

FRASER HOUSE, CHARLOTTE STREET, MANCHESTER

FABRIC REPAIRS AND ASSOCIATED WORKS

PRELIMINARIES, SPECIFICATION, HERITAGE, DESIGN AND
ACCESS STATEMENTS AND SCHEDULE OF WORKS

REVISION A FOR PRICING

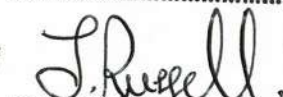
SEPTEMBER 2021

FRASER HOUSE, MANCHESTER
FABRIC REPAIRS AND ASSOCIATED WORKS
CONTRACT DOCUMENT

Signed by or on behalf
of the Employer


.....

Signed by or on behalf
of the Contractor


.....

KIPCZYK PEARCE SANDERSON

ARCHITECTS, SURVEYORS & HISTORIC BUILDING CONSULTANTS

PRELIMINARIES, HERITAGE, DESIGN AND ACCESS STATEMENTS, SPECIFICATION AND SCHEDULE OF WORKS

FRASER HOUSE, CHARLOTTE STREET, MANCHESTER

Job No.

2009/B

Client

Chan Hong Property Management Ltd

Works

Fabric Repairs to Fraser House

Date

21.08.2021
Rev A 07.09.21

A10 PROJECT PARTICULARS

110 THE PROJECT

- Name: Conservation and repair of external fabric and associated works to Fraser House.
- Nature: Conservation and repair/renewal of building fabric.
- Location: Fraser House, Charlotte Street, Manchester
- Length of contract: To be confirmed by the tenderer.

120 EMPLOYER (CLIENT)

- Name: Chan Hong Property Management Ltd
- Address: Wing Fat Supermarket, 49 Faulkner Street, Manchester M1 4EE
- Contact: 07900 193876

130 PRINCIPAL CONTRACTOR (CDM)

- Name: The Main Contractor
- Address: To be confirmed

140 ARCHITECT/ CONTRACT ADMINISTRATOR

- Name: Kepczyk Pearce Sanderson
- Address: 75 Wilmslow Road, Handforth, SK9 3EN
- Contact: Andrew Kepczyk
- Telephone: 07849 087732
- E-mail: andrew.kepczyk@kpsarchitects.co.uk

A11 TENDER AND CONTRACT DOCUMENTS

110 TENDER DRAWINGS

- The tender drawings are:
- KPS 2009/B/01 - 07.
- KPS schedule of work and specification

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

100 DESIGN AND ACCESS STATEMENT

101 INTRODUCTION

This Design and Access Statement, including a Heritage Impact Assessment, has been prepared by Kepczyk Pearce Sanderson on behalf of Chan Hong Property Management Ltd and supports the Listed Building Consent application for the repair and conservation of the fabric of Fraser House Portland/Charlotte Street, Manchester which is listed Grade II as shown these documents:

KPS Preliminaries, Heritage, Design and Access Statements, Specification and Schedule of Works

KPS drawings 2009/B/01 and 2009/B/02

KPS Site Plan

These describe:

- The conservation and repair of the external masonry,
- Overhaul of the fire escape staircase, loading bay doors and other metal features attached to the external elevations of the building,
- Renewal of the rainwater goods,
- Removal of spray graffiti on the Reyner street elevation
- Overhaul of the Reyner Street loading bay door
- Renationalisation of external electrical wiring and stripping out of all redundant fitting's and cabling
- Removal of the existing galvanised steel ventilation ducting on Reyner Street which served a former basement restaurant
- Redecoration of timber entrance doors off charlotte street
- The temporary access/ support scaffolding required for the proper execution of the works which has been designed so that the masonry is supported from within the building to avoid blocking the pavement in the city centre.
- The original timber sash windows will be protected during the works and retained in the finished work.
- The scope of works is limited strictly to these elements only although it should be recognised that certain works to the fabric have already been undertaken by third parties and these were discussed with Paul Mason of the City Council on site in September 2019.

ACCESS STATEMENT

Fraser House is currently unoccupied, and the proposed works do not alter the existing access arrangements in any way. Provision for disabled access to the building would be considered and implemented if/when a permanent use is established and would form part of a future separate application.

105 NATIONAL HERITAGE/LISTING DESCRIPTION / HERITAGE STATEMENT

Fraser House is a six-storey high former Victorian warehouse located in what was once an area where Manchester's thriving textile industry stored, exhibited or sold their products. Much of the original construction including the timber floors with (iron tongues) supported off cast iron columns, the windows, brickwork and masonry remain intact even though the ground floor and basement area were converted into restaurant and dining accommodation. The upper floors however still retain the open plan arrangement although at present the building is vacant.

