SPECIFICATION FOR

EXTERNAL REFURBISHMENT AND COMMUNAL AREA FIRE SAFETY WORKS

AT

PURBROOK HOUSE
PURBROOK GARDENS
PURBROOK
WATERLOOVILLE
HAMPSHIRE
PO7 5JY

ON BEHALF OF

HIGHDORN CO LIMITED
FRESHWATER HOUSE
158-162 SHAFTESBURY AVENUE
LONDON
WC2H 8HR

PREPARED BY

DHP (UK) LLP
243 BROOKLANDS ROAD
WEYBRIDGE
SURREY KT13 0RH

REF: SB/CB/5750

JANUARY 2018

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SECTION 1.0

PRELIMINARIES

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION 1.0: PRELIMINARIES

A10 PROJECT PARTICULARS

110 THE PROJECT
- Name: External refurbishment and communal area fire safety works.
- Nature: Refurbishment of envelope include roof renewal, brickwork and pointing repairs, timber repairs and redecoration
- Location: Purbrook House, Purbrook Gardens, Purbrook, Waterlooville, Hampshire PO7 5JY
- Length of contract: 12 weeks.

120 EMPLOYER (CLIENT)
- Name: [redacted]
- Address: [redacted]
- Contact: [redacted]
- Telephone: [redacted]
- Email: [redacted]

130 PRINCIPAL CONTRACTOR (CDM)
- Name: TBC
- Address: _____ .
- Contact: _____ .
- Telephone: _____ .
- Email: _____ .

140 PERSON EMPOWERED BY THE CONTRACT TO ACT ON BEHALF OF THE EMPLOYER
- Title: Contract Administrator.
- Name: DHP UK LLP
- Address: 243 Brooklands Road, Weybridge, Surrey, KT13 0RH.
- Contact: Craig Burchett
- Secondary Contact: Sophie Blackmore
- Telephone: 01932 850100
- Email: craig.burchett@dhpuk.co.uk
- Email: sophie.blackmore@dhpuk.co.uk

150 PRINCIPAL DESIGNER
- Name: DHP UK LLP.
- Address: 243 Brooklands Road, Weybridge, Surrey, KT13 0RH.
- Contact: Craig Burchett
- Secondary Contact: Sophie Blackmore
- Telephone: 01932 850100.
- Email: Craig.burchett@dhpuk.co.uk
- Email: Sophie.blackmore@dhpuk.co.uk

A11 TENDER AND CONTRACT DOCUMENTS

110 TENDER DRAWINGS & DOCUMENTS

- The tender drawings & documents are:
  - Section 1 - Preliminaries
  - Section 2 - Materials & Workmanship
  - Section 3 – Schedule of Works
  - Section 4 – Electrical Schedule of Works
  - Appendix A – Tender drawings as follows:
    5750 – 1010 - Existing Indicative Basement Plan
    5750 – 1011 - Existing Indicative Ground Floor Plan
    5750 – 1012 - Existing Indicative First Floor Plan
    5750 – 1013 - Existing Indicative Second Floor Plan
    5750 – E – 1000 – Proposed Electrical Basement Services
    5750 – E – 1001 – Proposed Electrical Ground Floor Services
    5750 – E – 1002 – Proposed Electrical First Floor Services
    5750 – E – 1003 – Proposed Electrical Second Floor Services

120 CONTRACT DRAWINGS

- The Contract Drawings: The same as the tender drawings.

160 PRECONSTRUCTION INFORMATION

- Format: The Preconstruction information is described in these preliminaries in Section A34. It refers to information given elsewhere in the preliminaries and other tender documents.

A12 THE SITE/EXISTING BUILDINGS

110 THE SITE

Description: The site comprises a Grade II listed former manor house constructed circa 1800. The property is 3 storey with basement with a single storey extension to the northern side. A two storey extension is present on the western side under separate ownership and is excluded. The property has been converted into flats with office accommodation at ground level with private entrance. The building is constructed of yellow brick to three elevations and mathematical tiles to the southern façade.

Purbrook House is in a residential area. A village pub is located nearby.

140 EXISTING UTILITIES AND SERVICES

- Drawings: (Information shown is indicative only): none available.

200 ACCESS TO THE SITE

Description: The site can be accessed from Purbrook Gardens.

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION 1.0: PRELIMINARIES

Limitations: Contractor is to ensure that the site is secure when the work area is left unattended. Contractor to be aware of and make adequate provision to counteract any potential danger to employees, residents and the general public around the working areas.

210 PARKING

There is on street parking for residents of Purbrook Gardens immediately in front of the southern elevation. These are not to be used. Space will be made available for one skip and one vehicle on the grassed area in front of the eastern façade. The contractor shall be responsible for making good all surfacing upon completion.

220 USE OF THE SITE
- General: Do not use the site for any purpose other than carrying out the Works.
- Limitations: None.

230 SURROUNDING LAND/ BUILDING USES
- General: Adjacent or nearby uses or activities are as follows:
  - The building is set with a 1970's housing estate

There is a 2 storey extension to the western side of the property under separate ownership.

240 HEALTH AND SAFETY HAZARDS
- General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However the following hazards are or may be present:
  - Live services.
- Lead based paint.
- Asbestos.
- Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. Ascertain if any additional information is required to ensure the safety of all persons and the Works.

250 SITE VISIT

Before tendering: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.

Arrangements for visit: Mr Craig Burchett, tel: 01932 850100 for DHP UK LLP.

A13 **DESCRIPTION OF THE WORKS**

120 THE WORKS
Refurbishment of envelope including roof renewal, brickwork and pointing repairs, timber repairs and redecoration with associated works. Installation of smoke detection throughout and emergency lighting to communal areas and basement.

A20 **JCT MINOR WORKS BUILDING CONTRACT (MW)**

370 JCT MINOR WORKS BUILDING CONTRACT
The Contract: JCT Minor Works Building Contract, 2016 Edition.
Requirement: Allow for the obligations, liabilities and services described therein against the headings below:

THE RECITALS

First
THE WORKS AND THE CONTRACT ADMINISTRATOR

- The work comprises: Roof renewal, brickwork, pointing and render repairs, timber repairs and redecoration with associated works. Installation of smoke detection throughout and emergency lighting to communal areas and basement.

- Architect/ Contract Administrator: See clause A10/140.

Second
CONTRACT DOCUMENTS

- Contract drawings: As listed in clause A11/120.
- Contract documents: The following have been prepared which show and describe the work to be done:
  Specification incorporating Scope of works and drawings.

Third
PRICED DOCUMENTS

- Documents to be priced or provided by the Contractor: Schedules of Work and Main Summary.

THE ARTICLES

3
ARCHITECT/ CONTRACT ADMINISTRATOR

- Architect/ Contract Administrator: See clause A10/140.

4 and 5
PRINCIPAL DESIGNER/ PRINCIPAL CONTRACTOR

- Principal Designer: See clause A10/150.

To Collection

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION 1.0: PRELIMINARIES

- Principal Contractor: See clause A10/130.

CONTRACT PARTICULARS

Fourth Recital and Schedule 2
BASE DATE
- Base date: 09 March 2018.

Fourth Recital and clause 4.2
CONSTRUCTION INDUSTRY SCHEME (CIS)
- Employer at the Base Date is not a 'contractor' for the purposes of the CIS.

Fifth Recital
CDM REGULATIONS
- The project is not notifiable.

Sixth Recital
FRAMEWORK AGREEMENT
- Framework agreement: not applicable.

Seventh Recital and Schedule 3
SUPPLEMENTAL PROVISIONS
- Collaborative working: Supplemental Provision 1 applies.
- Health and safety: Supplemental Provision 2 applies.
- Cost savings and value improvements: Supplemental Provision 3 applies.
- Sustainable development and environmental considerations: Supplemental Provision 4 applies.
- Performance indicators and monitoring: Supplemental Provision 5 does not apply.
- Notification and negotiation of disputes: Supplemental Provision 6 applies. Where Supplemental Provision 6 applies, the respective nominees of the parties are:
- Employer's nominee: Mr Andrew Page, DHP UK LLP.
- Contractor's nominee: TBC.
- Or such replacement as each party may notify to the other from time to time.

Article 7
ARBITRATION
- Article 7 and Schedule 1 applies.

Clause 2.2
COMMENCEMENT AND COMPLETION
- Works commencement date: 30 April 2018.
- Date for Completion: 20 July 2018 - 12 weeks after commencement.

To Collection

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION 1.0: PRELIMINARIES

Clause 2.8
LIQUIDATED DAMAGES
- At the rate of £850.00 per week or part thereof.

Clause 2.10
RECTIFICATION PERIOD
- Period: 12months from the date of practical completion.

Clause 4.3
INTERIM PAYMENTS
- Interim Valuation Dates:
- The first Interim Valuation Date is: one month after commencement.
- Thereafter at intervals of: one calendar month.
- Payments due prior to practical completion:
- Percentage of total value of the work etc.: 95%.
- Payments becoming due on or after practical completion:
- Percentage of the total amount to be paid: 97.5%.

Clause 4.3 and 4.8
FLUCTUATIONS PROVISION
- The following fluctuations provision applies: not applicable.

Clause 4.8.1
SUPPLY OF DOCUMENTATION FOR COMPUTATION OF AMOUNT TO BE FINALLY CERTIFIED
- Period: 2 weeks from the date of practical completion.

Clause 5.3
CONTRACTOR'S PUBLIC LIABILITY INSURANCE – INJURY TO PERSONS OR PROPERTY
- The required level of cover for any one occurrence or series of occurrences arising out of one event:
- Not less than: £5,000,000.

Clauses 5.4A, 5.4B and 5.4C
INSURANCE OF THE WORKS ETC – ALTERNATIVE PROVISIONS
- Clause 5.4A applies.
- Where clause 5.4A or 5.4B applies:
- Percentage to cover professional fees: 15%.

Clauses 5.4A.1 and 5.4B.1.2
PERCENTAGE TO COVER PROFESSIONAL FEES
- Addition: 15% per cent.

Clause 7.2
ADJUDICATION
- The Adjudicator is: The Royal Institution of Chartered Surveyors.

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION 1.0: PRELIMINARIES

- Nominating body: President or a Vice president or Chairman or Vice Chairman of the: Royal Institution of Chartered Surveyors.

Schedule 1 paragraph 2.1
ARBITRATION
- Appointor of Arbitrator (and of any replacement): President or a Vice president of the: The Royal Institution of Chartered Surveyors.

THE CONDITIONS

SECTION 1: DEFINITIONS AND INTERPRETATION

1.4
RECKONING PERIODS OF DAYS
- Amendments: None.

1.8
APPLICABLE LAW
- Amendments: None.

SECTION 2: CARRYING OUT THE WORKS

SECTION 3: CONTROL OF THE WORKS

SECTION 4: PAYMENT

SECTION 5: INJURY, DAMAGE AND INSURANCE

SECTION 6: TERMINATION

SECTION 7: SETTLEMENT OF DISPUTES

JCT PUBLIC SECTOR SUPPLEMENT- Does not apply

EXECUTION
- The Contract: Will be executed underhand.

CONTRACT GUARANTEE BOND
- Contract Guarantee Bond: not required.

A30 **TENDERING/ SUBLETTING/ SUPPLY**

MAIN CONTRACT TENDERING

110 SCOPE
- General: These conditions are supplementary to those stated in the invitation to tender and on the form of tender.

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION 1.0: PRELIMINARIES

TENDERING PROCEDURE

- General: In accordance with NBS Guide to Tendering for Construction Projects.
- Errors: Alternative 2 is to apply.

EXCLUSIONS

- Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.
- Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

ACCEPTANCE OF TENDER

- Acceptance: No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non acceptance will be given.
- Costs: No liability is accepted for any cost incurred in the preparation of any tender.

PRICING/ SUBMISSION OF DOCUMENTS

PRICING OF PRELIMINARIES

- Charges: If the Contractor requires interim payments to include fixed and time related charges for specific items in the Preliminaries those charges must be clearly shown against the items.

PRICED DOCUMENTS

- Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.
- Measurements: Where not stated, ascertain from the drawings.
- Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.
- Submit: one copy.

TENDER

- General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

ALTERNATIVE TIME TENDERS

- General: In addition to and at the same time as tendering based upon the date or period specified in section A20, an alternative tender based upon a different date for completion or period may be submitted.
- Date for completion: If any such tender is accepted the date for completion inserted in the Contract will be the date stated in the alternative tender or determined from the period stated in the alternative tender.

To Collection

SECTION 1.0: PRELIMINARIES

530 SUBSTITUTE PRODUCTS

- Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.
- Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.

A31 PROVISION, CONTENT AND USE OF DOCUMENTS

DEFINITIONS AND INTERPRETATIONS

110 DEFINITIONS

- Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated therein or in the appropriate British Standard or British Standard glossary.

120 COMMUNICATION

- Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.
- Format: In writing to the person named in clause A10/140 unless specified otherwise.
- Response: Do not proceed until response has been received.

130 PRODUCTS

- Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.
- Includes: Goods, plant, materials, site materials and things for incorporation into the Works.

135 SITE EQUIPMENT

- Definition: All appliances or things of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.
- Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.

140 DRAWINGS

- Definitions: To BSRIA BG 6 A design framework for building services. Design activities and drawing definitions.
- CAD data: In accordance with BS 1192.

145 CONTRACTOR'S CHOICE

- Meaning: Selection delegated to the Contractor, but liability to remain with the specifier.

SECTION 1.0: PRELIMINARIES

150 CONTRACTOR'S DESIGN

- Meaning: Design to be carried out or completed by the Contractor and supported by appropriate contractual arrangements, to correspond with specified requirements.

155 SUBMIT PROPOSALS

- Meaning: Submit information in response to specified requirements.

160 TERMS USED IN SPECIFICATION

- Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.
- Fix: Receive, unload, handle, store, protect, place and fasten in position and disposal of waste and surplus packaging including all labour, materials and site equipment for that purpose.
- Supply and fix: As above, but including supply or products to be fixed. All products to be supplied and fixed unless stated otherwise.
- Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer/ Purchaser or for use in the Works as instructed.
- Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.
- Repair: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Refix: Fix removed products.
- Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.
- Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
- System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

170 MANUFACTURER AND PRODUCT REFERENCE

- Definition: When used in this combination:
  - Manufacturer: The firm under whose name the particular product is marketed.
  - Product reference: The proprietary brand name and/ or reference by which the particular product is identified.
- Currency: References are to the particular product as specified in the manufacture's technical literature current on the date of the invitation to tender.

SECTION 1.0: PRELIMINARIES

200 SUBSTITUTION OF PRODUCTS

- Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.
- Reasons: Submit reasons for the proposed substitution.
- Documentation: Submit relevant information, including:
  - manufacturer and product reference;
  - cost;
  - availability;
  - relevant standards;
  - performance;
  - function;
  - compatibility of accessories;
  - proposed revisions to drawings and specification;
  - compatibility with adjacent work;
  - appearance;
  - copy of warranty/ guarantee.
- Alterations to adjacent work: If needed, advise scope, nature and cost.
- Manufacturers' guarantees: If substitution is accepted, submit before ordering products.

210 CROSS REFERENCES

- Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.
- Related terminology: Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.
- Relevant clauses: Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.
- Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.

220 REFERENCED DOCUMENTS

- Conflicts: Specification prevails over referenced documents.

230 EQUIVALENT PRODUCTS

- Inadvertent omission: Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.

DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER

410 ADDITIONAL COPIES OF DRAWINGS/ DOCUMENTS

- Copies: Two of each contract drawing and contract document will be issued free of charge (not counting any certified copies).
- Additional copies: Issued on request and charged to the Contractor.

440 DIMENSIONS

- Scaled dimensions: Do not rely on.

SECTION 1.0: PRELIMINARIES

460 THE SPECIFICATION
- Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.

DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/ SUPPLIERS

600 CONTRACTOR'S DESIGN INFORMATION
- General: Complete the design and detailing of parts of the Works as specified.
- Provide:
  - Production information based on the drawings, specification and other information.
  - Liaison to ensure coordination of the work with related building elements and services.
- Master programme: Make reasonable allowance for completing design/ production information, submission (including information relevant to the CDM Regulations), comment, inspection, amendment, resubmission and reinspection.

630 TECHNICAL LITERATURE
- Information: Keep on site for reference by all supervisory personnel:
  - Manufacturers' current literature relating to all products to be used in the Works.
  - Relevant British, EN or ISO Standards.

640 MAINTENANCE INSTRUCTION AND GUARANTEES
- Components and equipment: Obtain or retain copies, register with manufacturer and hand over on or before completion of the Works.
- Emergency call out services: Provide subcontractors telephone numbers for use after completion.

A32 MANAGEMENT OF THE WORKS

GENERALLY

115 CONSIDERATE CONSTRUCTORS SCHEME
- Registration: Before starting work, register the site and pay the appropriate fee:
- Contact:
  - Address: Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware, Hertfordshire, SG12 0YX.
  - Tel. [redacted]
  - Fax. [redacted]
  - Free phone [redacted]
  - Web. www.ccscheme.org.uk
  - E mail. enquiries@ccscheme.org.uk

SECTION 1.0: PRELIMINARIES

- Standard: Comply with the Scheme's Code of Considerate Practice.
- Minimum compliance level: Basic.

120 INSURANCE
- Documentary evidence: Submit details before starting work on site and/ or policies and receipts for the insurances required by the Conditions of Contract.

130 INSURANCE CLAIMS
- Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the Employer, the person named in clause A10/140 and the Insurers.
- Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice.

140 CLIMATIC CONDITIONS
- Information: Record accurately and retain:
- Daily maximum and minimum air temperatures (including overnight).
- Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

150 OWNERSHIP
- Alteration/clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

PROGRAMME/ PROGRESS

210 PROGRAMME
- Master programme: Immediately when requested and before starting work on site submit in an approved form a master programme for the Works, which must include details of:
  - Planning and mobilisation by the Contractor.
  - Subcontractor's work.
  - Work resulting from instructions issued in regard to the expenditure of provisional sums.

250 MONITORING
- Progress: Record on a copy of the programme kept on site.
- Avoiding delays: If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimise any delay and to recover any lost time.

SECTION 1.0: PRELIMINARIES

255 NOTIFICATION OF COMPENSATION EVENT
- Content: Notwithstanding the Contractor's obligations under the Contract written notice must also be given of all other causes which apply concurrently.

260 SITE MEETINGS
- General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
- Frequency: Bi weekly.
- Location: on site.
- Accommodation: Ensure availability at the time of such meetings.
- Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.
- Chairperson (who will also take and distribute minutes): DHP

290 NOTICE OF COMPLETION
- Requirement: Give notice of the anticipated dates of completion of the whole or parts of the Works.
- Associated works: Ensure necessary access, services and facilities are complete.
- Period of notice (minimum): 1 week.

310 EXTENSIONS OF TIME
- Notice: When a notice of the cause of any delay or likely delay in the progress of the Works is given under the contract, written notice must also be given of all other causes which apply concurrently.
- Details: As soon as possible submit:
  - Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.
  - An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.
  - All other relevant information required.

CONTROL OF COST

420 REMOVAL/ REPLACEMENT OF EXISTING WORK
- Extent and location: Agree before commencement.
- Execution: Carry out in ways that minimize the extent of work.

430 PROPOSED INSTRUCTIONS
- Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.

440 MEASUREMENT
- Covered work: Give notice before covering work required to be measured.

460 INTERIM VALUATIONS
- Applications: Include details of amounts requested under the Contract together with all necessary supporting information.
- Submission: At least seven days before established dates.

A33 QUALITY STANDARDS/ CONTROL

STANDARDS OF PRODUCTS AND EXECUTIONS

110 INCOMPLETE DOCUMENTATION
- General: Where and to the extent that products or work are not fully documented, they are to be:
  - Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.
  - Suitable for the purposes stated or reasonably to be inferred from the project documents.
  - Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.

120 WORKMANSHIP SKILLS
- Operatives: Appropriately skilled and experienced for the type and quality of work.
- Registration: With Construction Skills Certification Scheme.
- Evidence: Operatives must produce evidence of skills/ qualifications when requested.

130 QUALITY OF PRODUCTS
- Generally: New. (Proposals for recycled products may be considered).
- Supply of each product: From the same source or manufacturer.
- Whole quantity of each product required to complete the Works: Consistent in kind, size, quality and overall appearance.
- Tolerances: Where critical, measure a sufficient quantity to determine compliance.
- Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

135 QUALITY OF EXECUTION
- Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
- Colour batching: Do not use different colour batches where they can be seen together.
- Dimensions: Check on-site dimensions.
- Finished work: Without defects, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
- Location and fixing of products: Adjust joints open to view so they are even and regular.

SECTION 1.0: PRELIMINARIES

140 COMPLIANCE
- Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.
- Compliance with performance specifications: Submit evidence of compliance, including test reports indicating:
- Properties tested.
- Pass/fail criteria.
- Test methods and procedures.
- Test results.
- Identity of testing agency.
- Test dates and times.
- Identities of witnesses.
- Analysis of results.

150 INSPECTIONS
- Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to:
- Date of inspection.
- Part of the work inspected.
- Respects or characteristics which are approved.
- Extent and purpose of the approval.
- Any associated conditions.

160 RELATED WORK
- Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:
- Appropriately complete.
- In accordance with the project documents.
- To a suitable standard.
- In a suitable condition to receive the new work.
- Preparatory work: Ensure all necessary preparatory work has been carried out.

170 MANUFACTURER'S RECOMMENDATIONS/INSTRUCTIONS
- General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
- Changes to recommendations or instructions: Submit details.
- Ancillary products and accessories: Use those supplied or recommended by main product manufacturer.
- Agreement certified products: Comply with limitations, recommendations and requirements of relevant valid certificates.

180 WATER FOR THE WORKS
- Mains supply: Clean and uncontaminated.
- Other: Do not use until:
- Evidence of suitability is provided.

- Tested to BS EN 1008 if instructed.

SAMPLES/APPROVALS

210 SAMPLES
- Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either:
- To an express approval.

220 APPROVAL OF PRODUCTS
- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

230 APPROVAL OF EXECUTION
- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
- Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
- Complying sample: Retain in good, clean condition on site. Remove when no longer required.

SERVICES GENERALLY

410 SERVICES REGULATIONS
- New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority.

435 ELECTRICAL INSTALLATION CERTIFICATE
- Submit: When relevant electrical work is completed.
- Original certificate: To be lodged in the Building Manual.

445 SERVICE RUNS
- General: Provide adequate space and support for services, including unobstructed routes and fixings.
- Ducts, chases and holes: Form during construction rather than cut.
- Coordination with other works: Submit details of locations, types/methods of fixing of services to fabric and identification of runs and fittings.

450 MECHANICAL AND ELECTRICAL SERVICES
- Final tests and commissioning: Carry out so that services are in full working order at completion of the Works.

SECTION 1.0: PRELIMINARIES

- Building Regulations notice: Copy to be lodged in the Building Manual.

SUPERVISION/ INSPECTION/ DEFECTIVE WORK

540 DEFECTS IN EXISTING WORK
- Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
- Documented remedial work: Do not execute work which may:
  - Hinder access to defective products or work; or
  - Be rendered abortive by remedial work.

560 TESTS AND INSPECTIONS
- Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
- Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.
- Records: Submit a copy of test certificates and retain copies on site.

610 PROPOSALS FOR RECTIFICATION OF DEFECTIVE PRODUCTS/ EXECUTIONS
- Proposals: Immediately any execution or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
- Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

WORK AT OR AFTER COMPLETION

710 WORK BEFORE COMPLETION
- General: Make good all damage consequent upon the Works.
  - Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
- Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
- Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
- COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
- Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
- Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

730 MAKING GOOD DEFECTS
- Remedial work: Arrange access with Contract Administrator.
- Rectification: Give reasonable notice for access to the various parts of the Works.
- Completion: Notify when remedial works have been completed.

A34 SECURITY/ SAFETY/ PROTECTION

SECURITY, HEALTH AND SAFETY

110 PRECONSTRUCTION INFORMATION
- Location: Integral with the project Preliminaries, including but not restricted to the following sections:
  - Description of project: Sections A10 and A11.
  - Client's consideration and management requirements: Sections A12, A13 and A36.
  - Environmental restrictions and on-site risks: Section A12, A35 and A34.
  - Significant design and construction hazards: Section A34.
  - The Health and Safety File: Section A37.

130 PRODUCT HAZARDS
- Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: Workplace Exposure Limits.
- Common hazards: Not listed. Control by good management and site practice.
- Significant hazards: Specified construction materials include the following:
  - Hazard: None.

170 OCCUPIED PREMISES
- Extent: Existing buildings will be occupied and/ or used during the Contract as follows: Client will be residing in the property for the duration.
- Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.
- Overtime: If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be allowed, provided that such overtime is authorized in advance.

210 EMPLOYER'S REPRESENTATIVES SITE VISITS
- Safety: Submit details in advance, to the Employer or the person identified in clause A10/140, of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.
- Protective clothing and/ or equipment: Provide and maintain on site for the Employer and the person stated in clause A10/140 and other visitors to the site.

PROTECT AGAINST THE FOLLOWING

360 NUISANCE
- Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.
- Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.

380 FIRE PREVENTION
- Duty: Prevent personal injury or death, and damage to the Works or other property from fire.
- Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by Construction Industry Publications and The Fire Protection Association (The 'Joint Fire Code').

390 SMOKING ON SITE
- Smoking on site: Not permitted.

400 BURNING ON SITE
- Burning on site: Not permitted.

410 MOISTURE
- Wetness or dampness: Prevent, where this may cause damage to the Works.
- Drying out: Control humidity and the application of heat to prevent:
  - Blistering and failure of adhesion.
  - Damage due to trapped moisture.
  - Excessive movement.

430 WASTE
- Includes: Rubbish, debris, spoil, surplus material, containers and packaging.
- General: Minimize production. Prevent accumulations. Keep the site and Works clean and tidy.
- Handling: Collect and store in suitable containers. Remove frequently and dispose off site in a safe and competent manner:
  - Non-hazardous material: In a manner approved by the Waste Regulation Authority.
  - Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.
- Recyclable material: Sort and dispose at a Materials Recycling Facility approved by the Waste Regulation Authority.
- Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.
- Waste transfer documentation: Retain on site.

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION 1.0: PRELIMINARIES

PROTECT THE FOLLOWING

580 BUILDING INTERIORS
- Protection: Prevent damage from exposure to the environment, including weather, flora, fauna, and other causes of material degradation during the course of the work.

A36 FACILITIES/ TEMPORARY WORKS/ SERVICES

GENERALLY

110 SPOIL HEAPS, TEMPORARY WORKS AND SERVICES
- Location: Give notice of intended siting.
- Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.

ACCOMMODATION

230 TEMPORARY ACCOMMODATION
- Facilities: Sanitary accommodation will be provided for the duration of the Contract as follows:
  - None. Contractor to provide temporary WC.

TEMPORARY WORKS

340 NAME BOARDS/ ADVERTISEMENTS
- Name boards/ advertisements: Not permitted.

SERVICES AND FACILITIES

420 LIGHTING AND POWER
- Supply: Electricity from the Employer's mains may be used for the Works as follows:
  - Point of supply: 230v three pin plugs within the internal roof area.
  - Frequency: 50 Hz.
  - Phase: single.
  - Current: Alternating.
- Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply.

430 WATER
- Supply: The Employer's mains may be used for the Works as follows:
  - Source: Mains supply tap.
  - Location of supply point: to be confirmed.
- Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply.

SECTION 1.0: PRELIMINARIES

440 TELEPHONES
- Direct communication: As soon as practicable after the Date of Possession provide the Contractor's person in charge with a mobile telephone.

A37 OPERATION/ MAINTENANCE OF THE FINISHED WORKS

GENERALLY

110 THE BUILDING MANUAL
- Responsibility: Contractor.
- Content: Obtain and Provide comprehensive information for owners and users of the completed Works. Include an overview of the main design principles and describe key components and systems within the finished Works, so affording a complete understanding of the Works, including all buildings and their systems to enable efficient and safe operation and maintenance.
- Specific requirements: product information must be provided.
- Format: paper.
- Number of copies: one.
- Delivery to: CA by (date) date of completion.

155 CONTENT OF THE BUILDING MANUAL
- General: Details of the property, the parties, fire safety strategy, operational requirements and constraints of a general nature.
- Building fabric: Design criteria, maintenance details, product details, and environmental and trafficking conditions.
- Building services: Description and operation of systems, diagrammatic drawings, record drawings, identification of services, product details, equipment settings, maintenance schedules, consumable items, spares and emergency procedures.
- Documentation: Guarantees, warranties, maintenance agreements, test certificates and reports.

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION 1.0: PRELIMINARIES

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SECTION 2.0

PREAMBLES

SECTION 2.0: PREAMBLES

C20 **DEMOLITION**

To be read with Preliminaries/ General conditions.

05 SURVEY

- Scope: Before starting deconstruction/ demolition work, examine available information, and carry out a survey of:
  - the structure or structures to be deconstructed/ demolished,
  - the site on which the structure or structures stand, and
  - the surrounding area.
- Report and method statements: Submit, describing:
  - Form, condition and details of the structure or structures, the site and the surrounding area.

Extent: Area of proposed works.

- Type, location and condition of features of historical, archaeological, geological or ecological importance.
- Identity and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal.
- Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
- Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
- Proposed programme of work, including sequence and methods of deconstruction.
- Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
- Arrangements for control of site transport and traffic.

10 EXTENT OF DECONSTRUCTION/ DEMOLITION

- General: Subject to retention requirements specified elsewhere, deconstruct asbestos containing corrugated roofing sheets to garage block and asbestos cement rainwater downpipe to the main house.

20 FEATURES TO BE RETAINED

- General: Keep in place and protect the following: All elements of the building other than those listed in the extent of works above.

25 LOCATION OF SERVICES

- Services affected by the Works: Locate and mark positions.
- Mains services marking: Arrange with the appropriate authorities for services to be located and marked.

45 SERVICES TO BE RETAINED

- Damage to services: Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction/ demolition.

SECTION 2.0: PREAMBLES

- Repairs to services: Complete as directed, and to the satisfaction of the service authority or owner.

50 WORKMANSHIP
- Standard: Demolish structures in accordance with BS 6187.
- Operatives: Appropriately skilled and experienced for the type of work. Holding, or in training to obtain, relevant CITB Certificates of Competence.
- Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used.

55 SITE HAZARDS
- Precautions: Prevent fire and/ or explosion caused by gas and/ or vapour from tanks, pipes, etc.
- Dust: Reduce by periodically spraying with an appropriate wetting agent, or contain.
- Lead dust: Submit method statement for control, containment and clean-up regimes.
- Site operatives and general public: Protect from vibration, dangerous fumes and dust arising during the course of the Works.

75 ASBESTOS-CONTAINING MATERIALS - KNOWN OCCURENCES
- General: Materials containing asbestos are known to be present in the structure(s) to be demolished in the following locations: garage roof and rainwater downpipe to main building.
- Removal: Chrysotile roof sheets & Chrysotile downpipe.

- General: Compliance with the Regulations

All works are to be carried out in full accordance with the following statutory regulations (NOTE: this list is not definitive and is only to act a guide for the contractor):

a. The Health and Safety at Work Act 1974.
b. The Control of Asbestos Regulations 2012
c. The Environmental Protection Act 1990
d. Construction (Design and Management) Regulations 2015.

Method Statement

The contractor should submit with his tender a detailed method statement for removal.

76 ASBESTOS-CONTAINING MATERIALS - UNKNOWN OCCURENCES
- Discovery: Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction/ demolition work. Avoid disturbing such materials.

To Collection

SECTION 2.0: PREAMBLES

- Removal: Submit statutory risk assessments and details of proposed methods for safe removal.

78 UNFORESEEN HAZARDS
- Discovery: Give notice immediately when hazards, such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/ demolition.
- Removal: Submit details of proposed methods for filling, removal, etc.

85 SITE CONDITION AT COMPLETION
- Debris: Clear away and leave the site tidy on completion.

90 CONTRACTOR'S PROPERTY
- Components and materials arising from the deconstruction/ demolition work: Property of the Contractor except where otherwise provided.
- Action: Remove from site as work proceeds where not to be reused or recycled for site use.

91 EMPLOYER'S PROPERTY
- Components and materials to remain the property of the Employer: Description: all items not demolished/ deconstructed.
- Protection: Maintain until these items are removed by the Employer or reused in the Works, or until the end of the Contract.

95 RECYCLED MATERIALS
- Materials arising from deconstruction/ demolition work: Can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.

C52 FUNGUS/ BEETLE ERADICATION

5 SURVEY AND REPORT
- Survey generally:
  - Purpose: To ascertain nature and extent of fungal/ beetle attack. To ascertain sources and extent of any dampness.
  - Timing: Before starting eradication work carry out survey and submit survey report.
- Survey report content:
  - Description of method of investigation.
  - Factors affecting execution of the work: Identify problematic site conditions and restrictions including the presence of bats, barn owls, other protected species or breeding birds.
  - Laboratory results identifying attacking organisms. Plan and section drawings or annotated photographs, defining extent of attack.
  - Proposals for eradication treatments and procedures, including measures to halt damp penetration and promote drying out.
  - Measurements of wood moisture content, with identification of instances above 20%.
  - Identification of neighbouring buildings that may be involved in attack.

SECTION 2.0: PREAMBLES

- Associated work: Nature and extent of repair/ replacement work required to load bearing constructions and to the building fabric in general.
- Other information: Any considered relevant.

F10 BRICK/ BLOCK WALLING

To be read with Preliminaries/ General conditions.

10 RECLAIMED FACING BRICKWORK
- Reclaimed bricks: To exactly match existing.
  - Condition: Sound, free from mortar and deleterious matter.
  - Supplier/ source: Contractor to source and confirm with CA.
- Mortar: As section Z21.
  - Mix: 1:3 Lime:sand.
- Bond: To match existing.
- Joints: To match existing.

51 BASIC WORKMANSHIP
- Bond where not specified: To match existing.
- Mortar joints: Fill all vertical joints. Lay bricks, solid and cellular blocks on a full bed.

55 FACEWORK
- Commencement of facework: Not less than 150 mm below finished level of adjoining ground or external works level.
- Brick/ block selection: Do not use units with damaged faces or arrises.
- Cut masonry units: Where cut faces or edges are exposed cut with table masonry saw.

66 FIRE STOPPING
- Avoidance of fire and smoke penetration: Fit tightly between cavity barriers and masonry. Leave no gaps.

90 CRACKED BRICKS IN EXISTING FACEWORK
- Replacement: Prior to repointing adjacent cracked joints, cut out and replace with matching sound bricks to approval.
- Jointing mortar: As section Z21.
  - Mix: 1:3 Lime:sand..

95 REPOINTING
- Preparation: Cut out joints to form a rectangular recess of 25-30 mm depth. Clean and dampen joints sufficiently to control suction.
- Joint profile: To match existing.
- Mortar: As section Z21.
  - Standard: BS EN 998-2.
  - Mix: 1:3 Lime:sand.

F31 PRECAST CONCRETE SILLS/ LINTELS/ COPINGS/ FEATURES

05 DESIGNATED CONCRETE PRECAST – NAYLOR OR EQUIVALENT APPROVED
- Concrete: Designated to BS 8500-2.
- Reinforcement: As per manufacturer's recommendations for span.
- Cover to reinforcement (nominal): 20mm.
- Finish to visible faces: Flush faced.

32 CUTTING
- Cutting of precast concrete components: Not permitted.

40 LAYING
- Mortar for bedding and jointing: As section Z21.
  - Type: Hydraulic Lime Mortar.
  - Mix: 1:3 Lime: sand.
- Bedding components: On full bed of mortar.
- Bedding one piece sills/ thresholds: Leave clear of mortar except at end bearings and beneath masonry mullions.
  - On completion: Point with mortar to match adjacent work.

45 SUPPORT OF EXISTING WORK OVER NEW LINTELS
- Joint above lintels: Fully fill and compact.

G20 CARPENTRY/ TIMBER FRAMING/ FIRST FIXING

02 TIMBER PROCUREMENT
- Timber (including timber for wood based products): Obtained from well managed forests/ plantations in accordance with:
  - The laws governing forest management in the producer country or countries.
  - International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
- Documentation: Provide either:
  - Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied, or
  - Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood based products.

10 UNGRADED SOFTWOOD FOR SUNDRY USE
- Quality of timber: Free from decay, insect attack (except pinhole borers) and with no knots wider than half the width of the section.
- Surface finish: sawn.
- Treatment: C8.

15 PLYWOOD FOR ROOFING
- Standard: To an approved national standard.
- Nominal thickness: To match existing, assumed 18mm.

SECTION 2.0: PREAMBLES

- Appearance class to BS EN 635
- Bond quality to BS EN 314-2: class 3 bonded external grade.
- Finish: Sanded
- Treatment: Preservative treatment as section Z12 and British Wood Preserving and Damp-proofing Association Commodity Specification C8.

30 SELECTION AND USE OF TIMBER

- Timber members damaged, crushed or split beyond the limits permitted by their grading: Do not use.

32 NOTCHES, HOLES AND JOINTS IN TIMBER

- Notches and holes: Position in relation to knots or other defects such that the strength of members will not be reduced.
- Scarf joints, finger joints and splice plates: Do not use without approval.

35 PROCESSING TREATED TIMBER

- Cutting and machining: Carry out as much as possible before treatment.
- Extensively processed timber: Retreat timber sawn lengthways, thicknessed, planed, ploughed, etc.
- Surfaces exposed by minor cutting/ drilling: Treat with two flood coats of a solution recommended by main treatment solution manufacturer.

40 MOISTURE CONTENT

- Moisture content of wood and wood based products at time of installation: Not more than:
  - Covered in generally unheated spaces: 24%.
  - Covered in generally heated spaces: 20%.
  - Internal in continuously heated spaces: 20%.

50 ADDITIONAL SUPPORTS

- Provision: Position and fix additional studs, noggings and/ or battens to support edges of sheet materials, and wall/ floor/ ceiling mounted appliances, fixtures, etc. shown on drawings.
- Material properties: Timber to be of adequate size and have the same treatment as adjacent timber supports.

55 JOISTS GENERALLY

- Centres: Equal, and not exceeding designed spacing.
- Bowed joists: Installed with positive camber.
- End joists: Positioned about 50 mm from masonry walls.

SECTION 2.0: PREAMBLES

H30 FIBRE CEMENT PROFILED SHEET CLADDING/ COVERING

10 FIBRE CEMENT
- Support structure: Existing timber purlins.
- External sheets: To BS EN 494, Type NT (nonasbestos).
  - Manufacturer: Marley or equivalent – Contractor to confirm in writing to CA.

  Product reference: TBC.
  - Finish/ Colour: To match existing.
- Fittings: As shown on drawings and recommended by cladding manufacturer.
- Primary cladding/ covering sheet fasteners: Tek screws with rubber washers.
  - Fastener profile location: In accordance with manufacturer's guidance.
  - Number of fasteners per sheet width:

  Eaves and end laps: In accordance with manufacturer's guidance.
- End laps size (minimum): In accordance with manufacturer's guidance.
  - Sealing: Butyl sealant.
- Side laps size: In accordance with manufacturer's guidance.
  - Sealing: Butyl sealant.
- Unsupported overhang (maximum): In accordance with manufacturer's guidance minimum 100mm.

H65 SINGLE LAP ROOF TILING

03 ROOF TILING RECONSTITUTED TILES TO MAIN ROOF
- Substrate: As existing.
- Pitch: As existing.
- Underlay: As existing, assumed sarking felt.
  - Head-lap (minimum): As existing.
- Battens:
  - Size: As existing.
  - Fixing: As existing –non ferrous clout headed nails.
- Tiles: Contractor to source matching reconstituted tiles.
  - Manufacturer: TBC by contractor.
  - Colour: To match existing.
  - Size: To match existing.
  - Head-lap: To match existing.

20 REMOVING EXISTING TILING
- General: Carefully remove tiles, battens, underlay, etc. with minimum disturbance of adjacent retained tiling.
- Undamaged tiles: Set aside for reuse.

30 BATTENS/ COUNTERBATTENS
- Timber: Sawn softwood.
  - Standard: In accordance with BS 5534.
  - Moisture content at time of fixing and covering (maximum): 22%.

SECTION 2.0: PREAMBLES

- Preservative treatment: As section Z12 and Wood Protection Association Commodity Specification C8.

32 BATTEN FIXING
- Batten length (minimum): Sufficient to span over three supports.
- Joints in length: Butt centrally on supports. Joints must not occur more than once in any group of four battens on one support.
- Additional battens: Provide where unsupported laps in underlay occur between battens.

35 TILE FIXING
- General: Fix tiling and accessories to make the whole sound and weathertight at the earliest opportunity.
- Setting out: To true lines and regular appearance. Align tails.
- Ends of courses: Use special tiles to maintain bond and to ensure that cut tiles are as large as possible.
- Fixing: Mechanically fix all tiles.
  - Nails and clips: As recommended by tile manufacturer.

37 LOCAL AND GENERAL FIXING AREAS
- Definitions:
  - Local areas: Bands of tiling around all edges or obstructions of each plane of the roof. Calculate extent of each band in accordance with BS 5534, section 5 and Annex H.
  - General areas: Remaining areas of roof tiling.

H71 LEAD SHEET COVERINGS/ FLASHINGS

02 ROOFING
- Lead:
  - Thickness: Code 5.
- Codes: BS EN 12588 and Lead Sheet Association Installation Guidance.

30 APRON FLASHINGS
- Lead:
  - Thickness: 1.75 or 1.80 mm (Code 4).
- Dimensions:
  - Lengths: Not more than 1500 mm.
  - End to end joints: Laps not less than 100 mm.
  - Upstand not less than 75 mm.
  - Cover to abutment: Not less than 150mm.
- Fixing:
  - Top edge: Lead wedges into bed joint.
  - Bottom edge: Clips.

60 MATERIALS AND WORKMANSHIP GENERALLY
- Lead production method:
  - Rolled, to BS EN 12588.

To Collection

SECTION 2.0: PREAMBLES

- Machine cast: BBA certified.
- Identification: Colour marked for thickness/ code, weight and type.
- Workmanship standard: To BS 6915 and latest editions of 'Rolled lead sheet. The complete manual' published by the Lead Sheet Association.
- Fabrication and fixing: To provide a secure, free draining and weathertight installation.
- Marking out: Do not use scribers or other sharp instruments to mark out lead without approval.
- Solder: Use only where specified.
- Finished leadwork: Fully supported, adequately fixed to resist wind uplift but also able to accommodate thermal movement without distortion or stress.
- Patination oil: Apply smear coating to all visible lead, evenly in one direction and in dry conditions.

62 LEADWELDING
- In situ leadwelding: Not permitted.

75 TIMBER FOR USE WITH LEADWORK
- Quality: Planed, free from wane, pitch pockets, decay and insect attack (ambrosia beetle excepted).
- Moisture content: Not more than 22% at time of fixing and covering. Give notice if greater than 16%.
- Preservative treatment: Organic solvent as section Z12 and Wood Protection Association Commodity Specification C8.

78 FIXING LEAD SHEET
- Top edge: Secured with two rows of fixings, 25 and 50 mm from edge.
- Fixings:
  - Nails to timber substrates: Copper clout nails to BS 1202-2, or stainless steel (austenitic) clout nails to BS 1202-1.
    Shank type: Annular ringed, helical threaded or serrated.

Length: Not less than 20 mm or equal to substrate thickness.
  - Screws to concrete or masonry substrates: Brass or stainless steel to BS 1210.

Diameter: Not less than 3.35 mm.
Length: Not less than 19 mm.
Washers and plastics plugs: Compatible with screws.

80 CLIPS
- Material:
  - Lead clips: Cut from sheets of the same thickness/ code as sheet being secured.
  - Copper clips: Cut from 0.70 mm thick sheet to BS EN 1172, temper R220 (soft) or R240 (half hard) depending on position, dipped in solder if exposed to view.
  - Stainless steel: Cut from 0.38 mm sheet to BS EN 10088, grade 1.4301(304), terne coated if exposed to view.

