8.1	Post in room 07 has some localised rot at the base		Neutral	Provide temporary support, cut off bottom 150mm of post and replace with Hardwood with ½ lap joint on to existing post.
8.2	Windows C1 – C4. These are in a generally poor condition but due to their location extensive work would not appear necessary.		Neutral	Overhaul windows by removing loose and flaking paint, ease casements. Rake out localized areas of rot and fill with “Repair Care Systems ” or similar epoxy glue / filler.

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Item	description	Photo	Heritage impact	works
9.0	Room 13			
9.1	To the chimney breast there is blistering paint and plaster at low level. There are also high readings in search mode and it is suspected that dampness is trapped in the old fireplace recess at the base of this chimney. There is no ventilation, etc. to this area and externally the chimney seems to be open. Along the internal wall with room 02, there is some damaged plaster at low level. Again, the wall gives readings in search mode. It would appear that there has been some past replastering and it is a modern dense plaster. The moisture meter gives no readings in WME mode. It is suspected that this wall may have been treated in the past or at least tanked.		Neutral	Remove the damaged areas of plaster up to dado rail along the whole length of the wall and chimney breast and re plaster in 2 coats as:- 1st 1:3 (lime putty, coarse sand) 2nd 1:3 (lime putty, fine sand) Re decorate in 3 coats distemper. Fit 215 x 215mm terracotta air brick in Chimney breast.
10	External decorations			
10.1	External timber windows, doors & fascias etc		Neutral	Prepare timber as clause MX5/170, Knott and patch prime bare and new timber and finish with 2 coats primer and 2 coats gloss paint as "Dulux weathershield" or equal, colour to match existing finishes.
10.1	External iron gutters, downpipes, gates windows and railings		Neutral	Thoroughly prepare all cast iron rainwater goods and railings etc. Prime with one coat metal primer chromate and apply two coats micaceous iron oxide, colour black to gutters and downpipes and white to gates, railings and windows. Prepare gutters internally and apply two coats black bituminous paint.

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Item	description	Photo	Heritage impact	works
11.0	External features			
11.1	The front gate is of painted metal with a hoop over the top. The timber posts either side are relatively modern. The gate needs general overhaul, de-rusting and repainting, but more importantly the posts need replacement with something more appropriate and the gate needs aligning so that it does not catch on the ground.		Neutral	Replace posts with new Kiln dried Oak posts 110 x 140mm x 2.6m tall with curved head as drawing 04, dug 750mm into the ground and tied to brick piers with 3 no. M12 resin anchors each, with holes pelleted. Re hang existing gate, hoop and ironmongery. Make good paving on completion.
11.2	Side gate is in sound condition, the gate posts are loose and failing.		Neutral	Replace gate posts with new Kiln dried Oak 50 x 75mm x 1.6m tall to match existing and fix to brickwork with 4 no. M12 resin anchors each, with holes pelleted. Re hang existing gate and overhaul ironmongery.
11.3	Rear Gate is sound, again the posts are starting to fail.		Neutral	Replace posts with new Kiln dried Oak posts 120 x 120mm x 2.65m tall with curved head as drawing 04 dug 750mm into the ground. Re hang existing gate and overhaul ironmongery. Make good paving on completion.

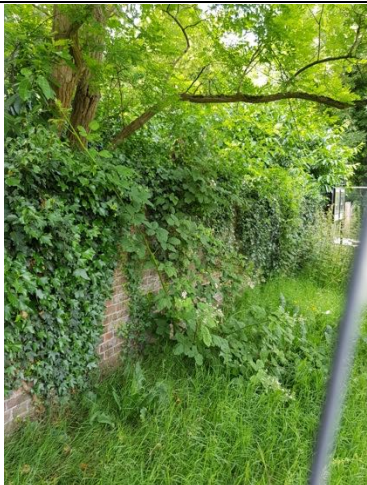
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Item	description	Photo	Heritage impact	works
11.4	Front walled garden - The boundary walls are generally plumb with no major deterioration. There is surface spalling to individual bricks but nothing of significance at present. Past repointing in cement mortar has been carried out and this might explain some of the spalled bricks. However, at present it is more a matter of monitoring the situation rather than any repair. To the south side of the front garden wall, the south wall has some areas of open jointed brickwork, but nothing that needs urgent attention at present. This should be monitored, and patch repair undertaken in due course. Where the wall appears to have been truncated the end of the wall could be improved by better finishing, but this is not urgent. Under the laurel hedge to the front the low level wall is poor and uneven with some loose brickwork. This requires localised repair. There is a wall running east-west from the northeast corner of the building. This has a gate within it. Again, it appears sound. Towards the eastern end, the wall is cracked and displaced due to past movement, probably due to the yew trees nearby. The eastern section leans over slightly because a yew tree is pressing upon it. The movement appears to be historic and at present there is no immediate need for work, but the situation should be monitored. Looking at the same wall from the north side, the displacement does appear to be due to the tree. If the tree is to remain, the wall will eventually need to be rebuilt, but at present it is not unsound with no evidence of any imminent problem.	 	Neutral	Allow for rebuilding 3m² of wall using existing bricks where possible, made up with re claimed brick to match laid in 1:2 Semi Hydraulic lime (NHL 5) / sharp sand mortar. Allow for an additional 3m² re pointing