NATIONAL HERITAGE/LISTING DESCRIPTION

FRASER HOUSE

Grade: II

List Entry Number: 1283064

Date first listed: 03-Oct-1974

Statutory Address: 42, PORTLAND STREET FRASER HOUSE, 36, CHARLOTTE STREET Includes: No.42



PORTLAND STREET/CHARLOTTE STREET. Textile manufacturer's warehouse, now restaurant, gallery, etc. c.1855-60, by Edward Walters; altered. Red brick in Flemish bond with sandstone dressings (roof not visible). Rectangular plan at right-angles to Charlotte Street, with loading at right-hand side (Reynier Street). Italianate style. Basement and 4 storeys, 3 bays, with rusticated stone plinth, frieze and cornice to ground floor, dentilled sill-bands to the 2nd and 3rd floors, a massive bracketed cornice and a brick parapet with corniced upstands at the corners (probably chimneys). The ground floor has a large round-headed doorway to the right with moulded surround and enriched architrave with prominent modillioned cornice, 3 square headed windows in the centre and coupled stilted windows to the left; the upper floors have arched windows, those at 1st and 2nd floors grouped 2:3:2 and those at top floor (which are much smaller) grouped 3:5:2, all with moulded stone heads linked by impost bands, and those of the outer bays matching the fenestration of the 5-bay left side to Portland Street. These windows are coupled and linked by impost bands on all main floors, those at ground floor stilted, those at 1st floor round-headed under semi-circular moulded arches with keystones, those at 2nd floor round-headed with coupled heads in matching style; and the 3rd floor has small round-headed triple windows. Right-hand (functional rear) has, inter alia, a full height loading slot surmounted by a turret, and a loading bay beyond this. INTERIOR: closely spaced rows of iron columns and wooden beams, those in the former ground-floor showroom decorated as fluted columns with foliated caps and the beams with dentilled cornices; front stairs to 1st floor only, back stairs (of stone) to full height.

120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE

Description: The site is situated in the centre of a major city and as such is subject to especial arrangements for access, parking and security.

200 ACCESS TO THE SITE

Description: Access to the front is directly off Charlotte Street although access can be gained using the former loading bay off Portland Street.

Limitations: Ensure that contractor's vehicles are parked responsibly and do not cause nuisance to either neighbours, residents or other road users.

201 PARKING

Restrictions on parking of the Contractor's and employees' vehicles: The contractor is to familiarise himself with local parking restrictions and make the necessary arrangements to comply with the City Council's parking regulations.

- 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.
Information: The accuracy and sufficiency of this information is not guaranteed. Ascertain if any additional information is required to ensure the safety of all persons and the Works.
Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.
- 250 **SITE VISITS**
Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works. The contractor shall inspect the site as a pre-condition of tendering for the works.
The Contractor shall be deemed to have satisfied himself as regards existing roads, railways and other means of communication with and access to the site, the contours thereof, the risk of injury or damage to property adjacent to the site, or to the occupiers of such property, the nature of the materials (whether natural or otherwise) to be excavated, and conditions under which the works will have to be carried out and generally to have obtained his own information on all materials affecting the execution of the Works.
No claim by the Contractor will be allowed for additional payment on the grounds that he did not or could not foresee any matter which may in fact affect or have affected the execution of the Works.
- 255 **PROTECT:** Adequately maintain roads and footpaths within and adjacent to the site and keep clear of debris. Any damage to roads and footpaths caused by site traffic or otherwise consequent upon the Works must be made good to the satisfaction of the Local Authority or other owner. Bear any costs arising.
- 260 **DAMAGE:** Prevent damage to the existing building and to any furniture, fittings or equipment left in or adjacent to the work. Move as necessary and where possible to enable the Works to be executed, cover and protect as necessary and replace in original positions.
- 265 **SERVICES:** Notify all service authorities and/or adjacent owners of the proposed works not less than one week before commencing site operations. Before starting work check positions of existing services. Adequately protect and prevent damage to all services. If any damage to services results from the execution of the Works, notify Architect and appropriate service authority without delay. Make arrangements for the work to be made good to the satisfaction of the service authority or other owner as appropriate. Any measures taken by the Architect to deal with an emergency will not affect the extent of the Contractor's liability. Replace any marker tapes or protective covers disturbed during site operations to the service authority's recommendations.
- 270 **TEMPORARY SUPPORT:** Provide and maintain during the execution of the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the site or adjoining, that may be endangered or affected by the works.
- 280 **TEMPORARY SUPPORT:** Support existing structure as necessary during cutting of new openings or replacement of structural parts. Do not remove supports until new work is strong enough to support the existing structure. Prevent oversteering of complete work when removing supports.
- 290 **SAFETY OF THE PUBLIC:** Areas around the site are taken up by roads and footpaths which are used by vehicular traffic and the general public and care must be taken when the Contractors personnel are carrying plant and equipment through this area to ensure the safety of the Public and to make good any damage caused.
- 300 **ACCESS:** Access to the property will be via the Charlotte Street entrance which must always be kept locked when access is not required.
- 310 **DOUBLE HANDLING:** Where materials cannot be conveyed directly to/from the work because of the size of the plant and lorries employed, all double handling, provision of alternative smaller plant and any other action required, shall be deemed to be included in the pricing.