SECTION 2.0: PREAMBLES

- Dimensions:
  - Width: 50 mm where not continuous.
  - Length: To suit detail.
- Fixing clips: Secure each to substrate with either two screw or three nail fixings not more than 50 mm from edge of lead sheet. Use additional fixings where lead downstands exceed 75 mm.
- Fixing lead sheet: Welt clips around edges and turn over 25 mm.

83 WEDGE FIXING INTO JOINTS/ CHASES
- Joint/ chase: Rake out to a depth of not less than 25 mm.
- Lead: Dress into joint/ chase.
  - Fixing: Lead wedges at not more than 450 mm centres, at every change of direction and with at least two for each piece of lead.
- Sealant: British Lead Pointing Sealant or equivalent CA approved Product
  - Application: As section Z22.

98 WELTED JOINTS
- Joint allowance: 50 mm overlap, 25 mm underlap.
- Copper or stainless steel clips: Fix to substrate at 450 mm centres.
- Overlap: Welt around underlap and clips and lightly dress down.

J41 REINFORCED BITUMEN MEMBRANE ROOF COVERINGS

To be read with Preliminaries/ General conditions.

ROOF TYPES:

LOCATION: MAIN HOUSE GUTTER & SINGLE STOREY NORTHERN EXTENSION FLAT ROOF

- Substrate: Assumed Timber deck.
- Preparation: Strip off and cart away the existing stone chippings, and existing felt system back to structural deck. Carry out timber repairs are required.
- Initial Primer: **Bauder Multi-Purpose Primer** or **Bauder SA Bonding Primer** and allowed to dry.
- First Layer: **Bauder TA 600**
- Vapour control layer: **BauderTEC KSD Mica**
- Insulation: **BauderPIR Tapered** laid as in design provided by Bauder.
- Waterproof covering:
- System manufacturer: Bauder.
- Underlay: **BauderTEC KSA DUO**, 3mm thick, 200g/m²
  Attachment: Self-adhesive.
- Top layer/ Capsheet: **Bauder K5K,** 5mm thick, 250g/m²
  Colour: Charcoal Grey.
- Flashings and detail work: Parapet upstands, chute details.

SECTION 2.0: PREAMBLES

J41- 115 BUILT-UP REINFORCED BITUMEN MEMBRANE WARM DECK ROOF COVERING

ROOF TYPES 1

MAIN HOUSE GUTTER & SINGLE STOREY NORTHERN EXTENSION ROOF SYSTEM CONSTRUCTION

'Safe2Torch' advice:

The application of torch-on materials to or in the vicinity of combustible deck materials does not conform to the recommendations of BS8217:2005, clause 7.3.2.1, paragraph 3, or the advice given in the 'Safe2Torch' document produced by the National Federation of Roofing Contractors. When encountering an area which contains combustible material a minimum 900mm deep zone of the flat area around the material and any detail flashing to the material itself there is a requirement for 'Torch-Free' detailing. In these instances an appropriate alternative Bauder self-adhesive membrane should be used as described in: 'Torch-Free' & 'Safe to Torch' DETAILING - ALTERNATIVE MEMBRANES AND APPLICATION. The 'Torch-Free' & 'Safe to Torch' detailing and method of application will be described in the Additional Items section and the 'Torch-Free' & 'Safe to Torch' DETAILING section of this specification and further detailed in the Bauder 'Torch-Free' & 'Safe to Torch' drawings.

SYSTEM CONSTRUCTION

Waterproofing System: Bauder Total Roof System – Warm roof construction
Substrate: Existing Timber Boarded Deck
Roof Fall: Assumed to be 0°. Roof falls to be provided by the tapered insulation scheme.

It is imperative that should this information change for whatever reason, then Bauder should be contacted so that the specification can be amended accordingly.

REMOVE EXISTING SYSTEM CONSTRUCTION BACK TO STRUCTURAL DECK

Strip and remove and appropriately discard **all** the existing roof coverings, including any secondary overlays etc. to expose the original structural deck. The waterproofing must also be removed from all upstands and edge details.

The surface of the deck should be examined and then prepared by removing any rough edges and/or defects in its surface and repairing any localised damaged areas. All such items should be repaired as necessary to eliminate the possibility of puncturing the new waterproofing system.

SECTION 2.0: PREAMBLES

If it is discovered that the deck surface is defective or unsuitable (e.g. levels or back-falls, moisture retention in deck material) in any way and is beyond localised remedial treatment, it is imperative that the approved roofing contractor informs **both the client and Bauder Limited** immediately in order that the problem be addressed.

All upstands, edge details etc. receiving the new waterproofing must first be thoroughly primed using **Bauder Multi-Purpose Primer** or **Bauder SA Bonding Primer** and allowed to dry.

Where it has not been possible to ascertain whether there is existing insulation; should it be discovered that existing insulation is found within the ceiling void space, there may be a requirement for this to be removed to prevent interstitial condensation forming. Please contact **Bauder** in order that the build-up and proposals are assessed before works commence/continue.

PRIMER

Bauder Multi-Purpose Primer. All areas receiving the new self-adhesive membranes to be thoroughly primed with **Bauder Multi-Purpose Primer.**
Purpose: Special substrate primer to seal and prepare dry surfaces of a variety of common substrate material prior to the application of Bauder self-adhesive bitumen membranes.
Before application: All surfaces must be dry, clean and free from dust, dirt, oil, grease and loose material.
Application method: Spray Applied to provide even and full coverage. Avoid pooling. Never attempt torching within 30 min of primer application, even if the surface appears dry.
Application rate:
300mm wide spray
Coverage: Approx. 80 g/m²
Two coats may be required for very porous substrates.
Application temperature: +5 - +30°C
Drying time: Approx.5 - 10 mins, dependent upon ambient temperature and material porosity.
Coats: Fully bond. Allow volatiles to dry off thoroughly between coats.
Re-application: Necessary after 4 hours exposure if waterproofing has not yet been applied, to maintain adhesion performance.
Caution: Use only outdoors in well ventilated areas or with respiratory apparatus and keep away from all sources of ignition. Take necessary precautions to avoid the solvent vapour from entering the buildings ventilation system.

OR

SECTION 2.0: PREAMBLES

Bauder SA Bonding Primer. All areas receiving the new self-adhesive membranes to be thoroughly primed with **Bauder SA Bonding Primer.**
Purpose: Special substrate primer to seal and prepare dry surfaces of a variety of common substrate material prior to the application of Bauder self-adhesive bitumen membranes.
Before application: All surfaces must be dry, clean and free from dust, dirt, oil, grease and loose material.
Application method: Apply by brush or roller to provide even and full coverage. Avoid pooling.
Application rate:

- Timber/Metal: Approx. 200 g/m²
- Concrete / brickwork: Approx. 200-300 g/m² depending upon roughness and porosity.
- Two coats may be required for very porous substrates.

Application temperature: 5-25°C
Drying time: Approx.30 mins, dependent upon ambient temperature and material porosity.
Coats: Fully bond. Allow volatiles to dry off thoroughly between coats.
Re-application: Necessary after 4 hours exposure if waterproofing has not yet been applied, to maintain adhesion performance.
Caution: Use only outdoors in well ventilated areas or with respiratory apparatus and keep away from all sources of ignition. Take necessary precautions to avoid the solvent vapour from entering the buildings ventilation system.

FIRST LAYER

Bauder TA 600, 2mm thick, 180g/m² polyester reinforced membrane random nailed to the deck using large headed galvanised clout nails. Fixings to be installed at 200mm centres.

VAPOUR BARRIER

BauderTEC KSD Mica, 2.5mm thick, aluminium lined, self-adhesive elastomeric bitumen vapour barrier, cold applied by removing the peel off release film. Side laps to be 100mm and head laps to be 100mm and staggered and sealed by hot air welding/torching and rolling (depending on 'Torch-Free' & 'Safe to Torch' zoning), to extrude a continuous bead of bitumen. Care should be taken to ensure adhesion when the temperature is below +5ºC. At all abutments and details the bitumen bead must be extruded from the lap joints to ensure a seal.

For 'Torch-Free' zones the vapour control layer must be dressed up all upstands and to the full extent of the detail. This is to ensure that the detail is fully encapsulated to reduce the risk of fire to exposed combustible materials. The contractor is also to form all details in such a way that a fully bonded 100mm lap is obtained between the vapour control layer and the underlayer – Please see Bauder 'Torch-Free' detail drawings.

SECTION 2.0: PREAMBLES

PIR TAPERED INSULATION

Product: BauderPIR Tapered
Description: Un-faced, rigid urethane tapered insulation.
Thickness: Average thickness TBC*.
Performance: Zero ODP, and a Green guide rating of 'A'.
Application: Bonded to the upper surface of the Vapour barrier using suitable Bauder Polyurethane Insulation Adhesive. The adhesive should be applied in strips following the direction of the board length giving 3 no. (increase to 4 no. at roof perimeter)** continuous and equally spaced adhesive beads within each 800 mm board width. It is essential that the surface of the insulation is clean and free from dust etc., before applying the adhesive. The boards are to be close butted and staggered. The boards should be covered with the underlayer without delay.
Adhesive bead widths are stated on appropriate product label and datasheet.

Bauder tapered insulation systems are designed to be installed on a level deck surface. T**he client and Bauder Limited** should be informed immediately if back-falls or serious deflection being discovered. Bauder cannot be held responsible for the drainage performance of tapered insulation schemes applied to an inappropriate deck surface and it is the responsibility of the installing contractor to check the roof deck surface and highlight any discrepancies.

No tapered boards should be laid on site without a copy of the latest scheme to hand. Contractors should **always** refer to the **Bauder** plan with regard to the recommended start point and layout of boards. If contractors are unsure of the correct plan being on site they should check with the **Bauder** Technical Department ASAP.

Wastage - all off-cuts over 300mm must be considered as usable and are included for within the scheme and therefore should not be disposed of.

Tapered insulation systems are designed for installation on decks of 0°. In the event of back falls or serious deflection being discovered, **Bauder Limited** cannot be held responsible and should be informed immediately.

**(Refer to Bauder Tapered Insulation Layout Plan for details of 'U' value achieved by this scheme).*

***BS EN 1991-1-4 uses the following guidance to calculate perimeter zones. Buildings up to and including 10m in height have a perimeter zone of not less than 2m. Buildings over 10m, uses the calculation of 2 x the building height ÷ 10. These are general guidance rules and do not take into account all of the information used in a full wind uplift calculation, they are therefore superseded by a project specific calculation.*

SECTION 2.0: PREAMBLES

UNDERLAYER

BauderTEC KSA DUO, 3mm thick, 200g/m² glass grille reinforced, self-adhesive elastomeric bitumen underlayer, fully bonded to the insulation by removing the peel off release film. The side laps are to be 100mm and must be **laid red over blue,** and heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) and rolling with the **Bauder Long Handled Lap Roller** to extrude a continuous bead of bitumen. Head laps to be 100mm and staggered, side laps to be 80mm and heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) to extrude a continuous bead of bitumen. The underlayer must be taken up all upstands, edge details, in accordance with current British Codes of Practice, and fully heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) with the vapour barrier by a minimum 100mm.

UNDERLAYER INSPECTION

The Approved Contractor must give reasonable notice to **Bauder** of their intention to commence laying capping sheet. This will allow a discretionary inspection of the underlayer to take place, so that any remedial treatment necessary can be carried out prior to installing the capping sheet. This is particularly important when tapered insulation has been used to ensure that any areas of ponding water that may remain can be addressed.

CAPPING SHEET

Bauder K5K, 5mm thick, 250g/m² polyester reinforced, elastomeric bitumen capping sheet, charcoal grey slate finish, fully bonded to the underlayer by torching in the approved **Bauder** manner. Head laps to be 100mm, side laps to be 80mm, torch sealed to provide a continuous bitumen bead extrusion. A continuous bead of bitumen must extrude from all laps.

UPSTANDS AND DETAILING

Detail work to be carried out in Bauder K5K in accordance with current British Codes of Practice. Side laps to be 80mm, head laps to be 100mm. A continuous bead of bitumen must extrude from all laps.

The minimum recommended height for constructing waterproofing details is 150mm from the top of the waterproofing. Special attention should be paid to all structures, such as rooflights, counter-flashings, window and door cills, etc. These may have to be raised to enable a 150mm high waterproofing detail to be formed. Bauder cannot take responsibility for water ingress over waterproofing details insufficiently high.

Separate flashings must always be formed. The capping sheet taken up a detail in one piece will not be permitted.

SECTION 2.0: PREAMBLES

Provision should be made by the installer for mechanically fixing the top leading edge of all upstand details in excess of 250 mm in height using appropriate fasteners. In the event of doubt, Bauder should be consulted regarding any specific requirement.

'TORCH-FREE' & 'SAFE TO TORCH' ZONES - ALTERNATIVE MEMBRANES AND APPLICATION

- For detailing application in locations constructed from or within the 'Torch-Free' & 'Safe to Torch' zones to potentially combustible materials or otherwise where it is considered appropriate by the contractor necessary to minimise the potential risk.
- **Primers: Bauder Multi-Purpose Primer** or **Bauder SA Bonding Primer** must be used when using Bauder self-adhesive membranes and a 'Torch-Free' application is required.
- **Underlayers:** it is permissible to use a Bauder self-adhesive membrane so long as this product is a recognised component of the system specified.
- Acceptable alternatives underlayers are listed below: -
- **Bauder G4E** to be replaced with **Bauder KSA Duo**
- **Capping sheets:** Where appropriate, the installing contractor can use **Bauder KSO-P SN / KSO SN** self-adhesive capping sheet, applied using the hot air hand tools approved for use with bituminous systems. Please note that **Bauder Multi-Purpose Primer** must be applied to the underlayer prior to installation of the self-adhesive capping sheet.

Bauder KSO-P SN is only available in one colour – Charcoal Grey.

Bauder KSO SN is only available in two colours – Natural Slate or Brown.

Self-adhered membranes - Mechanically fix the top leading edge of all upstand details at 300mm centres using appropriate fasteners, and suitable termination bar if required.

Approved Hot Air Equipment

- The **Bauder KSO-P SN / KSO SN** membrane must be applied using the approved hot air hand tools. The list of permissible hot air electrical equipment suppliers for installing Bauder waterproofing membranes are stated below. These are available either for purchase or hire from the below companies:

HOT AIR WELDING EQUIPMENT

LEISTER

Contact: Welwyn Tool Group, Tel 01707 331 111, http://www.welwyntoolgroup.co.uk

SIEVERT

Contact: Lister Gas Pro, Tel 0800 801 046, ch300@lister.co.uk

SECTION 2.0: PREAMBLES

NON-COMBUSTIBLE SURFACES - ALTERNATIVE DETAILING MEMBRANES

- For detailing to un-insulated abutment upstands, where the waterproofing is to be applied to rough or uneven non-combustible surfaces i.e. brickwork or concrete, it is permissible for the installing contractor to use the Bauder underlayer appropriate to the specified system where this product is considered to be better for application to these surfaces. For all other situations, and particularly to vertical insulation, the Bauder Self-Adhesive Underlayer appropriate to the specified system must be used.

TECHNICAL NOTES

1. 50mm x 50mm **BauderPIR angle fillets** must be used at all right-angled upstands. **Angle fillets will need to be installed using Bauder insulation adhesive**, or a suitable bitumen adhesive. Under no circumstances must fillets of an alternative material be incorporated (i.e. timber, cork, fibre, etc.) as this would invalidate the guarantee.
2. Against all insulation boards where the edge of the board is susceptible to mechanical damage, provision is to be made to supply and fix a timber protection batten 10mm thinner than the insulation. This to be suitably mechanically fixed to the roof deck. On internal details such as internal gutters/outlets it is permissible to use a metal hard edge angle.
3. When the ambient temperature is below 5°C, care should be taken to ensure proper adhesion of the self-adhesive membranes.
4. Any peculiarities or details discovered, which might affect the performance of the **Bauder** system, should be reported immediately to the specifier and **Bauder Limited** in order that they may assist in overcoming the problem.
5. The contractor is to ensure water tightness of the roof at all times. Proper day joints must be formed at the end of each working day to provide a temporary seal. No mopping or loose covers will be permitted.
6. Where building works are to be carried out by other trades, following completion of the waterproofing, the contractor must make adequate provision for supplying protection to prevent damage to the new membranes. The final inspection will not be carried out by the **Bauder** Site Technician until all associated trades are complete and the roof areas are clear from all debris and protection layers.
7. All mechanical and electrical work to plant and equipment should be carried out by competent mechanical and electrical qualified tradesmen. All plant is to be reinstated and recommissioned on completion of the roofing works in accordance with the client's detailed specification.
8. If any items of plant/equipment are to be situated on the finished roof, a sacrificial layer of **Bauder** capping sheet is to be loose laid beneath. This is to extend a minimum 25mm past the point of contact all round.

SECTION 2.0: PREAMBLES

In the case of heavy items it may be necessary to introduce a load spreading slab, please contact **Bauder** for further advice.

INTERNAL/PARAPET OUTLETS

[1] Where the existing outlets are to be retained they must be carefully examined for damage and proper seating. Any faults must be rectified.
[2] A sump must be created around the outlets using the correct thickness of insulation as shown on the Bauder tapered insulation drawing.
[3] The contractor must ensure that the waterproofing is firmly sealed to the outlet.
[4] The contractor must ensure that all outlets are unblocked during and at the completion of the contract.
[5] The contractor is to provide suitable grilles/wire baskets to the outlets on completion of the contract.

ADDITIONAL ITEMS

Provision should be made by the contractor to:

- **New Chase & suitable flashing to Brickwork Upstand** (A01)
  Cut new chases into brickwork upstands. The chase is to be a minimum of 25mm deep and 150mm above the finished surface level. Install suitable counter-flashing, this is to be base clipped and suitably plugged at 300mm centres. Lengths should not exceed 1.5 linear metres and laps should be not less than 150mm. All chases should be brushed clean and sealed using **Bauder sealant primer** prior to the application of **Bauder sealant**. All work should be carried out by competent tradesmen in accordance with current British Codes of Practice.

WORKMANSHIP

[1] The **Bauder** System must only be laid by properly certified operatives, who have been trained by **Bauder Limited** or approved by **Bauder Limited** and hold the certificate of approval.
[2] The **Bauder** System must be laid with the use of roll bars, and Long Handled Lap Rollers as provided by **Bauder Limited**.
[3] Workmanship that is incorrect and not to Codes of Practice BS 8217:2005, will not be permitted, even if the system is watertight. The client will be told that all such faults must be remedied, before the Guarantee is issued.
[4] Any building work which is the responsibility of the roofing contractor and has a bearing on the life of the **Bauder Total Roof System**, must be carried out by properly trained tradesmen.
[5] Consideration must be given by the contractor at all times to the aesthetic appearance of the roof, i.e. alternate head laps to be in line and no unnecessary short pieces of capping sheet are to be used.

SECTION 2.0: PREAMBLES

HEALTH & SAFETY INFORMATION – ROOFING WORK

[1] Follow the advice shown in the "Safe2Torch Checklist" produced by the National Federation of Roofing Contractors.

[2] Suitable precautions must be taken to prevent accidents occurring when roofing systems are being installed.

[3] The contractor must ensure that adequate measures are taken to effectively prevent injury to members of the public, contractors and any other persons who may be affected by the works including the public

[4] Where microwave equipment is installed at roof level, care must be taken to prevent persons working on the roof from being exposed to large doses of microwave radiation.

[5] Similarly, the contractor should liaise with the client to ensure that there are no extract outlets situated on the roof where noxious or harmful emissions could affect persons working. Suitable precautions will be necessary to prevent exposure where this situation arises.

[6] The contractor is responsible for providing adequate fire fighting equipment in the form of extinguishers during work on the roof. These should be kept in easily accessible locations and be suitably signed.

[7] Whenever possible, access to the roof should be made via internal staircases rather than by temporary means. Where this is not available, it is the responsibility of the contractor to ensure a safe means of access, egress and a safe workplace.

As far as roofs are concerned, edge protection in the form of scaffolding or a fixed structure should be in place to a height of 1.1 metres in accordance with the Workplace (Health, Safety and Welfare) Regulations 1992.

Failing this, the hierarchy of controls should be applied from the Work at Height Regulations 2005. Means of access should be by fixed ladder, passenger hoist or scaffolding.

[8] The contractor must ensure that suitable written method statements and risk assessments are available for the work being undertaken. In particular, it is essential that manual handling methods be fully assessed as roofing materials are heavy and can cause serious injury.

[9] The contractor must ensure that suitable information about the roof covering is provided to the Client at the end of the work to ensure that work in future can be carried out safely. This information will form part

of the Safety File.

[10] All persons working on the roof should be provided with, and wear, suitable personal protective equipment and wet weather gear. Training must be provided to all contract staff on the safe use of the equipment.

[11] The installer must observe Product Safety Datasheets, relevant to the materials being used as well as completing and complying with COSHH risk assessments

[12] We draw your attention to your duties under the Construction (Design and Management) Regulations 2015. Regulation 4, Client's duties in relation to managing projects states that the client must make suitable arrangements for managing a project, including the allocation of sufficient time and other resources. Regulation 5, Appointment of the Principal Designer and the Principal Contractor states that where more than one contractor will be working on a project at any time, the client must appoint a Principal Designer and a Principal Contractor.

Please note that although Bauder will assist with the roof waterproofing system design, we will not undertake the role of Principal Designer.

[13] It is always the responsibility of the contractor to carry out a risk assessment on all aspects of the contract. The 'Safe2Torch' checklist is solely for guidance for the safe installation of torch-on reinforced bitumen membranes and use of gas torches in the workplace.

[14] No work must be carried out on fragile roofs or where there are skylights unless suitable precautions have been taken to prevent persons falling through fragile roofs and openings. In particular, the following are likely to be fragile:

- Non reinforced fibre cement sheets e.g. asbestos
- Corroded metal decking
- Woodwool slabs
- Rotten chipboard or similar
- Stramit
- Slates or tiles
- Old roof lights
- Glass (including wired)

Specifying non fragile rooflights will help reduce the risk of falls from height. A non-fragility rating is required by the HSE (Health and Safety Executive) in order to comply with CDM (Construction Design and Management) Regulations 2015.

SECTION 2.0: PREAMBLES

[15] HSE guidance must be followed when carrying out any work involving interference with asbestos.

***IMPORTANT NOTE:**
On sites where asbestos has or has possibly been detected, it is to be treated in accordance with the **Control of Asbestos Regulations 2012.** Bauder specification documentation is subject to any revisions necessary pending the findings from the above.

GUARANTEE

A 20 year system product, workmanship and design (including consequential loss) guarantee is to be provided upon completion following a Final Inspection by Bauder. Details regarding the full terms and conditions are available separately from Bauder Ltd upon request. This system must installed by a Bauder Approved Contractor, to be eligible for guarantee. The system comprises the waterproofing membranes, insulation, vapour control layer, and attachment of these products.

J41- 115 BUILT-UP REINFORCED BITUMEN MEMBRANE WARM DECK ROOF COVERING

ROOF TYPE 2

LOCATION: MAIN HOUSE FLAT ROOF

- Substrate: Assumed Timber deck.
- Preparation: Strip off and cart away the existing felt system back to structural deck. Carry out timber repairs are required.
- Initial Primer: **Bauder Multi-Purpose Primer** or **Bauder SA Bonding Primer** and allowed to dry.
- First Layer: **Bauder TA 600**
- Waterproof covering:
- System manufacturer: Bauder.
- Underlay: **BauderTEC KSA DUO**, 3mm thick, 200g/m²
  Attachment: Self-adhesive.
- Top layer/ Capsheet: **Bauder K5K,** 5mm thick, 250g/m²
  Colour: Charcoal Grey.

MAIN HOUSE FLAT ROOF

'Safe2Torch' advice:

The application of torch-on materials to or in the vicinity of combustible deck materials does not conform to the recommendations of BS8217:2005, clause 7.3.2.1, paragraph 3, or the advice given in the 'Safe2Torch' document produced by the National Federation of Roofing Contractors. When encountering an area which contains combustible material a

minimum 900mm deep zone of the flat area around the material and any detail flashing to the material itself there is a requirement for 'Torch-Free' detailing. In these instances an appropriate alternative Bauder self-adhesive membrane should be used as described in: 'TORCH-FREE' & 'SAFE TO TORCH' ZONES - ALTERNATIVE MEMBRANES AND APPLICATION. The 'Torch-Free' & 'Safe to Torch' zone detailing and method of application will be described in the Additional Items section and the 'Torch-Free' & 'Safe to Torch' zones section of this specification and further detailed in the Bauder 'Torch-Free' & Bauder Bituminous detail drawings.

SYSTEM CONSTRUCTION

Waterproofing System: Bauder Total Roof System – Cold roof construction
Substrate: Existing Timber Boarded Deck
Roof Fall: (1°) **1:60**

It is imperative that should this information change for whatever reason, then Bauder should be contacted so that the specification can be amended accordingly.

REMOVE EXISTING SYSTEM CONSTRUCTION BACK TO STRUCTURAL DECK

Strip and remove and appropriately discard **all** the existing roof coverings, including any secondary overlays etc. to expose the original structural deck. The waterproofing must also be removed from all upstands and edge details.

The surface of the deck should be examined and then prepared by removing any rough edges and/or defects in its surface and repairing any localised damaged areas. All such items should be repaired as necessary to eliminate the possibility of puncturing the new waterproofing system.

If it is discovered that the deck surface is defective or unsuitable (e.g. levels or back-falls, moisture retention in deck material) in any way and is beyond localised remedial treatment, it is imperative that the approved roofing contractor informs **both the client and Bauder Limited** immediately in order that the problem be addressed.

All upstands, edge details etc. receiving the new waterproofing must first be thoroughly primed using **Bauder Multi-Purpose Primer** or **Bauder SA Bonding Primer** and allowed to dry.

PRIMER
Bauder Multi-Purpose Primer. All areas receiving the new self-adhesive membranes to be thoroughly primed with **Bauder Multi-Purpose Primer.**
Purpose: Special substrate primer to seal and prepare dry surfaces of a variety of common substrate material prior to the application of Bauder

self-adhesive bitumen membranes.
Before application: All surfaces must be dry, clean and free from dust, dirt, oil, grease and loose material.
Application method: Spray Applied to provide even and full coverage. Avoid pooling. Never attempt torching within 30 min of primer application, even if the surface appears dry.
Application rate:
300mm wide spray
Coverage: Approx. 80 g/m²
Two coats may be required for very porous substrates.
Application temperature: +5 - +30°C
Drying time: Approx.5 - 10 mins, dependent upon ambient temperature and material porosity.
Coats: Fully bond. Allow volatiles to dry off thoroughly between coats.
Re-application: Necessary after 4 hours exposure if waterproofing has not yet been applied, to maintain adhesion performance.
Caution: Use only outdoors in well ventilated areas or with respiratory apparatus and keep away from all sources of ignition. Take necessary precautions to avoid the solvent vapour from entering the buildings ventilation system.

OR

Bauder SA Bonding Primer. All areas receiving the new self-adhesive membranes to be thoroughly primed with **Bauder SA Bonding Primer.**
Purpose: Special substrate primer to seal and prepare dry surfaces of a variety of common substrate material prior to the application of Bauder self-adhesive bitumen membranes.
Before application: All surfaces must be dry, clean and free from dust, dirt, oil, grease and loose material.
Application method: Apply by brush or roller to provide even and full coverage. Avoid pooling.
Application rate:

- Timber/Metal: Approx. 200 g/m²
- Concrete / brickwork: Approx. 200-300 g/m² depending upon roughness and porosity.
- Two coats may be required for very porous substrates.

  Application temperature: 5-25°C

  Drying time: Approx.30 mins, dependent upon ambient temperature and material porosity.

Coats: Fully bond. Allow volatiles to dry off thoroughly between coats.
Re-application: Necessary after 4 hours exposure if waterproofing has not yet been applied, to maintain adhesion performance.
Caution: Use only outdoors in well ventilated areas or with respiratory apparatus and keep away from all sources of ignition. Take necessary precautions to avoid the solvent vapour from entering the buildings ventilation system.

SECTION 2.0: PREAMBLES

FIRST LAYER

Bauder TA 600, 2mm thick, 180g/m² polyester reinforced membrane random nailed to the deck using large headed galvanised clout nails. Fixings to be installed at 200mm centres.

UNDERLAYER

BauderTEC KSA DUO, 3mm thick, 200g/m² glass grille reinforced, self-adhesive elastomeric bitumen underlayer, fully bonded by removing the peel off release film. The side laps are to be 100mm and must be **laid red over blue,** and heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) and rolling with the **Bauder Long Handled Lap Roller** to extrude a continuous bead of bitumen. Head laps to be 100mm and staggered, side laps to be 80mm and heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) to extrude a continuous bead of bitumen. The underlayer must be taken up all upstands, edge details, in accordance with current British Codes of Practice, and fully heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) with the vapour barrier by a minimum 100mm.

UNDERLAYER INSPECTION

The Approved Contractor must give reasonable notice to **Bauder** of their intention to commence laying capping sheet. This will allow a discretionary inspection of the underlayer to take place, so that any remedial treatment necessary can be carried out prior to installing the capping sheet. This is particularly important when tapered insulation has been used to ensure that any areas of ponding water that may remain can be addressed.

CAPPING SHEET

Bauder K5K, 5mm thick, 250g/m² polyester reinforced, elastomeric bitumen capping sheet, charcoal grey slate finish, fully bonded to the underlayer by torching in the approved **Bauder** manner. Head laps to be 100mm, side laps to be 80mm, torch sealed to provide a continuous bitumen bead extrusion. A continuous bead of bitumen must extrude from all laps.

UPSTANDS AND DETAILING

Detail work to be carried out in Bauder K5K in accordance with current British Codes of Practice. Side laps to be 80mm, head laps to be 100mm. A continuous bead of bitumen must extrude from all laps.

The minimum recommended height for constructing waterproofing details is 150mm from the top of the waterproofing. Special attention should be paid to all structures, such as rooflights, counter-flashings, window and door cills, etc. These may have to be raised to enable a 150mm high

waterproofing detail to be formed. Bauder cannot take responsibility for water ingress over waterproofing details insufficiently high.

Separate flashings must always be formed. The capping sheet taken up a detail in one piece will not be permitted.

Provision should be made by the installer for mechanically fixing the top leading edge of all upstand details in excess of 250 mm in height using appropriate fasteners. In the event of doubt, Bauder should be consulted regarding any specific requirement.

'TORCH-FREE' & 'SAFE TO TORCH' ZONES - ALTERNATIVE MEMBRANES AND APPLICATION

- For detailing application in locations constructed from or within the 'Torch-Free' & 'Safe to Torch' zones to potentially combustible materials or otherwise where it is considered appropriate by the contractor necessary to minimise the potential risk.
- **Primers: Bauder Multi-Purpose Primer** or **Bauder SA Bonding Primer** must be used when using Bauder self-adhesive membranes and a 'Torch-Free' application is required.
- **Underlayers:** it is permissible to use a Bauder self-adhesive membrane so long as this product is a recognised component of the system specified.
- Acceptable alternatives underlayers are listed below: -
- **Bauder G4E** to be replaced with **Bauder KSA Duo**
- **Capping sheets:** Where appropriate, the installing contractor can use **Bauder KSO-P SN / KSO SN** self-adhesive capping sheet, applied using the hot air hand tools approved for use with bituminous systems. Please note that **Bauder Multi-Purpose Primer** must be applied to the underlayer prior to installation of the self-adhesive capping sheet.
  Bauder KSO-P SN is only available in one colour – Charcoal Grey.
  Bauder KSO SN is only available in two colours – Natural Slate or Brown.

Self-adhered membranes - Mechanically fix the top leading edge of all upstand details at 300mm centres using appropriate fasteners, and suitable termination bar if required.

Approved Hot Air Equipment

- The **Bauder KSO-P SN / KSO SN** membrane must be applied using the approved hot air hand tools. The list of permissible hot air electrical equipment suppliers for installing Bauder waterproofing membranes are stated below. These are available either for purchase or hire from the below companies:

SECTION 2.0: PREAMBLES

HOT AIR WELDING EQUIPMENT

LEISTER
Contact: Welwyn Tool Group, Tel 01707 331 111, http://www.welwyntoolgroup.co.uk

SIEVERT
Contact: Lister Gas Pro, Tel 0800 801 046, ch300@lister.co.uk

NON-COMBUSTIBLE SURFACES - ALTERNATIVE DETAILING MEMBRANES

- For detailing to un-insulated abutment upstands, where the waterproofing is to be applied to rough or uneven non-combustible surfaces i.e. brickwork or concrete, it is permissible for the installing contractor to use the Bauder underlayer appropriate to the specified system where this product is considered to be better for application to these surfaces. For all other situations, and particularly to vertical insulation, the Bauder Self-Adhesive Underlayer appropriate to the specified system must be used.

TECHNICAL NOTES

9. 50mm x 50mm **BauderPIR angle fillets** must be used at all right-angled upstands. **Angle fillets will need to be installed using Bauder insulation adhesive**, or a suitable bitumen adhesive. Under no circumstances must fillets of an alternative material be incorporated (i.e. timber, cork, fibre, etc.) as this would invalidate the guarantee.
10. Against all insulation boards where the edge of the board is susceptible to mechanical damage, provision is to be made to supply and fix a timber protection batten 10mm thinner than the insulation. This to be suitably mechanically fixed to the roof deck. On internal details such as internal gutters/outlets it is permissible to use a metal hard edge angle.
11. When the ambient temperature is below 5°C, care should be taken to ensure proper adhesion of the self-adhesive membranes.
12. Any peculiarities or details discovered, which might affect the performance of the **Bauder** system, should be reported immediately to the specifier and **Bauder Limited** in order that they may assist in overcoming the problem.
13. The contractor is to ensure water tightness of the roof at all times. Proper day joints must be formed at the end of each working day to provide a temporary seal. No mopping or loose covers will be permitted.
14. Where building works are to be carried out by other trades, following completion of the waterproofing, the contractor must make adequate provision for supplying protection to prevent damage to the new membranes. The final inspection will not be carried out by the **Bauder** Site Technician until all associated trades are complete and the roof areas are clear from all debris and protection layers.

SECTION 2.0: PREAMBLES

15. All mechanical and electrical work to plant and equipment should be carried out by competent mechanical and electrical qualified tradesmen. All plant is to be reinstated and recommissioned on completion of the roofing works in accordance with the client's detailed specification.
16. If any items of plant/equipment are to be situated on the finished roof, a sacrificial layer of **Bauder** capping sheet is to be loose laid beneath. This is to extend a minimum 25mm past the point of contact all round. In the case of heavy items it may be necessary to introduce a load spreading slab, please contact **Bauder** for further advice.

INTERNAL/PARAPET OUTLETS

[1] Where the existing outlets are to be retained they must be carefully examined for damage and proper seating. Any faults must be rectified.
[2] The contractor must ensure that the waterproofing is firmly sealed to the outlet.
[3] The contractor must ensure that all outlets are unblocked during and at the completion of the contract.
[4] The contractor is to provide suitable grilles/wire baskets to the outlets on completion of the contract.

ADDITIONAL ITEMS

Provision should be made by the contractor to:

- **New Chase & suitable flashing to Brickwork Upstand** (A01)
  Cut new chases into brickwork upstands. The chase is to be a minimum of 25mm deep and 150mm above the finished surface level. Install suitable counter-flashing, this is to be base clipped and suitably plugged at 300mm centres. Lengths should not exceed 1.5 linear metres and laps should be not less than 150mm. All chases should be brushed clean and sealed using **Bauder sealant primer** prior to the application of **Bauder sealant**. All work should be carried out by competent tradesmen in accordance with current British Codes of Practice.

- **Dress Waterproofing up Behind Pitched Slates/Tiles** (A15)
  Remove sufficient courses of slates/tiles and thoroughly inspect the area around the upstand and clear out any combustible material that may have accumulated there. Install the new waterproofing to be dressed up a minimum distance of 200mm (and a minimum vertical height of 150mm from the finished surface level) behind the slates/tiles. Care should be taken on the replacement of the slates/tiles. Any existing under slating must be lifted clear and secured. Tile battens should be temporarily removed for this purpose. Self-adhesive membranes **must** be used in this area to avoid the risk of fire. Should the existing support to the slope be insufficient, provide or

extend the lay board as necessary. Reinstate battens (taking care that any rotten or defective timbers are replaced) and tiles ensuring that the under slating felt laps over the new waterproofing and that any damaged or degraded under slating is renewed. Any broken, missing or damaged tiles/slates must be replaced.

WORKMANSHIP

[1] The **Bauder** System must only be laid by properly certified operatives, who have been trained by **Bauder Limited** or approved by **Bauder Limited** and hold the certificate of approval.

[2] The **Bauder** System must be laid with the use of roll bars, and Long Handled Lap Rollers as provided by **Bauder Limited**.

[3] Workmanship that is incorrect and not to Codes of Practice BS 8217:2005, will not be permitted, even if the system is watertight. The client will be told that all such faults must be remedied, before the Guarantee is issued.

[4] Any building work which is the responsibility of the roofing contractor and has a bearing on the life of the **Bauder Total Roof System**, must be carried out by properly trained tradesmen.

[5] Consideration must be given by the contractor at all times to the aesthetic appearance of the roof, i.e. alternate head laps to be in line and no unnecessary short pieces of capping sheet are to be used.

HEALTH & SAFETY INFORMATION – ROOFING WORK

[1] Follow the advice shown in the "Safe2Torch Checklist" produced by the National Federation of Roofing Contractors.

[2] Suitable precautions must be taken to prevent accidents occurring when roofing systems are being installed.

[3] The contractor must ensure that adequate measures are taken to effectively prevent injury to members of the public, contractors and any other persons who may be affected by the works including the public

[4] Where microwave equipment is installed at roof level, care must be taken to prevent persons working on the roof from being exposed to large doses of microwave radiation.

[5] Similarly, the contractor should liaise with the client to ensure that there are no extract outlets situated on the roof where noxious or harmful emissions could affect persons working. Suitable precautions will be necessary to prevent exposure where this situation arises.

[6] The contractor is responsible for providing adequate fire fighting equipment in the form of extinguishers during work on the roof. These

should be kept in easily accessible locations and be suitably signed.

[7] Whenever possible, access to the roof should be made via internal staircases rather than by temporary means. Where this is not available, it is the responsibility of the contractor to ensure a safe means of access, egress and a safe workplace.

As far as roofs are concerned, edge protection in the form of scaffolding or a fixed structure should be in place to a height of 1.1 metres in accordance with the Workplace (Health, Safety and Welfare) Regulations 1992.

Failing this, the hierarchy of controls should be applied from the Work at Height Regulations 2005. Means of access should be by fixed ladder, passenger hoist or scaffolding.

[8] The contractor must ensure that suitable written method statements and risk assessments are available for the work being undertaken. In particular, it is essential that manual handling methods be fully assessed as roofing materials are heavy and can cause serious injury.

[9] The contractor must ensure that suitable information about the roof covering is provided to the Client at the end of the work to ensure that work in future can be carried out safely. This information will form part of the Safety File.

[10] All persons working on the roof should be provided with, and wear, suitable personal protective equipment and wet weather gear. Training must be provided to all contract staff on the safe use of the equipment.

[11] The installer must observe Product Safety Datasheets, relevant to the materials being used as well as completing and complying with COSHH risk assessments

[12] We draw your attention to your duties under the Construction (Design and Management) Regulations 2015. Regulation 4, Client's duties in relation to managing projects states that the client must make suitable arrangements for managing a project, including the allocation of sufficient time and other resources. Regulation 5, Appointment of the Principal Designer and the Principal Contractor states that where more than one contractor will be working on a project at any time, the client must appoint a Principal Designer and a Principal Contractor.

Please note that although Bauder will assist with the roof waterproofing system design, we will not undertake the role of Principal Designer.

[13] It is always the responsibility of the contractor to carry out a risk

assessment on all aspects of the contract. The 'Safe2Torch' checklist is solely for guidance for the safe installation of torch-on reinforced bitumen membranes and use of gas torches in the workplace.

[14] No work must be carried out on fragile roofs or where there are skylights unless suitable precautions have been taken to prevent persons falling through fragile roofs and openings. In particular, the following are likely to be fragile:

- Non reinforced fibre cement sheets e.g. asbestos
- Corroded metal decking
- Woodwool slabs
- Rotten chipboard or similar
- Stramit
- Slates or tiles
- Old roof lights
- Glass (including wired)

Specifying non fragile rooflights will help reduce the risk of falls from height. A non-fragility rating is required by the HSE (Health and Safety Executive) in order to comply with CDM (Construction Design and Management) Regulations 2015.

[15] HSE guidance must be followed when carrying out any work involving interference with asbestos.

***IMPORTANT NOTE:**
On sites where asbestos has or has possibly been detected, it is to be treated in accordance with the **Control of Asbestos Regulations 2012.** Bauder specification documentation is subject to any revisions necessary pending the findings from the above.

GUARANTEE

A 20 year system product, workmanship and design (including consequential loss) guarantee is to be provided upon completion following a Final Inspection by Bauder. Details regarding the full terms and conditions are available separately from Bauder Ltd upon request. This system must installed by a Bauder Approved Contractor, to be eligible for guarantee. The system comprises the waterproofing membranes, insulation, vapour control layer, and attachment of these products.

IMPORTANT NOTE

It is imperative that the contractor conforms with the workmanship criteria as listed above. Any deviation from this will result in the contract being considered unguaranteeable by our insurers.

SECTION 2.0: PREAMBLES

CONTACT INFORMATION

For further information contact Bauder Limited.

Head office: T: 01473 257671 E: technical@bauder.co.uk

Area Technical Manager: Tom Chalmers – Tel: 07500 448630

Site Technician: Paul Cook – Tel: 07702 911248

Bauder reserves the right to amend information and product specifications without prior notice. All reasonable care has been taken to ensure that the information is current and correct at the time of issue. Please note that any future regulation changes could result in this specification requiring an update. The specifier is responsible for ensuring that this specification information is still current prior to issue, as Bauder Ltd can accept no liability for any resulting errors or omissions

EXECUTION GENERALLY

515 ADVERSE WEATHER

- General: Do not lay coverings in high winds, wet or damp conditions or in extremes of temperature unless effective temporary cover is provided over working area.
- Unfinished areas of roof: Keep dry. Protect edges of laid membrane from wind action.

520 INCOMPLETE WORK

- End of working day: Provide temporary seal to prevent water infiltration.
- On resumption of work: Cut away tail of membrane from completed area and remove from roof.

SUBSTRATES/ VAPOUR CONTROL LAYERS/ WARM DECK ROOF INSULATION

610 SUITABILITY OF SUBSTRATES

- Substrates generally: Secure, clean, dry, smooth, and free from frost, contaminants, voids and protrusions.
- Preliminary work: Complete including: making good c screed on concrete deck.
- Formation of upstands, kerbs, box gutters, sumps, grooves, chases and expansion joints.
- Fixing of battens, fillets and anchoring plugs/ strips.
- Moisture content and stability of substrate: Must not impair roof integrity.

SECTION 2.0: PREAMBLES

660 JOINTS IN RIGID BOARD SUBSTRATES

- Cover strip: Lay centrally over substrate joints before laying vapour control layers or coverings. Adhere to substrate with bonding compound along edges only.

670 LAYING VAPOUR CONTROL LAYER

- Attachment: Securely bond or nail to substrate.
- Side and end laps: As Bauder recommendations.
- Joints in second layer (where applicable): Stagger by half a membrane.
- Penetrations: Fully seal using bonding or taping methods recommended by manufacturer.
- Edges of insulation at roof edges, abutments, upstands, kerbs, penetrations and the like: Enclosed with vapour control layer:
- Dressed up sufficiently, providing 50 mm (minimum) seal when overlapped by the roof covering; or
- Turned back 150 mm (minimum) over the insulation and sealed down.