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	The main length of the wall appears to be sound from the north side.			
Item	description	Photo	Heritage impact	works
11.5	Eastern most wall behind the yew trees - The top section has been heightened with additional brickwork and this is all in sound condition. Just below this, the older brickwork and the chamfered areas have some loose sections and in fact some missing sections of chamfer. Some localised patch repair of pointing and repair, particularly to the loose sections of chamfer, would be sensible. At the northeast corner there is a slight differential movement crack, but nothing of substance at present. The north wall has surface spalling to it in places, but the upper sections have been repointed in the past and at present show no sign of any particular problem. The western section appears slightly older, but much of it is disguised by vegetation. Towards the western end the top section does appear to be loose with the capping having a horizontal crack to it. However, there does not appear to be an imminent problem. In the northeast corner are a series of three yew trees. There is very minor displacement of the wall but nothing significant. However, in the northeast corner itself the wall is cracked and some local repair is required. The west wall does have a crack through it due to slight movement because of the trees, but again it is not significant to warrant any immediate concern. Partway along this wall on the west side, is I think, an ash tree that is	 	Neutral	Prior to undertaking any work clear all plant growth from the wall and cut back to allow a clear working area 1m wide to either side of the wall (excluding any trees with a trunk diameter exceeding 75mm at a height of 1.5m) Allow for rebuilding 3m² of wall using existing bricks where possible made up with re claimed brick to match laid in 11:2 Semi Hydraulic lime (NHL 5) / sharp sand mortar in areas of not less than 0.25m² each. Allow for an additional 10m² re pointing in mortar as above. Allow for re bedding 6m of coping bricks in mortar as above in lengths of not less than 300mm

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	almost leaning against the wall and could pose a problem in due course.			
Item	description	Photo	Heritage impact	works
11.6	North wall to east of entrance - There is an area fenced off with Heras fencing and this is thought to be hazardous. It is difficult to get close access behind the Heras fencing because of vegetation, but there is access on the far side to the green. The wall is clearly leaning. The lean is not yet likely to result in imminent collapse, but it would be sensible to buttress this wall where it is at present to prevent the risk of further lean and collapse. The cause of the leaning is probably the trees and vegetation on the subject site side of the wall.		Negative but works essential to prevent total collapse	Prior to undertaking any work, clear all plant growth from the wall and cut back to allow a clear working area 1m wide to either side of the wall including a Hawthorn tree at the east end. Remove one branch overhanging the wall from the Force Acacia tree in the centre of the wall. Build buttresses as drawing 04 in bricks reclaimed from Fallen wall at item 11.8 laid in 1:2 Semi Hydraulic lime (NHL 3.5) / sharp sand mortar on concrete footing. Allow for 3m² re pointing in 1:2 Semi Hydraulic lime (NHL 3.5) / sharp sand mortar Allow for re bedding 3m of coping bricks in mortar as above in lengths of not less than 300mm
11.7	On the public footpath side of the north wall, there are some areas of open jointed brickwork, but this is relatively minor and is mainly where past cement pointing has fallen out and applies primarily to the western section. The eastern section appears to be in generally better condition and is thought to be a later construction anyway.		Neutral	Strip all ivy growing on the wall. Allow for 3m² re pointing in 1:2 Semi Hydraulic lime (NHL 3.5) / sharp sand mortar