- 330 **SETTING OUT:** The Contractor shall be responsible for the correct setting out of all the Works according to such lines, levels and gradients as are shown on the drawings with good modern and efficient instruments which must be provided by the Contractor and approved by the Architect and notwithstanding that, the Architect or his representative may assist in giving the necessary direction for setting out and in furnishing benchmarks etc. The Contractor shall, at his own cost, correct, reinstate and make good any work wrongly executed.
- 340 **AREA OF OPERATIONS:** The Contractor shall confine his operations of the Works, storage of materials and access to and egress from the site to within the limits defined by the Architect and agreed with the Employer's Representative. Only alternatives/modifications approved by the employer in advance will be acceptable.
- 350 **MODIFICATIONS TO THE STRUCTURE:** No modifications either permanent or temporary shall be made to any part of the existing structure or fabric except where specifically indicated in the Contract Documentation without written approval from the Architect.
- 360 **PROTECTION:** The Contractor shall provide all protection necessary to prevent damage of any kind occurring to the structure and fabric which is to remain and shall make good any such damage at his own expense and to the satisfaction of the Architect.
- 370 **SEQUENCE OF WORKS:** The Contractor shall carry out the work in a sequence which ensures that support and stability are always provided. Where remedial work requires removal of brickwork above support level and at corners, temporary support shall be provided and maintained until permanent support has been provided and has attained its designed strength.
- 380 **SITE ACCOMMODATION:** The Contractor's operatives may use a small area of the upper ground floor for "messing" accommodation. Attention is drawn to the fact that this may have to be moved or re-sited to facilitate the progress of the works and prices shall include for this. There are no toilets available on site; the contractor may provide portable toilet accommodation in the former loading bay but should satisfy himself that this is accessible and suitable and should allow for any cleaning or making good of all areas upon completion to their condition as found at commencement.
- 390 **FIRE EXTINGUISHERS:** Provide an approved 6 litre foam and 2 kg CO² fire extinguisher on site for the full period of the Contract and clear away at completion or when instructed.
- 400 **TEMPORARY COVERINGS:** Include for covering up and protecting the works during night-time, frost or inclement weather and making good all damage from whatsoever cause to every part of the work.
- 410 **MAKING GOOD:** The Contractor will be required to make good all damage caused by falling plant, materials or fittings and by the actions of the workmen and leave all perfect, clean and tidy on completion.
- 420 **TRANSPORT:** The Contractor shall provide all transport required and pay all transport costs in connection with the Contract. He shall include for the cost of transporting workmen to and from the site, hire of vehicles or any other costs.
- 425 **TRAFFIC REGULATIONS AND PERMITS:** The Contractor is to satisfy himself as to the Police Regulations affecting the execution of the Works with particular regard to the control of traffic and the conduct of persons, and he is to pay any costs or expenses incurred in complying therewith.
- 430 **TEMPORARY SCAFFOLDING:** Provide all necessary temporary scaffolding and access equipment for the proper execution of the works.
- 431 Provide all temporary warning lightings and signs to scaffolding. The whole scaffold/access equipment must be constructed and maintained in accordance with current Health and Safety requirements. Coordinate and obtain all necessary approvals and consents for Scaffolding/Access Equipment with all Sub Contractors and Statutory Authorities.
- 435 **ALTERING SCAFFOLDS:** Include for altering and adapting as required, dismantling, re-erecting, clearing away and making good work disturbed at completion.

- 440 HEALTH AND SAFETY LEGISLATION: All relevant legislation and working rules concerning site safety must be fully complied with and the Contractor's attention is drawn to the Guidance Note G.S. 120 'Roof Work; Prevention of Falls' issued by the Health and Safety Executive.

A13 DESCRIPTION OF THE WORK

120 THE WORKS

Description: Conservation and repair of external fabric and associated works to Fraser House.

A20 JCT MINOR WORK BUILDING CONTRACT (MW)

JCT MINOR WORKS BUILDING CONTRACT

The Contract: JCT Minor Works Building Contract 2016 Edition.

Requirement: Allow for the obligations, liabilities and services described.

THE RECITALS

First - THE WORKS AND THE CONTRACT ADMINISTRATOR

Conservation and repair of external fabric and associated works to Fraser House

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.