680 LAYING WARM DECK ROOF INSULATION

- Setting out: taper system- As Bauder design.
- Long edges: Fully support and run at right angles to the fall all as Bauder insulation system design.
- End edges: Adequately support.
- Joints: Butt together.
- End joints: Stagger.
- Bedding: Full bed of bonding compound.
- Protection to exposed edges of insulation: Reduced thickness treated timber batten, outer edge chamfered at changes in level.
- Completion: Boards must be in good condition, well fitting and stable.

WATERPROOF MEMBRANES/ ACCESSORIES

710 LAYING REINFORCED BITUMEN MEMBRANES GENERALLY

- Direction of laying: Unrolled up the slope.
- Install so that water drains over and not into laps.
- Side and end laps: as Bauder design recommendations.
- Head and side laps: Offset.
- Intermediate and top layer/ capsheet: Fully bond.
- Successive layers: Apply without delay. Do not trap moisture.
- Strips of bitumen membrane for 'linear' details: Cut from length of roll.
- Completed coverings: Firmly attached, fully sealed, smooth, weatherproof and free draining.

740 TORCH-ON BONDING OF REINFORCED BITUMEN MEMBRANES

- Bond: Full over whole surface, with no air pockets.
- Excess compound at laps of top layer/ capsheet: Leave as continuous bead.

SECTION 2.0: PREAMBLES

775 SKIRTINGS AND UPSTANDS
- Angle fillets: Fix by bitumen bonding.
- Other layers of bitumen membrane: Carry in staggered formation up upstand, with each layer fully bonded. Where practicable, carry top layer over top of upstand.
- Upstands:
  - At ends of rolls: Form with bitumen membrane carried up without using separate strip.
  - Elsewhere: Form with matching strips of bitumen membrane, maintaining laps.

780 WELTED DRIPS
- Material: Cap sheet.
  - Length: Form using maximum length strips.
  - Height at external gutter (minimum): 75 mm.
- Welt tail: Nail to face of drip batten. Fold neatly.
- Welt: Bond together, carry minimum 100 mm onto roof. Overlap with top bitumen membrane.

COMPLETION

940 COMPLETION
- Roof areas: Clean.
- Outlets: Clear.
- Work necessary to provide a weathertight finish: Complete.
- Storage of materials on finished surface: Not permitted.
- Completed membrane: Do not damage. Protect from chemicals, traffic and adjacent or high level working.

K10 GYPSUM BOARD DRY LININGS/ PARTITIONS/ CEILINGS

15 LINING ON TIMBER – INTERNAL FLAT ENTRANCE PARTITIONS
- Substrate: Timber stud with plywood patress.
- Linings: 12.5mm gypsum plasterboard facing.
- Fixing: Mechanical fixings as required.
- Finishing: Plastered and painted.

65 DRY LINING GENERALLY
- General: Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.
- Standard:
  - Gypsum plasterboard to BS EN 520.
  - Gypsum fibre board to BS EN 15283-2.
  - Evidence of compliance: All sheets to be CE marked. Submit Declaration of Performance (DoP).
- Cutting gypsum boards: Neatly and accurately without damaging core or tearing paper facing. Minimize cut edges.
- Two layer boarding: Stagger joints between layers.

SECTION 2.0: PREAMBLES

- Finishing: Neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

67 SKIM COAT PLASTER FINISH
- Plaster type: Thistle Multi Finish (or equivalent)
  - Thickness: 2-3 mm.
- Joints: Fill and tape except where coincident with metal beads.
- Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

69 INSTALLING BEADS/ STOPS
- Cutting: Neatly using mitres at return angles.
- Fixing: Securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
- Finishing: After joint compounds/ plasters have been applied, remove surplus material while still wet from surfaces of beads exposed to view.

70 ADDITIONAL SUPPORTS
- Framing: Accurately position and securely fix to give full support to:
  - Partition heads running parallel with, but offset from main structural supports.
  - Fixtures, fittings and services.
  - Board edges and lining perimeters.

85 MINERAL WOOL INSULATION
- Fitting insulation: Closely butted joints and no gaps. Prevent slumping.
- Electrical cables overlaid by insulation: Size accordingly.

87 SEALING GAPS AND AIR PATHS
- Sealing: Apply sealant to perimeter abutments and around openings as a continuous bead with no gaps.
  - Gaps between floor and underside of gypsum board: After sealing, fill with joint compound.

90 SEAMLESS JOINTING
- Filling and taping: Fill joints, gaps and internal angles with jointing compound and cover with continuous lengths of tape, fully bedded.
- Finishing: Feather out jointing compound to give a flush, smooth, seamless surface.
- Nail/ screw depressions and minor indents: Fill to give a flush surface.

L10 WINDOWS/ ROOFLIGHTS/ SCREENS/ LOUVRES

05 TIMBER PROCUREMENT
- Timber (including timber for wood-based products): Obtained from well-managed forests and/ or plantations in accordance with:
  - The laws governing forest management in the producer country or countries.

SECTION 2.0: PREAMBLES

- International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
- Documentation: Provide either:
  - Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied.
  - Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.

10 WOOD WINDOWS
- Manufacturer: Bespoke units constructed by contractors joiner.
- Finish as delivered: Sanded.
- Thermal performance (U-value maximum): To match existing.
- Glazing details: To match existing.
  - Beading: N/A – Putty fixing.
- Ironmongery/ Accessories: To match existing.
- Fixing: To match existing.
  - Fastener spacing: When not predrilled or specified otherwise, position fasteners not more than 150 mm from ends of each jamb, adjacent to each hanging point of opening lights, and at maximum 450 mm centres.

65 PRIMING/ SEALING
- Wood surfaces inaccessible after installation: Prime or seal as specified before fixing components.

80 IRONMONGERY
- Fixing: In accordance with any third party certification conditions applicable. Assemble and fix carefully and accurately using fasteners with matching finish supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.
- Checking/ Adjusting/ Lubricating: Carry out at completion and ensure correct functioning.

90 REPLACEMENT WINDOW INSTALLATION
- Standard: To BS 8213-4.

L20 DOORS/ SHUTTERS/ HATCHES

10 TIMBER PROCUREMENT
- Timber (including timber for wood-based products): Obtained from well-managed forests and/ or plantations in accordance with:
  - The laws governing forest management in the producer country or countries.
  - International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
- Documentation: Provide either:

SECTION 2.0: PREAMBLES

- Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied.
- Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.

WOOD FLUSH DOORS – FLAT ENTRANCE DOORS
- Manufacturer: Jeld Wen.
  - Product reference: 44mm paint grade 30 minute fire doors.
- Facings: Plywood.
- Lippings: Hardwood.
- Preservative treatment: As directed by manufacturer.
- Finish as delivered: Primed.
- Glazing/ Infill details: N/A.

WOOD PANELLED DOORS – FLAT 4 AND MAIN ENTRANCE DOORS
- Manufacturer: N/A – Bespoke product fabricated by contractor's joiner.
- Wood species: To match existing (assumed
- Finish as delivered: Primed.
- Glazing/ Infill details: Class C safety glazing under BS 6206.
  - Manifestation: N/A.
  - Beading: N/A - putty fixings.
- Thermal performance (U-value maximum): To match existing.

WOOD DOOR FRAMES
- Manufacturer: Contractor to confirm.
- Finish as delivered: Primed.
- Fixing: Mechanical fixings, plugged, screwed and filled/ made good.
  - Spacing of fixings (frames not predrilled): Maximum 150 mm from ends of each jamb, adjacent to each hanging point and at 600 mm maximum centres.

FIRE AND SMOKE RESISTANCE
- Requirement: Specified performance to be the minimum period attained when tested for integrity in accordance with BS 476-22, BS EN 1634-1 or BS EN 1634-3.
- Components and assemblies will be marked to the relevant product standard and/ or third party certification rating.

FIRE RESISTING/ SMOKE CONTROL DOORS/ DOORSETS
- Gaps between frames and supporting construction: Filled as necessary in accordance with door/ doorset manufacturer's instructions.

FIXING IRONMONGERY GENERALLY
- Fasteners: Supplied by ironmongery manufacturer.
  - Finish/ Corrosion resistance: To match ironmongery.
- Holes for components: No larger than required for satisfactory fit/ operation.

SECTION 2.0: PREAMBLES

- Adjacent surfaces: Undamaged.
- Moving parts: Adjusted, lubricated and functioning correctly at completion.

L40 GENERAL GLAZING

10 WORKMANSHIP AND POSITIONING GENERALLY

- Glazing:
  - Generally: In accordance with BS 6262 series.
  - Integrity: Wind and watertight under all conditions. Make full allowance for deflections and other movements.
- Glass:
  - Standards: Generally to BS 952 and to the relevant parts of:
    BS EN 572 for basic soda lime silicate glass.
    BS EN 1096 for coated glass.
    BS EN 12150 for thermally toughened soda lime silicate glass.
    BS EN ISO 12543 for laminated glass.
  - Quality: Free from scratches, bubbles and other defects.
  - Dimensional tolerances: Panes/ sheets to be accurately sized.
- Material compatibility: Glass/ plastics, surround materials, sealers primers and paints/ clear finishes to be compatible. Comply with glazing/ sealant manufacturers' recommendations.

20 REMOVAL OF GLASS/ PLASTICS FOR REUSE

- Existing glass/ plastics, glazing compound, beads, etc.: Remove carefully, avoiding damage to frame, to leave clean, smooth rebates free from obstructions and debris. Clean glazing, beads and other components that are to be reused.
- Deterioration of frame/ surround: Submit report on defects revealed by removal of glazing.
  - Affected areas: Do not reglaze until instructed.

30 PREPARATION

- Surrounds, rebates, grooves and beads: Clean and prepare before installing glazing; ensure compliance with any certified installation requirements.

40 PUTTY FRONTED SINGLE GLAZING – ALL GLAZING

- Pane material: Hardwood, to match existing.
- Surround: To match existing.
- Putty: Appropriate heritage putty to match existing.
- Glass installation:
  - Glass: Located centrally in surround using setting and location blocks, and secured with glazing sprigs/ cleats/ clips at 300 mm centres.
  - Finished thickness of back bedding after inserting glazing (minimum): 1.5 mm.

SECTION 2.0: PREAMBLES

- Front putty: Finished to a smooth, neat triangular profile stopping 2 mm short of sight line. Surface lightly brushed to seal putty to glass.
- Sealing putty: Seal as soon as sufficiently hard by applying either the full final finish, or two coats of undercoat applied locally.

50 BEAD FIXED SINGLE GLAZING TO HALF LANDING STAIRWELL
- Pane material: Safety glass.
- Surround/ bead: Timber bead.
  - Bead location: To perimeter of glass.
- Glazing installation:
  - Glass: Located centrally in surround using setting and location blocks and distance pieces.
  - Finished thickness of back bedding after inserting glazing (minimum): 3 mm.
  - Front bedding: Applied to fill voids.
  - Beads: Bedded in glazing compound and fixed securely.
  - Visible edge of glazing compound: Finish internally and externally with a smooth chamfer.

95 WINDOW FILM – SAFETY FILM TO EXISTING DOOR/ WINDOW
- Type: Safety film.
- Manufacturer: 3M of equivalent.
  - Product reference: Safety film.
- Colour: Clear.
- Application: Carried out by a firm approved by the film manufacturer in accordance with manufacturer's recommendations.
- Installed film: Fully adhered to the glass with no peeling, and free from bubbles, wrinkles, cracks or tears.
- Cleaning and maintenance instructions: Submit copies.

M20 PLASTERED/ RENDERED/ ROUGHCAST COATING

10 CEMENT:LIME:SAND RENDER
- Substrate: Existing brickwork.
  - Preparation: As clause 71.
- Sand: To BS EN 13139.
  - Grading: 0/2 or 0/4 (CP or MP); category 2 fines.
- Lime: Nonhydraulic to BS EN 459-1, type CL 90S.
- Undercoats:
  - Mix (cement:lime:sand): 1:2:9.
- Final coat:
  - Mix (cement:lime:sand): 1:2:9.
  - Thickness: provisional 20mm or to match adjacent surfaces.
- Finish: To match existing.

50 GYPSUM PLASTER SKIM COAT ON PLASTERBOARD
- Plasterboard manufacturer: British Gypsum.
  - Product reference: Fireline.

SECTION 2.0: PREAMBLES

- Plaster: Board finish plaster to BS EN 13279-1, class B.
  - Manufacturer: British Gypsum / Thistle or equivalent
  Product reference: Multifinish Plaster
  - Thickness: 3mm
  - Finish: Smooth.

65 MIXING
- Render mortars (site-made):
  - Batching: By volume using gauge boxes or buckets.
  - Mix proportions: Based on damp sand. Adjust for dry sand.
- Mixes: Of uniform consistence and free from lumps.

67 COLD WEATHER
- Internal work: Take precautions to prevent damage to internal coatings when air temperature is below 3°C.
- External work: Avoid when air temperature is at or below 5°C and falling or below 3°C and rising.

71 SUITABILITY OF SUBSTRATES
- General: Suitable to receive coatings. Sound, free from contamination and loose areas, reasonably dry and in a suitable condition to receive specified coatings.

75 REPAIRING EXISTING RENDER:
- Cut out all loose, hollow, soft, friable, badly cracked or otherwise damaged areas to form rectangular patches with straight horizontal and vertical edges, square cut or slightly undercut.
- Cut back to imitation joint lines where they occur.
- Cut out cracks other than hairline cracks to a width of not less than 75mm.
- Wash and brush exposed backgrounds and edges to remove dust and loose material.

78 REMOVING DEFECTIVE EXISTING RENDER
- Render for removal: Detached, hollow, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
- Removing defective render: Cut out to regular rectangular areas with straight, square cut or slightly undercut edges.
  - Render with imitation joints: Cut back to joint lines.
- Cracks (other than hairline cracks): Cut out to a width of 75 mm (minimum).

80 PLASTERBOARD BACKINGS
- Additional framing supports:
  - Fixtures, fittings and service outlets: Accurately position to suit fasteners.
  - Board edges and perimeters: To suit type and performance of board.
- Joints:
  - Joint widths (maximum): 3 mm.

SECTION 2.0: PREAMBLES

- End joints: Stagger between rows.
- Two layer boarding: Stagger joints between layers.
- Joint reinforcement tape: Apply to joints and angles except where coincident with metal beads.

82 BEADS/ STOPS
- Location: External angles and stop ends.
- Materials:
  - External render: Appropriate corrosion resistant as required.
  - Internal plaster: stainless steel angle beads as required.
- Fixing: Secure and true to line and level.
  - Beads/ stops to external render: Fix mechanically.

87 APPLICATION OF COATINGS
- General: Apply coatings firmly and achieve good adhesion.
- Appearance of finished surfaces: Even and consistent. Free from rippling, hollows, ridges, cracks and crazing.
  - Accuracy: Finish to a true plane with walls and reveals plumb and square.
- Drying out: Prevent excessively rapid or localized drying out.
- Keying undercoats: Cross scratch plaster coatings and comb render coatings. Do not penetrate undercoat.

93 CURING AND DRYING OF RENDER COATINGS
- Curing: Keep each coat damp by covering with polyethylene sheet and/ or spraying with water.
  - Curing period (minimum): As per manufacturer's recommendations – assumed 3-4 days.
- Drying: Allow each coat to dry thoroughly, with shrinkage substantially complete before applying next coat.

99 RENDER FINAL COAT - PLAIN FLOATED FINISH
- Finish: Even, open texture free from laitance.

M40 STONE/ CONCRETE/ QUARRY/ CERAMIC TILING/ MOSAIC

05 TILING TO FLAT 4 KITCHEN WINDOW CILL
- Tiles: Quarry tiles to match existing.
  - Manufacturer/ Supplier: Contractor to confirm.
  - Colour: To match existing.
  - Size: To match existing.
- Background/ Base: To match existing.
  - Preparation: Clean and free from contaminants.
- Intermediate substrate: To match existing.
- Bedding: To match existing.
  - Adhesive: To match existing.
- Joint width: To match existing.
- Grout: To match existing.

To Collection

SECTION 2.0: PREAMBLES

20 EXISTING BACKGROUNDS/ BASES GENERALLY

- Efflorescence, laitance, dirt, loose and defective material: Remove and make good defective areas with materials compatible with background/ base and bedding.
- Deposits of oil, grease and other materials incompatible with the bedding: Remove.
- Tile, paint and other nonporous surfaces: Clean.
- Wet backgrounds: Dry before tiling.
- Paint with unsatisfactory adhesion: Remove so as not to impair bedding adhesion.

30 FIXING GENERALLY

- Colour/ shade: Avoid unintended variations within tiles for use in each area/ room.
  - Variegated tiles: Mix thoroughly.
- Adhesive: Compatible with background/ base.
- Cut tiles: Neat and accurate.
- Fixing: Provide adhesion over entire background/ base and tile backs.
- Final appearance: Before bedding material sets, make adjustments necessary to give true, regular appearance to tiles and joints.
- Deviation of surface: Measure from underside of a 2 m straightedge with 3 mm thick feet placed anywhere on surface. The straightedge should not be obstructed by the tiles/ mosaics and no gap should be greater than 6 mm, i.e. a tolerance of + 3 mm.
- Surplus bedding material: Clean from joints and face of tiles/ mosaics.

70 GROUTING

- Sequence: Grout when bed/ adhesive has set sufficient to prevent disturbance of tiles.
- Joints: 6 mm deep (or depth of tile if less). Free from dust and debris.
- Grouting: Fill joints completely, tool to profile, clean off surface. Leave free from blemishes.
- Polishing: When grout is hard, polish tiling with dry cloth.

M60 PAINTING/ CLEAR FINISHING

10 EMULSION/ VINYL PAINT EXISTING INTERNAL WALLS

- Manufacturer: Crown Trade
  - Product reference: Timonox.
- Surfaces: Previously painted plaster walls.
  - Preparation: Ensure clean and free from contamination.
- Initial coats: Timonox.
  - Number of coats: 1.
- Finishing coats: Crown Trade Timonox.
  - Number of coats: 2.

10 EMULSION/ VINYL PAINT NEW FLAT ENTRANCE PARTITIONS

- Manufacturer: Akzonobel

SECTION 2.0: PREAMBLES

- Product reference: Dulux Trade Vinyl Matt
- Surfaces: New plaster walls.
- Preparation: Ensure clean and free from contamination.
- Initial coats: Mist coat mixed in accordance with manufacturer's recommendation.
- Number of coats: 1.
- Finishing coats: Dulux Trade Vinyl Matt
- Number of coats: 2.

12 GLOSS PAINT EXTERNAL DOORS AND WINDOWS
- Manufacturer: Akzonobel
- Product reference: Dulux Trade Weathershield Exterior High Gloss
- Surfaces: Entrance doors and windows.
- Preparation: Remove all defective paintwork and contaminants.
- Initial coats: Weathershield fungicidal solution and preservative primer.
- Number of coats: 1
- Undercoats: Weathershield Exterior Flexible Undercoat
- Number of coats: 1
- Finishing coats: Weathershield Exterior High Gloss
- Number of coats: 2.

12 GLOSS PAINT INTERNAL REPLACEMENT ENTRANCE DOOR
- Manufacturer: Akzonobel
- Product reference: Dulux Trade High Gloss
- Surfaces: Entrance doors internally.
- Preparation: Thoroughly rub down and degrease.
- Initial coats: Knotting solution
- Number of coats: 1
- Undercoats: Dulux Wood Primer Undercoat.
- Number of coats: 2
- Finishing coats: Dulux Trade High Gloss – Colour TBC.

12 GLOSS PAINT INTERNAL REPLACEMENT FLAT DOORS
- Manufacturer: Akzonobel
- Product reference: Dulux Trade High Gloss
- Surfaces: Entrance doors internally.
- Preparation: Thoroughly rub down and degrease.
- Initial coats: Knotting solution
- Number of coats: 1
- Undercoats: Dulux Wood Primer Undercoat.
- Number of coats: 2
- Finishing coats: Dulux Trade High Gloss – Colour TBC.

12 GLOSS PAINT EXTERNAL METAL FLOOR VOID GRILLES, METAL SECTION OF CANOPY COLUMNS, ENTRANCE RAILINGS AND RAINWATER PIPES
- Manufacturer: Akzonobel
- Product reference: Dulux Trade Weathershield Exterior High Gloss
- Surfaces: Previously painted metal ventilation grilles.

SECTION 2.0: PREAMBLES

- Preparation: Clean, and strip back to bare metal.
- Initial coats: Dulux External Primer for Multi Surfaces
  - Number of coats: 1
- Undercoats: Dulux External Undercoat for Multi Surfaces
  - Number of coats: 1
- Finishing coats: Dulux Weathershield Exterior High Gloss
  - Number of coats: 2

18 SPECIAL COATING EXTERNAL MASONRY INC. RENDER AND BRICKWORK (PREVIOUSLY PAINTED)

- Manufacturer: Akzonobel
  - Product reference: Dulux Trade Weathershield smooth masonry paint.
- Surfaces: Brickwork and render.
  - Preparation: Clean and free from contaminants.
- Undercoats: Weathershield smooth masonry paint.
  - Number of coats: 1.
- Finishing coats: Weathershield smooth masonry paint.
  - Number of coats: 2.

30 PREPARATION GENERALLY

- Standard: In accordance with BS 6150.
- Refer to any pre-existing CDM Health and Safety File and CDM Construction Phase Plan where applicable.
- Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
- Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
- Substrates: Sufficiently dry in depth to suit coating.
- Efflorescence salts, dirt, grease and oil: Remove.
- Surface irregularities: Provide smooth finish.
- Organic growths and infected coatings:
  - Remove with assistance of biocidal solution.
  - Apply residual effect biocidal solution to inhibit regrowth.
- Joints, cracks, holes and other depressions: Fill with stoppers/ fillers. Provide smooth finish.
- Dust, particles and residues from preparation: Remove and dispose of safely.
- Doors, opening windows and other moving parts:
  - Ease, if necessary, before coating.
  - Prime resulting bare areas.

32 PREVIOUSLY COATED SURFACES GENERALLY

- Preparation: In accordance with BS 6150, clause 11.5.
- Contaminated or hazardous surfaces: Give notice of:
  - Coatings suspected of containing lead.
  - Substrates suspected of containing asbestos or other hazardous materials.

SECTION 2.0: PREAMBLES

- Significant rot, corrosion or other degradation of substrates.
- Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
- Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
- Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.
- Alkali affected coatings: Completely remove.
- Retained coatings:
  - Thoroughly clean.
  - Gloss coated surfaces: Provide key.
- Partly removed coatings: Apply additional preparatory coats.
- Completely stripped surfaces: Prepare as for uncoated surfaces.

35 FIXTURES AND FITTINGS
- Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
- Removal: Before commencing work remove: Ironmongey.
- Replacement: Refurbish as necessary, refit when coating is dry.

37 WOOD PREPARATION
- General: Provide smooth, even finish with lightly rounded arrises.
- Degraded or weathered surface wood: Take back surface to provide suitable substrate.
- Degraded substrate wood: Repair with sound material of same species.
- Heads of fasteners: Countersink sufficient to hold stoppers/ fillers.
- Resinous areas and knots: Apply two coats of knotting.
- Defective primer: Take back to bare wood and reprime.

39 STEEL PREPARATION
- Corrosion and loose scale: Take back to bare metal.
- Residual rust: Treat with a proprietary removal solution.
- Bare metal: Apply primer as soon as possible.

41 MASONRY AND RENDERING PREPARATION
- Loose and flaking material: Remove.

43 PLASTER PREPARATION
- Nibs, trowel marks and plaster splashes: Scrape off.
- Overtrowelled 'polished' areas: Provide suitable key.

45 PREVIOUSLY PAINTED WINDOW FRAMES
- Paint encroaching beyond glass sight line: Remove.
- Loose and defective putty: Remove.
- Putty cavities and junctions between previously painted surfaces and glass: Clean thoroughly.
- Finishing:

SECTION 2.0: PREAMBLES

- Patch prime, reputty, as necessary and allow to harden.
- Seal and coat as soon as sufficiently hard.

55 EXISTING GUTTERS
- Dirt and debris: Remove from inside of gutters.
- Defective joints: Clean and seal with suitable jointing material.
- Suspected hazardous materials: submit method statement.

61 COATING GENERALLY
- Application: In accordance with BS 6150, clause 9.
- Conditions: Maintain suitable temperature, humidity and air quality.
- Surfaces: Clean and dry at time of application.
- Thinning and intermixing: Not permitted unless recommended by manufacturer.
- Priming coats: Apply as soon as possible on same day as preparation is completed.
- Finish:
  - Even, smooth and of uniform colour.
  - Free from brush marks, sags, runs and other defects.
  - Cut in neatly.
- Doors, opening windows and other moving parts: Ease before coating and between coats.

65 CONCEALED JOINERY SURFACES
- General: After priming, apply additional coatings to surfaces that will be concealed when component is fixed in place.

70 EXTERNAL DOORS
- Bottom edges: Prime and coat before hanging.

80 LINSEED OIL PUTTY GLAZING
- Setting: Allow putty to set for seven days.
- Sealing:
  - Within a further 14 days, seal with a solvent-borne primer.
  - Fully protect putty with coating system as soon as it is sufficiently hard.
  - Extend finishing coats on to glass up to sight line.

P12 FIRE STOPPING SYSTEMS

GENERAL

10 FIRE STOPPING TO FLOOR AND CEILING VOIDS
- Resistance to fire: 30 minutes.
- Penetration seal: Tight.
  - Size: Various sizes.

SECTION 2.0: PREAMBLES

PRODUCTS

36 INTUMESCENT FOAM
- Manufacturer: Quelfire or similar and approved.
- Product reference: Fire Resistant Expanding Foam Filler

EXECUTION

62 EXECUTION GENERALLY
- Gaps: Seal gaps between building elements and services, to provide fire resistance and resist the passage of smoke.
- Adjacent surfaces: Prevent overrun of sealant or mortar on to finished surfaces.

64 APPLYING INTUMESCENT FOAM
- New joints: Remove builder's debris, mortar droppings, grease, and other contaminants.
- Old joints: Clean and remove existing sealant from each joint.
- Priming: Lightly moisten substrate with water.
- Application: Fill joint to approximately half its depth, and allow foam to expand to face of joint.
- Trimming: To 3mm from face of element and fill/ decorate.

73 APPLYING SEALANTS GENERALLY
- Application: As section Z22.

COMPLETION

91 CLEANING
- Masking tapes: Remove.
- Cleaning: Clean off splashes and droppings. Wipe down finishes.

92 INSPECTION
- Notice for inspection (minimum): 1 week.

P21 DOOR/ WINDOW IRONMONGERY

02 QUANTITIES AND LOCATIONS
- Quantities and locations of ironmongery are to be determined by CA when access to all windows is made available.
- Fixing: As sections L10 and L20.

06 SINGLE AXIS DOOR HINGES TO ENTRANCE DOORS AND FLAT DOORS
- Standard: To BS EN 1935.
- Hinges to doors on escape routes and fire/ smoke control doors: CE marked.
- Manufacturer: Laidlaw or similar.
- Size: 100mm.

SECTION 2.0: PREAMBLES

- Material/ finish: To match existing – stainless steel.

20 UNCONTROLLED DOOR CLOSERS
- Manufacturer: Perko Style
- Type: Concealed closer.
- Material/ finish: To match existing ironmongery.
- Operation: Hold unlatched doors closed under normal conditions.

52 LETTER PLATES FLAT DOORS WITH INTUMESCENT LINERS
- Standard: To BS EN 13724.
- Manufacturer: Contractors choice
- Operation: Letter box.
- Size: To match existing.
- Material/ finish: Stainless steel.
- Features: Intumescent liner.

Q25 SLAB/ BRICK/ SETT/ COBBLE PAVINGS

11 LAYING PAVINGS
- Cutting: Cleanly and accurately, without spalling, to give neat junctions with edgings and adjoining finishes.
- Lines and levels of finished surface: Smooth and even with falls to prevent ponding.
- Bedding of units: Firm so that rocking or subsidence does not occur or develop.
- Appearance: Even and regular with even joint widths and free of mortar and sand stains.

16 LEVELS OF PAVING
- Permissible deviation from specified levels (generally): ± 6 mm.
- Regularity of paved surfaces:
  - Maximum undulations in the surface of pavings (except tactile paving surfaces) under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface): 3 mm.
  - Joints between paving units or utility access covers: Joints flush with the surface: difference in level between adjacent units to be no more than twice the joint width (with a 5 mm max difference in level).
    Recessed, filled joints: difference in level between adjacent units to be no greater than 2 mm; the recess to be no deeper than 5 mm.
    Unfilled joints: difference in level between adjacent units to be no greater than 2 mm.
- Sudden irregularities: Not permitted.

21 PROTECTION FROM TRAFFIC
- Access: Restrict access to paved areas to prevent damage from site traffic and plant.

SECTION 2.0: PREAMBLES

R10 RAINWATER PIPEWORK/ GUTTERS

26 RAINWATER OUTLETS
- Manufacturer: Floplast or equivalent.
- Product reference: Hopper
- Outlet: Type and direction to suit pipework, with adaptors and connections recommended for the purpose by outlet manufacturer.
- Fixing: Push fit with sealant, mechanically fixed to main building.

35 PVC-U PIPEWORK
- Manufacturer: Floplast or equivalent.
- Product reference: 110mm black PVC-U downpipe
- Colour: Black
- Accessories: all fittings required from hopper to existing ground water drainage pipe.
- Fixing: Mechanical into structure.

50 INSTALLATION GENERALLY
- Discharge of rainwater: Complete, and without leakage or noise nuisance.
- Components: Obtain from same manufacturer for each type of pipework and guttering.
- Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
- Fixings and fasteners: As section Z20.

70 PIPEWORK
- Fixing: Securely, plumb and/ or true to line with additional supports as necessary to support pipe collars, particularly at changes in direction.
- Cut ends of pipes and gutters: Clean and square with burrs and swarf removed.

Z10 PURPOSE MADE JOINERY

10 FABRICATION
- Standard: To BS 1186-2.
- Sections: Accurate in profile and length, and free from twist and bowing. Formed out of solid unless shown otherwise.
- Machined surfaces: Smooth and free from tearing, wooliness, chip bruising and other machining defects.
- Joints: Tight and close fitting.
- Assembled components: Rigid. Free from distortion.
- Screws: Provide pilot holes. Heads of countersunk screws sunk at least 2 mm below surfaces visible in completed work.
- Adhesives: Compatible with wood preservatives applied and end uses of timber.

SECTION 2.0: PREAMBLES

20 CROSS SECTION DIMENSIONS OF TIMBER
- General: Dimensions on drawings are finished sizes.
- Maximum permitted deviations from finished sizes:
  - Softwood sections: To BS EN 1313-1.
  - Hardwood sections: To BS EN 1313-2.

30 PRESERVATIVE TREATED WOOD
- Cutting and machining: Completed as far as possible before treatment.
- Extensively processed timber: Retreat timber sawn lengthways, thicknessed, planed, ploughed, etc.
- Surfaces exposed by minor cutting and/ or drilling: Treat as recommended by main treatment solution manufacturer.

40 MOISTURE CONTENT
- Wood and wood based products: Maintained within range specified for the component during manufacture and storage.

50 FINISHING
- Surfaces: Smooth, even and suitable to receive finishes.
  - Arrises: Eased unless shown otherwise on drawings.
- End grain in external components: Sealed with primer or sealer as section M60 and allowed to dry before assembly.

Z20 FIXINGS AND ADHESIVES

10 FIXINGS AND FASTENERS GENERALLY
- Integrity of supported components: Select types, sizes, quantities and spacings of fixings, fasteners and packings to retain supported components without distortion or loss of support.
- Components, substrates, fixings and fasteners of dissimilar metals: Isolate with washers or sleeves to avoid bimetallic corrosion.
- General usage: To recommendations of fastener manufacturers and/ or manufacturers of components, products or materials fixed and fixed to.
- Fixings: To be in straight lines, at regular centres.

25 FASTENER DURABILITY
- Materials: To have:
  - Bimetallic corrosion resistance appropriate to items being fixed.
  - Atmospheric corrosion resistance appropriate to fixing location.
- Appearance: Submit samples on request.

30 FIXINGS THROUGH FINISHES
- Penetration of fasteners and plugs into substrate: To achieve a secure fixing.

35 PACKINGS
- Materials: Noncompressible, corrosion proof.
- Area of packings: Sufficient to transfer loads.

SECTION 2.0: PREAMBLES

55 PLUGGED COUNTERSUNK SCREW FIXING
- Finished level of countersunk screw heads: Minimum 6 mm below timber surface.
- Plugs: Glue in to full depth of hole.
- Finished level of plugs: Projecting above surface.

60 APPLYING ADHESIVES
- Surfaces: Clean. Regularity and texture to suit bonding and gap filling characteristics of adhesive.
- Support and clamping during setting: Provide as necessary. Do not mark surfaces of or distort components being fixed.
- Finished adhesive joints: Fully bonded. Free of surplus adhesive.

Z21 MORTARS

10 MORTAR MIXES
- Specification: Proportions and additional requirements for mortar materials are specified elsewhere.

25 SAND FOR LIME:SAND MASONRY MORTARS
- Type: Sharp, well graded.
  - Quality, sampling and testing: To BS EN 13139.
  - Grading/ Source: As specified elsewhere.

50 ADMIXTURES FOR SITE MADE MORTARS
- Air entraining (plasticizing) admixtures: To BS EN 934-3 and compatible with other mortar constituents.
- Other admixtures: Submit proposals.
- Prohibited admixtures: Calcium chloride, ethylene glycol and any admixture containing calcium chloride.

60 MAKING MORTARS GENERALLY
- Batching: By volume. Use clean and accurate gauge boxes or buckets.
- Mix proportions: Based on dry sand. Allow for bulking of damp sand.
- Mixing: Mix materials thoroughly to uniform consistency, free from lumps.
  - Mortars containing air entraining admixtures: Mix mechanically. Do not overmix.
- Contamination: Prevent intermixing with other materials.

70 MAKING HYDRAULIC LIME:SAND MORTARS
- Mixing hydrated hydraulic lime:sand: Follow the lime manufacturer's recommendations for each stage of the mix.
  - Water quantity: Only sufficient to produce a workable mix.

SECTION 2.0: PREAMBLES

Z22 **SEALANTS**

PRODUCTS

31 JOINTS
- Primer, backing strip, bond breaker: Types recommended by sealant manufacturer.

EXECUTION

61 SUITABILITY OF JOINTS
- Presealing checks:
  - Joint dimensions: Within limits specified for the sealant.
  - Substrate quality: Surfaces regular, undamaged and stable.

62 PREPARING JOINTS
- Surfaces to which sealant must adhere:
  - Remove temporary coatings, tapes, loosely adhering material, dust, oil, grease, surface water and contaminants that may affect bond.
  - Clean using materials and methods recommended by sealant manufacturer.
- Vulnerable surfaces adjacent to joints: Mask to prevent staining or smearing with primer or sealant.
- Backing strip and/ or bond breaker installation: Insert into joint to correct depth, without stretching or twisting, leaving no gaps.
- Protection: Keep joints clean and protect from damage until sealant is applied.

63 APPLYING SEALANTS
- Substrate: Dry (unless recommended otherwise) and unaffected by frost, ice or snow.
- Environmental conditions: Do not dry or raise temperature of joints by heating.
- Sealant application: Fill joints completely and neatly, ensuring firm adhesion to substrates.
- Sealant profiles:
  - Butt and lap joints: Slightly concave.
  - Fillet joints: Flat or slightly convex.
- Protection: Protect finished joints from contamination or damage until sealant has cured.

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SECTION 3.0

SCHEDULE OF WORKS

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External Refurbishment and Communal Area Fire Safety Works

SECTION 3.0: SCHEDULE OF WORKS

GENERALLY

A The following sections are to be read in accordance with the preliminaries prepared by DHP.

NOTE: The building will likely be in continuous occupations throughout the duration of the contract. The contractor is therefore to ensure appropriate measures are put in place to prevent any unauthorised access to the works area.

B This section of the specification details the requirements for building works in connection with the proposed works.

The works briefly comprise of the following:

1) Provision of Scaffold
2) Strip and Relay Roof to Main House and North Extension
3) Windows Repairs and Redecorations
4) Entrance Door Repairs and Redecorations
5) Repoint Brickwork/ Mathematical Tiles
6) Render Repairs
7) Overhaul Entrance Canopies/ Columns
8) Redecoration of Previously Painted Brickwork
9) Remove all Vegetation (living and remains)
10) Clean Façades
11) Remove Redundant Cable Eyes
12) Numerous Flashing and Cill Repairs
13) Asbestos Rainwater Goods Removal
14) Asbestos Garage Roof Replacement
15) Internal Fire Stopping
16) Replace Flat Entrance Doors and Screens
17) Fire Alarm and Emergency Lighting (Section 4)
18) Redecorations to Internal Common Parts

NOTE – Survey undertaken and Schedule of Works below based on visual inspection from the ground floor level only. No opening up was carried out.

Contractor's Obligations

THE CONTRACTOR:

C Shall undertake a site inspection prior to providing a tender so that constraints of access can be understood. See below visiting site section for contact details.

D The contractor is to ensure that the health, safety and welfare of occupiers, visitors, local residents and the general public are in no way compromised as a result of the works.

To Collection

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External Refurbishment and Communal Area Fire Safety Works

SECTION 3.0: SCHEDULE OF WORKS

A The main contractor is to act as Principal Contractor in accordance with the Construction (Design & Management) Regulations 2015 and is therefore to allow for the provision of all necessary site welfare facilities in order to satisfy the requirements of the regulations including for the following:
- Toilets.
- Hand washing facilities (hot and cold water).
- Changing and drying rooms where necessary.
- Somewhere to take a break from works and be able to heat up food.
- A supply of clean drinking water.

B Display at all times safety notices fully in accordance with the construction (Health, Safety and Welfare) Regulations 1996.

C The contractor is to allow for erecting, maintaining and dismantling upon completion, all access equipment necessary to facilitate the safe execution works specified in this document. All access equipment to comply with current Health and Safety Legislation, Codes of Practice, Construction Regulations and BS 5973.

D The contractor is to ensure that a full time site foreman is in attendance on site for the duration of the works.

E Allow to provide skips as necessary, within the site compound. All debris must be cleared away at the end of each working day, leaving the site area tidy. Arrange for the skip to be cleared at suitable intervals to ensure that rubbish is not left within the site area, in order to reduce health and safety risks.

F The contractor shall include for everything necessary for the complete execution of the works and for the full and proper operation of the installation, including all sundry components. The contractor is to include for the whole labour and supply of the materials unless otherwise stated, to enable complete occupation of the modified areas by the client. All finishes are to be as specified unless otherwise stated. All work to be in accordance with current legislation and good working practice.

NB: Standards of workmanship and quality of materials, which are not specifically identified within the works section, have been comprehensively specified within the materials and workmanship section and must be read in conjunction with this schedule.

G Shall ensure that all goods and materials used or supplied and all workmanship carried out under these conditions shall be in accordance with the appropriate Code of Practice and/or European/British Standard Specification where such exists.

To Collection

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External Refurbishment and Communal Area Fire Safety Works

SECTION 3.0: SCHEDULE OF WORKS

A Shall provide all plant, tools and equipment necessary for the safe execution of the Works. Such plant, tools and equipment to be stored at the sole risk of the Contractor and so as to minimum inconvenience to the building users.

B Shall at the completion of the works remove all materials from the site of the works (unless otherwise instructed) and reinstate any damaged areas or surfaces and leave said site in clean condition ready for occupation.

C The contractor is to check all dimensions where specified on site prior to ordering any materials or undertaking any work. If the contractor is to qualify a different manufacturer of any items specifically specified in this tender document, this is to be highlighted to DHP immediately with any technical documentation to be also provided at the time for DHP's scrutiny.

D This schedule when completed by the contractor:
- Will be used for valuing variations and payment certificates. This schedule must be priced in detail with separate prices against each item of work.
- Preliminaries shall be priced separately in section 1 of the specification.
- Any items of works noted on the drawings/in the materials and workmanship section but not directly indicated in the schedule are to be included within the tender return price.

E If additional areas of works are identified by the contractor during tendering, these are to be priced and covered in a letter accompanying the returned tender. Should any additional works be identified during the works that should have been been foreseen by the contractor during tendering, the costs for such works shall be borne by the Contractor.

F Failure to provide all required information with the returned tender submission will result in automatic disqualification of the tender.

G The contractor's attention is drawn to potential vehicle movement, limited vehicle access, and general access restrictions in and around the site for the delivery and removal of materials. The contractor is to make all necessary enquiries and allowances to ensure that any local restrictions do not impinge on the contract programme.

H Shall accept all responsibility for co-ordination, supervision and administration of the Works, including all sub-contracts. Arrange and monitor a programme with each sub-contractor, suppliers, Local Authority, statutory undertaker, and obtain and supply all information for coordination of the work. The programme must be agreed with the Contract Administrator (CA) before commencement of the work.

J Will not permit smoking or music playing on site.

To Collection

SECTION 3.0: SCHEDULE OF WORKS

A Shall ensure that the portable and transportable electrical equipment brought onto site shall be identified on a register of test and shall be labelled to show its status. The maximum intervals of test shall be those suggested in the table to Paragraph 86 of HS(G) 141.

B All items of work identified within this schedule are to be priced separately, in order to enable items to be omitted by the CA (if necessary); to suit client's available budget.

Scaffolding

C Allow to erect and maintain a fully **independent scaffold** to facilitate the safe execution of the works, together with necessary access and working platforms and safety handrails to the perimeter and edge protection to the roof.

D The scaffold should be designed by a competent person to ensure that it its strong enough to carry the weight of materials stored on it.

E The scaffold must be erected, altered and dismantled by competent persons.

F The scaffolding should be carefully positioned giving full consideration to the scope of the works to ensure that full access is available to the windows, doors and all areas requiring repairs. Access to the rear (West) elevation will require access to the adjoining owners land for the supply / removal, erection and positioning of scaffold for the duration of the works. Liaison with the occupiers on the day of erection and striking to be carried out. Any damage caused to any property shall be made good by the contractor at his own expense. Scaffold designs are to be submitted following appointment to be distributed to the adjoining owner for formal approval.

G The contractor is to carry out a photographic schedule of condition of the walls and building along the access route prior to scaffolding being erected.

H Scaffolding is to include all handrails, kickboards and perimeter netting to comply with current safety legislation and guidelines and is to be finished with clean approved scaffold boards free from any knots, warping or other defects.

J Working platforms should be fully boarded and arranged to avoid tipping and tripping.

K Uprights must be provided with base plates (and, where necessary timber sole plates).

L The scaffold must be secured to the building in enough places to prevent collapse. All beams and scaffold polls butted up against the building are to

have stop caps to prevent damage to façade. Any damage caused to the building or surrounding land by the installation of the scaffold is to be made good by the contractor at their own expense.

A The scaffold should be properly maintained for the duration of the works onsite.

B The contractor is to allow for the scaffold to be inspected regularly, e.g. at least once a week and always after it has been altered, damaged or following bad weather and record the results of the inspection in the site Health and Safety file. 'Scafftag' labels should be updated after each inspection.

C The contractor is to note that the property will be occupied whilst the works are being undertaken therefore the residents and visitors will require access into the building by means of the main entrances. The contractor should therefore construct the scaffold in such a manner that all stanchions are positioned in such a way so as not to obstruct access to the entrances and emergency exits into and out of the property. Two layers of boarding should form fans over all main entrances and paved sections with an intermediate polythene layer and to the bottom lift below working platforms.

D The contractor is to allow for providing all lighting as required on the scaffold generally and especially to the ground floor standards. Ensure that all ground floor standards are fully wrapped with high visibility tape to distinguish them from their surroundings.

E The contractor is to allow for positioning scaffolding stanchions, handrails etc. away from all satellite dishes and TV aerials (where applicable). Interference of residents TV reception caused by the scaffolding is to be rectified on the same day or next working day at the contractor's expense.