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Item	description	Photo	Heritage impact	works
11.8	Section of the wall by the overflow car park - This again runs east to west. The north side of the wall is completely inaccessible, but there is some Heras fencing. On the south side, the Heras fencing prevents access together with vegetation, etc. However, at the eastern end it is clear that part of the wall has collapsed, and the problem here seems to be that the wall has virtually collapsed along the length, meaning that it really needs to be completely reconstructed. There are odd sections remaining at the east and west ends, but these are covered with vegetation and the vegetation needs clearing, the wall needs to be taken back to sound and then rebuilt as appropriate. It might be best to assume that the wall needs to be taken down almost to ground level and then rebuilt up to an appropriate height.		Positive	Prior to undertaking any work, clear all plant growth from the wall and cut back to allow a clear working area 1m wide to either side of the wall (excluding any trees with a trunk diameter exceeding 75mm at a height of 1.5m) Dismantle remaining sections of wall down to a sound base (assume this to be ground level)and re claim all available bricks from both the dismantled and fallen sections of the wall to be used in item 11.6. Re build wall to a height of 1.5m in 215mm thick construction in Flemish bond with brick on edge coping in Buff brick (230 x 110 x 68mm) as “Imperial handmade bricks” specification code “imperial 189/68” laid in 1:2 Semi Hydraulic lime (NHL 3.5) / sharp sand mortar. Reinstall 330 x 330mm brick pier by entrance gate and form new piers at 3m centres as drawing 04 to give additional support to wall. Allow an extra over price for grubbing out existing brick footings and re forming brick foundation as drawing 4 laid in 1:2 Semi Hydraulic lime (NHL 5) / sharp sand mortar over the entire length of the wall. Prior to construction build a Sample panel of 1m² for approval before the main re building starts.
11.9	There is a pond on site. This has no safety rail or other safety features around it. The depth does not appear to be too great, but even without a safety rail there ought to be warning notices and safety equipment such as rings, etc. The paving around the pond is missing in places, loose, and potentially a trip hazard and therefore, dangerous. At present, the pond is low because of the weather, but in wetter weather it would be higher and therefore, deeper. It seems that the pond is		Neutral	Allow 4 man days for working over the paving and re bedding loose paving and re pointing joints where necessary. (Clients to provide safety notices etc.)

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	by a public footpath or at least public access. If it is, until it is repaired and improved upon, there ought to be a restriction for access around this. There is a water feature or stream running into the pond. All this appears to be manmade. There are no safety rails or any features to protect against falling into the water.			
Item	description	Photo	Heritage impact	works
10	Drainage			
10.1	No current known defects but there have been past blockages. The inspection cover adjacent to window G10 is defective and needs replacing.			Replace existing inspection cover with new cast iron cover. Jet out all surface and foul drainage runs and provide CCTV survey from all access points up to the edge of the site. Allow a provisional sum of £3,000 for any repairs which become apparent.
11.0	Contingency Sum			
11.1				Allow a contingency sum of 5% of the contract total for unforeseen works arising during the contract. Only to be used against works Instructed in writing by the contract administrator.

Appendix A

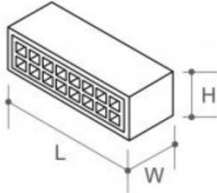
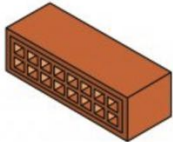
1.0 Air brick - to be “Redbank Forterra” 215 x 65mm colour red.



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Chimneys, roofing & flue systems / Red Bank product selector / Square Hole / Air Bricks / List no. 350 Square Hole Air Brick 215 x 65mm

List no. 350 Square Hole Air Brick 215 x 65mm



RED BANK

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[Bespoke Clayware](#)

Specification

Length	Width	Height	Weight	Free Air Space	Description
L (mm)	W (mm)	H (mm)	(kg)	(mm2)	
215	50	65	1.8	1290	Square Hole Air Brick 215x65mm - Slate Body Mix
215	50	65	1.8	1290	Square Hole Air Brick 215x65mm - Buff
215	50	65	1.8	1290	Square Hole Air Brick 215x65mm - Red

Colours: BB - Slate Body Mix, BU - Buff, RE - Red

2.0 Chimney Pot - to be “Redbank Forterra” to be sized to suit individual chimney pot

Hepworth Terr Fluevent Red 180

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EAN Number	5027888016546
Price group	PG5
Main Material	Clay
Material	Other
Colour	Red
Diameter	180
Self-adhesive flashing material	Other
Production method	Other
Height	175 mm
Surface protection	Other
Material quality	Other
With storm collar	✗
With lead-through bush, top/bottom	✗



3.0 GRP Flat roof - “to be Topseal Double top simulated lead with lead rolls”

The Topseal Double Top system comprises of a waterproofing laminate consisting of 2 x 450g/m² Topseal Roofing Grade Reinforcement Mat saturated with Topseal Roofing Resin.