F If steel scaffold is used, this shall be painted or galvanised and free from rust.

G Provide burglar alarm to all scaffold elevations. Contractor to provide details for CA approval.

H The contractor is to ensure that no access on to the scaffold is permitted when not in use. Ladders or steps to the first lift are to be removed or locked off when the site is left unattended or at the end of each day.

J Scaffolding shall be kept in place until no longer required. The contractor shall give the CA a minimum of one weeks' notice of the removal of any section of the scaffold.

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SECTION 3.0: SCHEDULE OF WORKS

Protection

A Generally allow for all necessary warning signage, hoardings etc, to ensure safety of all occupiers and visitors to the site.

B The contractor is to undertake schedule of condition photographs of the building and grounds, access routes and adjacent areas with potential to be affected by the works prior to the commencement of the works. These are to be issued to the Contract Administrator for approval.

C The contractor shall allow for the protection of all existing (retained) finishes, fittings, equipment, landscaping etc. during the execution of the works. Any damage caused by the contractor to the existing and new finishes, fittings and equipment shall be made good at the contractor's own expense upon completion of the works.

NB: The contractor will be responsible for maintaining the security of the building and works area throughout the duration of the works.

D All emergency escape routes are to be maintained, and kept clear at all times.

Verification of Details

E The contractor at the time of tendering shall have examined fully the specification and contract drawings and shall bring any discrepancies or duplications or queries, to the attention of the Contract Administrator during the tender period, otherwise it shall be accepted that all items in the specification and detailed on the contract drawings have been included in the tender.

Listed Building

NOTE: PURBROOK HOUSE IS A GRADE II LISTED BUILDING

F The contractor is to work closely with the local Conservation Officer to ensure that all conditions are satisfied, contact details will be distributed where necessary.

G The contractor is required to ensure that that they and their sub-contractors are fully trained and competent in working on historic and listed properties and are ideally members of The Society for the Protection of Ancient Building (SPAB), or another similar body.

Visiting Site

H It is essential that the contractor visits the site during the tender period, to fully acquaint themselves with the site conditions and the extent of the

work required to be completed. No additional cost will be entertained due to insufficient knowledge or inaccurate measurement due to not having inspected the site.

Arrangements for visit: Mr. Craig Burchett, tel: 01932 850100 for DHP (UK) LLP.

Site Access

A Access to site for contractors vehicles shall be via Purbrook Gardens.

B The contractor is to note and allow for the normal working hours listed in the contract preliminaries of 08:00 – 18:00 hrs Monday to Friday.

C If the contractor requires to work at the weekend, this must be agreed in writing with the CA a minimum of 1 weeks in advance of the activity taking place. The contractor must also note the noisy working restrictions at the weekend:

Saturday: 09.00 – 13.00 hrs
Sunday: No noisy works

Asbestos

D An Asbestos Management survey of the house was carried out in 2013, please refer to Appendix C for report.

Orientation

E For the purpose of orientation the front elevation of the building facing out to London Road is the East Elevation.

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SECTION 3.0: SCHEDULE OF WORKS

THE WORKS

Main Building – Externally

A Include to provide access ahead of scaffold erection to carefully remove a provisional **5nr** samples of the pointing and render in locations to be agreed with the CA (at ground floor and high level). The contractor is to send these samples to an SPAB approved test facility for analysis. The following repointing and rendering specifications have been made based on assumptions given the age of the property. The test results will determine the exact mix specification for any remedial pointing/ rendering works.

External Parapet Render Repairs to Perimeter of Main House

B Hammer test rendered surfaces. Mark out hollow/defective sections and following agreement of Contract Administrator carry out render repairs as follows.

C Surfaces to be repaired must be free of dust, loose particles, oil and other deleterious materials which would affect bond or proper hydration of render.

D Carefully hack off by hand areas of randomly blown defective render/ stucco to the perimeter of the building from above the decorative banding to underside of coping stones. Allow to carry out pointing repairs to the brickwork as necessary if found to be defective once loose render removed (1:3 Lime:sand pointing mix ratio). Re-face and reform the damaged edges of render to leave a neat finish ready to receive new render. Key substrate. Dub-out and re-render with cement:lime:sand (1:2:9) mix applied in two coats minimum 20mm thick and finish to match existing as per BS 5262:1991 including any necessary formwork that may be required. Where required reinforce repairs with stainless steel dowels and mesh securely drilled and resin anchored to the existing substrate. Finish and texture to exactly match adjoining surfaces; finish with neat and regular matching arises. All works to comply with BS EN 459-1 and BS EN 13914-1:2005. High quality stonemasonry finish required. **(Provisional 50m² repairs** areas varying depths to be agreed by CA.) Note: Sample areas to be carried out on inconspicuous areas to demonstrate the repairs for client and CA's approval prior to carrying out entire areas.

Parapet Re-pointing

E To the main house parapet internal face and externally face (when exposed during render repairs) allow to insect and highlight all areas of loose and defective pointing to main house parapet including the decorative bandings and dentils. Following agreement with the Contract Administrator, carry out pointing repairs as follows.

To Collection

SECTION 3.0: SCHEDULE OF WORKS

A Include to carefully rake out by hand defective mortar to a minimum depth of 30mm and re-point joints with a lime:sand mix of 1:3 to match existing face brickwork and colour. **Provisional 20m²**.

B Sample areas to be carried out on inconspicuous areas to demonstrate the repairs for client and CA's approval prior to carrying out entire areas.

Parapet Coping Stones

C Allow to inspect and carefully lift all coping stones to the perimeter of the main roof and set aside for re-use. Carefully rake out existing defective mortar beneath loose coping stones and remove debris from site. Re- bed and repoint the coping stones in a lime:sand (1:3) mortar mix to match existing (**provisional area 50lm**). Note: exact quantity to be agreed with CA prior to works being undertaken.

Clean Elevations

D Allow to employ a specialist contractor to clean all brick and tile faced elevations to the perimeter of the building by means of low pressure intermittent water sprays and soft bristle brushes or equal and approved method of cleaning to brickwork. Care to be taken to minimise any damage to the faced brickwork, mathematical tiles and all pointing. The contractor is to submit cleaning details for CA approval prior to works being undertaken. A small test area in an inconspicuous location is to be undertaken for CA approval prior to the works commencing.

Reseal Wall and Window Frame Abutments

E Include to reseal all window frame abutments to the perimeter of the building. Include to rake out all defective pointing to each of the 41No windows installed and reseal in a 1:3 Lime:sand pointing mix ratio to match existing.

Reseal Wall and Door Frame Abutments

F Include to reseal all entrance door/ screen frame abutments to the perimeter of the building. Include to rake out all defective pointing to each of the 4No doors installed (inc. basement entrance door) and reseal in a 1:3 Lime:sand pointing mix ratio to match existing.

SECTION 3.0: SCHEDULE OF WORKS

Reform Decayed Dentils

A Contractor to provide access and inspect all dentils in conjunction with the CA to determine full extent of failure and sections requiring repair. Include to provide all materials and labour to carry out the following repairs as required. Allow for a **provisional 15No dentils**, note this item is to only be expended in part or full upon the written instruction of the CA.

B Allow to remove all existing loose stone/ brick back to a solid substrate, prepare and apply new stabalising solution/ sealer. Allow to reface the dentils with reconstituted brick/ stone repair mortar with sufficient breathability and suitable for the conservation of the solid substrate. Colour, appearance and form to match existing.

Removal of Ivy & Vegetation

C To the perimeter of the building the contractor is to include to carefully strip out and remove from site all traces of ivy including roots (growing and remains). Include also to remove all internal ivy growth where it has breached the timber sash windows and treat all root areas with commercial grade weed killer specifically produced for use on mature ivy.

D Clear light wells to 2No basement windows and cart away all debris/ vegetation.

E Where the ivy has embedded itself within the pointing, the contractor is to carefully rake out all loose and defective pointing to a minimum of 30mm, carefully remove the embedded ivy limiting damage to mortar beds where possible and repoint in a 1:3 Lime:sand pointing mix ratio. **Provisional quantity of 12m²** to be allowed for.

Floor Void Vents to Northern Extension

F To the 6No low level floor vent grilles to the east and west elevation of the single storey northern extension (Flat 4), remove all blistered, poorly adhering or otherwise defective coatings. Where flaking or rusting has occurred or coatings are defective, the entire member or section must be stripped back to bare metal. Thoroughly clean down all surfaces to remove dirt, grease and surface contaminants. Bring forward with one coat of Dulux External Primer & Undercoat for Multi Surfaces (or equivalent CA approved product). Allow to dry and apply two coats of Dulux Weathershield Exterior High Gloss, colour white, applied in accordance with manufacturer's recommendations.

Single Storey Northern Extension – Cable Eyes

G Allow to removal all cable eyes embedded in the mortar courses of the single storey side extension. The contractor is to minimise damage to the

mortar beds where possible. Allow to rake out by hand any loose or defective mortar surrounding the cable eye penetrations to a minimum depth of 30mm and re-point joints with a lime:sand mix of 1:3 to match existing face brickwork and colour.

Entrance Steps

A To all 3nr sets of entrance steps include to pack out and repoint riser tread abutments to each step. To the steps leading to flat 4, include to lift and re-bed coping stones and repoint brickwork forming stairs. All pointing to be carried out to match existing in a 1:3 Lime:sand pointing mix ratio.

East Elevation

East Elevation Porch – Columns Render Repairs

B To each of the 6No rendered columns allow to hammer test surfaces. Mark out hollow/defective sections and following agreement of Contract Administrator carry out render repairs as follows.

C Surfaces to be repaired must be free of dust, loose particles, oil and other deleterious materials which would affect bond or proper hydration of render.

D Carefully hack off by hand areas of randomly blown defective render/ stucco to the perimeter of the building from above the decorative banding to underside of coping stones. Allow to carry out pointing repairs to the brickwork as necessary if found to be defective once loose render removed (1:3 Lime:sand pointing mix ratio). Re-face and reform the damaged edges of render to leave a neat finish ready to receive new render. Key substrate. Dub-out and re-render with cement:lime:sand (1:2:9) mix applied in two coats minimum 20mm thick and finish to match existing as per BS 5262:1991 including any necessary formwork that may be required. Where required reinforce repairs with stainless steel dowels and mesh securely drilled and resin anchored to the existing substrate. Finish and texture to exactly match adjoining surfaces; finish with neat and regular matching arises. All works to comply with BS EN 459-1 and BS EN 13914-1:2005. High quality stonemasonry finish required. (**Provisional 3m² repairs** areas varying depths to be agreed by CA.)

East Elevation Porch – Column Redecoration

E Employ a specialist contractor to clean off all previously painted external render surface by means of low pressure intermittent water sprays and bristle brushes or equal and approved method of cleaning to brickwork, stone/concrete cills, soffits, columns, plinths and mouldings and scrape all defective areas back to sound surfaces. Assist removal of softened deposits with suitable corrosion resistant brushes and scrapers/spatulas that do not

abrade or gouge the surface. Care to be taken to minimise any damage to the surface.

A Make good all cracked and defective shallow areas using exterior flexible filler and rub down to a smooth finish. (Allow a **provisional area of 1m²**)

B Apply Dulux Trade Stabilising Primer to all areas requiring this treatment.

C Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Smooth Masonry paint or other approved product.

D Apply two full coats of Dulux Trade Weathershield Smooth Masonry paint, or other approved product, over all previously decorated areas to match existing.

East Elevation Porch – Canopy Soffit

E The contractor is to inspect the porch fascia, soffit, banding, dentils and all decorative timber work for signs of rot or decay to determine the extent of repair works required.

F Allow to carefully cut out and replace on a like for like basis all defective and otherwise poor condition timber to the canopy. The contractor is to neatly install replacement timber with appropriate non- ferrous fixings drilled, plugged and filled to leave a neat flush finish with all adjoining surfaces.

G Following timber repair/ replacement, thoroughly clean down all surfaces to the canopy to remove dirt, grease and surface contaminants.

H Remove all blistered, poorly adhering or otherwise defective coatings.

J Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint.

K Allow to treat any areas affected by mould, lichens, algae and moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash.

L Allow to open up all joints which are not tight fitting and rake out thoroughly.

M Rub down to feather broken edges and dust off.

N Abrade in the direction of the grain to remove any grey denatured timber, raised grain and round all sharp edges to a minimum of 3mm radius and dust off.

P Apply knotting solution to all knots and resinous areas and allow to harden.

SECTION 3.0: SCHEDULE OF WORKS

A Prime all sound bare areas and areas exposed by removal of coatings with one coat of Dulux Trade Weather shield Preservative Primer.

B Make good all cracks, nail holes, open joints, and other imperfections with Dulux Exterior Flexible Filler and rub down when properly set.

C Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Exterior Flexible Undercoat of appropriate shade.

D Apply two coats of Dulux Trade Weathershield Exterior High Gloss paint to all previously painted surfaces. (Colour: white to match existing).

East Elevation Porch – Canopy Roof

E With the CA in attendance allow to inspect the porch roof for defects or signs of moisture ingress.

F Subject to inspection results and upon the CA's written instruction, allow to strip off existing (assumed) lead roof covering and dispose offsite. Contractor is to include for the salvage cost of the lead which is to be clearly shown as a minus figure.

G The contractor is to inspect the timber structure beneath for signs of decay or moisture damage and is to carry out repairs as necessary on a like for like basis (**provisional 2m²** timber repairs).

H Where possible to the contractor is to retain the existing timber roll profiles. If it is determined that the existing profiles cannot be re-used the contractor is to supply and install a provisional 3No replacement profiles to match existing.

J Allow to install new code 5 lead covering on a like for like basis as the existing. Installation to be carried out by Lead Sheet Association (LSA) approved lead worker with all details completed in accordance with the LSA current installation guidance and BS EN 12588. Note: flashings are to be detailed up the façade by a minimum of 100mm and chased into the brickwork by a minimum of 30mm, held in place with lead wedges of appropriate size and sealed with British Lead Pointing Sealant or equivalent CA approved Product. Contractor to apply patination oil to all new lead work as soon as each sheet is installed.

East Elevation Porch – Main Entrance Door

K Allow to thoroughly overhaul the main double door set and frame externally. The contractor is to include to replace all damaged sections of glass with Minimum Class C safety rated glass in accordance with BS 6206, glass to be of appropriate thickness to match existing and meet the safety

criteria. Glazing to be installed in accordance with manufacturers recommendations with appropriate heritage glazing putty.

A Include to inspect entire door including glazing bars, panels and rails for signs of damage or decay. Allow to carry out timber epoxy resin repairs to the door. The contractor is to rub back the affected areas to a bare exposed surface, ensuring that all decaying and defective timber is cut back to sound material. Include to supply and install Window Care or similar and approved 2 part epoxy resin in accordance with the manufacturer's instructions. Resin to be installed and moulded to match the existing profile of the door, once cured the resin is to be sanded down to leave a smooth finish and flush profile to exactly match adjacent surfaces.

B Bring forward all repairs and allow to thoroughly clean down all surfaces to the doors and frame externally to remove dirt, grease and surface contaminants. Include to remove all ironmongery and fittings attached to door and set aside for re-use.

C Remove all blistered, poorly adhering or otherwise defective coatings.

D Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint.

E Allow to treat any areas affected by mould, lichens, algae and moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash.

F Allow to open up all joints which are not tight fitting and rake out thoroughly.

G Rub down to feather broken edges and dust off.

H Abrade in the direction of the grain to remove any grey denatured timber, raised grain and round all sharp edges to a minimum of 3mm radius and dust off.

J Apply knotting solution to all knots and resinous areas and allow to harden.

K Prime all sound bare areas and areas exposed by removal of coatings with one coat of Dulux Trade Weather shield Preservative Primer.

L Make good all cracks, nail holes, open joints, and other imperfections with Dulux Exterior Flexible Filler and rub down when properly set.

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A Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Exterior Flexible Undercoat of appropriate shade.

B Apply two coats of Dulux Trade Weathershield Exterior High Gloss paint to all previously painted surfaces. (Door colour: green to match existing, CA to confirm shade before works commence. Frame colour: white to match existing).

C Re-fix and polish all door ironmongery once all paint has cured.

D Following decoration the contractor is to supply and install safety film (3M or similar and approved product) to all sections of glazing below 1500mm above finished floor level. If any sections of glazing are partially within the 1500mm tolerance the whole pane is to be fitted with the film. Safety film to be installed internally to a clean pane fully in accordance with manufacturer's installation instructions.

East Elevation – Window Repairs

E Allow to inspect all windows from the scaffold with CA in attendance. The following is based on a worst case scenario, further investigation will determine full extent of work required.

F To the damaged ground floor sash window to the southern corner of the east elevation and 2No basement windows, allow to carefully remove the broken panes of glass and supply and install new Class C safety rated glass in accordance with BS 6206, glass to be of appropriate thickness and size to match existing and meet the safety criteria as detailed. Glazing to be installed in accordance with manufacturers recommendations with appropriate heritage glazing putty.

G The contractor is to thoroughly overhaul all 12No (inc. Basement) timber sash and casement windows to the east elevation. The contractor to include to rake out all defective window putty and reinstate with new heritage putty in accordance with manufacturer's instructions.

H Carry out 2 part timber epoxy resin repairs to each of the 12No windows displaying signs of decay and rot. The contractor is to rub down all affected areas to a bare exposed surface, ensuring that all decaying and defective timber is cut back to sound material. Include to supply and install Window Care or similar and approved 2 part epoxy resin in accordance with the manufacturer's instructions. Resin to be installed and moulded to match the existing profile of the window/ frame. Once cured the resin is to be sanded down to leave a smooth and flush profile to exactly match adjacent surfaces. Contractor to allow for a **provisional 15lm** of repairs of varying widths to be expended upon the CA's written instruction.

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SECTION 3.0: SCHEDULE OF WORKS

East Elevation – Decorative Boxing to Window Mullions

A To the 2No large ground floor sash windows, allow to carefully strip out all decayed sections of timber and provide and installed replacement sections to exactly match those stripped out in terms of profile, size and finish. The contractor is to agree with the CA in advance all sections of timber that can be repaired and those requiring replacement. Allow to securely fix back all replacement sections of timber and prepare for decoration.

East Elevation – Window Replacement

B Based on a worst case scenario and to be expended upon the CA's written instruction only. The contractor is to include to carefully strip out and replace on a like for like basis the largest sash window to the elevation including all architectural features, sizes, materials and decorative finishes. The window is to be a bespoke product that retains all historic features of the existing window. Once installed the contractor is to ensure the window is fully operational and is fitted with Class C safety rated glass in accordance with BS 6206, glass to be of appropriate thickness and size to match existing and meet the safety criteria as detailed. Include for all sealing and bring forward for decoration as per the below paint specification.

East Elevation – Window Decoration

C Bring forward all repairs and thoroughly clean down all windows, frames and associated timber elements externally to remove dirt, grease and surface contaminants.

D Remove all blistered, poorly adhering or otherwise defective coatings to each of the 12No windows.

E Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint.

F Allow to treat any areas affected by mould, lichens, algae and moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash.

G Allow to open up all joints which are not tight fitting and rake out thoroughly.

H Rub down to feather broken edges and dust off.

J Abrade in the direction of the grain to remove any grey denatured timber, raised grain and round all sharp edges to a minimum of 3mm radius and dust off.

K Apply knotting solution to all knots and resinous areas and allow to harden.

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SECTION 3.0: SCHEDULE OF WORKS

A Prime all sound bare areas and areas exposed by removal of coatings with one coat of Dulux Trade Weather shield Preservative Primer.

B Make good all cracks, nail holes, open joints, and other imperfections with Dulux Exterior Flexible Filler and rub down when properly set.

C Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Exterior Flexible Undercoat of appropriate shade.

D Apply two coats of Dulux Trade Weathershield Exterior High Gloss paint to all previously painted surfaces. (Colour: White to match existing). NOTE: Contractor is to ease and adjust windows to ensure they are not painted shut externally.

East Elevation – Window Cill Decoration

E To each of the 12No (assumed stone/ concrete cills) by means of low pressure intermittent water sprays and bristle brushes or equal and approved method of cleaning stone/concrete cills, scrape all defective areas of paintwork back to sound surfaces. Assist removal of softened deposits with suitable corrosion resistant brushes and scrapers/spatulas that do not abrade or gouge the surface. Care to be taken to minimise any damage to the surface.

F Make good all cracked and defective shallow areas using exterior flexible filler and rub down to a smooth finish. (**Allow a provisional area of 1m2**)

G To areas of blown and or defective render covering the cills carefully hack off by hand all loose areas back to a sound substrate. Re-face and reform the damaged edges of render to leave a neat finish ready to receive new render. Key substrate. Dub-out and re-render with cement:lime:sand (1:2:9) mix applied in two coats minimum 20mm thick and finish to match existing as per BS 5262:1991 including any necessary formwork that may be required. Where required reinforce repairs with stainless steel dowels and mesh securely drilled and resin anchored to the existing substrate. Finish and texture to exactly match adjoining surfaces; finish with neat and regular matching arises. All works to comply with BS EN 459-1 and BS EN 13914-1:2005. High quality stonemasonry finish required. (**Provisional 3m^2 repairs** varying depths and patches to be agreed by CA.)

H Apply Dulux Trade Stabilising Primer to all areas requiring this treatment.

J Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Smooth Masonry paint or other approved product.

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SECTION 3.0: SCHEDULE OF WORKS

A Apply two full coats of Dulux Trade Weathershield Smooth Masonry paint, or other approved product, over all previously decorated areas to match existing, colour white to match existing.

East Elevation – Flat 4 Entrance Door

B Remove existing door set including fan light over. Supply and fit new solid hardwood panelled door plus frame and fanlight with central mullion to match the existing in style and appearance. Allow for clear 6mm glazing to match the existing. Provide and install replacement ironmongery on a like for like basis. Decoration to match existing with appropriate Dulux Trade Weathershield high gloss, undercoat and priming system.

East Elevation – Pointing

C Allow to insect and highlight all areas of loose and defective pointing to east elevation including all decorative bandings, dentils, lintels, window heads, keystones, quoins etc. Following agreement with the Contract Administrator, carry out pointing repairs as follows.

D Include to carefully rake out by hand defective mortar to a minimum depth of 30mm and re-point joints with a lime:sand mix of 1:3 to match existing face brickwork and colour. (**Provisional 16m²**).

E Sample areas to be carefully carried out on inconspicuous areas to demonstrate the repairs for client and CA's approval prior to carrying out entire areas.

East Elevation - Render Repairs to Quoins

F To the decorative quoins on the north and south corners of the east elevation, allow to very carefully inspect render and mark out hollow/ defective sections.

NOTE: THE FAÇADE COVERING TO THE SOUTH ELEVATION IS MATHEMATICAL TILES.

G Surfaces to be repaired must be free of dust, loose particles, oil and other deleterious materials which would affect bond or proper hydration of render.

H Carefully remove by hand areas of randomly blown defective render/ stucco to the quoins. Re-face and reform the damaged edges of render to leave a neat finish ready to receive new render. Key substrate. Dub-out and re-render with cement:lime:sand (1:2:9) mix applied in two coats minimum 20mm thick and finish to match existing as per BS 5262:1991 including any necessary formwork that may be required. Finish and texture to exactly match adjoining surfaces; finish with neat and regular matching arises. All

works to comply with BS EN 459-1 and BS EN 13914-1:2005. High quality stonemasonry finish required.

East Elevation – Paving

A Lift and re-bed the yorkstone paving path from Flat 4 and main entrance door to the public pavement. This item to be expended in part or whole only upon the written instruction of the CA.

South Elevation

NOTE: THE FAÇADE COVERING TO THE SOUTH ELEVATION IS MATHEMATICAL TILES THEREFORE THE CONTRACTOR IS TO TAKE EXTREME CARE WHEN CARRYING OUT WORKS TO THIS ELEVATION. ANY DAMAGE CAUSED WILL BE MADE GOOD AT THE CONTRACTOR'S OWN EXPENSE.

South Elevation Porch – Timber Columns Replacement

B Based on a worst case scenario, carefully strip out and replace 1No hollow timber column. Ensure adequate temporary support to the roof structure is provided. Include to supply and install 1No bespoke replacement column including all architectural features, sizes, materials and decorative finishes to match existing. The contractor is to include for all internal frame work, sealing and fixings and decoration in accordance with column decoration section to follow. This item is to only be expended on the written instruction of the CA.

South Elevation Porch – Columns Repairs

C To the 2No half and 2No full cylindrical timber columns, allow to provide all materials and labour to carry out spliced timber and epoxy repairs. Allow to cut out all decayed timber back to a solid substrate. Include to splice in timber repairs as necessary for large sections of decay. Provide and install all internal support framing necessary to affix spliced sections to. Contractor to ensure that all repairs finish flush with the existing surfaces and match the architectural features, sizes, materials and decorative finishes.

D Contractor to include for all necessary 2 part epoxy resin repairs to each of 4No columns. The contractor is to rub down all affected areas back to a bare exposed surface, ensuring that all decaying and defective timber is cut back to sound material. Include to supply and install Window Care or similar and approved 2 part epoxy resin in accordance with the manufacturer's instructions. Resin to be installed and moulded to match the existing profile. Once cured the resin is to be sanded down to leave a smooth and flush profile to exactly match adjacent surfaces. Contractor to allow for a **provisional 15nr** repairs of varying widths to be expended upon the CA's written instruction. Bring repairs forward for decoration.

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SECTION 3.0: SCHEDULE OF WORKS

South Elevation Porch – Column Redecoration

A Overhaul and decorate all 6No columns to the porch area. Ensure that all making good and filling is carried out prior to decoration and surfaces are thoroughly rubbed down and cleaned to remove all loose and flaking paintwork and surface contaminants. The 6No columns are constructed of varying materials, the following assumptions have been made: Column bases, stone/ render. 4No columns to perimeter to canopy: hollow core timber clad. 2No columns either side of entrance door: stone/ render with metal decorative bandings. All of the listed areas are to be decorated with the following specifications:

B **Timber column sections:** Rub down to feather broken edges and dust off. Abrade in the direction of the grain to remove any grey denatured timber, raised grain and round all sharp edges to a minimum of 3mm radius and dust off. Apply knotting solution to all knots and resinous areas and allow to harden. Prime all sound bare areas and areas exposed by removal of coatings with one coat of Dulux Trade Weather shield Preservative Primer. Make good all cracks, nail holes, open joints, and other imperfections with Dulux Exterior Flexible Filler and rub down when properly set. Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Exterior Flexible Undercoat of appropriate shade. Apply two coats of Dulux Trade Weathershield Exterior High Gloss (Door colour: green to match existing, CA to confirm shade before works commence. Frame colour: white to match existing). Provide and install replacement ironmongery on a like for like basis to existing, include to retain door sign where possible.

C **Metal column section:** Where flaking or rusting has occurred or coatings are defective, the entire member or section must be stripped back to bare metal. Thoroughly clean down all surfaces to remove dirt, grease and surface contaminants. Bring forward with one coat of Dulux External Primer & Undercoat for Multi Surfaces (or equivalent CA approved product). Allow to dry and apply two coats of Dulux Weathershield Exterior High Gloss, colour white, applied in accordance with manufacturer's recommendations.

D **Masonry/ stone column section:** Make good all cracked and defective shallow areas. Apply Dulux Trade Stabilising Primer to all areas requiring this treatment. Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Smooth Masonry paint or other approved product. Apply two full coats of Dulux Trade Weathershield Smooth Masonry paint, or other approved product, over all previously decorated areas to match existing, colour white.

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SECTION 3.0: SCHEDULE OF WORKS

South Elevation Porch – Canopy Soffit, Fascia and Decorative Features

A The contractor is to inspect the porch fascia, soffit, banding, dentils and all decorative timber work for signs of rot or decay to determine the extent of repair works required.

B Allow to carefully cut out and replace on a like for like basis all defective and otherwise poor condition timber to the canopy. The contractor is to neatly install replacement timber with appropriate non- ferrous fixings drilled, plugged and filled to leave a neat flush finish with all adjoining surfaces. Include also for all necessary epoxy repairs required.

C Following timber repair/ replacement, thoroughly clean down all surfaces to the canopy to remove dirt, grease and surface contaminants.

D Remove all blistered, poorly adhering or otherwise defective coatings.

E Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint.

F Allow to treat any areas affected by mould, lichens, algae and moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash.

G Allow to open up all joints which are not tight fitting and rake out thoroughly.

H Rub down to feather broken edges and dust off.

J Abrade in the direction of the grain to remove any grey denatured timber, raised grain and round all sharp edges to a minimum of 3mm radius and dust off.

K Apply knotting solution to all knots and resinous areas and allow to harden.

L Prime all sound bare areas and areas exposed by removal of coatings with one coat of Dulux Trade Weather shield Preservative Primer.

M Make good all cracks, nail holes, open joints, and other imperfections with Dulux Exterior Flexible Filler and rub down when properly set.

N Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Exterior Flexible Undercoat of appropriate shade.

P Apply two coats of Dulux Trade Weathershield Exterior High Gloss paint to all previously painted surfaces. (Colour: white to match existing).

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SECTION 3.0: SCHEDULE OF WORKS

South Elevation Porch – Canopy Roof

A With the CA in attendance allow to inspect the canopy roof for defects or signs of moisture ingress.

B Subject to inspection results and upon the CA's written instruction, allow to strip off existing (assumed) felt roof covering and dispose offsite.

C The contractor is to inspect the timber structure beneath for signs of decay or moisture damage and is to carry out repairs as necessary on a like for like basis (**provisional 2m² timber repairs**).

D Allow to install new code 5 lead covering on a like for like basis to the East Elevation. Installation to be carried out by Lead Sheet Association (LSA) approved lead worker with all details completed in accordance with the LSA current installation guidance and BS EN 12588. Note: flashings are to be detailed up the façade by a minimum of 100mm and chased into the mathematical tiles by a minimum of 25mm (where possible, subject to pointing depth), held in place with lead wedges of appropriate size and sealed with British Lead Pointing Sealant or equivalent CA approved Product. Contractor to apply patination oil to all new lead work as soon as each sheet is installed.

South Elevation Porch – Main Entrance Door and Side Screens

E Remove existing entrance door. Supply and fit new solid hardwood panelled door plus frame and glazing to match existing in style and appearance. Include for Minimum Class C clear safety rated glass in accordance with BS 6206, glass to be of appropriate thickness for safety criteria. Glazing to be installed in accordance with manufacturers recommendations with appropriate heritage putty. Provide and install replacement ironmongery on a like for like basis. Bring forward for decoration

F To the 2No side screens, sash windows and frames, allow to thoroughly rub down and remove all loose and flaking paintwork.

G Include to provide and install a replacement timber panel to the LH side of the entrance door when viewed externally. Contractor to neatly install replacement panel to match the existing. Bring forward for decoration.

H Allow for all timber epoxy repairs required to windows and main entrance frame. Appearance of repairs to match existing profile and appearance.

J Bring forward all timber work and remove all blistered, poorly adhering or otherwise defective coatings.

K Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint.

To Collection

SECTION 3.0: SCHEDULE OF WORKS

A Allow to treat any areas affected by mould, lichens, algae and moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash.

B Allow to open up all joints which are not tight fitting and rake out thoroughly.

C Rub down to feather broken edges and dust off.

D Abrade in the direction of the grain to remove any grey denatured timber, raised grain and round all sharp edges to a minimum of 3mm radius and dust off.

E Apply knotting solution to all knots and resinous areas and allow to harden.

F Prime all sound bare areas and areas exposed by removal of coatings with one coat of Dulux Trade Weather shield Preservative Primer.

G Make good all cracks, nail holes, open joints, and other imperfections with Dulux Exterior Flexible Filler and rub down when properly set.

H Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Exterior Flexible Undercoat of appropriate shade.

J Apply two coats of Dulux Trade Weathershield Exterior High Gloss paint to all previously painted surfaces. (Colour: door green and framing/ windows white to match existing).

South Elevation Porch – Entrance Railings

K Include to securely fix back railings to columns. To both the black entrance railing and white canopy railing, remove all blistered, poorly adhering or otherwise defective coatings. Where flaking or rusting has occurred or coatings are defective, the entire member or section must be stripped back to bare metal. Thoroughly clean down all surfaces to remove dirt, grease and surface contaminants. Bring forward with one coat of Dulux External Primer & Undercoat for Multi Surfaces (or equivalent CA approved product). Allow to dry and apply two coats of Dulux Weathershield Exterior High Gloss applied in accordance with manufacturer's recommendations. Colours to match existing.

South Elevation – Basement Entrance Door

L Rub down and fully prepare basement entrance door and frame. Abrade in the direction of the grain to remove any grey denatured timber, raised grain and round all sharp edges to a minimum of 3mm radius and dust off. Apply knotting solution to all knots and resinous areas and allow to harden. Prime all sound bare areas and areas exposed by removal of coatings with one

coat of Dulux Trade Weather shield Preservative Primer. Make good all cracks, nail holes, open joints, and other imperfections with Dulux Exterior Flexible Filler and rub down when properly set. Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Exterior Flexible Undercoat of appropriate shade. Apply two coats of Dulux Trade Weathershield Exterior High Gloss paint to all previously painted surfaces. (Colour: white to match existing).

South Elevation – Window Repairs

A Allow to inspect all windows from the scaffold with CA in attendance. The following is based on a worst case scenario, further investigation will determine full extent of work required.

B The contractor is to thoroughly overhaul all 8No timber sash and casement windows to the south elevation. The contractor is to include to rake out all defective window putty and reinstate with new heritage putty in accordance with manufacturer's instructions.

C Carry out 2 part timber epoxy resin repairs to each of the 8No windows displaying signs of decay and rot. The contractor is to rub down all affected areas to a bare exposed surface, ensuring that all decaying and defective timber is cut back to sound material. Include to supply and install Window Care or similar and approved 2 part epoxy resin in accordance with the manufacturer's instructions. Resin to be installed and moulded to match the existing profile of the window/ frame. Once cured the resin is to be sanded down to leave a smooth and flush profile to exactly match adjacent surfaces. Contractor to allow for a **provisional 15lm** of repairs of varying widths to be expended upon the CA's written instruction.

South Elevation – Decorative Boxing to Window Mullions

D To the 1No large ground floor sash windows, allow to carefully strip out all decayed sections of timber and provide and installed replacement sections to exactly match those stripped out in terms of profile, size and finish. The contractor is to agree with the CA in advance all sections of timber that can be repaired and those requiring replacement. Allow to securely fix back all replacement sections of timber and prepare for decoration.

South Elevation – Window Replacement

E Based on a worst case scenario and to be expended upon the CA's written instruction only. The contractor is to include to carefully strip out and replace on a like for like basis the largest sash window to the elevation including all architectural features, sizes, materials and decorative finishes. The replacement window is to be a bespoke product that retains all historic features of the existing window. Once installed the contractor is to ensure the window is fully operational and is fitted with Class C safety rated glass in

accordance with BS 6206, glass to be of appropriate thickness and size to match existing and meet the safety criteria as detailed. Include for all sealing and bring forward for decoration as per the below paint specification.

South Elevation – Window Decoration

A Bring forward all repairs and thoroughly clean down all windows, frames and associated timber elements externally to remove dirt, grease and surface contaminants.

B Remove all blistered, poorly adhering or otherwise defective coatings to each of the 8No windows.

C Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint.

D Allow to treat any areas affected by mould, lichens, algae and moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash.

E Allow to open up all joints which are not tight fitting and rake out thoroughly.

F Rub down to feather broken edges and dust off.

G Abrade in the direction of the grain to remove any grey denatured timber, raised grain and round all sharp edges to a minimum of 3mm radius and dust off.

H Apply knotting solution to all knots and resinous areas and allow to harden.

J Prime all sound bare areas and areas exposed by removal of coatings with one coat of Dulux Trade Weather shield Preservative Primer.

K Make good all cracks, nail holes, open joints, and other imperfections with Dulux Exterior Flexible Filler and rub down when properly set.

L Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Exterior Flexible Undercoat of appropriate shade.

M Apply two coats of Dulux Trade Weathershield Exterior High Gloss paint to all previously painted surfaces. (Colour: White to match existing). NOTE: Contractor is to ease and adjust windows to ensure they are not painted shut externally.

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SECTION 3.0: SCHEDULE OF WORKS

South Elevation – Window Cill Decoration

A To each of the 8No (assumed stone/ concrete cills) by means of low pressure intermittent water sprays and bristle brushes or equal and approved method of cleaning stone/concrete cills, scrape all defective areas of paintwork back to sound surfaces. Assist removal of softened deposits with suitable corrosion resistant brushes and scrapers/spatulas that do not abrade or gouge the surface. Care to be taken to minimise any damage to the surface. Works to include panel beneath LH sash window when viewed externally.

B Make good all cracked and defective shallow areas using exterior flexible filler and rub down to a smooth finish. (Allow a **provisional area of 6lm**)

C To areas of blown and or defective render covering the cills carefully hack off by hand all loose areas back to a sound substrate. Re-face and reform the damaged edges of render to leave a neat finish ready to receive new render. Key substrate. Dub-out and re-render with cement:lime:sand (1:2:9) mix applied in two coats minimum 20mm thick and finish to match existing as per BS 5262:1991 including any necessary formwork that may be required. Where required reinforce repairs with stainless steel dowels and mesh securely drilled and resin anchored to the existing substrate. Finish and texture to exactly match adjoining surfaces; finish with neat and regular matching arises. All works to comply with BS EN 459-1 and BS EN 13914-1:2005. High quality stonemasonry finish required. (**Provisional 2m^2 repairs** varying depths and patches to be agreed by CA.)

D Apply Dulux Trade Stabilising Primer to all areas requiring this treatment.

E Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Smooth Masonry paint or other approved product.

F Apply two full coats of Dulux Trade Weathershield Smooth Masonry paint, or other approved product, over all previously decorated areas to match existing, colour white to match existing.

South Elevation – Pointing to Mathematical Tiles

G Allow to insect and highlight all areas of loose and defective pointing to the south elevation including all decorative bandings, dentils, window heads etc. Following agreement with the Contract Administrator, carry out pointing repairs as follows.

H Include to carefully rake out by hand defective mortar to a depth of 25mm (subject to depth of pointing) and re-point joints with a lime:sand mix of 1:3 to match existing face brickwork and colour. (**Provisional 82m^2**).

To Collection

SECTION 3.0: SCHEDULE OF WORKS

A Sample areas to be carefully carried out on inconspicuous areas to demonstrate the repairs for client and CA's approval prior to carrying out entire areas.

South Elevation – Render Repairs to Window Reveals

B To each of the 8No rendered window reveals allow to carefully tap test each render surface and mark out hollow/defective sections and following agreement of Contract Administrator carry out render repairs as follows.

C Surfaces to be repaired must be free of dust, loose particles, oil and other deleterious materials which would affect bond or proper hydration of render.

D Carefully remove by hand all loose and randomly blown defective render/ stucco back to a sound substrate. Allow to carry out pointing repairs to the brickwork as necessary if found to be defective once loose render removed (1:3 Lime:sand pointing mix ratio). Re-face and reform the damaged edges of render to leave a neat finish ready to receive new render. Key substrate. Dub-out and re-render with cement:lime:sand (1:2:9) mix applied in two coats minimum 20mm thick and finish to match existing as per BS 5262:1991 including any necessary formwork that may be required. Finish and texture to exactly match adjoining surfaces; finish with neat and regular matching arises. All works to comply with BS EN 459-1 and BS EN 13914-1:2005. High quality stonemasonry finish required.

West Elevation

West Elevation – Window Repairs

E Allow to inspect all windows from the scaffold with CA in attendance. The following is based on a worst case scenario, further investigation will determine full extent of work required.

F The contractor is to thoroughly overhaul all 11No timber sash and casement windows to the west elevation. The contractor to include to rake out all defective window putty and reinstate with new heritage putty in accordance with manufacturer's instructions.

G Carry out 2 part timber epoxy resin repairs to each of the 11No windows (inc. 2No to northern extension) displaying signs of decay and rot. The contractor is to rub down all affected areas to a bare exposed surface, ensuring that all decaying and defective timber is cut back to sound material. Include to supply and install Window Care or similar and approved 2 part epoxy resin in accordance with the manufacturer's instructions. Resin to be installed and moulded to match the existing profile of the window/ frame. Once cured the resin is to be sanded down to leave a smooth and flush profile to exactly match adjacent surfaces. Contractor to allow for a

SECTION 3.0: SCHEDULE OF WORKS

provisional 15lm of repairs of varying widths to be expended upon the CA's written instruction.

West Elevation – Window Replacement

A Based on a worst case scenario and to be expended upon the CA's written instruction only. The contractor is to include to carefully strip out and replace on a like for like basis the largest sash window to the elevation including all architectural features, sizes, materials and decorative finishes. The window is to be a bespoke product that retains all historic features of the existing window. Once installed the contractor is to ensure the window is fully operational and is fitted with Class C safety rated glass in accordance with BS 6206, glass to be of appropriate thickness and size to match existing and meet the safety criteria as detailed. Include for all sealing and bring forward for decoration as per the below paint specification.

West Elevation – Window Decoration

B Bring forward all repairs and thoroughly clean down all windows, frames and associated timber elements externally to remove dirt, grease and surface contaminants.

C Remove all blistered, poorly adhering or otherwise defective coatings to each of the 11No windows.

D Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint.

E Allow to treat any areas affected by mould, lichens, algae and moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash.

F Allow to open up all joints which are not tight fitting and rake out thoroughly.

G Rub down to feather broken edges and dust off.

H Abrade in the direction of the grain to remove any grey denatured timber, raised grain and round all sharp edges to a minimum of 3mm radius and dust off.

J Apply knotting solution to all knots and resinous areas and allow to harden.

K Prime all sound bare areas and areas exposed by removal of coatings with one coat of Dulux Trade Weather shield Preservative Primer.

L Make good all cracks, nail holes, open joints, and other imperfections with Dulux Exterior Flexible Filler and rub down when properly set.

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SECTION 3.0: SCHEDULE OF WORKS

A Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Exterior Flexible Undercoat of appropriate shade.

B Apply two coats of Dulux Trade Weathershield Exterior High Gloss paint to all previously painted surfaces. (Colour: White to match existing). NOTE: Contractor is to ease and adjust windows to ensure they are not painted shut externally.

West Elevation – Window Cill Decoration

C To each of the 11No (assumed stone/ concrete cills) by means of low pressure intermittent water sprays and bristle brushes or equal and approved method of cleaning stone/concrete cills, scrape all defective areas of paintwork back to sound surfaces. Assist removal of softened deposits with suitable corrosion resistant brushes and scrapers/spatulas that do not abrade or gouge the surface. Care to be taken to minimise any damage to the surface.

D Make good all cracked and defective shallow areas using exterior flexible filler and rub down to a smooth finish. (Allow a **provisional area of 5lm**)

E To areas of blown and or defective render covering the cills carefully hack off by hand all loose areas back to a sound substrate. Re-face and reform the damaged edges of render to leave a neat finish ready to receive new render. Key substrate. Dub-out and re-render with cement:lime:sand (1:2:9) mix applied in two coats minimum 20mm thick and finish to match existing as per BS 5262:1991 including any necessary formwork that may be required. Where required reinforce repairs with stainless steel dowels and mesh securely drilled and resin anchored to the existing substrate. Finish and texture to exactly match adjoining surfaces; finish with neat and regular matching arises. All works to comply with BS EN 459-1 and BS EN 13914-1:2005. High quality stonemasonry finish required. (**Provisional 2m^2** repairs varying depths and patches to be agreed by CA.)

F Apply Dulux Trade Stabilising Primer to all areas requiring this treatment.

G Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Smooth Masonry paint or other approved product.

H Apply two full coats of Dulux Trade Weathershield Smooth Masonry paint, or other approved product, over all previously decorated areas to match existing, colour white to match existing.

To Collection

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SECTION 3.0: SCHEDULE OF WORKS

West Elevation – Pointing

A Allow to insect and highlight all areas of loose and defective pointing to the west elevation including all decorative bandings, dentils, lintels, window heads, keystones etc. Following agreement with the Contract Administrator, carry out pointing repairs as follows.

B Include to carefully rake out by hand defective mortar to a minimum depth of 30mm and re-point joints with a lime:sand mix of 1:3 to match existing face brickwork and colour. (**Provisional 15m²**).

C Sample areas to be carefully carried out on inconspicuous areas to demonstrate the repairs for client and CA's approval prior to carrying out entire areas.

West Elevation – Painted Brickwork

D To the painted section of the west elevation from the adjoining land owners garage flat roof to the ridge line of the adjoin dwelling, allow to clean down and redecorate the brickwork as per the following specification.

E By means of low pressure intermittent water sprays and bristle brushes or equal and approved method of cleaning, scrape all defective areas of paintwork back to sound surfaces. Assist removal of softened deposits with suitable corrosion resistant brushes and scrapers/spatulas that do not abrade or gouge the surface. Care to be taken to minimise any damage to the face of the brickwork.

F Apply Dulux Trade Stabilising Primer to all areas requiring this treatment.

G Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Smooth Masonry paint or other approved product.

H Apply two full coats of Dulux Trade Weathershield Smooth Masonry paint, or other approved product, over all previously decorated areas to match existing, colour to be confirmed (assumed to match existing).

North Elevation

North Elevation – Replacement Window Lintel & Flashing Redress

J Allow to carefully cut out and dispose offsite the concrete lintel above flat 4 kitchen window. Include for all temporary propping. Supply and install replacement prestressed concrete lintel (Naylor or similar CA approved product) of appropriate size in accordance with manufacturers recommendations. Pointing/ mortar bed to be in a 1:3 Lime:sand mix.

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SECTION 3.0: SCHEDULE OF WORKS

A Carefully rake out lead flashing to the head of flat 4 kitchen window and allow to repoint in a lime:sand mix of 1:3. Pointing to match existing. Include to redress flashing down the face of the wall to prevent moisture ingress.

North Elevation – Window Repairs

B Allow to inspect all windows from the scaffold with CA in attendance. The following is based on a worst case scenario, further investigation will determine full extent of work required.

C The contractor is to thoroughly overhaul all 10No timber sash and casement windows to the North elevation. The contractor to include to rake out all defective window putty and reinstate with new heritage putty in accordance with manufacturer's instructions.

D Carry out 2 part timber epoxy resin repairs to each of the 11No windows (inc. 2No to northern extension) displaying signs of decay and rot. The contractor is to rub down all affected areas to a bare exposed surface, ensuring that all decaying and defective timber is cut back to sound material. Include to supply and install Window Care or similar and approved 2 part epoxy resin in accordance with the manufacturer's instructions. Resin to be installed and moulded to match the existing profile of the window/ frame. Once cured the resin is to be sanded down to leave a smooth and flush profile to exactly match adjacent surfaces. Contractor to allow for a **provisional 18lm** of repairs of varying widths to be expended upon the CA's written instruction.

North Elevation – Window Replacement

E Based on a worst case scenario and to be expended upon the CA's written instruction only. The contractor is to include to carefully strip out and replace on a like for like basis the largest sash window to the elevation including all architectural features, sizes, materials and decorative finishes. The window is to be a bespoke product that retains all historic features of the existing window. Once installed the contractor is to ensure the window is fully operational and is fitted with Class C safety rated glass in accordance with BS 6206, glass to be of appropriate thickness and size to match existing and meet the safety criteria as detailed. Include for all sealing and bring forward for decoration as per the below paint specification.

North Elevation – Window Decoration

F Bring forward all repairs and thoroughly clean down all windows, frames and associated timber elements externally to remove dirt, grease and surface contaminants.

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A Remove all blistered, poorly adhering or otherwise defective coatings to each of the 10No windows.

B Where flaking has occurred or coatings are defective, the entire member or section must be stripped back to the nearest joint.

C Allow to treat any areas affected by mould, lichens, algae and moss with Dulux Trade Weathershield Multi-Surface Fungicidal Wash.

D Allow to open up all joints which are not tight fitting and rake out thoroughly.

E Rub down to feather broken edges and dust off.

F Abrade in the direction of the grain to remove any grey denatured timber, raised grain and round all sharp edges to a minimum of 3mm radius and dust off.

G Apply knotting solution to all knots and resinous areas and allow to harden.

H Prime all sound bare areas and areas exposed by removal of coatings with one coat of Dulux Trade Weather shield Preservative Primer.

J Make good all cracks, nail holes, open joints, and other imperfections with Dulux Exterior Flexible Filler and rub down when properly set.

K Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Exterior Flexible Undercoat of appropriate shade.

L Apply two coats of Dulux Trade Weathershield Exterior High Gloss paint to all previously painted surfaces. (Colour: White to match existing). NOTE: Contractor is to ease and adjust windows to ensure they are not painted shut externally.

North Elevation – Window Cill Decoration

M To each of the 10No (assumed stone/ concrete cills) by means of low pressure intermittent water sprays and bristle brushes or equal and approved method of cleaning stone/concrete cills, scrape all defective areas of paintwork back to sound surfaces. Assist removal of softened deposits with suitable corrosion resistant brushes and scrapers/spatulas that do not abrade or gouge the surface. Care to be taken to minimise any damage to the surface.

N Make good all cracked and defective shallow areas using exterior flexible filler and rub down to a smooth finish. (Allow a **provisional area of 6lm**)

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SECTION 3.0: SCHEDULE OF WORKS

A To areas of blown and or defective render covering the cills carefully hack off by hand all loose areas back to a sound substrate. Re-face and reform the damaged edges of render to leave a neat finish ready to receive new render. Key substrate. Dub-out and re-render with cement:lime:sand (1:2:9) mix applied in two coats minimum 20mm thick and finish to match existing as per BS 5262:1991 including any necessary formwork that may be required. Where required reinforce repairs with stainless steel dowels and mesh securely drilled and resin anchored to the existing substrate. Finish and texture to exactly match adjoining surfaces; finish with neat and regular matching arises. All works to comply with BS EN 459-1 and BS EN 13914-1:2005. High quality stonemasonry finish required. (**Provisional 2m^2 repairs** varying depths and patches to be agreed by CA.)

B Apply Dulux Trade Stabilising Primer to all areas requiring this treatment.

C Bring forward all primed and/or filled areas to match existing paintwork with one coat of Dulux Trade Weathershield Smooth Masonry paint or other approved product.

D Apply two full coats of Dulux Trade Weathershield Smooth Masonry paint, or other approved product, over all previously decorated areas to match existing, colour white to match existing.

North Elevation – Pointing

E Allow to insect and highlight all areas of loose and defective pointing to east elevation including all decorative bandings, dentils, lintels, window heads, keystones etc. Following agreement with the Contract Administrator, carry out pointing repairs as follows.

F Include to carefully rake out by hand defective mortar to a minimum depth of 30mm and re-point joints with a lime:sand mix of 1:3 to match existing face brickwork and colour. (**Provisional 15m^2**). Repairs to include defective pointing caused by cracking to the north elevation beneath ground floor window to main house.

G Sample areas to be carefully carried out on inconspicuous areas to demonstrate the repairs for client and CA's approval prior to carrying out entire areas.

North Elevation – Tile Cill to Flat 4 Kitchen Window

H Carefully dismantle by hand the external tile cill to flat 4 kitchen window. Where possible retain and clean existing tiles in and set aside for reuse. Include to supply a **provisional 10No replacement tiles** to exactly match the existing, sample to be approved by CA prior to install. Thoroughly clean grouting bed and allow to reinstall tiles with appropriate heritage external grade grout in colour to match existing (contractor to provide details to CA

of proposed grout/ colour for approval).

North Elevation – Rainwater Pipe and Hopper Redecoration

A To the 2No rainwater downpipes, hopper/ soil vent pipe to the northern extension remove all blistered, poorly adhering or otherwise defective coatings. Where flaking or rusting has occurred or coatings are defective, the entire member or section must be stripped back to bare metal. Thoroughly clean down all surfaces to remove dirt, grease and surface contaminants. Bring forward with one coat of Dulux External Primer & Undercoat for Multi Surfaces (or equivalent CA approved product). Allow to dry and apply two coats of Dulux Weathershield Exterior High Gloss, colour black, applied in accordance with manufacturer's recommendations.

North Elevation – Overgrown Trees and Shrubs to North Façade

B Prune back all vegetation to the north elevation and dispose offsite. Subject to root location the contractor is to prune back the vegetation to ideally 1 metre from the building.

SECTION 3.0: SCHEDULE OF WORKS

Main Building Roof Works

Ventilation of Redundant and Concealed Chimneys

A To the redundant and concealed chimney stacks within the main roof void allow to cut out 1No. bricks (from the 3rd course from the top) to each stack. In their place the contractor is to install 1No. Replacement air brick of appropriate size and colour (Buff) to match brick cut out. Air bricks to be bedded and pointed in a lime:sand mix of 1:3.

Main Roof Box Gutter

B To the box gutter to the rear of the perimeter parapet at Purbrook House, allow to strip up and dispose the existing roof covering and all associated roof debris back to the timber deck.

C Include for the removal and salvage of lead flashings and detailing. The contractor is to offset the salvage cost of the lead against the removal of the existing roof covering. A deduction is to be clearly shown within the tender return.

D The contractor is to allow for all necessary temporary protection of the roof structure and rooms below during the works. Any resultant damage occurring to the structure, fixtures and fittings due to lack of temporary protection will be borne by the contractor. The contractor is to ensure that appropriate PPE is worn by all workers when working upon the roof.

E The surface of the deck should be examined and then prepared by removing any rough edges and/or defects in its surface and repairing any localised damaged areas. All such items should be repaired as necessary to eliminate the possibility of puncturing the new waterproofing system. The contractor is to allow for the replacement of damaged timber decking boards (assumed plywood) of appropriate thickness and material to match existing. **Provisional quantity of 10m²** coverage to be allowed for. The contractor is to allow for all necessary fixings. Note: This item is to only be expended in part or full upon the written instruction of the CA.

F Where damaged deck boards are replaced, the contractor is to also inspect the timber roof members beneath for water damage and/ or decay. Allow to cut and scarf in a **provisional 10lm** of treated roofing joists to match existing. Note: This item is to only be expended in part or full upon the written instruction of the CA.

G If it is discovered that the deck surface is defective or unsuitable (e.g. levels or back-falls, moisture retention in deck material) in any way and is beyond localised remedial treatment, it is imperative that the approved roofing contractor informs both the CA and Bauder Limited immediately in order that the problem be inspected and addressed.

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A To the pitched roof areas, allow to adjust the pitched roof to accommodate the increased insulation depth. Where required the contractor is to remove tile courses, battens and trim/ re-detail sarking felt to accommodate the uplift in insulation. In full accordance with Bauder specification and standard drawing details as shown found in Appendix B, the new covering is to be detailed up the pitched roof a minimum of 150mm above the new PIR insulation.

B All upstands, edge details etc. receiving the new waterproofing must first be thoroughly primed using Bauder Multi-Purpose Primer or Bauder SA Bonding Primer and allowed to dry.

C Where it has not been possible to ascertain whether there is existing insulation; should it be discovered that existing insulation is found within the ceiling void space, there may be a requirement for this to be removed to prevent interstitial condensation forming. Please contact the CA and Bauder in order that the build-up and proposals are assessed before works commence/continue.

D To entire gutter area receiving the new self-adhesive membranes are to be thoroughly primed with Bauder Multi-Purpose Primer. Prior to application the contractor is to ensure all surfaces must be dry, clean and free from dust, dirt, oil, grease and loose material. Allow to supply and install primer in accordance with manufacturer's recommendations.

E Supply and install to entire roof area Bauder TA 600, 2mm thick, 180g/m² polyester reinforced membrane nailed to the deck using large headed galvanised clout nails. Fixings to be installed at 200mm centres.

F Supply and install BauderTEC KSD Mica, 2.5mm thick, aluminium lined, self-adhesive elastomeric bitumen vapour barrier, cold applied by removing the peel off release film. Side laps to be 100mm and head laps to be 100mm and staggered and sealed by hot air welding/torching and rolling (depending on 'Torch-Free' & 'Safe to Torch' zoning), to extrude a continuous bead of bitumen. Installation in accordance with Bauder's recommendations and details in Appendix B - vapour control layer must be dressed up all upstands and to the full extent of the detail.

G In accordance with Bauder's recommendations, allow to install un-faced, ridged urethane tapered insulation (BauderPIR Tapered) of adequate thickness to achieve 0.18 W/m2K across the roof area. Insulation to be applied and bonded to upper surface of vapour barrier using suitable Bauder adhesive in accordance with installation recommendations.

Note: Bauder tapered insulation systems are designed to be installed on a level deck surface. The CA and Bauder Limited should be informed immediately if back-falls or serious deflection being discovered. No tapered boards should be laid on site without a copy of the latest scheme to hand.

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Contractors should always refer to the Bauder plan with regard to the recommended start point and layout of boards. Insulation to be tapered towards the single chute outlet on the roof.

A Following installation of tapered insulation, allow to supply and install without delay BauderTEC KSA DUO, 3mm thick, 200g/m² glass grille reinforced, self-adhesive elastomeric bitumen underlayer, fully bonded to the insulation by removing the peel off release film. The side laps are to be 100mm and must be laid red over blue, and heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) and rolling with the Bauder Long Handled Lap Roller to extrude a continuous bead of bitumen. Head laps to be 100mm and staggered, side laps to be 80mm and heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) to extrude a continuous bead of bitumen. The underlayer must be taken up all upstands, edge details, in accordance with current British Codes of Practice, and fully heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) with the vapour barrier by a minimum 100mm.

B Bauder K5K, 5mm thick, 250g/m² polyester reinforced, elastomeric bitumen capping sheet, charcoal grey slate finish, fully bonded to the underlayer by torching in the approved Bauder manner. Head laps to be 100mm, side laps to be 80mm, torch sealed to provide a continuous bitumen bead extrusion. A continuous bead of bitumen must extrude from all laps. All detailing to follow Bauder 'torch free' methods, therefore Bauder KSO-P SN hot air welded cap sheet to be used for details near combustible materials.

C Allow for all detailing to be in accordance with standard Bauder details to include chute outlet and abutment details, angle fillets etc. All to be laid in strict accordance with Bauder detail drawings and specification in Appendix B.

D Contractor to also include for the supply and installation of new Ubiflex flashings to the internal perimeter of the roof. Flashings are to be turned into the brickwork chases by not less than 30mm with a minimum upstand of 150mm, the contractor is to ensure the new flashings are tucked beneath the existing DPC and joints filled with Ubiflex Gap- Seal, colour: grey. Installation and detailing all as per manufacturers recommendations.

E Contractor to allow for minimum 20 year system product, workmanship and design (including consequential loss) guarantee upon completion following a Final Inspection by Bauder.

Main Pitch Roof

F Allow to inspect the pitch sections of roof and clear all debris.

G Include to replace any slipped or broken (assumed double roman) concrete tiles to match those existing (**provisional 20No replacement tiles**), provide

non- ferrous fixings for each new tile. Contractor to supply sample tile to CA prior to installation for approval.

Upper Flat Roof Section of Main Roof

A To the upper section of flat roof at Purbrook House, allow to strip up and dispose the existing roof covering and all associated roof debris back to the timber deck boards.

B The contractor is to allow for all necessary temporary protection of the roof structure and rooms below during the works. Any resultant damage occurring to the structure, fixtures and fittings due to lack of temporary protection will be borne by the contractor. The contractor is to ensure that appropriate PPE is worn by all workers when working upon the roof.

C The surface of the deck should be examined and then prepared by removing any rough edges and/or defects in its surface and repairing any localised damaged areas. All such items should be repaired as necessary to eliminate the possibility of puncturing the new waterproofing system. The contractor is to allow for the replacement of damaged timber decking boards (assumed plywood) of appropriate thickness and material to match existing. **Provisional quantity of 5m² coverage** to be allowed for. The contractor is to allow for all necessary fixings. Note: This item is to only be expended in part or full upon the written instruction of the CA.

D If it is discovered that the deck surface is defective or unsuitable (e.g. levels or back-falls, moisture retention in deck material) in any way and is beyond localised remedial treatment, it is imperative that the approved roofing contractor informs both the CA and Bauder Limited immediately in order that the problem be addressed.

E The entire roof area receiving the new self-adhesive membranes are to be thoroughly primed with Bauder Multi-Purpose Primer. Prior to application the contractor is to ensure all surfaces must be dry, clean and free from dust, dirt, oil, grease and loose material. Allow to supply and install primer in accordance with manufacturer's recommendations.

F Supply and install to entire roof area Bauder TA 600, 2mm thick, 180g/m² polyester reinforced membrane nailed to the deck using large headed galvanised clout nails. Fixings to be installed at 200mm centres.

G Following installation of initial layer, allow to supply and install BauderTEC KSA DUO, 3mm thick, 200g/m² glass grille reinforced, self-adhesive elastomeric bitumen underlayer, to be installed in accordance with Bauder installation recommendations and detail in Appendix B. Contractor to ensure that all layers are to be detailed down the face of the timber roof structure and terminated beneath the roof with appropriate drip detail to Bauder's specification to prevent rainwater tracking through to the

structure beneath.

A Following installation of underlay, the contractor is to provide and install Bauder K5K, 5mm thick, 250g/m² polyester reinforced, elastomeric bitumen capping sheet, charcoal grey slate finish to entire roof area, fully bonded to the underlayer by torching in the approved Bauder manner. Head laps to be 100mm, side laps to be 80mm, torch sealed to provide a continuous bitumen bead extrusion. A continuous bead of bitumen must extrude from all laps.

B Contractor to allow for minimum 20 year system product, workmanship and design (including consequential loss) guarantee upon completion following a Final Inspection by Bauder.

Rainwater Goods

C To the PVCu downpipe and hopper to the South West corner of the main building allow to thoroughly clean and overhaul. Include to clear hopper of all debris and fully inspect the installation for leaks and defects. Include to make good seals to any defective joints. Any such joints requiring sealing, the contractor is to provide and install Arbosil 1090 external silicone sealant applied in accordance with manufacturers recommendations, colour: clear.

D The presence of asbestos containing cement downpipe and hopper has been identified by testing as chrysotile (see test report within Appendix C) in the following locations:

1x Hopper and downpipe to the North West corner of the main building – chrysotile

Allow for a **competent contractor** to provide all necessary environmental protection and remove the above asbestos containing materials complete, all in accordance with preambles C20/75 and HSE Asbestos Essentials a14 - and HSE Asbestos Essentials a14 – Removing asbestos cement (AC) sheets, gutters etc. and dismantling a small AC structure.

E Damp down hopper, downpipe and fixing brackets, crop existing fittings, carefully dismantle and remove from site. All materials to be carefully removed, double bagged and loaded into lockable skips. Types of skip and sites for disposal of asbestos to be Local Authority approved and in accordance with asbestos regulations and Health & Safety Executive code of practice and guidance notes.

F The contractor is to allow for all Personal Protective Equipment (PPE), Respiratory Protective Equipment (RPE) and general safety equipment required to safely carry out these works including (but not limited to):

- Correctly fitted disposable FFP3 face mask (minimum)
- Disposable sheeting (1000- gauge polythene to surrounding areas)

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- Type 5 disposable coveralls (including hood)
- Non- lacing boots

A The contractor is to avoid breaking the asbestos containing material and is to dampen the fixings prior to removal. If possible undo the fixings and remove without damaging, if fixed with bolts or screws cut with bolt cutters rather than unscrewing. Transport and carefully place sheets in lockable skip, do not throw or drop.

B The contractor is to submit full risk assessments and method statements to the CA prior to commencement of works.

C On completion provide an asbestos removal certificate.

D Following safe removal, supply and install 1No new 110mm black PVCu FloPlast (or similar CA approved) downpipe and hopper with all associated fixings, wall clips, brackets, sealant, bends of appropriate angle to ensure the downpipe follows the exact course of the existing asbestos installation. New downpipe to be connected into existing PVCu section level with the adjoining owner's garage roof. Hopper to be of same size and design as existing PVCu hopper on opposing corner of the same elevation.

Note: all joints are to be sealed with Arbosil 1090 external silicone sealant applied in accordance with manufacturers recommendations, colour: clear

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Northern Single Storey Side Extension Roof

Flat Roof

A These areas are to be prepared and roofing surfaces are to be replaced with a Bauder roof system (warm roof construction) with rigid board tapered PIR insulation to achieve a U value of 0.18W/m2K (or alternative CA approved product that will provide a 20 year guarantee as detailed in the following sections) – Refer to specification preamble clauses J41-115.

B The roof surface to the single storey side extension is made up of stone chippings on an assumed built up mineral felt covering and timber substrate. Allow to strip and remove and appropriately discard all the existing roof coverings, including any secondary overlays etc. to expose the original structural deck. The waterproofing must also be removed from all upstands and edge details. The contractor is to also include to remove and dispose all other miscellaneous objects on the roof (i.e. potted plants, chairs etc.)

C Include for the removal and salvage of lead flashings to the parapet upstands detailed over the existing felt covering. The contractor is to offset the salvage cost of the lead against the removal of the existing roof covering. A deduction is to be clearly shown within the tender return.

D The contractor is to allow for all necessary temporary protection of the roof structure and rooms below during the works. Any resultant damage occurring to the structure, fixtures and fittings due to lack of temporary protection will be borne by the contractor. The contractor is to ensure that appropriate PPE is worn by all workers when working upon the roof.

E The surface of the deck should be examined and then prepared by removing any rough edges and/or defects in its surface and repairing any localised damaged areas. All such items should be repaired as necessary to eliminate the possibility of puncturing the new waterproofing system. The contractor is to also allow for the replacement of damaged timber decking boards (assumed plywood) of appropriate thickness and material to match existing. **Provisional quantity of 15m^2 coverage** to be allowed for. The contractor is to allow for all necessary fixings. Note: This item is to only be expended in part or full upon the written instruction of the CA.

F If it is discovered that the deck surface is defective or unsuitable (e.g. levels or back-falls, moisture retention in deck material) in any way and is beyond localised remedial treatment, it is imperative that the approved roofing contractor informs both the CA and Bauder Limited immediately in order that the problem be addressed.

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A Where damaged deck boards are replaced, the contractor is to also inspect the timber roof joists beneath for water damage and/ or decay. Allow to cut and scarf in a **provisional 10lm** of treated roofing joists to match existing. Note: This item is to only be expended in part or full upon the written instruction of the CA.

B All upstands, edge details etc. receiving the new waterproofing must first be thoroughly primed using Bauder Multi-Purpose Primer or Bauder SA Bonding Primer and allowed to dry.

C Where it has not been possible to ascertain whether there is existing insulation; should it be discovered that existing insulation is found within the ceiling void space, there may be a requirement for this to be removed to prevent interstitial condensation forming. Please contact the CA and Bauder in order that the build-up and proposals are assessed before works commence/continue.

D To entire roof area receiving the new self-adhesive membranes are to be thoroughly primed with Bauder Multi-Purpose Primer. Prior to application the contractor is to ensure all surfaces must be dry, clean and free from dust, dirt, oil, grease and loose material. Allow to supply and install primer in accordance with manufacturer's recommendations.

E Supply and install to entire roof area Bauder TA 600, 2mm thick, 180g/m² polyester reinforced membrane nailed to the deck using large headed galvanised clout nails. Fixings to be installed at 200mm centres.

F Supply and install BauderTEC KSD Mica, 2.5mm thick, aluminium lined, self-adhesive elastomeric bitumen vapour barrier, cold applied by removing the peel off release film. Side laps to be 100mm and head laps to be 100mm and staggered and sealed by hot air welding/torching and rolling (depending on 'Torch-Free' & 'Safe to Torch' zoning), to extrude a continuous bead of bitumen. Installation in accordance with Bauder's recommendations and details in Appendix B - vapour control layer must be dressed up all upstands and to the full extent of the detail.

G In accordance with Bauder's recommendations, allow to install un-faced, ridged urethane tapered insulation (BauderPIR Tapered) of adequate thickness to achieve 0.18 W/m2K across the roof area. Insulation to be applied and bonded to upper surface of vapour barrier using suitable Bauder adhesive in accordance with installation recommendations.

Note: Bauder tapered insulation systems are designed to be installed on a level deck surface. The CA and Bauder Limited should be informed immediately if back-falls or serious deflection being discovered. No tapered boards should be laid on site without a copy of the latest scheme to hand. Contractors should always refer to the Bauder plan with regard to the recommended start point and layout of boards. Insulation to be tapered

towards the single chute outlet on the roof.

A Following installation of tapered insulation, allow to supply and install without delay BauderTEC KSA DUO, 3mm thick, 200g/m² glass grille reinforced, self-adhesive elastomeric bitumen underlayer, fully bonded to the insulation by removing the peel off release film. The side laps are to be 100mm and must be laid red over blue, and heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) and rolling with the Bauder Long Handled Lap Roller to extrude a continuous bead of bitumen. Head laps to be 100mm and staggered, side laps to be 80mm and heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) to extrude a continuous bead of bitumen. The underlayer must be taken up all upstands, edge details, in accordance with current British Codes of Practice, and fully heat sealed/torched (depending on 'Torch-Free' & 'Safe to Torch' zones) with the vapour barrier by a minimum 100mm.

B Bauder K5K, 5mm thick, 250g/m² polyester reinforced, elastomeric bitumen capping sheet, charcoal grey slate finish, fully bonded to the underlayer by torching in the approved Bauder manner. Head laps to be 100mm, side laps to be 80mm, torch sealed to provide a continuous bitumen bead extrusion. A continuous bead of bitumen must extrude from all laps. All detailing to follow Bauder 'torch free' methods, therefore Bauder KSO-P SN hot air welded cap sheet to be used for details near combustible materials.

C Allow for all detailing to be in accordance with standard Bauder details to include chute outlet and abutment details, angle fillets etc. All to be laid in strict accordance with Bauder detail drawings in Appendix B.

D Contractor to also include for the supply and installation of new Ubiflex flashings to the internal perimeter of the roof. Flashings are to be turned into the brickwork chases by not less than 30mm with a minimum upstand of 150mm, the contractor is to ensure the new flashings are tucked beneath the existing DPC and joints filled with Ubiflex Gap- Seal, colour: grey. Installation and detailing all as per manufacturers recommendations.

E Contractor to allow for minimum 20 year system product, workmanship and design (including consequential loss) guarantee upon completion following a Final Inspection by Bauder.

Parapet Repointing

F Allow to re-point all brickwork to the internal face of the parapet of the flat roof. Include for carefully raking out by hand to a depth of 30mm and re-point defective joints with a lime:sand mix of 1:3 to match existing face brickwork and colour. (**Provisional 40m2**).

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A Sample areas to be carefully carried out on inconspicuous areas to demonstrate the repairs for client and CA's approval prior to carrying out entire areas.

External Parapet and Banding Repointing

B Allow to re-point all brickwork to the external face of the parapet including decorative bandings to the base of the parapet. Include for raking out by hand to a depth of 30mm and re-point defective joints with a lime:sand mix of 1:3 to match existing face brickwork and colour.

C Sample areas to be carefully carried out on inconspicuous areas to demonstrate the repairs for client and CA approval prior to carrying out any brickwork repair works.

Parapet Coping Stones

D Allow to carefully lift a provisional 28No pre-cast coping stones and set aside for re-use. Rake out existing defective mortar beneath loose coping stones and remove debris from site. Re- bed and repoint the coping stones in a lime:sand (1:3) mortar mix to match existing.

External Escape Ladders Leading to Extension Roof

E Allow to remove and dispose offsite the 2No external escape ladders on the North elevation of the main building leading to the roof of the North facing single storey side extension.

F Following removal allow to make good brickwork and pointing with a lime:sand mix of 1:3 to match existing face brickwork and colour.

SECTION 3.0: SCHEDULE OF WORKS

Garages

Asbestos Cement Sheet Removal – Garage Roofs

A The presence of asbestos containing cement sheets has been identified by testing as chrysotile (see test report within Appendix C) in the following locations:

Sheets to the garage flat roofs (5 x garages) - chrysotile
Allow for a **competent contractor** to provide all necessary environmental protection and remove the above asbestos containing materials complete, all in accordance with preambles C20/75 and HSE Asbestos Essentials a14 - and HSE Asbestos Essentials a14 – Removing asbestos cement (AC) sheets, gutters etc. and dismantling a small AC structure.

B Damp down sheets, crop existing fittings, strip off and remove from site the asbestos sheets. All roofing materials to be carefully removed from the roof space and from around the building, double bagged and loaded into lockable skips. Types of skip and sites for disposal of asbestos to be Local Authority approved and in accordance with asbestos regulations and Health & Safety Executive code of practice and guidance notes.

C All debris is to be removed including fibres located on the garage floors. The contractor is to allow for a full clean of all garages and working areas with a Class H vacuum cleaner.

D The contractor is to allow for all Personal Protective Equipment (PPE), Respiratory Protective Equipment (RPE) and general safety equipment required to safely carry out these works including (but not limited to):

- Correctly fitted disposable FFP3 face mask (minimum)
- Disposable sheeting (1000- gauge polythene to surrounding areas)
- Type 5 disposable coveralls (including hood)
- Non- lacing boots

E The contractor is to avoid breaking the asbestos sheets and is to dampen the fixings and sheets prior to removal. If possible undo the fixings and remove without damaging, if fixed with bolts cut with bolt cutters rather than unscrewing. Transport and carefully place sheets in lockable skip, do not throw or drop.

F The contractor is to submit full risk assessments and method statements to the CA prior to commencement of works.

G On completion provide an asbestos removal certificate.

H The contractor is to leave **no** garage exposed to poor weather over night or during the day before the new roof sheets are fixed into place. The contractor it to provide adequate protection by use of boards and

tarpaulins to be securely fixed to protect all structural timbers and any resident belongings that may be left in the garages. The temporary waterproofing is to be fixed in such a way to mitigate wind uplift and water ponding.

Timber Repairs

A The contractor is to supply and install an approximate 10no. (quantity to be agreed by CA prior to commencement) replacement treated timber purlins. Sized to match existing and fixed into the existing joist hangers with non-ferrous mechanical fixings of sufficient length. This item to be expended in part or whole only upon the written instruction of the CA.

B The contractor is to supply and install an approximate 3no. (quantity to be agreed by CA prior to commencement) replacement treated wall plates. Sized to match existing and fixed into the existing structure with non-ferrous mechanical fixings of sufficient length. This item to be expended in part or whole only upon the written instruction of the CA.

Render Repairs

C Allow to hack off areas of random blown defective render/ stucco from the inside of the garage parapet and brick columns between each garage door. Re-face and reform the damaged edges to leave a neat finish ready to receive new render. Works to parapet to be carried out overhand. Re-face and reform the damaged edges of render to leave a neat finish ready to receive new render. Key substrate. Dub-out and re-render with cement:lime:sand (1:2:9) mix applied in two coats minimum 20mm thick and finish to match existing as per BS 5262:1991 including any necessary formwork that may be required. Where required reinforce repairs with stainless steel dowels and mesh securely drilled and resin anchored to the existing substrate. Finish and texture to exactly match adjoining surfaces; finish with neat and regular matching arises. All works to comply with BS EN 459-1 and BS EN 13914-1:2005. High quality stonemasonry finish required. (Provisional 12m² repairs areas varying depths to be agreed by CA.)

D Surfaces to be repaired must be free of dust, loose particles, oil and other deleterious materials which would affect bond or proper hydration of render.

Parapet Coping Stones

E Allow to inspect and investigate the existing coping stone atop the garage perimeter walls for movement and defective bedding mortar. **NOTE: CA to accompany contractor on inspection to determine exact quantify of coping stones requiring re-bedding.**

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A Carefully lift a provisional 5No pre-cast coping stones and set aside for re-use. Rake out existing defective mortar beneath loose coping stones and remove debris from site. Re- bed and repoint the 5No coping stones in mortar mix and finish to match existing.

B Allow to provide a provisional 2No replacement pre- cast concrete coping stones in profile and finish to match existing. Re- bed and repoint the 2No new coping stones in mortar mix and finish to match existing.
NOTE: This item is to only be expended upon the CA's written instruction.

New Roof Covering

C Contractor to supply and install new roof covering as follows inclusive of flashings, new corrugated fibre cement sheet covering, replacement timbers as required and replacement rainwater goods as follows.

D Supply and install 5.8mm gauge 3" corrugated fibre cement sheets suitable for size and pitch of garage roof. Colour grey to match existing. The contractor is to ensure that the purlin centres do not exceed the manufacturer's guidance for loadings.

E The roofing sheets are to be cut off site and installed with sealed laps (i.e. Butyl sealant strip) to sides, head and base of each sheet as per the manufacturer's guidance.

F The roofing sheets are to be securely fixed to the sub- structure with site drilled holes at recommended centres, Tek screws of appropriate strength grading and length and rubber washers under compression to prevent moisture ingress all as per manufacturer's recommendations.

G Install Ubiflex B3 apron & upstand/ side abutment flashings to perimeter of the block of garages where the roofs butt up against parapet walls. Flashings to be manufactured by Ubbink (UK) Ltd, Tel 01604 433 001. Flashing colour: Grey and installed in accordance with manufacturers recommendations.

H Aprons are to be laid in lengths of 12m with minimum laps of 100mm. Ubiflex aprons are to be turned into brickwork chases by 30mm with a minimum 75mm upstand and extend down the slope of the roof not less than 200mm due to low roof pitch. The flashings are to be held in place with Ubiflex fixing clips as per manufactures instruction. Fixing clips spaced not more than 450mm apart and joints filled with Ubiflex Gap- Seal, colour: grey. NOTE: Aprons are to be dressed into the replacement PVCu rainwater goods at rear of garage block.

J Upstand/ side abutment flashings are stepped along the pitch of the roof. Flashings are to be turned into the brickwork chases by not less than 30mm with a minimum upstand of 150mm and a width of 150mm. The flashings

are to be held in place with Ubiflex fixing clips as per manufactures instruction. Fixing clips spaced not more than 450mm apart and joints filled with Ubiflex Gap- Seal, colour: grey.

Rainwater Goods

A Allow to cut back and remove from site all vegetation to the rear box gutter of the garage block.

B The contractor is to strip out and salvage the existing lead box gutter to the rear of the garage roofs. The contractor is to include salvage costs for lead and offset this against removal, a deduction within the tender is to be clearly shown.

C The contractor is to ensure the supporting (assumed timber) structure is retained for new gutter lining, contractor to include for timber repairs as necessary.

D Supply and fix new Marley black PVC U Clip-master gutters to the existing (assumed timber) box gutter structure including stop end, brackets and all associated fixings required to complete the work to a satisfactory standard. Gutters are to be fixed to appropriate falls in accordance with manufacturer's recommendations. Include to allow for Marley balloon guards to downpipe outlet where required. Contractor to ensure that all new flashings dress into the new gutter.

E Where possible the contractor is to retain the existing rainwater downpipe and hopper serving the garage block and is to overhaul the downpipe to ensure it is adequately fixed back to the structure. Contractor is to ensure that the new PVC U- clip gutter is detailed into the existing outlet and discharges rainwater effectively.

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Main Building – Internally

Basement Timber Survey

A The contractor is to employ the services of a specialist insect attack treatment company (Kenwood Plc, or equivalent CA approved) to carry out a survey of all timber work within the basement forming the floor structure above to determine if evidence of insect attack is active. They are to submit a report with findings, recommendations of remedial works with associated costs.

B The contractor is to include a provisional sum of £5000.00 for remedial works to floor joists and boards. **£5000**

Fire Door Upgrade

C Remove the existing entrance doors, frames and side panels to Flat 5 & 6 and dispose. Retain all locks and set aside for re-use.

D Supply and install timber frame to structural opening to form new door opening and solid partition surround with 100x50mm timber baseplate and headrail and studs at 400mm centres. Install staggered noggins at 1200mm above floor level. Line stairwell side of studs with 12mm plywood patress with 12.5mm plasterboard facing over. Supply and install 100mm Isowool acoustic insulation between studs. Line the internal face of the partition with 2nr layers of 12.5mm British Gypsum Fireline plasterboard.

E Provide a 3mm plaster skim coat to all new plasterboard.

F Provide and install new timber door frames suitable for use with a 44mm fire door. Leave ready for decoration later described.

G Supply and install new FD30 44mm paint grade flush fire door into new frame by Jen-Weld (tel: 0845 122 2891). Install with 3nr 100mm fire rated stainless steel hinges.

H Allow to fit new aluminium letter box with intumescent liner, perko style door closer or similar and to install locks previously set aside.

J Remove flat entrance doors to Flats 7 & 8 and dispose. Retain all locks and set aside for re-use.

K Supply and install new FD30 paint grade flush fire door into existing frame by Jen-Weld (tel: 0845 122 2891). Install with 3nr 100mm fire rated stainless steel hinges. Contractor to ensure correct thickness of door prior to ordering.

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A Allow to fit new aluminium letter box with intumescent liner, perko style door closer or similar and to install locks previously set aside.

B Supply and install new softwood architraves to match the exiting in profile.

Fire Upgrade works

C Fire stop all openings in ceiling and floor voids at existing openings including in risers. Allow a Provisional sum of **£250.00** to fire stop with intumescent mastic, foam or other intumescent product as directed by the CA. **£250**

D Remove existing Georgian wired glazing to half landing in stairwell and dispose. Supply and install new 10 mm Pilkington Pyrodur 30-201 glazing with a neat splay of intumescent sealant to perimeter. Install 5mm timber packer to perimeter and supply and install new clear safety glass (to stairwell side) and fix with timber bead.

Decoration

E Decorate all new plaster with 1no mist coat of Dulux Trade vinyl matt diluted in accordance with manufacturer's instructions followed by 2no full coats of Dulux Trade vinyl matt, colour to match the existing.

F Suitably prepare all new joinery and decorate with 2nr coats Dulux Trade Undercoat and 1nr Coat Dulux Trade Gloss.

G Suitably prepare all walls with by cleaning with hot water and liquid detergent solution to remove any contaminants, frequently changing the water. Any glossy or eggshell surfaces should be wet abraded to provide a key. Rinse with clean water to remove all residues. Allow to dry.

H Decorate all existing walls with Bring forward with one coat of Crown Trade Timonox Vinyl Matt and redecorate with 2nr coats of Crown Trade Timonox Vinyl Matt, colour to match the existing.

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ON COMPLETION

A Upon completion of all works the contractor is to remove all hoardings, temporary protection and other items associated with the works and is to thoroughly clean down, clear all areas affected by the works and generally leave the area in a clean and tidy condition upon completion.

B The contractor is to allow to to include for a deep clean to all areas affected by the works and close by as directed by the CA. The contractor shall thoroughly sweep and clean the site including compound area and working areas. Remove all dirt, dust and the likes that has arisen from the works. Where necessary allow for washing down all surfaces with warm water detergent solution and rinse with clean water as necessary, including affected glazing and the likes.

C The contractor shall prepare and submit the health & safety file and the operation and maintenance manuals as per Section A37 of the preliminaries.

NOTE: Completion of these items will be a condition of Practical Completion.

D The contractor is to replace, repair, fix and redecorate any areas of the site, which have been damaged due to the works having taken place. The contractor is to allow for any repairs to the grassed areas, including reseeding with topsoil dressing to areas of grass damaged by site compound, waste storage, scaffolding etc.

E The contractor shall provide at project handover operation and maintenance / health and safety file information.

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Contract Administrator Contingency

A Allow contingency sum of 10% of the building works for any possible unforeseen additional works or works considered necessary when access is gained. The Contingency sum will only be expended upon written instruction from the Contract Administrator.

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External Refurbishment and Communal Area Fire Safety Works

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SECTION 4.0

ELECTRICAL SCHEDULE OF WORKS

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

EA.0 **ELECTRICAL SERVICES WORKS – Fire Alarm and Emergency Lighting Replacement**

This section of specification details particular electrical service requirements for the project.

Site address: -
Purbrook House
Purbrook Gardens
Purbrook
Waterlooville
PO7 5JY.

The Contractor shall visit site prior to the submission of the tender. No variation will be accepted which could have be avoided from an initial site visit by the Contractor. The Contact for access is:

Craig Burchett DHP (UK) LLP
Office: 01932 850100

The Contractor shall contact DHP as the visit shall form part of the validation of the tender submission. DHP can be in attendance to answer any queries if required. DHP Electrical Engineer – Robin White.

A copy of the Asbestos register shall be issued to the Contractor with this tender.

EA.1 **Preamble and Scope of Works**

The Contractor shall be responsible for the design supply and installation of the Fire Alarm and Emergency Lighting installations. The fire alarm shall be for the Tenants and Landlords systems and the emergency lighting shall be for the Landlord areas only. The drawings provided are indicative only and the following sets out all the standards and requirements that shall be used for the design and installation of both the emergency lighting and fire alarm installations. For the purposes of tender, the Contractor shall place a cost against each section (in the right-hand margin) to provide a full breakdown of works.

The Tender shall include a copy of their current asbestos register. The Contractor shall take all the statutory precautions while carrying out the works and make themselves fully aware of the asbestos register and risks and protocols required and involved.

The Contractor shall provide a complete Installation as detailed in this Specification.

The following Electrical Design Intent Tender drawings are issued in conjunction with this specification:

- 5750-E-1000 - F/A & Emergency Lighting Layout Basement
- 5750-E-1001 - F/A & Emergency Lighting Layout Ground Floor

To Collection

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

- 5750-E-1002 - F/A & Emergency Lighting Layout First Floor
- 5750-E-1003 - F/A & Emergency Lighting Layout Second Floor

The Contractor's scope of works shall include, but not be limited to the following:-

1) Prepare design and drawings for both the Fire Alarm and Emergency Lighting installations for approval by DHP. Design to meet all requirements of BS 5839 and BS 5266 for Fire Alarm and Emergency Lighting respectively. Both designs shall be subject to Building Control Approval.

2) Submit with item 1 above full details of the Fire Alarm Panel (Open protocol) and all accessories to be used together with all emergency lighting luminaires. Selection of external luminaires shall take into consideration ULOR's and the surrounding décor.

3) Include for co-ordination with all other trades on site.

4) Providing all necessary builders works to facilitate the services shown on electrical tender drawings. Allowance shall be included for making good and any necessary re-decoration

5) Provision of working drawings where required to meet the project objectives.

6) Strip out and replacement of any of the existing fire alarm and emergency lighting systems and components.

7) The successful Contractor shall agree a program of works with DHP.

8) Providing all necessary cable, containment, supports and fixings to facilitate the services required based on electrical tender drawings. The Contractor has the option of fixing the cabling direct to the building structure instead of using containment but only where there are 2 cables or less on a route, if more than 2 cables are to be installed on a route cable tray shall be installed.

9) Where cables are installed recessed in the building fabric they shall be afforded mechanical protection in metal conduit as the system shall installed so cables can be re-wired in the future if required.

10) Provision of site demonstration and training to the Clients representative.

11) Provision of complete testing and commissioning of all services.

12) Provision of full Operation and maintenance manuals, with as installed drawings and schedules.

13) Provision of site maintenance of the new fire alarm installation for 12 months after handover.

14) The provision of a power supply for the Fire alarm panel and aware of the latest regulations regarding the fused connection unit to be used.

To Collection

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

15) All power supplies shall originate from the Landlords distribution system under the stairs in the Basement.

16) The Contractor shall report any items that contravene the BS7671 regulations to the CA.

17) All emergency luminaires test switches shall be located adjacent to the landlord's distribution board and labelled with circuit references and locations/zones covered.

18) The Contractor shall include for the first years' service agreement within the tender for the Fire alarm System.

The entire system and all associated 230V requirement shall comply and be in accordance with the current 17th Edition of the IEE Wiring Regulations BS 7671 2008 (2015) and the latest edition of BS5849.