When the laminate has cured (normally within 1 hour) it is over-coated with Topseal Topcoat.

Upstands / Edge Trims / Corners Details

For ease of detailing, a range of preformed Topseal edge trims are available in a variety of shapes and sizes to suit most changes in direction and termination points. These are installed in accordance with our recommendations. Once fitted they are overlapped by the main laminate to provide a completely seamless system.

Guarantee

Every Topseal Double Top installation is backed by our class leading 25 year materials guarantee for water containment and 40 year for roofing and is supported by the installer's guarantee on workmanship for the same period. Each installation can also be covered by Topseal's optional guarantee protection certificate and Insurance backed guarantee.

Key Features

- Cold applied – no heat or naked flames
- Quick curing – fast application rate
- Completely seamless – no joints or seams
- Fully reinforced – flexible
- Suitable for flat (zero falls) / pitched roofs
- Suitable for balconies/walkways – will withstand heavy foot traffic.
- Guarantee for 25 years for water containment and 40 years for roofing installations
- UV and chemical resistant
- Full range of BS4800/RAL colours available – including Simulated Lead and Copper finish.
- BBA independent certification EXT.FAA Fire Rated to BS476: Part 3
- Environmentally Friendly
- ISO:9001 and ISO:14001 registered
- Isocyanate and Halogen free
- Available with anti-slip finish
- No toxic rainwater run-off



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4.0 - FX1 MATERIALS FOR CONSERVATION

- 100 LIME PUTTY
- Shall be matured lime putty as manufactured by Bleaklow Industries Ltd, Bakewell, Derbyshire, Tel: 01246 582284, fax: 01246 583192, complying with BS EN 459-1:2010.
- 101 HYDRATED LIME
- Where specified shall be fresh, dry hydraulic lime, as clause FX1/103.
- 102 QUICK LIME
- Where specified shall be fresh white (high calcium) quick lime or grey (feebly hydraulic) quick lime or as specified to BS EN 459-1:2010.
- 103 HYDRAULIC LIME
- Shall be either Singleton Birch lime, strength NHL 2.0, 3.5 or 5.0 as otherwise specified, BS EN 459-1:2010 and supplied by:
 - Anglia Lime Company, P.O. Box 6, Sudbury, Suffolk, CO10 6TW
Tel: 01787 313974.
 - Between Time, Bachelors Hall, Stanstead Abbot, nr. Ware, Herts, SG1 8AB
Tel: 01920 877822.
 - Bulmer Brick & Tile Co Ltd, Brickfields, Bulmer, Sudbury, Suffolk, CO10 7EF
Tel: 01787 269232.
 - Hendry & Sons: Station Road, Foulsham, Dereham, Norfolk, NR20 5RG
Tel: 01362 683249.
- 120 SAND
- Naturally occurring washed and graded clean sharp iron rich pit sand, free from impurities and in accordance with BS 1199 & 1200: 1996 table 1.
- 130 AGGREGATE
- Natural aggregates will be added to the sand to improve match with the existing material. Aggregates may be obtained from natural sands, gravels, brick, shells, chalk or flint, as appropriate.
- 140 WATER
- Must be clean, fresh and from the piped main.
- 150 COARSE STUFF MORTAR
- Must be carefully batched as coarse stuff gauged and mixed in accordance with best current practice. Additives shall not be used. Coarse stuff must be left for a minimum of 48 hours before knocking up for use and gauging with additives where specified. Mixing shall preferably be carried out by one man to produce consistent results.

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FX2 REPOINTING BRICKWORK

200 RAKING OUT

- Rake out joints to twice the thickness of the joint or 30mm, whichever is the greater, using pointing chisels. Backing is to be kept square and clean, and the brick arrises are to be clean and proud of the mortar joint.