EA.2 Design Criteria and Operating Parameters

The fire alarm system shall be installed to comply with BS 5839 2013 Category L2 scheme. All works shall be undertaken by a member of the British Fire Protection System Association, and approved by the Loss Prevention Council (LPS 1014 accreditation scheme).

All cabling uses shall be FP200 or equivalent 1.5 mm sq. twin core and earth.

Any existing containment can be utilised with containment subsidised with new where required.

The design shall based on a Fire Risk Assessment undertaken by others.

The system shall be "one knock" any detector, manual break glass or system integrated with the fire alarm shall set the fire alarm into full alert.

The landlords smoke and heat detectors shall be optical smoke and heat with and without sounder/beacon bases where required with manual activation call points to escape routes and points of entry/exit as per the Tender drawing. An allowance has been included for Fire Alarm relay I/O units for integration to the Tenants systems.

The tenant's fire alarm devices shall comply with BS 5839 and be mains and battery, interfaced in each demise and with an I/O unit with the landlords system. The battery backup for the tenant's detectors shall be for a 10 year life and of the Ni-Cad type.

The Landlords Fire Alarm Panel shall be powered via a double pole Fire Alarm isolation switch in red – "Fire Alarm Do Not Switch Off" on a dedicated mains fuse supply installed adjacent to the fire alarm panel.

All manual Call points shall have clear plastic hinged covers.

Fire Alarm cabling can be either installed on/in containment or fixed direct to

the building fabric using proprietary products.

The Fire alarm Panel shall be fitted with a GSM module to contact the fire brigade in and emergency. The GSM details shall be handed with the O & M manual and include details of the sim card payments.

The Emergency lighting shall be designed in accordance with BS 5266; all luminaires shall be self-contained non-maintained type with an LED light source.

The Contractor shall take into consideration the existing internal and external finishes and features when proposing the luminaire and it shall be sympathetic to décor and features. Details shall be submitted with the Tender submission.

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

EA.3 **Containment and General Wiring Systems**

The Contractor shall include for the supply, installation and testing of infrastructure as required on completion the full installation.

Systems Of Wiring & Containment

The following systems of wiring shall be used shall be continuous without jointing:-

a) 230V supply to fire alarm panels

All 230V supply to fire alarm panels shall be fire rated composite cable to enhanced category of BS5839 OHLS tested and approved by LPCB & BASEC with circuit integrity to BS EN 50200 PH120 (Draka FT120 firetuf or equal equivalent) with red over sheath.

b) Fire alarm

All fire alarm cables shall be fire rated composite cable to standard category of BS5839 OHLS tested and approved by LPCB & BASEC with circuit integrity to BS EN 50200 PH30, PH60 (Draka FT30 firetuf or equal equivalent) with red over sheath.

Any fixing system or containment system shall be Independent.

Cabling Installation methodology

The Contractor shall provide a best for purpose wiring solution to suit and complement the existing architectural features of the premises. The shortest most direct cable may not be accepted where a neat less intrusive solution can be incorporated.

Ideally cabling will be surface mounted and installed on the building fabric where practical with due care to minimise disruption to the existing building fabric. Where cabling can be installed in voids, plant rooms and false ceilings dedicated cable tray and/or clipped direct to the soffit or wall using an "FP Fire Fix system" or equal equivalent for final run to ceiling device shall be provided. Drops to manual call point shall be as neat and unobtrusive as possible. Generally white LSF high impact conduit shall be incorporated for final drops to manual call points.

Where devices are indicated on the drawing conflict with a minor relocation to provide a better on site cabling solution, this shall be adopted by the Contractor at no extra project cost.

Where no practical method to conceal the cabling can be provided it shall be surface mounted and clipped directly to masonry or structural features, excessive runs on secondary building surfaces such as stud work and suspended ceilings will not be accepted.

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

Cables shall be supported every 300mm and by a metallic ties/cleats every 1.2m on horizontal runs and every 400mm for vertical surface mounted drops with metallic fixing/saddle.

Conductors shall be:

a) Terminated by one of the following methods unless otherwise stated:

(i) Compression type lugs.

(ii) Pinch screw type terminals of a type that do not spread the conductors.

(iii) Clamp type terminals.

(iv) Sweated lugs of the appropriate size for the cable used – if other methods are not practical.

b) Double back on themselves for all single connections of conductors' size up to and including 4mm².

d) Identified at each termination by cable markers of the push on or heat shrink type. The information convened by such marking shall be sufficient to allow the installation to be maintained easily and safely. A proprietary computer typed cable tag system shall be provided - with all single core conductors tagged at any distribution board/panel.

e) All fire cabling terminating to device shall be provided with a proprietary made screwed gland, unless the cable is installed in fixed screwed conduit.

Cable Tray Installations

The works to be undertaken in this Section cover the supply, delivery, off-loading, storing, erection, installation, testing and setting to work of all cable trays throughout the building including all fixings and brackets.

Segregation of Services

Independent cable tray systems shall be provided for the cables of the following distribution networks:-

(i) L.V. Mains
(ii) Fire Alarm
(iii) Telephones, Data Transmission, Security etc.

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

Cable Trays shall be :

a) Medium duty, galvanised, perforated, metal gauge shall be 2.00mm to C.E.G.B. Standard 1217/1. Light duty, galvanised, perforated, metal gauge 1.0mm for tray up to 300mm, 1.5mm above 300mm.

b) Adequately sized to support the cables without undue bunching.

c) Supported by suitable brackets at intervals necessary to provide a rigid fixings.

d) Capable of carrying without undue deflection, the total weight of cable likely to be carried out on the tray.

e) Fixed to the fabric of the building by means of expansion type masonry plugs or bolts. Alternatively, fixings may be built into the structure by others to the details provided by the Contractor.

f) Installed with a space between the structure and trays as follows:-

Tray	Space
Up to 100mm wide	75mm minimum
Above 100mm wide	100mm minimum

g) Carried on purpose made M.S. supports or a proprietary form of steel channel, which will permit easy adjustment or modification.

h) Installed using factory formed bends. Where cut sections are used for sets they shall be free from sharp edges, and joined by means of fish plates bolted to each section.

i) Painted with Zinc rich paint where cuts have been made.

j) Suitably bushed where holes have been cut to allow cables to pass through.

Cables shall be fixed to the Tray:

a) By means of proprietary forms of metal cable clips, saddles or straps.

a) By means of copper or brass saddles and clips where high temperatures or humid conditions are likely to be experienced. All saddles, clips, straps, etc., shall be fixed to the tray by means of brass screws or bolts and nuts.

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

Fire Barriers

When electrical services passing through fire barrier walls or floors great care must be taken to ensure that the gaps between the services and structure are properly sealed for fire acoustic purposes.

The gaps shall be completely filled to the full thickness of the structure with mineral fibre having a minimum density of 150 kg/m^3 or similar and approved fire barrier system. Both faces of the mineral fibre shall be coated with fire resistant ablative mastic to a dry film thickness of at least 10mm.

General manufacturers for cabling systems

Cabling – Draka / Pirelli

Trunking/tray/basket - Legrand

EA.4 **Power Installation**

The Contractor shall include for the supply, installation and testing of all small power installations identified within this section of specification.

All installations shall be installed flush or concealed within the building fabric. Small power accessories shall be provided where identified on electrical tender drawings. No funds will be entertained where the Contractor has overlooked installation methods and mounting particulars identified within these documents. Where specific drawing notes identify particulars the Contractor shall install according to these notes.

The Contractor shall ensure that any equipment directly wired into an MCB without local protection (e.g. fused connection unit, fused plug, etc) is compatible with its associated MCB prior to final installation.

Unless specified elsewhere in this document, all small power accessorises shall be from the MK Logic Plus range (finished in white) and fixed into appropriate conduit boxes recessed into the finished wall.

Containment

The Contractor shall use metal cable containment, for connection of the external cabling. All external cables shall be installed within galvanized containment. No external cabling shall be distributed outside of metal containment.

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

Fire Alarm Panel

The Contractor shall include for the supply, installation and testing of new fused un-switched connection unit for supplying the fire panel as identified on electrical tender drawings.

The connection unit shall be surface mounted positioned to suit the final location of the fire alarm panel on the finished wall with face plate 1200-1500mm above the finished floor. The connection unit shall have surface mounted wire way for final connection to panel with screw fixed engraved label denoting "Fire Alarm Do Not Switch Off".

EA.5 **Fire Alarm System**

The Contractor shall include for the design, supply, installation and testing the system when modification works are complete.

The system shall comprise of panel, cabling, detectors, sounders, and interfaces as identified on electrical tender drawings and within this document.

The system and all of its components must be fully compliant with BS 5839 to an L2 category. Variation from standard for small stores, WCs, shallow ceiling voids and the alike will be accepted but shall be stated within certification with approval.

The system shall comprise of suitable zones to provide adequate information on the location and progress of a fire. Zones shall be identifiable via a new fire wall mounted A3 CAD drawings located in the reception entrance. The Contractor will be responsible for suitable zoning as identified under BS 5839, and ensure the following locations are on separate zones:

When providing zoning, zones shall not exceed 200m^2 with a search distance not exceeding 30m.

Fire alarm cabling shall be carried out using a fully monitored loop-in loop-out system. Under no circumstances are cable joint boxes and midway cable connections permitted.

The Contractor shall ensure there is no more than 2V drop to the furthest fire alarm device on the loop.

Where a single loop is used for multiple zones, short circuit isolators shall be installed on each zone so a fault on one zone does not affect other zones functionality. The location of all short circuit isolators shall be shown on record as installed drawings.

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

Fire Alarm Panel

The fire panel is capable of facilitating fully addressable fire loops and detectors.

All cabling from the fire alarm panel shall be concealed into the building fabric and not be visible, wherever practical.

Integration of other devices, as identified in this specification, shall be possible through the fire alarm panel.

Manual Call points

Manual call points identified on electrical tender drawings shall be individually addressable and suitably connected into the fire loop.

Manual call points must be installed 900-1100mm above finished floor level and suitably illuminated, conspicuous and free from obstructions.

All manual call points shall operate in the same manner and be of the same type - break glass types with a red finish are acceptable.

All Manual call points shall be fitted with protective cleared hinged covers with large fixed euro pictogram denoting "call point"

Smoke Detectors

Smoke detectors identified on electrical tender drawings shall be point-type optical chamber smoke detectors and installed in the approximate locations indicated.

Smoke detectors shall be capable of individual addressability, and ceiling mounted with a white finish. Where smoke detectors are indicated as having a flashing beacon and/or sounder base, these shall be a combined type that allows the detector to be removed whilst the sounder/beacon is still in place and functional.

Where smoke detectors are indicated on electrical tender drawings for installation in voids with remote indication, these detectors will be soffit mounted where and have a remote indicator installed. Indicators shall be discreet, ceiling mounted, with an LED that flashes when associated detector is activated, and supplied with a printed arrow indicating the direction of detector (if not directly above).

Heat Detectors

Heat detectors identified on electrical tender drawings shall be point-type rate of rise with a fixed temperature element, and installed in the approximate locations indicated.

Heat detectors shall be capable of individual addressability, and ceiling mounted with a white finish. Where heat detectors are indicated as having a flashing beacon and/or sounder base, these shall be a combined type that allows the detector to be removed whilst the sounder/beacon is still in place and functional.

Sounders and Beacons

Generally sounders and sounder beacons will be integrated into detector bases as generally indicated on electrical tender drawings. Large area wall mounted high output and external sounder beacons coloured red shall be provided as generally indicated on the layouts.

Where sounders are wall mounted these shall have an integrated flashing beacon and be installed at a height of 2100mm from finished floor. Wall sounders without beacon and external sounders may be mounted higher to suit the areas architectural features.

Beacons will activate simultaneously with the associated sounder base.

All sounders shall activate simultaneously throughout the building under an alarm scenario from the fire panel. The Contractor shall perform a full calibration of sounders to achieve an approximate 65dBA average throughout the building. Individual sounders shall be adjusted so in instances where rooms do have a sounder, but the adjacent does not; the sounder may be required to emit a higher sound.

During commissioning the Contractor shall record and confirm suitable audibility level has been achieved throughout within the building. All sounders are required to function in the same manner, and produce the same sound. The frequency of sound produced must be identical and set, as outlined in BS 5839.

Interfaces with Tenants Alarms

The Contractor shall provide interfaces and include for all interfaces as identified on electrical tender drawings and within this specification. The installation of an interface for any or all gas supplies shall be included to interface with gas solenoid vales to isolate gas on a full Fire Alarm Alert.

Final positions of interfaces will be dependent on the final position of equipment being served. Locations on drawings are approximate, and the Contractor is responsible for suitable final positioning and necessary fixings.

Commissioning

The Contractor shall include for full testing and commissioning of the completed system, and provide the client with a minimum 12 month warranty on the entire system and ALL new devices. At handover the system must be fully operational and functioning correctly.

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

All devices shall be computer typed durable device reference address.

A copy of the zoning drawings shall be a colour AutoCAD presented in glazed framed screw fixed at A3 size and wall mounted adjacent to the fire alarm panel.

The Contractor shall provide a soak test period as required by BS5839 with all results recorded and included as part of the O&Ms.

Maintenance

At handover a full set of record drawings, test certificates and equipment data sheets, for all components, shall be provided in the operation and maintenance manuals. Drawings shall consist of layout drawings for each floor including cable routes, zoning drawings for each floor and a schematic of the entire system - including interfaces and the electrical circuit references for any small power devices where applicable.

The Contractor shall include for a 12 month maintenance contract for the entire system, and present the client with the new maintenance details. The contract shall be for a 12 month period to provide the client the option of using a preferred company after 12 months. This shall include for all routine maintenance required by BS5849-1:2013 and shall include for all new-routine attention including, but not limited to:

- Repair of faults of damage.
- Modification to take account of extension, alterations, changes in occupancy or false alarms.
- Action to address an unacceptable rate of false alarms.
- Inspection and test of the system following a fire.

This shall be carried out within 4 hours of notification.

The contract period shall be for a 12 month period to provide the client the option of using a preferred company after 12 months.

The remote monitoring contract may be held by the same maintenance company facilitating the fire systems, integrated with the new security remote monitoring, or independent. The cost for providing this service shall be included at tender stage.

The Contractor shall allow for 2no. post-handover site visits by a qualified engineer. These visits include minor adaptions to the system, user training and system troubleshooting at the request of the client

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

The Contractor shall provide the client with the following on site spare parts;

1No. Smoke detectors
1No. Heat detector
1No. Sounder base
1No. Manual call point
5No. Break glass panels
2No. Sets of manual call point release tools/keys
2No. Spare keys for the panel

EA.5a **Design Development Provision**

The Contractor shall include a provision sum of **£500.00** within the tender cost for the supply and installation of additional smoke detectors and sounder bases for unforeseen issues.

The preferred Contractor from the tender shall be requested to submit a schedule of rates for items such as smoke detectors and manual call points.

EA.8 **Builders Work**

The Contractor shall make good all building surfaces disturbed as part of the works. This generally includes but is not limited to;

- Repainting and making good sections of walls and ceilings where existing devices and cabling is removed.
- Repairs, repainting and making good where existing panels are removed
- Making good with filling and painting where new cabling and devices are installed.
- Fire stopping as required

EA.9 **Inspection and Testing**

The Contractor shall include for full inspection and testing in accordance to BS 7671: 2008, and provide complete testing and inspection certificates signed off and registered with the NICEIC or other approved body subject to approval from the engineer.

All certificates shall be provided in computer typed format with all pages provided with unique NICEIC number/reference.

Inspection and Testing shall cover all clauses identified within Part 6 BS 7671: 2008.

EA.10 **Zone Diagram and Labelling**

The Contractor shall provide a new zone diagram for installation adjacent to new fire alarm panel and the fire alarm installation shall be labelled where required in accordance with the BS5939 and BS7671.

EA.11 **O&Ms**

The Contractor shall provide 2 hard copies of suitable operational and maintenance manuals approved by the engineer with an index linked CD ROM copy. Each manual shall contain the following:

- Index and installers details
- General description of system installed
- Certification and commissioning results included marked up A3 layouts stated recorded dB readings in each key area.
- 1/50 scale as installed drawings detailing cable routes and each device address reference.
- Colour copy of zone index charts and device address schedules
- Manufacturers details of panels, wiring, and all devices
- Recommended maintenance and required testing requirements
- Recommended spares schedule

All text shall be computer type, hard copy folders shall be durable plastic encased bound 4 ring folder type either white or red with suitable spine and front label. All pages shall be identifying header/footer.

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION FOUR: ELECTRICAL WORKS SCHEDULE

COLLECTION PAGE

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EA.2	Design Criteria and Operating Parameters
EA.3	Containment and General Wiring Systems
EA.4	Power Installation
EA.5	Fire Alarm System
EA.5a	Design Development Provision (£500.00)
EA.6	Door Hold Open Installation
EA.7	Remote monitoring
EA.8	Builders Work
EA.9	Inspection and Testing
EA.10	Zone Diagram and Labelling
EA.11	O&Ms

TOTAL CARRIED FORWARD TO MAIN SUMMARY:

SECTION 5.0

MAIN SUMMARY

5750: Purbrook House, Purbrook Gardens, Purbrook, PO7 5JY
External Refurbishment and Communal Area Fire Safety Works

SECTION 5.0: MAIN SUMMARY

SECTION ONE: PRELIMINARIES

SECTION TWO: PREAMBLES

SECTION THREE: SCHEDULE OF WORKS

SECTION FOUR: ELECTRICAL SCHEDULE OF WORKS

TOTAL **£**

SECTION 6.0

FORM OF TENDER

FORM OF TENDER

FOR

EXTERNAL REFURBISHMENT AND COMMUNAL AREA FIRE SAFETY WORKS

AT

PURBROOK HOUSE
PURBROOK GARDENS
PURBROOK, WATERLOOVILLE
HAMPSHIRE PO7 5JY

ON BEHALF OF

HIGHDORN CO LIMITED

I/we hereby tender and agree to execute and complete all the Works required to be performed in connection with the **external refurbishment and communal area fire safety works at Purbrook House, Purbrook Gardens, Purbrook, Waterlooville, Hampshire, PO7 5JY** in accordance with the Conditions of Contract and the Specification prepared by DHP (UK) LLP, 243 Brooklands Road, Weybridge, Surrey KT13 0RH for the sum of:

£ _____

In Words _____

I/we undertake to enter into a Contract in accordance with the Specification.

Unless and until the formal agreement is prepared and executed, this Tender, together with your written acceptance thereof, shall constitute a binding Contract between us, and will be fixed for the duration of the Contract, inclusive of the conditions contained within the tender documents.

I/we confirm that this offer will remain open for acceptance for a period of three months from the date hereof.

I/we understand that you are not bound to accept the lowest or any tender you may receive.

SIGNATURE _____

FOR AND ON BEHALF OF _____

ADDRESS _____

TELEPHONE NUMBER _____

DATE _____

SECTION 7.0

PRE- CONSTRUCTION INFORMATION & DESIGNERS RISK ASSESSMENTS

PRE-CONSTRUCTION PHASE INFORMATION FOR

EXTERNAL REFURBISHMENT AND
COMMUNAL AREA FIRE SAFETY WORKS

AT

PURBROOK HOUSE
PURBROOK GARDENS
PURBROOK
WATERLOOVILLE
HAMPSHIRE
PO7 5JY

ON BEHALF OF

HIGHDORN CO LIMITED
FRESHWATER HOUSE
158-162 SHAFTESBURY AVENUE
LONDON
WC2H 8HR

PREPARED BY

DHP (UK) LLP
243 BROOKLANDS ROAD
WEYBRIDGE
SURREY
KT13 0RH

REF: SB/5750

JANUARY 2018

dhp

PRE-CONSTRUCTION INFORMATION

OFFICE:	DHP (UK) LLP	JOB NO: 5750
PROJECT TITLE:	EXTERNAL REFURBISHMENT AND COMMUNAL AREA FIRE SAFETY WORKS	
Works at: -	PURBROOK HOUSE, PURBROOK GARDENS, PURBROOK, WATERLOOVILLE, HAMPSHIRE PO7 5JY	

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1.0 INTRODUCTION & PLAN DEVELOPMENT & REVIEW

1.1 Introduction

1.1.1 **Clients** of construction work, including maintenance and alterations, have legal duties assigned to them under the Construction (Design and Management) Regulations 2015 (CDM 2015). The **Principal Designer** is appointed to assist with compliance, to help ensure that others appointed under contract are competent from a health and safety perspective and to co-ordinate and manage the health and safety aspects of the design and planning phase. **Designers** are also assigned legal duties under CDM, to co-operate with the Principal Designer to select design elements with consideration for the health and safety aspects and to provide information on significant risks inherent in executing the design. **Contractors** retain ultimate responsibility under CDM for ensuring that site work is managed effectively to minimise the risk of harm arising to site workers, residents, other occupiers, neighbours or others who may be affected by the works.

1.2 Creating the Plan

This Pre Construction Information plan has been prepared in compliance with CDM 2015. It seeks to convey information provided by the Client, Designers and others and efforts have been made to produce a document, which is as comprehensive as possible. It should be noted, however, that this outline Plan does not seek to be exhaustive - there may be unidentified hazards, which are present on the site, in the existing structures or arise during the planned works. The focus in this document is to highlight known major hazards, particularly those, which may be regarded as non-standard or abnormal in some way. The absence of a reference to a specific hazard should not be taken as a warranty that such a hazard is not present or cannot and will not arise during the work.

1.3 Reference should also be made to the Specification document for the works.

1.4 The overall aim of the Plan

The client is committed to maintaining a high level of health and safety and a good standard of welfare on site. This pre-construction information pack has been prepared in order to further this goal and ensure that the risks to clients, occupiers, contractors and the general public as a result of the work, are absolutely minimised.

2.0 NATURE OF PROJECT

2.0 TYPE OF PROJECT

The Project is the external refurbishment of a Grade II listed former manor house and installation of fire detection and emergency lighting.

2.1 Site Location:

PURBROOK HOUSE
PURBROOK GARDENS
PURBROOK
WATERLOOVILLE
HAMPSHIRE
PO7 5JY

2.2 Nature of Work:

External refurbishment:

- Replacement of felt covered flat roof coverings
- Repointing of brickwork and mathematical tiles
- Joinery repairs or replacement
- Repairs to timber columns
- Installation of emergency lighting to internal communal areas
- Installation of smoke and heat detection

2.3 Timescale:

Anticipated **12 week** construction contract period and programme as follows: -

Start: **30 April 2018 subject to agreement.**
Completion: **20 July 2018 - 12 weeks after commencement**

2.4 Notification to HSE:

The project programme is anticipated to less than 500 man days and have less than 20 persons employed on the site at any time and therefore F10 Notification under the Construction (Design and Management) Regulations 2015, is not required to be lodged with the HSE.

2.5 Principal Contractor Health and Safety Planning period:

A period of no less than two weeks will be allowed for Principal Contractor Planning – i.e. the time between appointment and required start on site.

2.4 KEY PARTICIPANTS

Function	:	**Contract Administrator**
Organisation	:	DHP (UK) LLP
Address	:	243 Brooklands Road Weybridge Surrey KT13 0RH
Tel No	:	01932 850100
Fax No	:	01932 841800
Contact 1	:	Sophie Blackmore

Function	:	**Principal Designer (CDM)**
Organisation	:	DHP (UK) LLP
Address	:	243 Brooklands Road Weybridge Surrey KT13 0RH
Tel No	:	01932 850100
Fax No	:	01932 841800
Contact 1	:	Sophie Blackmore

Function	:	**Client**
Organisation	:	Highdorn Co Limited Freshwater House 158-162 Shaftsbury Avenue London WC2H 8HR

Note

The Principal Contractor or any of his sub-contractors shall not contact any of the above without the express written authority of the Contract Administrator.

2.4 HEALTH & SAFETY

Function:	HSE
Address:	Rose Court 2 Southwark Bridge Road London SE1 9HS
Tel No:	0207 556 2102

The Health & Safety Executive RIDDOR incident reporting centre contact number is: 0845 300 9923.

Incident Contact Centre
Caerphilly Business Park
Caerphilly CF83 3GG

Websites: www.riddor.gov.uk or www.hse.gov.uk
Email: riddor@natbrit.com

The Principal Contractor must issue written notification to the Client, Principle Designer and all named Designers within 24 hours of receipt of any of the following from the Health & Safety Executive:

- Improvement Notice
- Prohibition Notice
- Summons

2.5 MONITORING HEALTH & SAFETY ON SITE

The Principal Contractor is required to have access to competent health & safety advice throughout the project and have arrangements in place for regular inspections of the construction site.

Details of the Health & Safety advisor and the frequency of site inspections should be outlined in the Construction Phase Plan.

2.6 ACCESS FOR CLIENT AND REPRESENTATIVES

The Client will require reasonable access arrangements for their representatives.

2.8 SERVICES ISOLATION

The Principal Contractor is required to obtain permission from the Client before shutting off any services

3.0 EXISTING ENVIRONMENT

3.1 KNOWN PREVIOUS USE OF THE SITE

The site is a Grade II listed former manor house which has been converted into flats and office accommodation on the ground floor.

There is no historic information for the site.

3.2 CURRENT USE OF SITE

The site is a converted block of flats. The site was developed as a manor house in the late 1700s and was converted during the 20th Century. The building was constructed on a green field site.

Two flats are currently in occupation – one on the first and one on the second floor. The building will remain in occupation during the works and safe access around the area must be provided at all times.

3.3 EXISTING SERVICES (electricity, gas, water, sewage, telecoms, etc)

No drawings are available to identify the position and runs of the existing services. The contractor must ascertain at design stage as far as is reasonably practicable all necessary information in order to enable the works to be carried out. Any additional information required by the contractor should be identified to the CA prior to the commencement of the works.

Power is available at from within the communal areas and basement.

3.4 EXISTING STRUCTURES

Existing structures consist of grey bricks. The south west facing elevation is clad with mathematical tiles.

The roof to the main building has a number of concrete tile covered pitches with asphalt covered flat roof sections between. A felt covered flat roof over covers the main roof. The single storey section to the eastern side of the building has a felt covered flat roof.

3.5 GROUND CONDITIONS (Evidence/suspicions of soil contaminants, gross instability, subsidence risk, mine workings, underground obstructions).

The design team have not undertaken any specific ground investigations as this is unnecessary for this project.

3.6 SURROUNDING LAND USE AND RELATED RESTRICTIONS (adjacent premises, adjacent occupiers, traffic systems and restrictions, planning restrictions).

3.6.1 Previous Use of Adjacent Sites (if known and relevant)

Not applicable.

3.6.2 Current Use of Adjacent Sites

Not applicable.

3.6.3 Road and Traffic Systems Adjacent to the Site

Parking for contractor vehicles is very limited. Space will be made available for a skip adjacent to the entrance to the block. Contractor parking will also be made available on the grassed area to the front of the building.

There are public parking spaces to the side of the building. These must be kept clear for use by residents.

3.6.4 Planning and Other Restrictions Applicable to the Site

All entrances and emergency exits to remain unobstructed throughout the works.

3.7 HAZARDOUS MATERIALS – Asbestos.

The building was constructed in the late 1700s and therefore asbestos may be present. An asbestos survey has been carried out and is located in the appendix.

4.0 EXISTING DRAWINGS (available drawings of structures, site plans, Health and Safety File, etc)

4.1 There are no drawings or documents relating to the existing building.

4.2 A Health and Safety File relating to the site is not available.

5.0 THE DESIGN

5.1 SIGNIFICANT HAZARDS (to include significant hazards or work sequences which have not been designed out and may include indication of precautions)

The contractor is to ensure that the following potential hazards are fully considered and appropriate action taken to minimise risks (risk assessments and method statements are require for approval before carrying out any works):

- The safe delivery of materials, plant, etc onto and around the site
- Hidden and live services throughout the building and below ground
- The presence of unknown asbestos based materials within the structure
- Restrictions on delivery to and parking on site
- Client areas in use for the duration of the works
- Protection of staff, residents, visitors and contractors around the site in general, and the effective separation of the site from the remainder of the site
- The maintenance of services to occupied areas throughout the construction process

- The adjacent buildings
- The maintenance of clear, unobstructed emergency escape routes
- Minimising the risk of an arson attack by storing flammable materials in hazardous areas i.e. either covered or exposed areas around the perimeter of the building
- Working at height
- Working with heavy materials
- Working in confirmed spaces.

5.2 DESIGN AND SAFE ERECTION PRINCIPLES (to include the principles of the structural design and any precautions that may be needed or sequences of assembly to be followed for safe erection/construction)

- Safe working procedures and sequence to be established for the installation of all works .
- Suitable temporary protection and signage is required whilst work is undertaken. The Contractor's site is to be entirely segregated from residents and the public at all times.

5.3 SPECIAL PRECAUTIONS FOR MATERIAL USE (identify any materials which require special precautions for use in accordance with COSHH and other Regulations for unusual materials give indication of hazards)

- Sealants and mastics
- Adhesives and grouts
- Fluxes
- Paint systems
- Cement based products (mortars and renders)

COSHH data sheets must be kept on site for all relevant materials.

5.4 SPECIAL PRECAUTIONS FOR OPERATIONS (identify any processes which require special precautions in accordance with the Noise at Work Act and other Regulations concerning physical hazards)

Provide risk assessments and method statements for the following:

- Undertaking strip out works, including temporary support
- Working adjacent to occupied areas
- Working in confined spaces within the garages
- Adaptation of existing live / in-use services
- Removal of waste materials from site
- Removal of heavy materials from site including from the restricted access motor room.
- Delivery / unloading / storage of materials on site
- Noisy work affecting occupants
- Exposure of unknown anomalies and services
- Working at height

6.0 CONTRACTOR'S HEALTH AND SAFETY PROPOSALS (highlight specific problems, which require the Principal Contractor to indicate their proposals for managing these problems).

6.1 CONTRACTORS HEALTH AND SAFETY PLAN
The project is not notifiable due to the anticipated duration and the number of personnel expected to be employed during the works.

6.1.1 The Contractor(s) detailed proposals for the safe management and execution of the works are required for the following aspects:

1. Working within the occupied areas (indicating protection measures proposed – i.e. hoarding, fencing, site rules, permits to work and procedures)
2. Removal of waste materials from site.
3. Delivery / unloading / storage of materials on site.
4. Working at height and details of proposed access.
5. Adaptation and connections to existing services.
6. Removal of asbestos containing materials
7. Working in confined areas

6.2 A health and safety plan is still required and must be sufficiently developed to allow work to start on site. It should be regularly reviewed during the construction phase and updated as required.

The appointed Principal Contractor shall submit a health and safety plan that satisfies the requirements of Regulation 23 before construction works start.

In particular, the plan should be sufficiently developed to incorporate the following (ref ACOP):

a) incorporates the approach to be adopted for managing health and safety by everyone involved in the construction phase;

b) includes the assessments prepared by contractors under the Management of Health and Safety at Work Regulations 1992 (see ref 19(1)(b)) and other legislation;

c) incorporates the common arrangements (including emergency procedures and welfare); these may be imposed by the client or developed by the principal contractor;

d) includes arrangements for fulfilling the principal contractor's duties under regulations 26-44;

e) includes reasonable arrangements for monitoring compliance with health and safety law;

f) includes, where appropriate, rules for the management of the work for health and safety; and

g) can be modified as work proceeds according to experience and information received from the contracts.

6.3 Whilst it is acknowledged that a health and safety plan will contain some generic information, the plan must be prepared to be prepared to be specific to the roof replacement works at Canon, Woodhatch.

7.0 SITE WIDE ELEMENTS

7.1 SITE ACCESS AND EGRESS POINTS (e.g. for deliveries and emergencies)

Access to the site will be via the main vehicular entrance on Purbrook Gardens.

7.2 LOCATION OF TEMPORARY SITE ACCOMMODATION (specify if significant or particular problems may be envisaged)

Car parking is limited on site and consequently a small compound may be provided on the grassed area to the front of the building, The compound must be kept secure at all times. Any damage to the grass or soft/hard landscaping must be made good at the end of the works.

7.3 LOCATION OF UNLOADING, LAYOUT AND STORAGE AREAS (specify if significant or particular problems may be envisaged)

Loading and unloading will be carried out on the roadway adjacent to the site.

7.4 TRAFFIC/PEDESTRIAN ROUTES (specify if significant or particular problems may be envisaged)

- Due care and attention whilst walking through the building.
- Due care and attention whilst working around the building etc.
- Due care and attention whilst deliveries / collections / removals are being made.

8.0 SITE OCCUPIERS AND CLIENTS UNDERTAKING (to include matters of relevance for occupied or partially occupied sites and premises)

The site is a converted block of flats in a residential area in the village of Purbrook. Two flats will be occupied during the works and all neighbouring properties will be occupied throughout the works. As the site is located on an occupied site, adjacent to roads, the contractor is to pay particular attention to the following:

- Safe circulation of the site based employees, residents and visitors around buildings, parking areas and communal grounds
- Programming of safe working, site access, noisy works and delivery times
- The safe maintenance of all designated fire exits and escape routes
- The security of the site, particularly with regards access to the site and security
- The maintenance of existing services (in use by occupiers) throughout the works
- The confinement of noisy work activities, which may affect adjacent building occupiers, to acceptable out of hours working (10:00 – 16:00 hours Monday to Friday)
- The careful execution of strip out, and installation work on the site to ensure the continued integrity, stability and safety of occupied areas
- Adequate signage must be erected to warn site users of the dangers

9.0 SITE RULES (specific site rules required by the Principal Designer or client in relation to matters raised by this plan e.g. permit to work systems, induction training, accident reporting etc).

The principle contractor is required to obtain a hot work permit for each operation that involves hot work. Adequate provisions are to be made for fire-fighting equipment to be present during the course of hot work and monitoring is to be carried out on completion of such operations to ensure that the works and adjoining areas are sufficiently cooled prior to the site being vacated.

Health and Safety Precautions:
The Principal Contractor is to ensure that the requirements of the Health and Safety at Work Act are complied with. A statement describing the company safety policy is to be provided to the Principal Designer prior to commencement of works. In addition, the Principal Contractor is to provide a written Method Statement describing the main elements of the work and proposals for the protection of the public and any employees who work on the site. The Principal Contractor is to be responsible for ensuring that all sub-contractors and suppliers will comply with the Health and Safety aspects of the work and shall make continual checks in this regard. A written Health and Safety Report is to be provided at each site meeting.

Emergency Procedures:
The Principal Contractor shall provide in his Health and Safety Statement the precautions to be taken in respect of means of escape in case of fire. In addition, the contractor's emergency procedures are also to be tabled. The Principal Contractor and all sub-contractors are to adhere to the existing buildings fire alarm procedure and comply with all fire drills / practices.

In the event of a fire or similar emergency, the assembly point will be on the pavement of Sussex Gardens to the front of the building, upon the far side of the front soft landscaped area.

Safety to Public and Adjoining Premises:
The Principal Contractor shall ensure that the Health and Safety of the residents and visitors is maintained at all times. In addition, the Principal Contractor shall ensure that the occupants of adjoining premises to the site are not subject to risks arising from the construction.

Burning of Materials:

The Principal Contractor shall not burn materials arising from the stripping out works on site.

Health and Safety:

The principle contractor will maintain a log of all issues affecting health & safety.

The principle contractor will formulate, update and implement a site fire safety plan.

The principle contractors will formulate and display written Emergency Procedures.

The principle contractor will provide and maintain means of giving warning in the event of fire and ensure an appropriate number of portable fire extinguishers are provided.

The principle contractor will ensure all necessary precautions are taken to avoid the possibility

of arson.

The principle contractor will operate a "permit to work" system for hot work and take all necessary precautions to avoid fire.

The principle contractor will ensure waste materials are removed in a prompt and timely manner.

The principle contractor will ensure plant is located, maintained and used in a safe manner.

The principle contractor will ensure a No Smoking policy is operated on site.

The principle contractor will maintain and provide signage for suitable means of escape in the event of fire.

The principle contractor will ensure that all operatives / visitors receive a full health and safety site induction prior to working on / visiting site.

Fire precautions:

- The entire site is a no smoking site. Designated smoking areas are on site.
- The Principal Contractor shall not burn materials arising from the stripping out works on site.
- The principal contractor will provide and maintain means of giving warning in the event of fire and ensure an appropriate number of portable fire extinguishers are provided.
- The principal contractor will formulate, update and implement a site fire safety plan.
- The principal contractor will ensure all necessary precautions are taken to avoid the possibility of arson, theft or vandalism.
- The principal contractor will ensure any temporary building(s) comply with the Fire Certificate Special (Premises) Regulations 1976, are safely located / used and comply with all relevant British Standards.
- The principal contractor will ensure all flammable liquids and LPG are stored in a safe manner.
- The principal contractor will ensure all electricity and gas supplies are installed, maintained and used by a suitable qualified person.

Permit to work:

The principal contractor will operate a "permit to work" system for:-

- Hot work and take all necessary precautions to avoid fire. The principal contractor is required to obtain a hot work permit for each operation that involves hot work. Adequate provisions are to be made for fire-fighting equipment to be present during the course of hot work and monitoring is to be carried out on completion of such operations to ensure that the works and adjoining areas are sufficiently cooled prior to the site being vacated.
- Works to existing services

- Confined space working

Health and safety Management:

- The principal contractor will appoint a health & safety co-ordinator.

  Name:

  The principal contractor will appoint a site safety co-ordinator and, when appropriate fire marshals to assist.

  Name(s):

  The principal contractor will appoint a site first aider.

  Name:

- The principal contractor will maintain a log of all issues affecting health & safety.

- The principal contractors will formulate and display written Emergency Procedures.

- The principal contractor will ensure that all operatives / visitors receive a full health and safety site induction prior to working on / visiting site.

- The Principal Contractor is required to have access to competent health and safety advice throughout the project and have arrangements in place for regular inspections of the construction site. Details of health and safety advisor and inspections should be outlined within the Construction Phase Health and Safety Plan.

Site welfare:

The Principal Contractor is required to provide welfare facilities for all staff and subcontractors employed on the site. The CDM Regulations 2015 require the following as an absolute minimum:-

- Adequate toilet facilities
- Washing facilities with hot and cold running water
- Drinking water
- Changing room, drying room and lockers
- A rest area with heating, tables, seating, a means for boiling water and arrangements for preparing food.

Provisions for first aid must include an adequate number of first aiders / appointed persons, a first aid kit as well as other facilities appropriate to the risk faced by those on site. First aid boxes should be strategically sited in relation to the working areas and be conspicuously marked. The person in charge of the box should ensure that it is kept properly stocked and in a clean serviceable condition. Details of the first aid provisions are to be included within the Principal Contractor's Construction Phase Health and Safety Plan.

It is anticipated that a section of the ground floor accommodation may be used for welfare.

Sanitary provision will not be available and is to be provided.

Plant, Scaffolding and Waste:

- The principal contractor will ensure waste materials are removed in a prompt and timely manner.
- The principal contractor will ensure plant is located, maintained and used in a safe manner.
- The principal contractor will ensure scaffolding is erected, maintained and used in a safe manner and maintain a scaffold register on site.

10.0 CONTINUING LIAISON

10.1 Design by Contractors (procedures for considering health and safety implications for design elements of the Principal Contractor or other contractors)

Under CDM, each element of design including temporary works, designed access equipment, individual specialist contractor and specialist designer packages, is required to be developed with due consideration for the health and safety of all concerned both during construction and subsequent occupancy and maintenance. Each element of design is to be co-ordinated for health and safety aspects for the Principal Designer. To facilitate this the following shall apply:

- each appointed designer shall be advised to the Principal Designer as soon as possible
- the Principal Contractor shall ensure that any designer appointed by him shall be provided with all necessary information to enable the design to take into account other works and other design elements in selecting the most appropriate options
- each element of design shall be developed by the designer on the basis of risk assessments regarding execution, maintenance, repair and subsequent demolition and dismantling. If required, the Principal Designer shall be provided with evidence of the competency of the personnel carrying out the work and of the risk assessments themselves
- each element of design shall be submitted in sufficient time to permit proper consideration of health and safety, and approval of the design itself
- the Principal Contractor shall be required to update, amend and modify as necessary the detailed construction phase Health and Safety Plan to address any health and safety risk associated with individual design elements developed during the works, so that at all times the Contractor's Plan may be considered suitable and sufficient. Such amendments and modifications shall require the approval of the Principal Designer prior to commencement of the relevant phase of work.

10.2 Health and Safety file / Operation and Maintenance manuals (procedures for considering health and safety implications for design elements of the Principal Contractor or other contractors)

The Principal Contractor shall prepare the health and safety file and operation and maintenance manuals to the requirement of the specification.

10.3 Unforeseen eventualities (procedures for dealing with unforeseen eventualities during the execution phase resulting in design change and which might affect resources)

If due to unforeseen circumstances there are aspects of design which require modification post tender, the following procedure shall apply:

- as soon as it becomes known that a design element is to be modified, the Principal Designer shall be notified
- the Principal Designer may check that whoever is instructing the Design Team has ensured the provision of all necessary information to enable the design to take into account other works and other design elements in selecting the most appropriate options when modifying the design
- each modification shall be developed on the basis of risk assessments regarding execution, maintenance, repair and subsequent demolition and dismantling. If required, the Principal Designer shall be provided with evidence of the risk assessments
- each modification of design shall be submitted in sufficient time to permit proper consideration of health and safety, and approval of the modification itself
- the Principal Contractor shall be required to update, amend and modify as necessary the detailed construction phase Health and Safety Plan to address any health and safety risk associated with individual design elements modified during the works, so that at all times the Contractor's Plan may be considered suitable and sufficient. Such amendments and modifications shall require the approval of the Principal Designer prior to commencement of the relevant phase of work

10.4 Implementing and monitoring the Health and Safety Plan

The Construction Phase Health and Safety Plan should be an active document that acts as a practical aid to management of health and safety on site. It should not be produced and then never referred to again.

The Principal Contractor and other contractors must both implement and monitor the Plan to ensure that it works in practice. Monitoring arrangements are to be discussed and agreed with the Principal Designer / Client. The Principal Contractor is to provide proposals for monitoring for discussion with his tender return.

The purpose of monitoring is to ensure that the precautions described within the Construction Phase Plan are appropriate and are being implemented in practice. The Plan must be routinely reviewed, revised and refined by the Principal Contractor as the project develops. Where the Plan is not being followed, those involved must take appropriate action to deal with the risk.

Any significant changes to the Plan should be brought to the attention of all those affected.

PRINCIPAL DESIGNERS RISK ASSESSMENT

Designers Risk Assessment

Project: Purbrook House – External Refurbishment and Fire Safety Works Project No: 5750

Consideration	Hazard	Persons at Risk			Severity of Harm			Likelihood of Harm			Risk Accept-able Yes/No	Preventative and Precautionary Measures				
												Avoid	Combat at source	Communal	Personal	Notes for Safety Plan/File
		Res	Pub	Vts	H	M	L	H	M	L						P/F
Preliminaries - Site access	Contractors mixing with Staff, Residents & Public	✓	✓	✓		✓			✓		Yes	Notified deliveries only	Banksman required during deliveries.	Warning notices/ barriers etc by Contractor.		P
- Site compound	Staff, Resident & Public access	✓	✓	✓			✓		✓		Yes			Warning notices and fencing to compound to notify all residents and visitors		P

Designers Risk Assessment

Project: Purbrook House – External Refurbishment and Fire Safety Works **Project No: 5750**

Consideration	Hazard	Persons at Risk			Severity of Harm			Likelihood of Harm			Risk Accept-able Yes/No	Preventative and Precautionary Measures				
												Avoid	Combat at source	Communal	Personal	Notes for Safety Plan/File
		Res	Pub	Vts	H	M	L	H	M	L						P/F
- Site deliveries and traffic route	Single front entrance to car parking areas	✓	✓	✓			✓		✓		Yes	Parking / blocking the entrance & road for resident access and deliveries.	Provide traffic management scheme. Contractor to notify the Building Manager of all large delivery vehicles.			P
- Means of escape	Works obstructing means of escape routes	✓	✓	✓	✓					✓	Yes	Obstructing means of escape routes	Provide protection to means of escape routes in the form of fans over exits.	Revise means of escape notices as necessary.		P

Designers Risk Assessment

Project: Purbrook House – External Refurbishment and Fire Safety Works **Project No: 5750**

Consideration	Hazard	Persons at Risk			Severity of Harm			Likelihood of Harm			Risk Accept-able Yes/No	Preventative and Precautionary Measures				
												Avoid	Combat at source	Communal	Personal	Notes for Safety Plan/File
		Res	Pub	Vts	H	M	L	H	M	L						P/F
Demolition - stripping out/ alterations forming openings	Cuts and inhalation of dust Falling Debris from height	✓	✓	✓	✓				✓		Yes	Cutting suspect materials.	Identify all suspect materials. Provide protection to residents, staff, visitors and public. Instigate exclusion zones.		PPE	P/F

Designers Risk Assessment

Project: Purbrook House – External Refurbishment and Fire Safety Works **Project No: 5750**

Consideration	Hazard	Persons at Risk			Severity of Harm			Likelihood of Harm			Risk Accept-able Yes/No	Preventative and Precautionary Measures				
												Avoid	Combat at source	Communal	Personal	Notes for Safety Plan/File
		Res	Pub	Vts	H	M	L	H	M	L						P/F
Working and at height	Falling, including debris	✓	✓		✓				✓		Yes	Single man working	Provide edge protection safe means of access. Provide fall arrest systems during construction	Warning notices/ barriers, scaffold platform by contractor. Safe zones below areas of work.	PPE	Comply with Working at height regulations 2005

Designers Risk Assessment

Project: Purbrook House – External Refurbishment and Fire Safety Works **Project No: 5750**

Consideration	Hazard	Persons at Risk			Severity of Harm			Likelihood of Harm			Risk Accept-able Yes/No	Preventative and Precautionary Measures				
												Avoid	Combat at source	Communal	Personal	Notes for Safety Plan/File
		Res	Pub	Vts	H	M	L	H	M	L						P/F
Asbestos Removal	Airborne Asbestos Fibres	✓	✓	✓	✓					✓	Yes	Damage to any identified asbestos located.	Undertake a survey. Employ a licensed asbestos removal company. Provide a plan of work before commencing removal.	Immediate notification of suspected asbestos to the site and project manager	PPE Breathing equipment.	Control of asbestos regulations 2012
Excavations	Contact with live services	✓	✓	✓	✓					✓	Yes	Contact with live services	Undertake a full CAT scan of area to locate services. Excavate by hand only.		Ensure all site plans are inspected and procced with caution	P/F

Designers Risk Assessment

Project: Purbrook House – External Refurbishment and Fire Safety Works **Project No: 5750**

Consideration	Hazard	Persons at Risk			Severity of Harm			Likelihood of Harm			Risk Accept-able Yes/No	Preventative and Precautionary Measures				
												Avoid	Combat at source	Communal	Personal	Notes for Safety Plan/File
		Res	Pub	Vts	H	M	L	H	M	L						P/F
- Paints, sealers	Solvents/ fumes/ skin	✓		✓			✓			✓	Yes	Specify solvent free	Brush application	Ventilate restricted areas	PPE	Working with hazardous substances HSE leaflet INDG 136 guide.
- Cements	Irritant / burning of skin	✓				✓				✓	Yes	Avoid direct contact	Provide training to operatives, method statements		PPE	P
- Adhesive	Solvents/ fumes/ skin	✓		✓			✓			✓	Yes	Specify solvent free	Brush application	Ventilate restricted areas	PPE	P

Designers Risk Assessment

Project: Purbrook House – External Refurbishment and Fire Safety Works **Project No: 5750**

Consideration	Hazard	Persons at Risk			Severity of Harm			Likelihood of Harm			Risk Accept-able Yes/No	Preventative and Precautionary Measures				
												Avoid	Combat at source	Communal	Personal	Notes for Safety Plan/File
		Res	Pub	Vts	H	M	L	H	M	L						P/F
Application of Bituminous Felts	Application of heat (burns) and hazardous fumes, flammable materials, Manual handling of materials – rolls of felt.	✓				✓				✓	Yes	Untrained operatives, faulty equipment.	Only use trained operatives, Provide material hoist. Edge protection is to be provided at all times. LPG cylinders and operation of torch equipment / reinforced hoses to be checked daily.	Ensure fire extinguishers are located at works level at all times.	PPE	HSG 33 (Fourth Edition)

Designers Risk Assessment

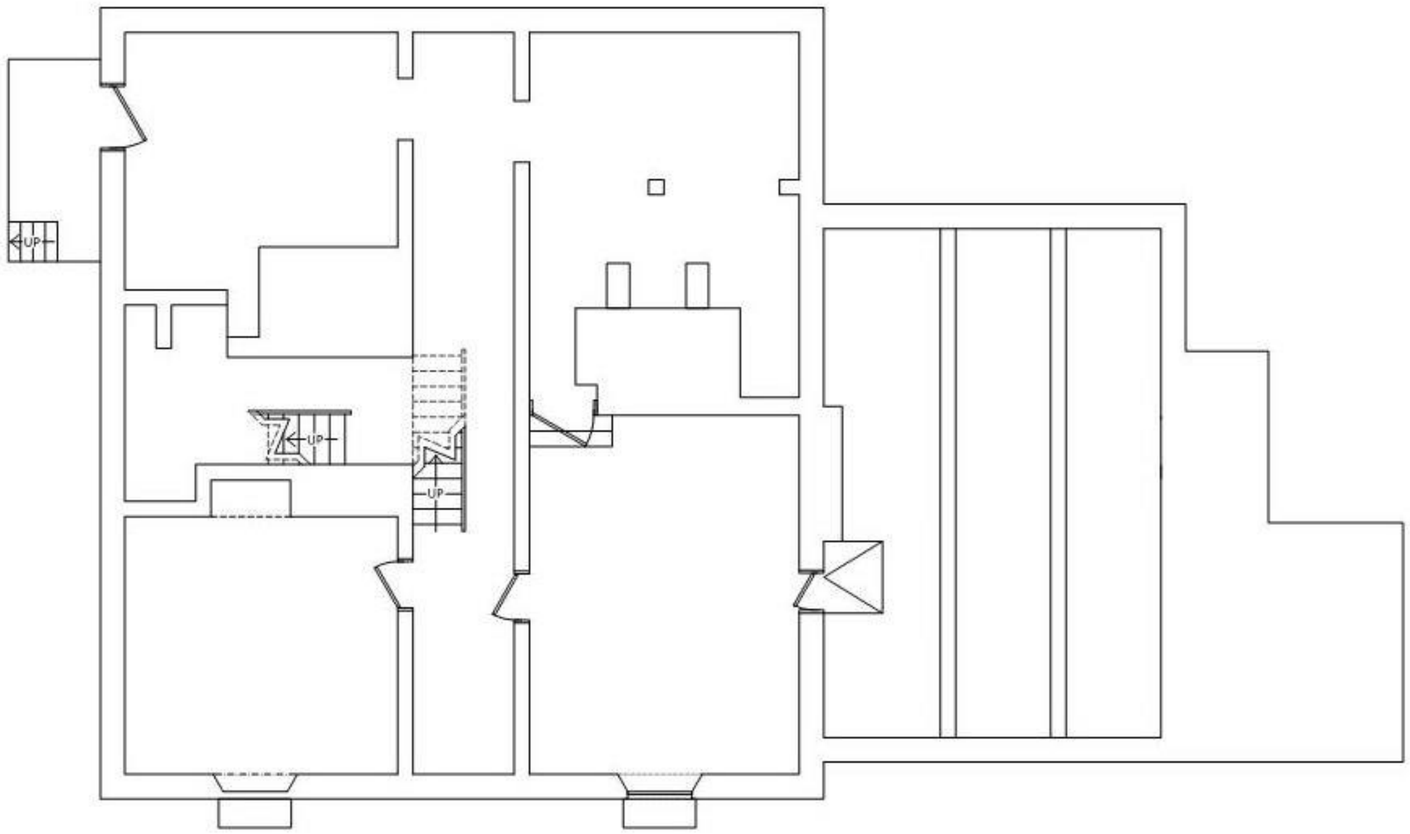
Project: Purbrook House – External Refurbishment and Fire Safety Works **Project No: 5750**

Consideration	Hazard	Persons at Risk			Severity of Harm			Likelihood of Harm			Risk Accept-able Yes/No	Preventative and Precautionary Measures				
												Avoid	Combat at source	Communal	Personal	Notes for Safety Plan/File
		Res	Pub	Vts	H	M	L	H	M	L						P/F
Services	Working with Electrical /Gas services	✓			✓				✓		Yes	Do not work on live circuits. Disconnect power supply prior to commencing work. Ensure gas services are isolated prior to working on systems.	Qualified people only to work with electrical and gas services. Ensure gas services are purged.			p

APPENDIX A

TENDER DRAWINGS

Original Paper Size **A3**



BASEMENT FLOOR

N

NOTES

Do not scale dimensions from this drawing except for Local Authority planning purposes.

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancies to be verified with the Project Manager before proceeding with the works.

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All current drawings and specifications for the project must be read in conjunction with the designers hazard and environment assessment record.

Scale 1:100

0 5m

Rev	Date	Description	Chk
-	-	-	-

243 Brooklands Road
Weybridge
Surrey KT13 0RH

T 01932 850100
W www.dhpuk.co.uk

Project

Purbrook House
London Road
Purbrook
Waterlooville

Drawing

Existing Basement Floor Plan
INDICATIVE

Drawn By	JW	Date	11/12/17
Project Manager	CB	Scale	1:100 @ A3

Project No.	Drawing No.	Stage/Rev
5750	1010	T/0

L:\5750 Purbrook House\ARCHITECTS\01 Preparation & Brief (Feasibility)\01 - Drawing Sheets\5750-1010-Purbrook House Indicative Floor Plans.dwg

Original Paper Size **A3**

NOTES

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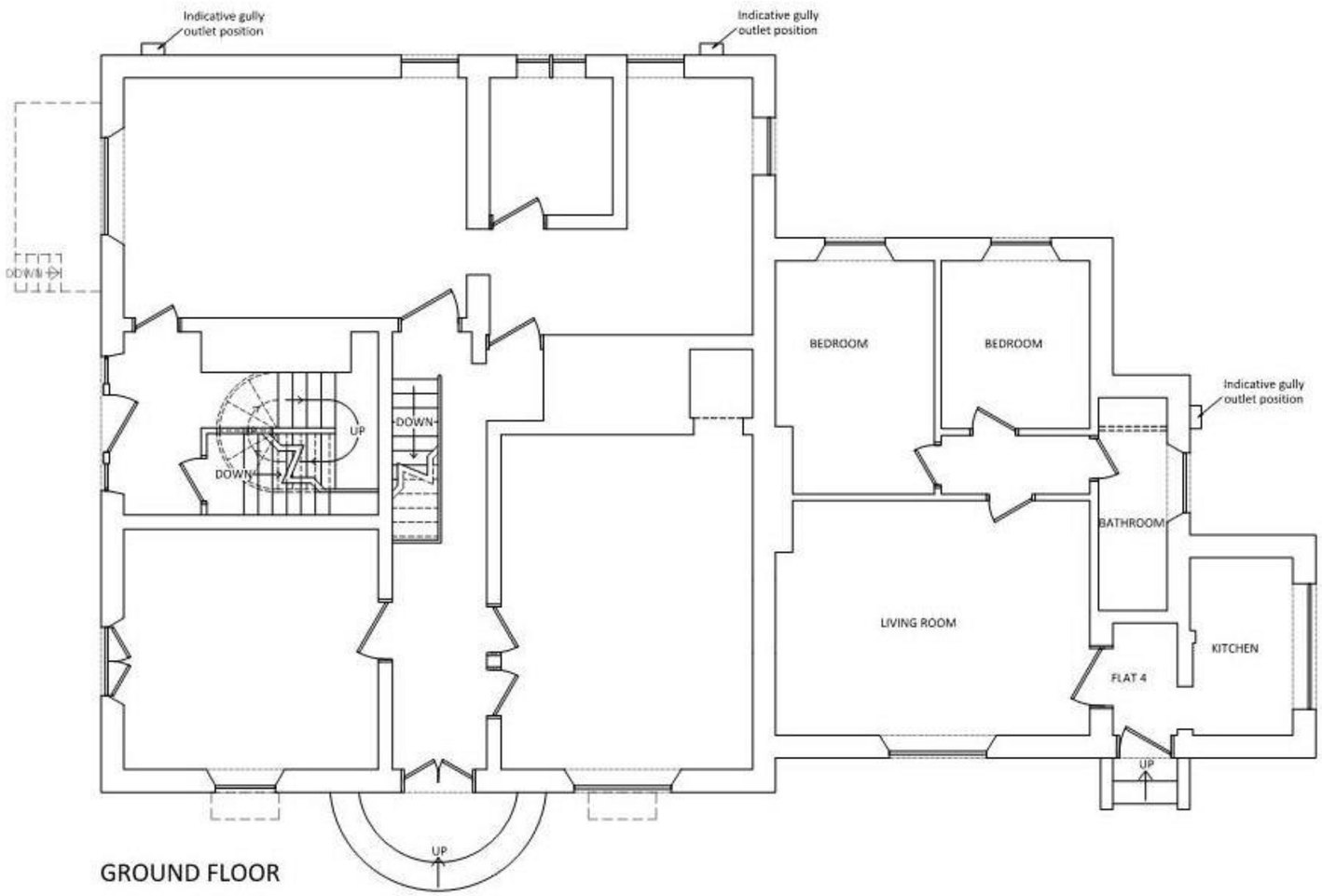
Scale 1:100

0 5m



GROUND FLOOR

Rev	Date	Description	Chk
-	-	-	-

243 Brooklands Road
Weybridge
Surrey KT13 0RH

T 01932 850100
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Project
Purbrook House
London Road
Purbrook
Waterlooville

Drawing
Existing Ground Floor Plan
INDICATIVE

Drawn By	JW	Date	11/12/17
Project Manager	CB	Scale	1:100 @ A3

Project No.	Drawing No.	Stage/Rev
5750	1011	T/0

L:\5750 Purbrook House\ARCHITECTS\01 Preparation & Brief (Feasibility)\01 - Drawing Sheets\5750-1010-Purbrook House Indicative Floor Plans.dwg

Original Paper Size **A3**

N

NOTES

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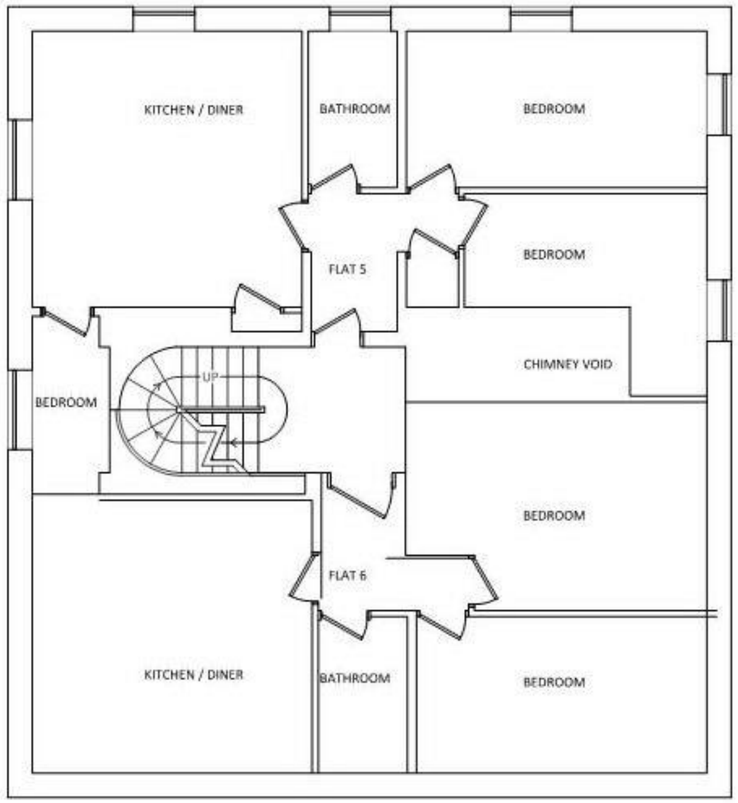
Scale 1:100

0 5m



FIRST FLOOR

Layout to Flat 6 is assumptive

Rev	Date	Description	Chk
-	-	-	-

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Weybridge
Surrey KT13 0RH

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Project
Purbrook House
London Road
Purbrook
Waterlooville

Drawing
Existing First Floor Plan
INDICATIVE

Drawn By	JW	Date	11/12/17
Project Manager	CB	Scale	1:100 @ A3

Project No.	Drawing No.	Stage/Rev
5750	1012	T/0

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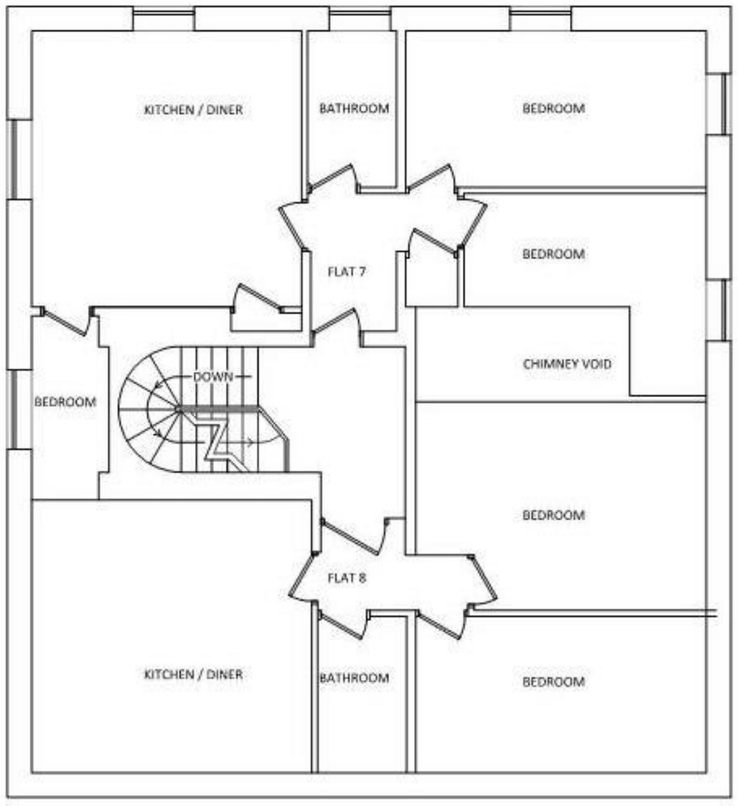
Original Paper Size **A3**



SECOND FLOOR

Layout to Flat 8 is assumptive

N

NOTES

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Scale 1:100

0 5m

Rev	Date	Description	Chk
-	-	-	-

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Project
Purbrook House
London Road
Purbrook
Waterlooville

Drawing
Existing Second Floor Plan
INDICATIVE

Drawn By	JW	Date	11/12/17
Project Manager	CB	Scale	1:100 @ A3

Project No.	Drawing No.	Stage/Rev
5750	1013	T/0

L:\5750 Purbrook House\ARCHITECTS\01 Preparation & Brief (Feasibility)\01 - Drawing Sheets\5750-1010-Purbrook House Indicative Floor Plans.dwg

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Scale 1:100

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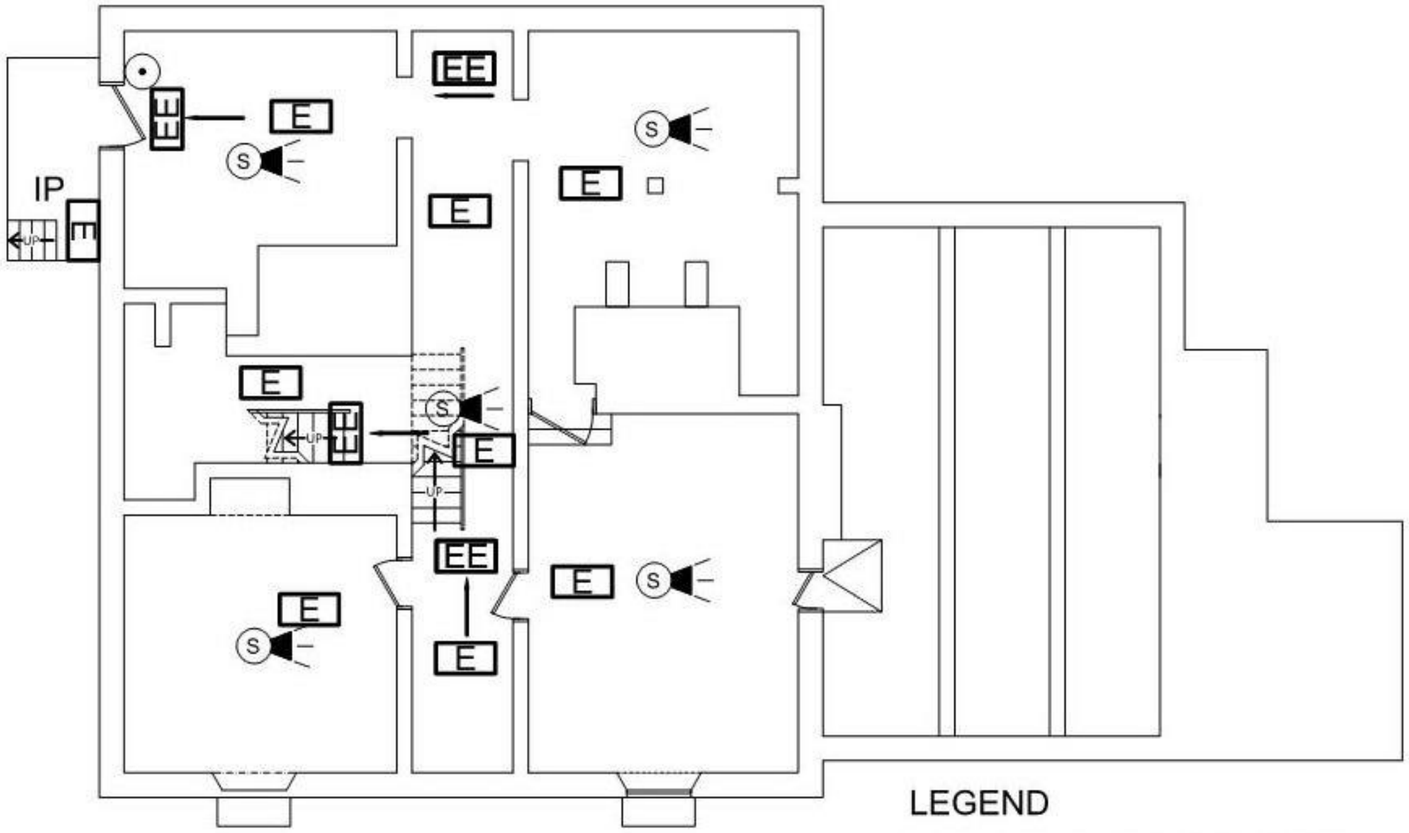

BASEMENT FLOOR

NOTES

1) Fire Alarm devices in Tenants demise to comply with BS5839-6.
2) Landlords system to comply with BS 5839 and be hard wired.
3) Contractor to install power supply to Fire Alarm Panel from Landlords supply.
4) Refer to Specification for all wiring and fire alarm details.
5) All luminaries to be LED type and emergency luminaries can be incorporated into self contained maintained luminaries as long as the installation complies with BS 5266.
6) Emergency luminaries test switches shall be located adjacent to the Landlords distribution board.

LEGEND

S	Tenants smoke detector/sounder/strobe mains/Nic cad battery operated linked to heat detector and landlords system by I/O unit.
H	Tenants heat detector/sounder/strobe mains/Nic cad battery operated linked to smoke detector and landlords system by I/O unit.
H	Landlords heat detector/sounder/strobe.
S	Landlords smoke detector/sounder/strobe.
•	Landlords manual break glass unit
FAP	Landlords Fire Alarm Panel
⊠	Landlords Fire Alarm interface unit with tenants detectors.
◗	Fused connection unit in red marked "Fire Alarm don not switch off"
EE	3hr self-contained maintained LED emergency exit sign arrow denotes direction of exit route.
E / IP	3hr self-contained non maintained LED emergency luminaire. IP denotes external IP54 minimum rated luminaire. Luminaire to have internal PIR sensor.

Rev	Date	Description	Chk
T0	20180122	Tender Issue	RW

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Project
Purbrook House
Purbrook,
Waterlooville,
Hants, P07 5JY

Drawing
ELECTRICAL SERVICES
Basement
Proposed Emergency Lighting & Fire Alarm Layout

Drawn By RSW		Date 20180117	
Project Manager SB		Scale 1:100	
Project No. 5750		Drawing No. E-1000	Stage/Rev T0

L:\5750 Purbrook House\Electrical\5750-E-1000 to E-1003 -Purbrook House Electrical F A & Emerg Ltg Layouts.dwg

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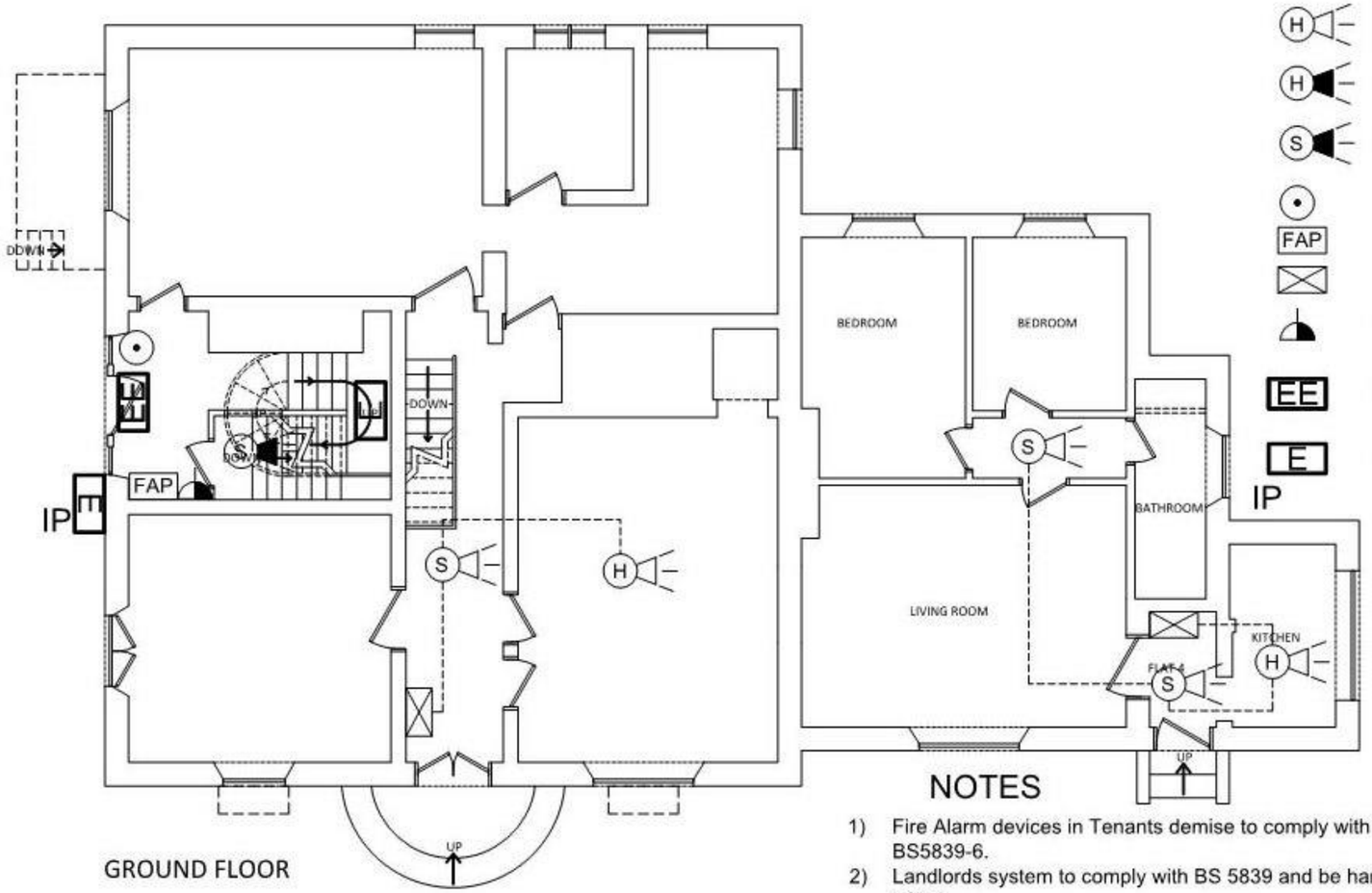

GROUND FLOOR

LEGEND

- Tenants smoke detector/sounder/strobe mains/Nic cad battery operated linked to heat detector and landlords system by I/O unit.
- Tenants heat detector/sounder/strobe mains/Nic cad battery operated linked to smoke detector and landlords system by I/O unit.
- Landlords heat detector/sounder/strobe.
- Landlords smoke detector/sounder/strobe.
- Landlords manual break glass unit
- FAP — Landlords Fire Alarm Panel
- Landlords Fire Alarm interface unit with tenants detectors.
- Fused connection unit in red marked "Fire Alarm don not switch off"
- EE — 3hr self-contained maintained LED emergency exit sign arrow denotes direction of exit route.
- E — 3hr self-contained non maintained LED emergency luminaire. IP denotes external IP54 minimum rated luminaire. Luminaire to have internal PIR sensor.

NOTES

1) Fire Alarm devices in Tenants demise to comply with BS5839-6.
2) Landlords system to comply with BS 5839 and be hard wired.
3) Contractor to install power supply to Fire Alarm Panel from Landlords supply.
4) Refer to Specification for all wiring and fire alarm details.
5) All luminaries to be LED type and emergency luminaries can be incorporated into self contained maintained luminaries as long as the installation complies with BS 5266.
6) Emergency luminaries test switches shall be located adjacent to the Landlords distribution board.

NOTES

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Scale 1:100

0 — 5m

Rev	Date	Description	Chk
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Project
Purbrook House
Purbrook,
Waterlooville,
Hants, PO7 5JY.

Drawing
ELECTRICAL SERVCIES
Ground Floor
Proposed Emergency Lighting & Fire Alarm Layout

Drawn By	RSW	Date	20180117
Project Manager	SB	Scale	1:100

Project No.	Drawing No.	Stage/Rev
5750	E-1001	T0

L:\5750 Purbrook House\Electrical\5750-E-1000 to E-1003 -Purbrook House Electrical F A & Emerg Ltg Layouts.dwg

Original Paper Size **A3**

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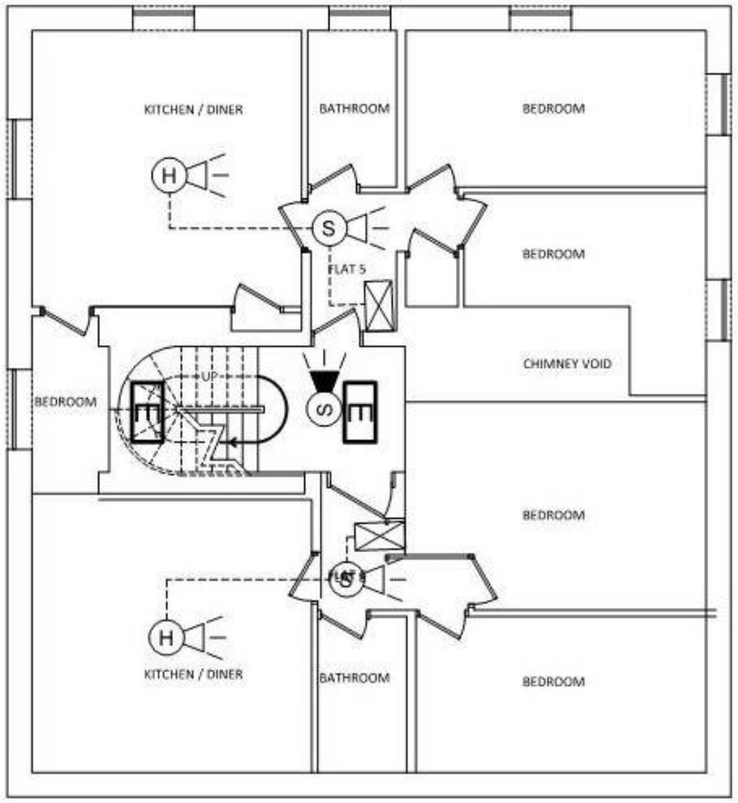
Scale 1:100

0 5m



FIRST FLOOR

Layout to Flat 6 is assumptive

LEGEND

- Tenants smoke detector/sounder/strobe mains/Nic cad battery operated linked to heat detector and landlords system by I/O unit.
- Tenants heat detector/sounder/strobe mains/Nic cad battery operated linked to smoke detector and landlords system by I/O unit.
- Landlords heat detector/sounder/strobe.
- Landlords smoke detector/sounder/strobe.
- Landlords manual break glass unit
- FAP — Landlords Fire Alarm Panel
- Landlords Fire Alarm interface unit with tenants detectors.
- Fused connection unit in red marked "Fire Alarm don not switch off"
- EE — 3hr self-contained maintained LED emergency exit sign arrow denotes direction of exit route.
- E — 3hr self-contained non maintained LED emergency luminaire. IP denotes external IP54 minimum rated luminaire. Luminaire to have internal PIR sensor.

IP

NOTES

1) Fire Alarm devices in Tenants demise to comply with BS5839-6.
2) Landlords system to comply with BS 5839 and be hard wired.
3) Contractor to install power supply to Fire Alarm Panel from Landlords supply.
4) Refer to Specification for all wiring and fire alarm details.
5) All luminaries to be LED type and emergency luminaries can be incorporated into self contained maintained luminaries as long as the installation complies with BS 5266.
6) Emergency luminaries test switches shall be located adjacent to the Landlords distribution board.

Rev	Date	Description	Chk
TO	20180122	Tender Issue	RW

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Project
Purbrook House
Purbrook,
Waterlooville,
Hants, P07 5JY.

Drawing
ELECTRICAL SERVICES
First Floor
Proposed Emergency Lighting & Fire Alarm Layout

Drawn By RSW		Date 20180117	
Project Manager SB		Scale 1:100	
Project No. 5750	Drawing No. E-1002		Stage/Rev T0

L:\5750 Purbrook House\Electrical\5750-E-1000 to E-1003 -Purbrook House Electrical F A & Emerg Ltg Layouts.dwg

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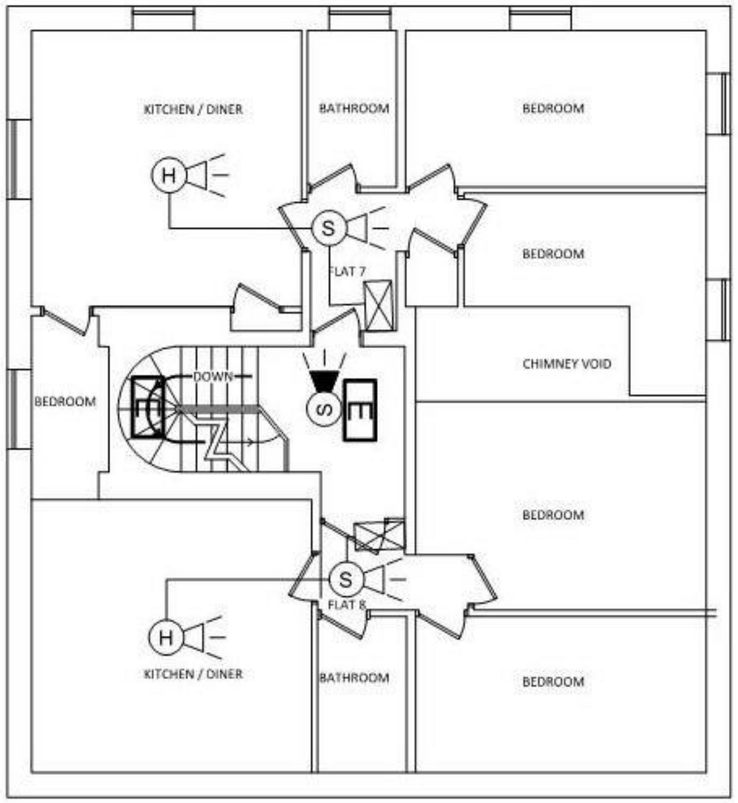
Scale 1:100

0 — 5m



SECOND FLOOR

Layout to Flat 8 is assumptive

LEGEND

- (S) Tenants smoke detector/sounder/strobe mains/Nic cad battery operated linked to heat detector and landlords system by I/O unit.
- (H) Tenants heat detector/sounder/strobe mains/Nic cad battery operated linked to smoke detector and landlords system by I/O unit.
- (H) Landlords heat detector/sounder/strobe.
- (S) Landlords smoke detector/sounder/strobe.
- (•) Landlords manual break glass unit
- FAP Landlords Fire Alarm Panel
- ☒ Landlords Fire Alarm interface unit with tenants detectors.
- Fused connection unit in red marked "Fire Alarm don not switch off"
- EE 3hr self-contained maintained LED emergency exit sign arrow denotes direction of exit route.
- E IP 3hr self-contained non maintained LED emergency luminaire. IP denotes external IP54 minimum rated luminaire. Luminaire to have internal PIR sensor.

NOTES

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4) Refer to Specification for all wiring and fire alarm details.
5) All luminaries to be LED type and emergency luminaries can be incorporated into self contained maintained luminaries as long as the installation complies with BS 5266.
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Rev	Date	Description	Chk
T0	20180122	Tender Issue	RW

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Project
Purbrook House
Purbrook,
Waterlooville,
Hants, P07 5JY.

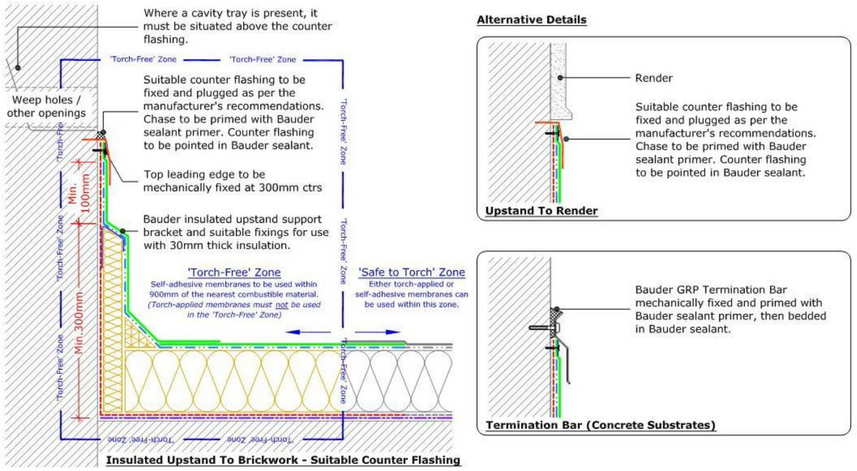
Drawing
ELECTRICAL SERVICES
Second Floor
Proposed Emergency Lighting & Fire Alarm Layout

Drawn By RSW		Date 20180117	
Project Manager SB		Scale 1:100	
Project No. 5750	Drawing No. E-1003		Stage/Rev T0

L:\5750 Purbrook House\Electrical\5750-E-1000 to E-1003 -Purbrook House Electrical F A & Emerg Ltg Layouts.dwg

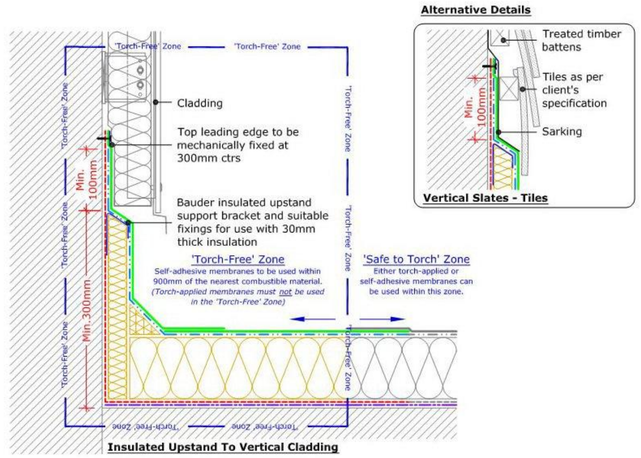
APPENDIX B

STANDARD BAUDER ROOFING DETAILS



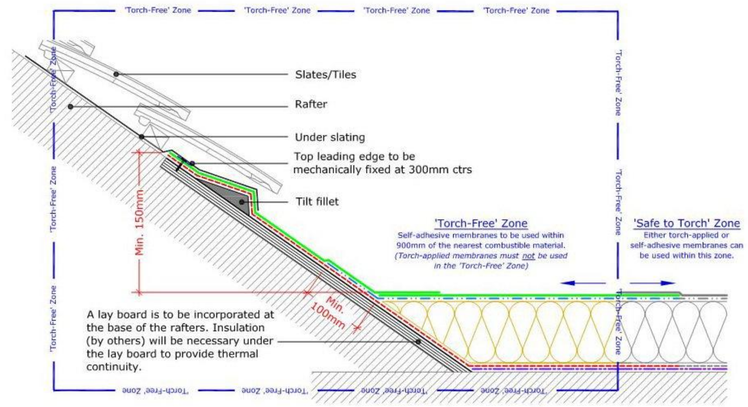
Torch-Free Insulated Upstand

(Drg.No: D0000-00W_201-001TF)



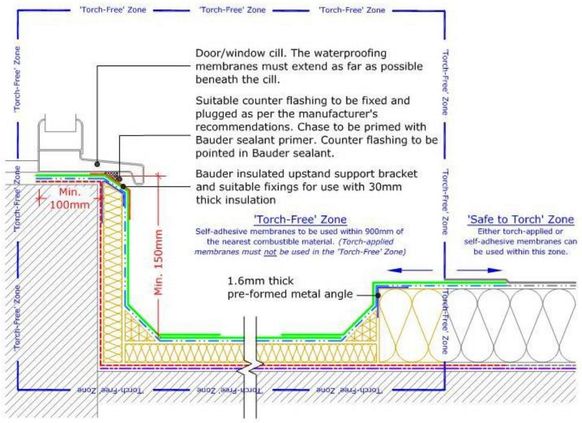
Torch-Free Insulated Upstand To Vertical Cladding Or Slates/tiles

(Drg.No: D0000-00W_201-002TF)



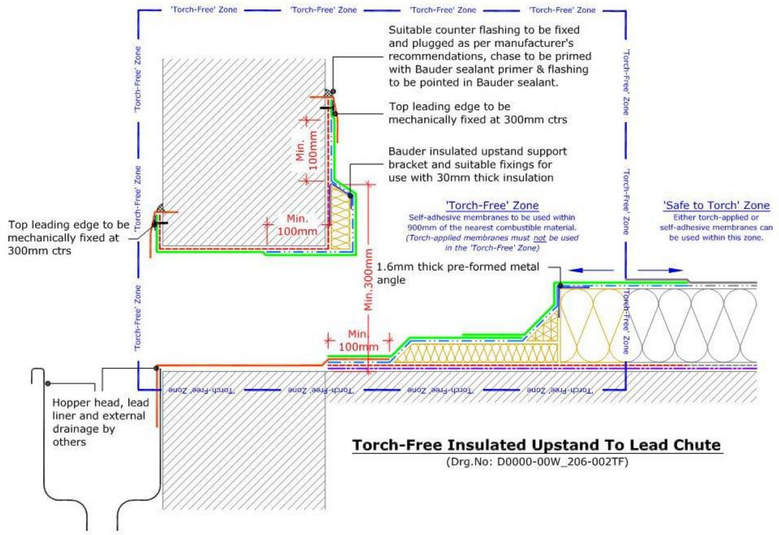
Torch-Free Upstand To Pitched Roof

(Drg.No: D0000-00W_001-004TF)



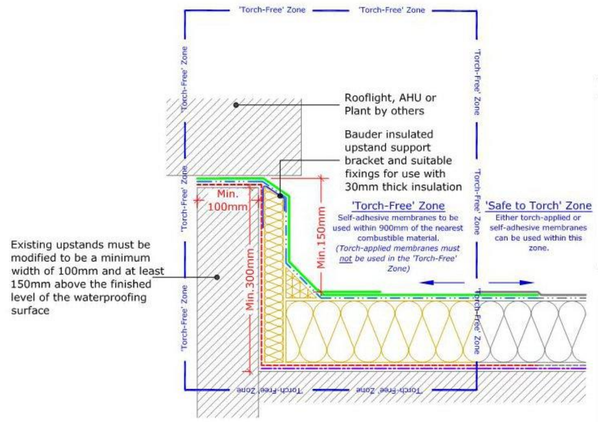
Torch-Free Internal Gutter To Clerestory Window

(Drg.No: D0000-00W_206-004TF)



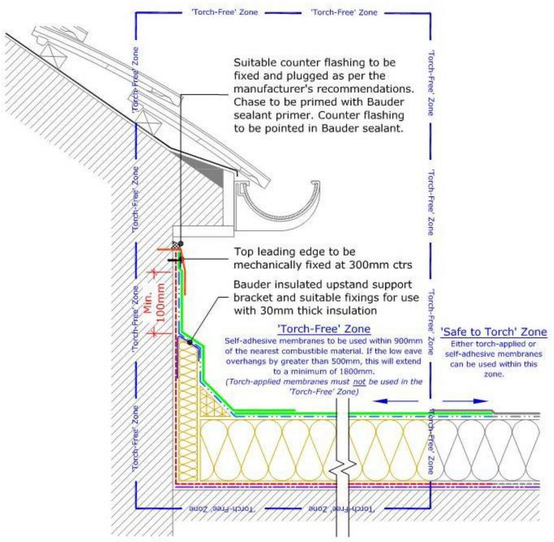
Torch-Free Insulated Upstand To Lead Chute

(Drg.No: D0000-00W_206-002TF)



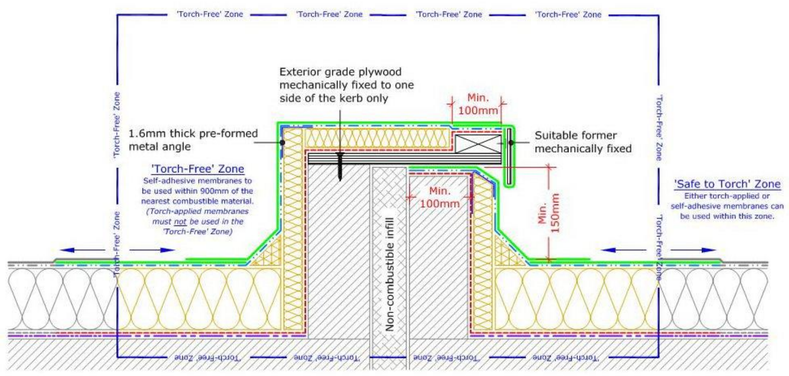
Torch-Free Insulated Upstand To Builder's Kerb

(Drg.No: D0000-00W_202-001TF)



Torch-Free Insulated Upstand To Existing Low Eaves

(Drg.No: D0000-00W_201-005TF)



Torch-Free Twin Kerb Expansion Joint

(Drg.No: D0000-00W_204-001TF)

Key

- Bauder Self-Adhesive Capping Sheet
- Bauder Torch Applied or Self-Adhesive Capping Sheet
- Bauder Self-Adhesive Underlayer
- Bauder Torch Applied or Self-Adhesive Underlayer
- Bauder Insulation
- Bauder Self-Adhesive Vapour Control Layer
- Bauder Torch Applied or Self-Adhesive Vapour Control Layer
- Bauder Random Nailed Layer used on TIMBER BOARDED DECKS ONLY
- Deck / Substrate
- 1.6mm thick pre-formed metal angle

IMPORTANT NOTE:
Bauder Multi Purpose Primer to be used in all 'Torch-Free' Zones

IMPORTANT NOTES:

1. This detail is suitable for the following Bauder Systems:
   Bauder Total Roof System, Bauder Total Green Roof System
   Bauderflex, Bauderflex Green
   Airtech
2. Do not scale to ascertain dimensions.
3. All dimensions to be checked and verified on site prior to commencement of work.
4. This drawing is to be read in conjunction with the specification and associated drawings.
5. This detail is a guideline only, representing typical detailing conditions and illustrate the correct application of the above Bauder System. It may be necessary to modify this detail to suit specific project design constraints and conditions.
6. Refer to the Bauder Specification for the product description and method of application. For clarity the method of attachment has not been shown.
7. Provision should be made by the installer for mechanically fixing the top leading edge of all upstand details using appropriate fasteners.