210 PREPARATION

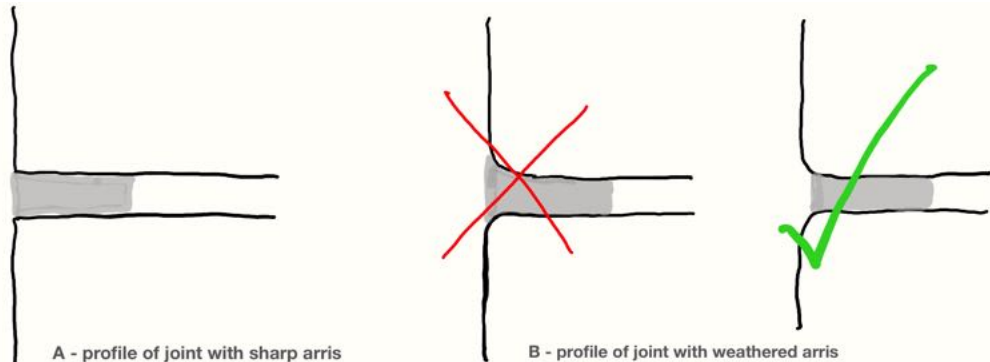
- Wet the backing to clean out the joint and prevent suction, using clean water.

220 MORTAR MIXES

- Shall be specified from one of the following:
 - 1:3 – matured lime putty/coarse sand. Mix with added grit, stone or brick dust as specified (pre mixed/bagged material from Bleaklow may be used).
 - 2:5 – matured lime putty/coarse sand. (Weathered/exposed surfaces).
 - 1:3 – hydraulic lime NHL 3.5/coarse sand (core work, winter work).
 - 1:2:9 – cement/powdered lime/coarse sand (select modern work, only as closely specified in the schedule).
 - 1:3:12 – cement/powdered lime/coarse sand (select modern work, only as closely specified in the schedule).

230 JOINT PROFILE

- Pointing to be flush with face of brick as profile A below, unless the arris is weathered when the joint is to be recessed as profile B to avoid the mortar covering the face of the brick. The aim is to maintain a uniform joint thickness across the face of the wall.



240 REPOINTING

- To follow the principles set out in “Heritage England Practical Building Conservation” as set out below.

JOINT FILLING

When the replacement mortar is applied, the inside surfaces of the joints should be damp but not wet. A range of pointing irons of differing blade widths that will fit within the variety of joints to be filled will be needed. So-called ‘pointing trowels’ and jointing tools that are wider than the joints to be filled should not be used, as they may smear mortar on the face of the bricks, and do not allow it to be firmly compacted into the back of the prepared joint.

Ensuring that the replacement mortar is of the correct consistency is important for successful pointing and clean working. It should not be too wet. A well-prepared lime mortar will be workable and cohesive, and have a consistency similar to soft clay. Mortar of the right consistency can be readily picked up on the blade of the pointing iron, and placed firmly and accurately into the back of the joint. With care it is possible to fill even narrow joints without getting mortar on the surface of the bricks. However, when pointing very narrow joints, the surface of bricks can be protected with plastic-faced adhesive tape. This is applied over the joint to be filled, and a slit is cut with a scalpel or craft knife, following the joint. The mortar is then applied through the slit with a pointing iron of the appropriate width. The preparation of lime mortars is described in detail in the *Mortars, Renders & Plasters* volume of this series. —MORTARS

Where possible, pointing should proceed from the upper part of the wall, working downwards, to avoid damaging finished work when dampening-down subsequent areas. Deep joints and voids should first be backfilled with mortar to within 25 mm of the surface, and allowed to stiffen before pointing.

Joint filling

These photographs show the three basic stages in placing mortar and finishing a joint where the aim is to create a slightly recessed and weathered appearance. Where the intention is to match a particular joint profile, the pointing technique will have to be adapted accordingly.

1. Placing mortar in the prepared joints using a pointing iron with a blade narrow enough to fit into the joint. Mortar prepared to the correct consistency will adhere readily to the blade of the pointing iron. The joints are filled to excess and no attempt is made at this stage to smooth the surface.

2. Once the mortar has stiffened to a ‘leather-hard’ consistency it is further compressed with the pointing iron, then trimmed back to leave the weathered arrises of the bricks clean and clear of mortar.

3. Finally, the surface of the joint is firmly stippled with a chum brush. This further compacts the mortar in the joint and gives an open-textured, weathered appearance.