Rev	Date	Description	Drawn By
--	--	----------	--

BAUDER

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Email: technical@bauder.ie
bauder.ie

'TORCH-FREE' BITUMINOUS DETAILS (Insulated Upstands)

Scale:	Drawing Number:	Rev:
1:5 @A1	D0000-00W_200-001TF	-

Drawn By:	Checked By:	Approved By:	Date:
PCH	RC	NB	Aug 2017

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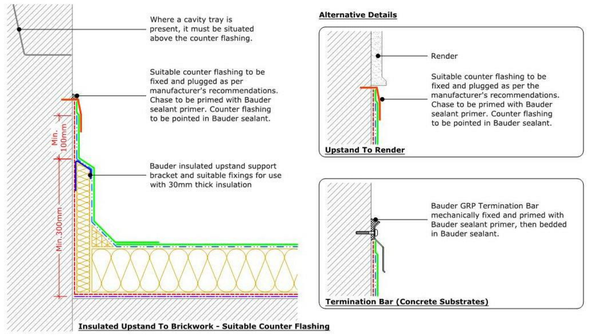

Insulated Upstand
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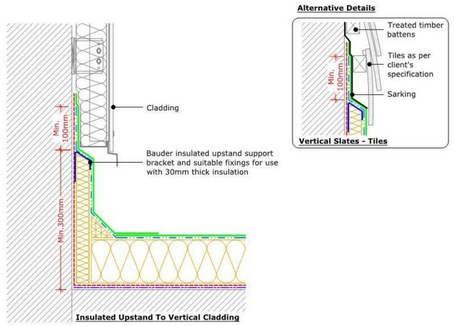

Insulated Upstand to New Vertical Cladding or Slates/Tiles
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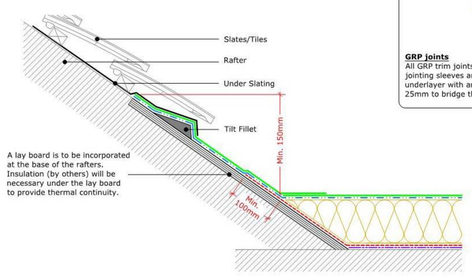

Upstand to Pitched Roof
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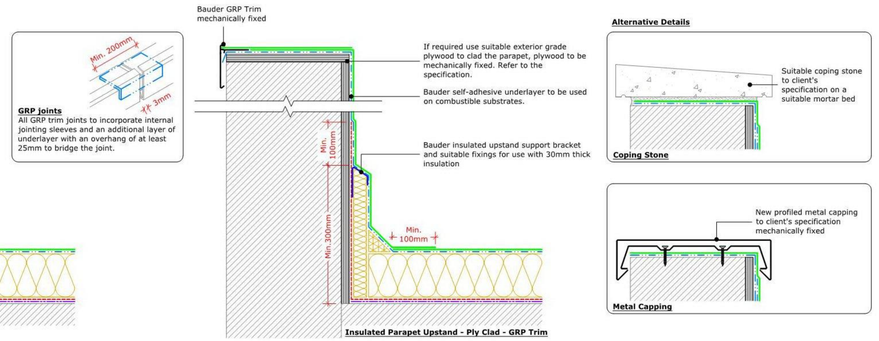
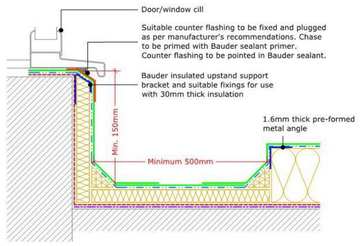


Insulated Upstand to Parapet
(Drg.No: D0000-00W_203-001)



Internal Gutter to Clerestory Window
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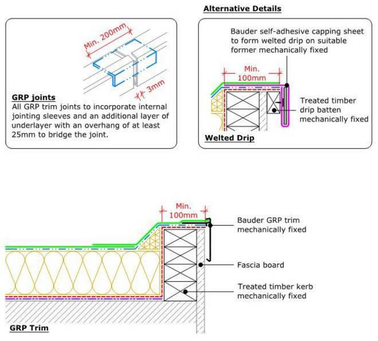
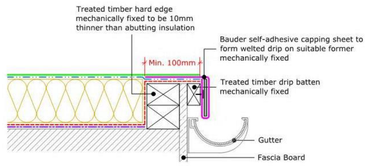
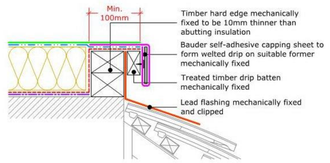


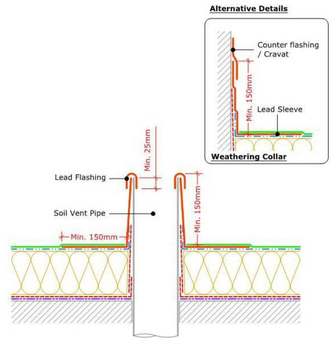
Perimeter Kerb
(Drg.No: D0000-00W_002-001)



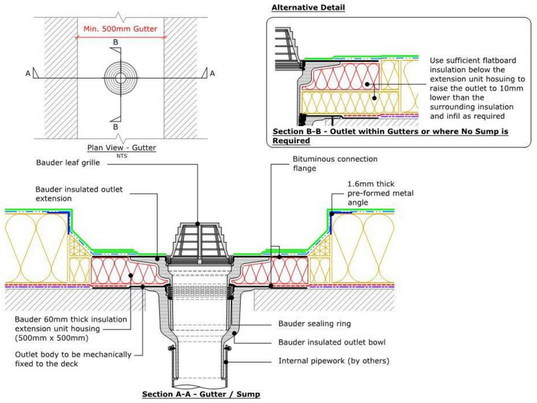
External Gutter
(Drg.No: D0000-00W_006-005)



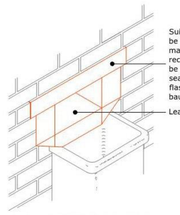
Detail to Mansard Roof
(Drg.No: D0000-00W_006-006)



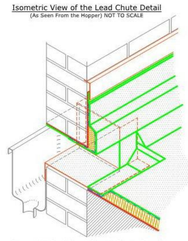
Soil Vent Pipe
(Drg.No: D0000-00W_007-001)



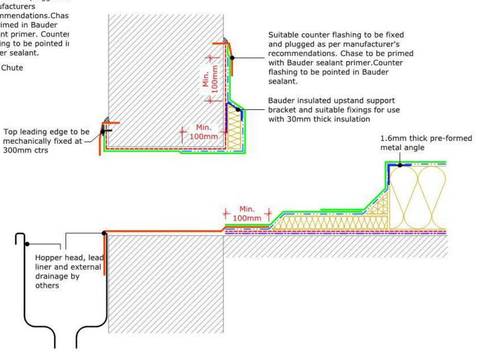
Bauder Outlet - Compact
(Drg.No: D0000-00W_006-001)



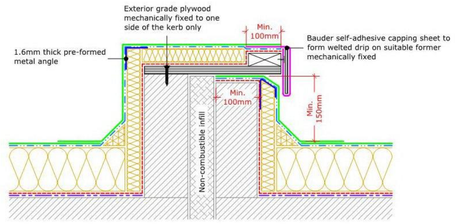
Isometric View of the Lead Chute Detail
(As Seen From the Hopper) NOT TO SCALE



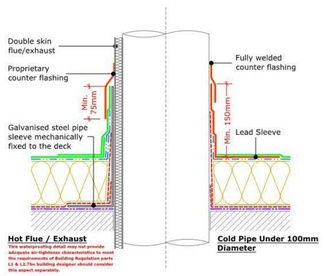
Isometric Cut View of Lead Chute Detail
(As Seen from the Roof) NOT TO SCALE



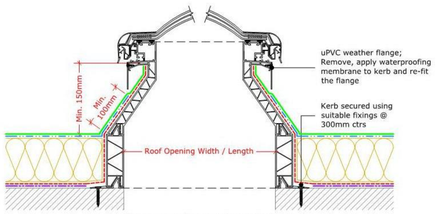
Insulated Upstand - Lead Chute
(Drg.No: D0000-00W_206-002)



Twin Kerb Expansion Joint
(Drg.No: D0000-00W_204-001)

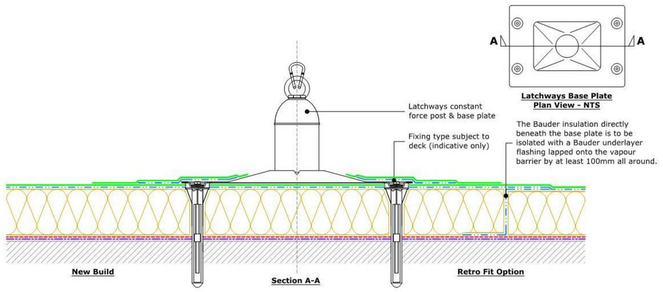


Upstand to Hot Flue Or Cold Pipe
(Drg.No: D0000-00W_007-002)



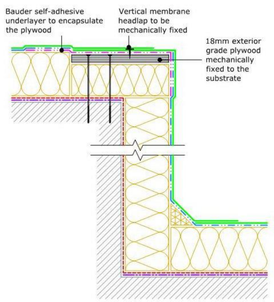
X-Two - A - Splayed - Unventilated
(Drawing Number: BA-X2-A-01-SF)

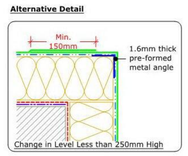
Upstand to Bauder Rooflight - Euroglaze
(Drg.No: D0000-00W_008-001)



Latchways Base Plate Plan View - NTS

The Bauder insulation directly beneath the base plate is to be isolated with a Bauder underlayer flashing lapped onto the vapour barrier by at least 100mm all around.





Change In Levels
(Drg.No: D0000-00W_210-001)

Key

- Bauder Capping Sheet (For all Green Roof details use Bauder Root Resistant Cap Sheet)
- Bauder Underlayer
- Bauder Insulation
- Bauder Vapour Control Layer (Use Bauder Self Adhered Vapour Control Layer on Combustible Substrates)
- Bauder Random Nailed Layer used on TIMBER BOARDED DECKS ONLY
- Deck / Substrate

IMPORTANT NOTE:
This Drawing Shows Alternative Options. For the Correct Solution to be Used, Refer to the Project Specific Specification.

COMBUSTIBLE SUBSTRATES:
The details contained within this drawing are deemed to be 'Safe to Torch' when using the Bauder Self-adhesive Vapour Control Layer subject to adequate risk assessments.

For 'Torch-Free' Detailing see Drawing D0000-00W_200-001TF

IMPORTANT NOTES:
1. This detail is suitable for the following Bauder Systems: **Bauder Total Roof System, Bauder Total Green Roof System Bauderflex, Bauderflex Green Airtech**
2. Do not scale to ascertain dimensions.
3. All dimensions to be checked and verified on site prior to commencement of work.
4. This drawing is to be read in conjunction with the specification and associated drawings.
5. This detail is a guideline only, representing typical detailing conditions and illustrate the correct application of the above Bauder System. It may be necessary to modify this detail to suit specific project design constraints and conditions.
6. Refer to the Bauder Specification for the product description and method of application. For clarity the method of attachment has not been shown.
7. Provision should be made by the installer for mechanically fixing the top leading edge of all upstand details in excess of 250mm in height using appropriate fasteners.

Rev	Date	Description	Drawn By
--	--	**********	--

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BITUMINOUS TYPICAL DETAILS (Insulated Upstands)

Scale:	Drawing Number	Rev:
1:5 @ A0	D0000-00W_200-001	-

Drawn By:	Checked By:	Approved By:	Date:
FH	FG	NB	August 2017

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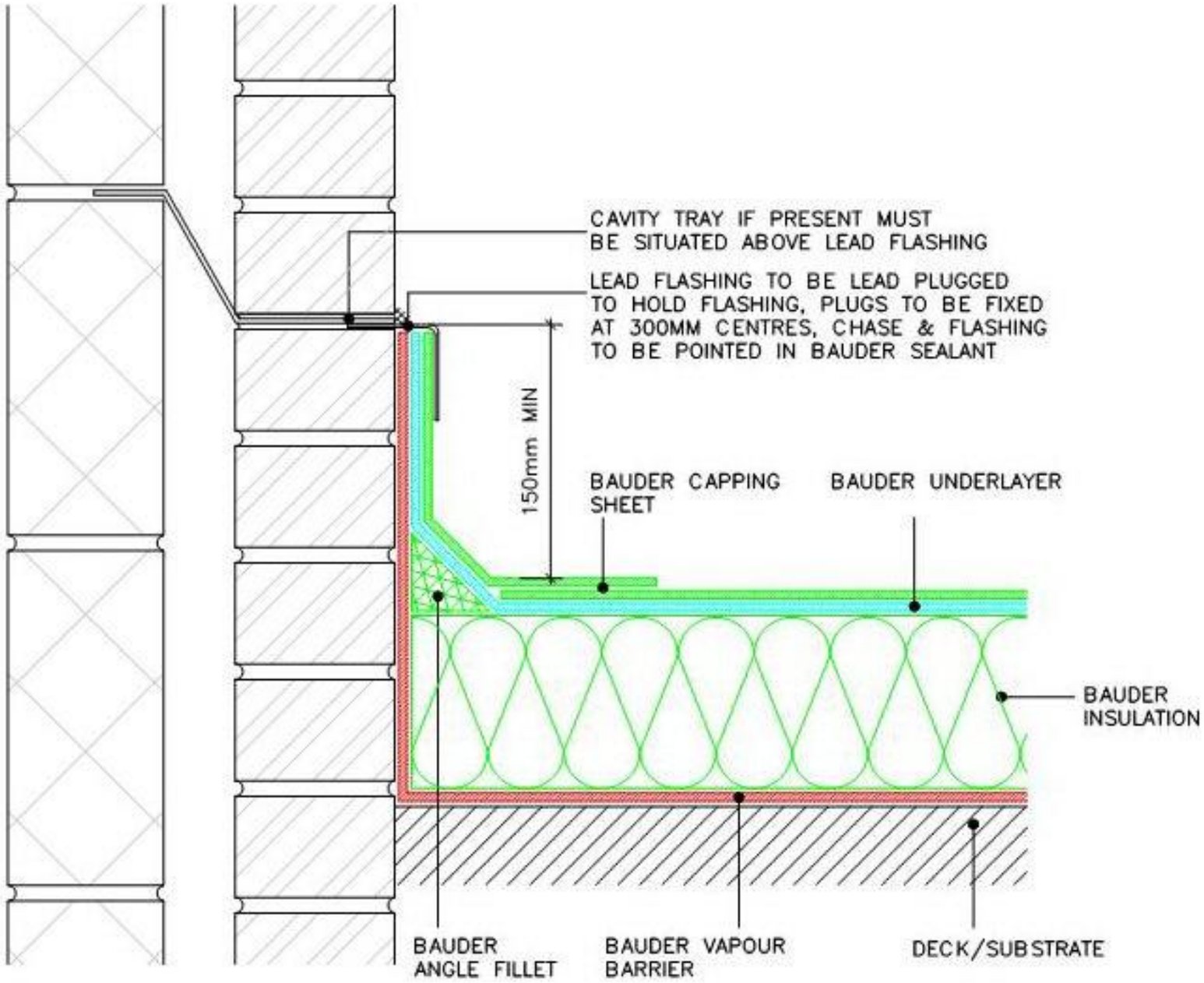
Bituminous Systems - Standard Detail

A01aA

Issue	Date	Checked
1	1.3.07	PJF
2	24.07.09	PJF
3	07.11.11	RAC

NOT TO SCALE



UPSTAND DETAIL TO BRICKWORK (UN-INSULATED CAVITY WALL)

Notes:

1. This detail is of a conceptual nature and should only be used as such.
2. This detail is suitable for the following systems:
   Bauder Total Roof System
   Bauderflex System
   System Airtech.

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Bituminous Systems - Standard Detail

A01aD

Issue	Date	Checked
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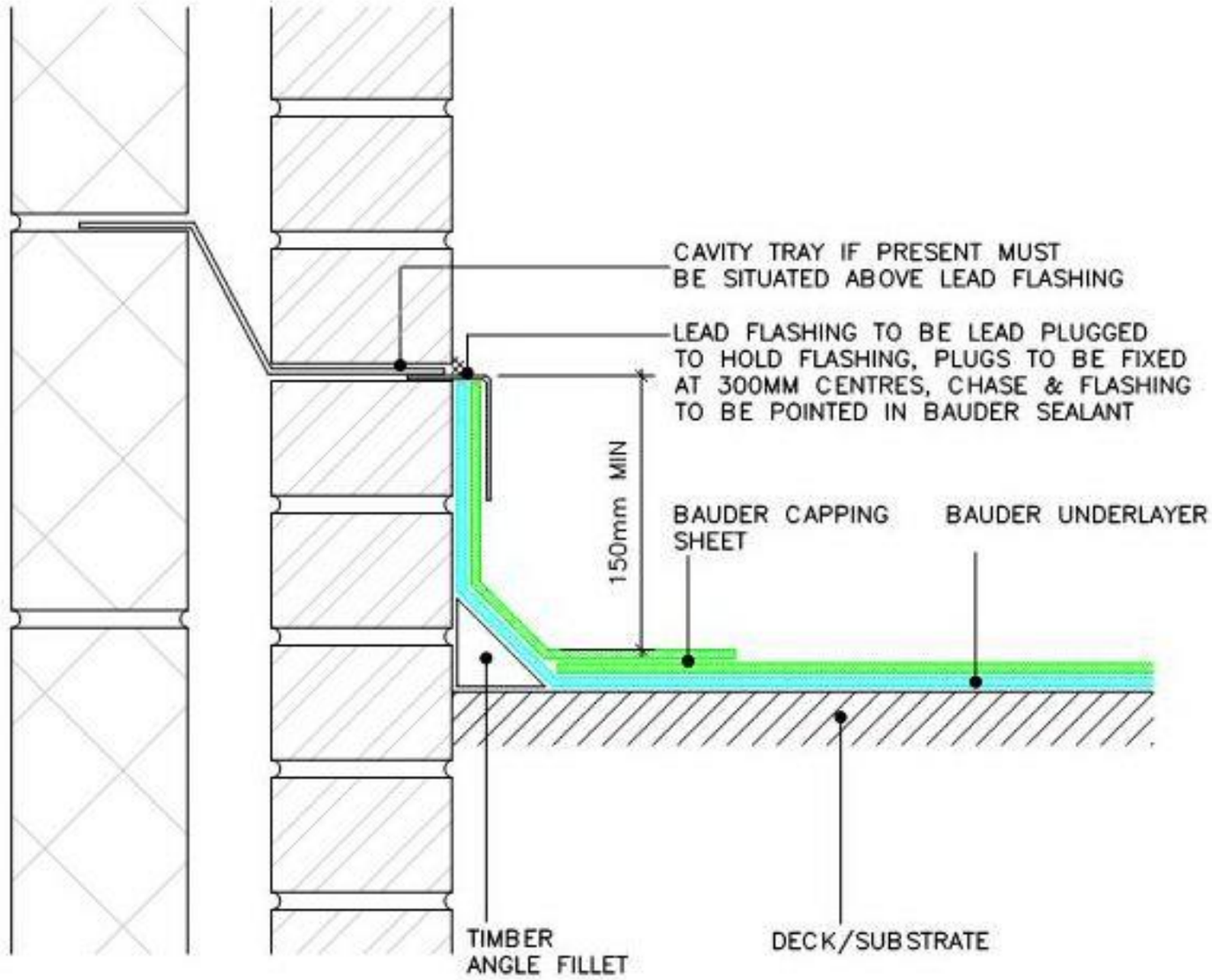
2	24.07.09	PJF
3	07.11.11	RAC

NOT TO SCALE



UPSTAND DETAIL TO BRICKWORK (UN-INSULATED CAVITY WALL)

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Bituminous Systems - Standard Detail

A15A

Issue	Date	Checked
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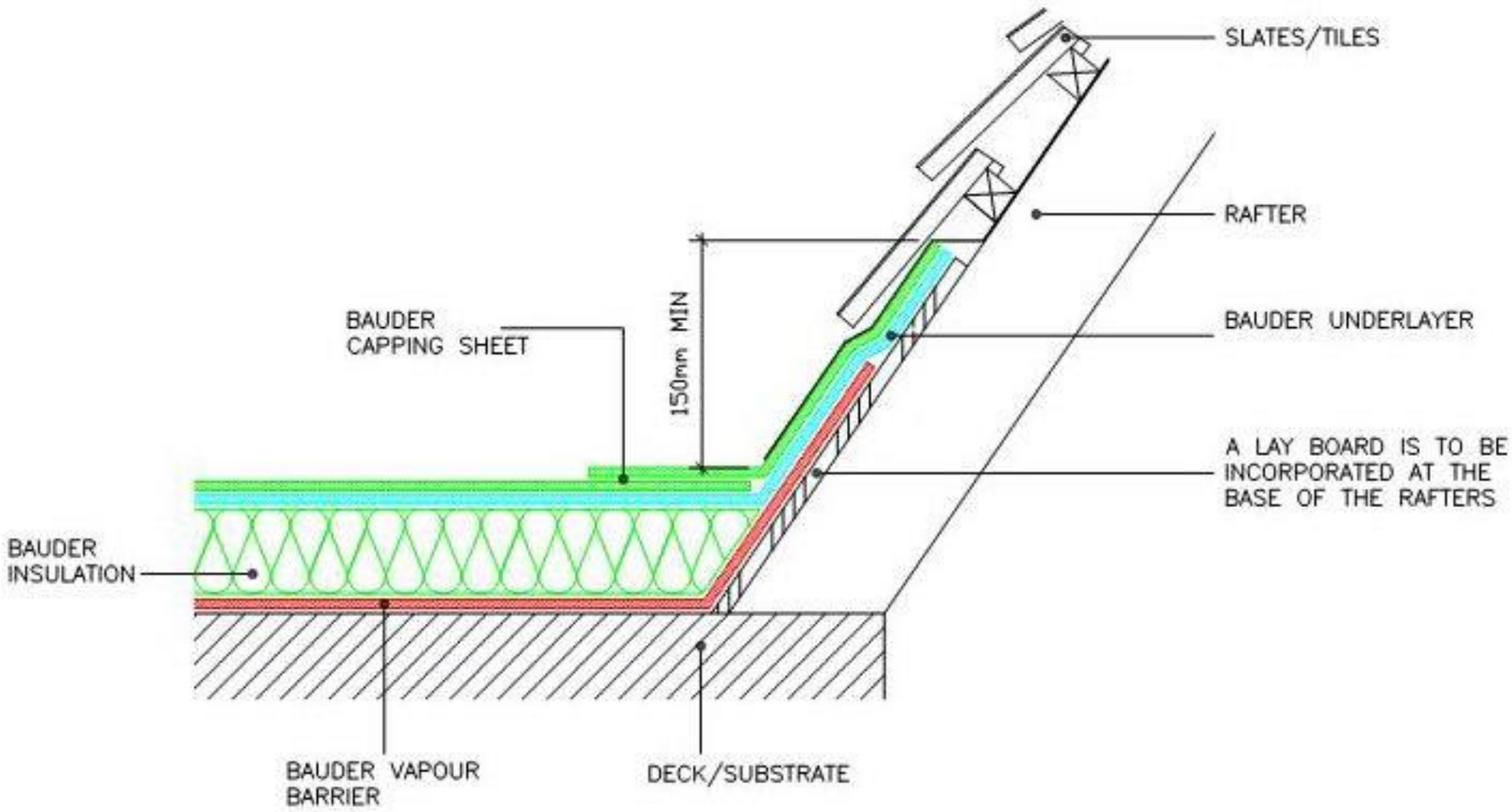
2	27.07.09	PJF
3	07.11.11	RAC

NOT TO SCALE



DETAIL TO PITCHED ROOF

Notes:

1. This detail is of a conceptual nature and should only be used as such.
2. Insulation may be necessary to the layboard to provide thermal continuity. Contact Bauder for further advice.
3. This detail is suitable for the following systems:
   Bauder Total Roof System
   Bauderflex System
   System Airtech.

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Bituminous Systems - Standard Detail

A15D

Issue	Date	Checked
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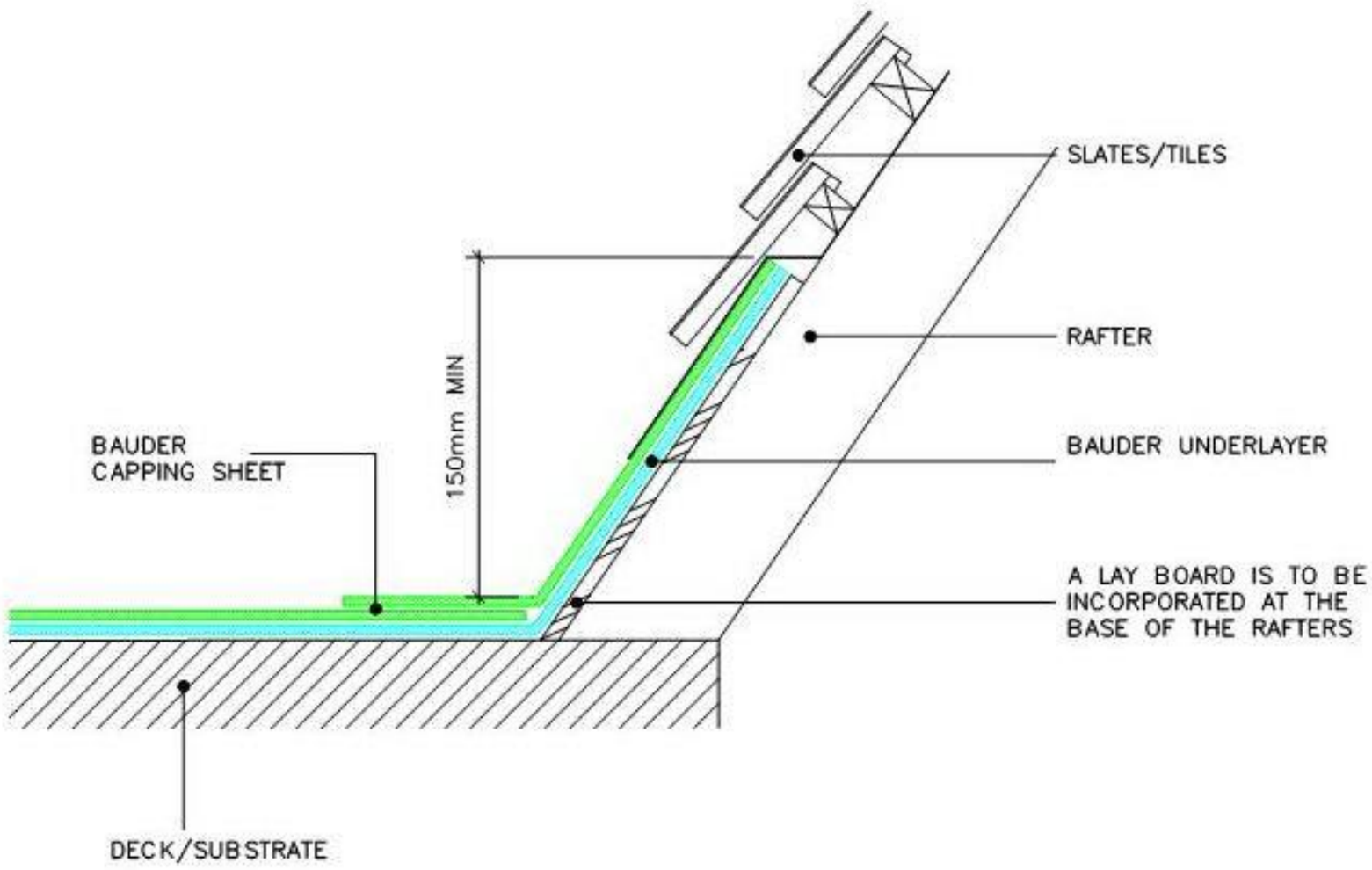
2	27.07.09	PJF
3	07.11.11	RAC

NOT TO SCALE



DETAIL TO PITCHED ROOF

Notes:

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2. This detail is suitable for the following systems:
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   Bauderflex System
   System Airtech.

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Bituminous Systems - Standard Detail

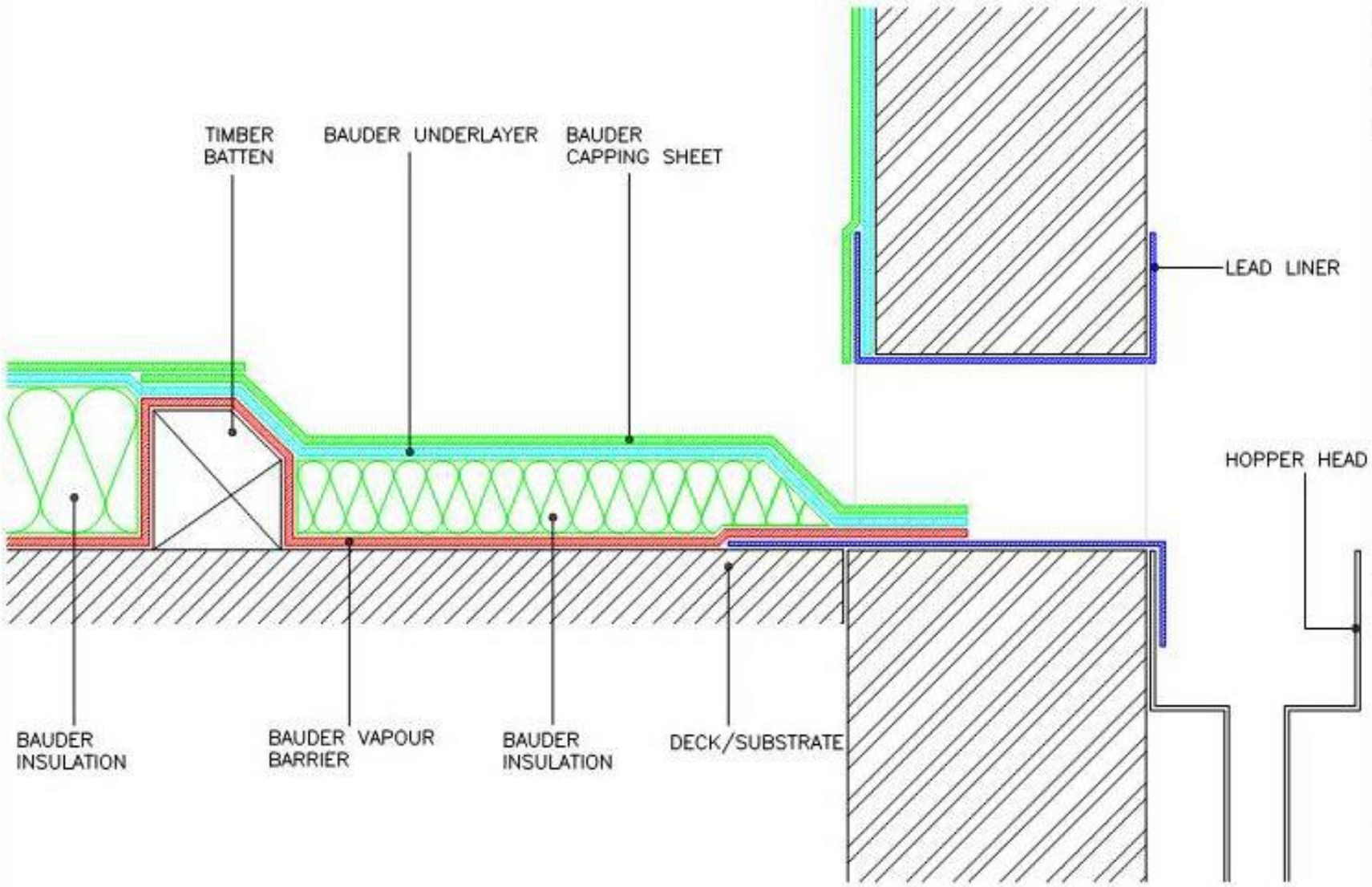
J11A

Issue	Date	Checked
1	07.11.11	RAC

NOT TO SCALE

Notes:

1. This detail is of a conceptual nature and should only be used as such.
2. This detail is suitable for the following systems:
   Bauder Total Roof System
   Bauderflex System
   System Airtech.



DETAIL THROUGH GUTTER/CHUTE

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APPENDIX C

ASBESTOS MAINTENANCE SURVEY REPORT

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ASBESTOS MANAGEMENT SERVICES

Asbestos Re-inspection Report

Purbrook House
Purbrook Gardens
London Road
Purbrook
PO7 5LB

For the Attention of	Hannah Taylor
Report number	J000417
Inspector(s)	Peter Lee (CoCA)
Date of last Survey/Inspection	October 2013
Last Survey/Inspection Report Number	J130371
Date of Re-inspection	15 March 2017
Next inspection due	15 March 2018
Approved By	Peter Lee (CoCA)
Approving Signature	[redacted]
Report Issue Date	31 Mar 2017

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Introduction:

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1. Introduction

This report details the observations recorded during the re-inspection of Asbestos Containing Materials commissioned by Freshwater Group of Companies c/o Countrywide Estate Management (Fareham), Link House, 44A High Street, Fareham, PO16 7BQ.

The purpose of the re-inspection was to examine and record the condition of asbestos containing materials located at the premises to enable compliance with Regulation 4.9 of the Control of Asbestos Regulations 2012 (CAR 2012).

2. Duty to Manage Asbestos in Non Domestic Premises

Regulation 4 of the CAR 2012 prescribes duties that must be complied with when managing the risk from asbestos in non domestic premises.

Regulation 4. (9) CAR states that such measures should where necessary include:

a. Monitoring of the condition of asbestos or suspect materials.
b. Proper maintenance or removal of such materials.
c. Provision of information about the location and condition of such materials is provided to every person liable to disturb it and the emergency services.

Regulation 4. (10) CAR states that measures must be taken to:

a. Review and revise the management plan.
b. Implement the measures specified in the plan.
c. Record such implementation.

This re-inspection has been carried out to provide information to satisfy the requirement of Regulation 4. (9). to monitor the condition of asbestos containing materials.

Introduction cont:

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It is the client's responsibility to implement the remaining requirements of Regulation 4.

Monitoring of the condition of identified asbestos containing materials is recommended at least every six months to a year or at shorter intervals as advised to enable compliance with regulation 4. (9) of CAR.

3. Results

The findings of the re-inspection are detailed in Table 1 of this report, along with supporting data sheets for each occurrence.

Asbestos containing items identified during the original survey or the last inspection have been examined and their current condition recorded.

For each item the material assessment (and priority assessment where applicable) have been re-calculated for comparison to the previous results.

Risk score 10+ (High risk)

Risk score 7-9 (Medium risk)

Risk score 1-6 (Low risk)

Recommendations:

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4. Recommendations

To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met. The following recommendations should be implemented:

Undertake suitable and sufficient Risk Assessments of asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

The findings of the survey and re-inspection reports be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 9 of the Control of Asbestos Regulations 2012.

The findings of this re-inspection report are used to update the Asbestos Management Policy and to review this policy for implementation against planned arrangements in compliance with Regulation 4 of the Control of Asbestos Regulations 2012.

Specific recommendations in respect to the location and condition of asbestos materials recorded during the course of this re- inspection are recorded in the Data Sheets and Re-inspection Report Register. In considering the management of asbestos materials identified to date, these recommendations should be referred to and complied with.

It is recommended that further intrusive investigations and sampling be carried out where any refurbishment, maintenance, or similar activity may expose asbestos materials that have remained inaccessible during this survey. This should be a refurbishment / demolition survey as documented by HSG 264.

Table 1 – Re-Inspection Report:

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Table 1 - Re-inspection Register

Building	Floor	Room	Item No.	Sample Ref.	Item Description	Asbestos Type Value	Material Value	Condition Value	Surface Treatment Value	Total Score	Status	Recommendation
Purbrook House	Roof Void	Roof void loft R.01	1	BS132461/S7 {PL000341}	Insulating board boxing.	1	2	1	1	5 (Low Risk)	No Change	No attention required, continue to monitor.
Purbrook House	External	External E.01	2	BS094167 {PL000342}	Asbestos cement rear drain pipe.	1	1	N/A	N/A	NA	Removed	No further action required
Purbrook House	External	External E.01	3	As BS094167 {PL000342}	Strongly presumed asbestos cement rear drain pipe.	1	1	1	1	4 (Low Risk)	No Change	No attention required, continue to monitor.
Purbrook House	External	External E.01	4	BS132452/S1 {PL000343}	Corrugated roof sheets to 5 x garages	1	1	1	1	4 (Low Risk)	No Change	No attention required, continue to monitor.

Asbestos Products Register

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Asbestos Products

Re-inspection Date:	Lead Surveyor	Survey Type	Floor	Analysis
15 Mar 2017	Peter Lee (CoCA)	Reinspection Survey	Roof Void	Chrysotile (1)
Building	**Room**	**Item Description**	**Quantity**	
Purbrook House	Roof void loft R.01	Insulating board boxing.	2m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
BS132461/S7 {PL000341} (S) - Item 1	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score	**Surveyor comments**			
5 (Low Risk)				
Recommended action	No attention required, continue to monitor.			

Re-inspection Date:	Lead Surveyor	Survey Type	Floor	Analysis
15 Mar 2017	Peter Lee (CoCA)	Reinspection Survey	External	Chrysotile (1)
Building	**Room**	**Item Description**	**Quantity**	
Purbrook House	External E.01	Asbestos cement rear drain pipe.	N/A	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
BS094167 {PL000342} (S) - Item 2	Asbestos Cement (1)	N/A	N/A	N/A
Material Risk Score	**Surveyor comments**			
N/A	Removed and replaced with black plastic			
Recommended action	No further action required			

KEY: S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Asbestos Products (cont)

Re-inspection Date:	Lead Surveyor	Survey Type	Floor	Analysis
15 Mar 2017	Peter Lee (CoCA)	Reinspection Survey	External	Chrysotile (1)
Building	**Room**	**Item Description**	**Quantity**	
Purbrook House	External E.01	Strongly presumed asbestos cement rear drain pipe.	1no.	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
As BS094167 {PL000342} (SP) - Item 3	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
Material Risk Score	**Surveyor comments**			
4 (Low Risk)				
Recommended action	No attention required, continue to monitor.			

Re-inspection Date:	Lead Surveyor	Survey Type	Floor	Analysis
15 Mar 2017	Peter Lee (CoCA)	Reinspection Survey	External	Chrysotile (1)
Building	**Room**	**Item Description**	**Quantity**	
Purbrook House	External E.01	Corrugated roof sheets to 5 x garages	30m²	
Sample No (S,SP,P,As)	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
BS132452/S1 {PL000343} (S) - Item 4	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
Material Risk Score	**Surveyor comments**			
4 (Low Risk)				
Recommended action	No attention required, continue to monitor.			

KEY: S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Bulk Sample Certificate

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No additional samples were taken during the course of this survey.

Plans

No further plans were created during this inspection. Please refer to the original survey report for all annotated floor plans.