ARTICLES

3 - ARCHITECT/ CONTRACT ADMINISTRATOR

Architect/ Contract Administrator: See clause A10/140.

4 and 5 - PRINCIPAL DESIGNER/ PRINCIPAL CONTRACTOR

Articles 4 and 5 will be deleted

CONTRACT PARTICULARS

Fourth Recital and Schedule 2 - BASE DATE: shall be the date for receipt of tenders.

Fifth Recital - CDM REGULATIONS: The project notifiable.

Article 7 - ARBITRATION: Article 7 and Schedule 1.

Clause 2.2 - COMMENCEMENT AND COMPLETION

Works commencement date: To be agreed

Date for Completion: To be agreed.

Clause 2.8 - LIQUIDATED DAMAGES: At the rate of £ 200 per week or part thereof.

Clause 2.10 - RECTIFICATION PERIOD: Period: Twelve months 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: £5M.

Clauses 5.4A, 5.4B and 5.4C - INSURANCE OF THE WORKS, ETC. - ALTERNATIVE PROVISIONS

Clause 5.4B applies.

Where clause 5.4A or 5.4B applies, percentage to cover professional fees: 17.5%

Clause 7.2 - ADJUDICATION: The Adjudicator is: Not applicable.

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

THE CONDITIONS

SECTION 1: DEFINITIONS AND INTERPRETATION

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

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.

170 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.

190 PERIOD OF VALIDITY

Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than three months from the date of tender receipt.

PRICING/ SUBMISSION OF DOCUMENTS

250 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.

310 TENDER: 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.

The tender shall be expressed as a lump sum on the Form of Tender.

Any queries regarding the tender documents should be raised as early as possible during the tender period.

Tenderers are requested to bring to the attention of the Architect any apparent ambiguities, errors or omissions in the tender documents.

Tenderers must only submit offers for the whole of the Works.

Tenderers shall treat the tender documents and all details contained therein as private and confidential.

Tendering will be in accordance with the principles of the NJCC 'Code of Procedure for Single Stage Selective Tendering' 1996 - Alternative 1.

315 EXCLUSIONS: If the Contractor cannot tender for any part(s) of the work as defined in the tender documents he must inform the Architect as soon as possible, defining the relevant part(s) and stating the reasons for his inability to tender.

320 AVAILABILITY OF LABOUR: The Contractor shall be deemed to have satisfied himself as regards the availability and the facilities for obtaining the materials referred to in these Bills of Quantities, as no claim for additional payment in this respect will be allowed.

325 AVAILABILITY OF MATERIALS: The Contractor shall be deemed to have satisfied himself as regards the availability and the facilities for obtaining the materials referred to in these Bills of Quantities, as no claim for additional payment in this respect will be allowed.

500 TENDER STAGE METHOD STATEMENTS

Method statements: Prepare, describing how and when the following is to be carried out:

SCAFFOLDING

Statements/outline scheme drawings: Submit with tender so that the Employer can inform and agree arrangements in advance with neighbouring properties to ensure and maintain good relations.

Submit to the Architect and structural engineer no less than fourteen days prior to commencement.

Submit to the Local Authority so that approval is in place at least seven days prior to commencement.

550 HEALTH AND SAFETY INFORMATION

Content: Describe the organization and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.

Include: A copy of the health and safety policy document, including:

risk assessment procedures,

Records of previous Health and Safety Executive enforcement action. records of training and training policy.

The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.

Submit: Upon request.

570 OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

Content: Submit the following information within one week of request:

Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.

Details of the management structure and responsibilities.

Arrangements for issuing health and safety directions.

Procedures for informing other contractors and employees of health and safety hazards.

Selection procedures for ensuring competency of other contractors, the self-employed and designers.

Procedures for communications between the project team, other contractors and site operatives.

Arrangements for cooperation and coordination between contractors.

Procedures for carrying out risk assessment and for managing and controlling the risk.

Emergency procedures including those for fire prevention and escape.

Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.

Arrangements for welfare facilities.

Procedures for ensuring that all persons on site have received relevant health and safety information and training.

Arrangements for consulting with and taking the views of people on site.

Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.

Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.

Review procedures to obtain feedback.

590 SITE WASTE MANAGEMENT PLAN Submit with tender.

Person responsible for developing the Plan: The Contractor.

Content: Include details of:

Principal Contractor for the purposes of the plan

Location of the site.

Description of the project.

Estimated project cost.

Types and quantities of waste that will be generated.

Resource management options for these wastes including proposals for minimization/ reuse/ recycling.

The use of appropriate and licensed waste management contractors.

Record keeping procedures.

Waste auditing protocols.

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: Apparatus, appliances, machinery, vehicles or things of whatsoever nature required in or about the construction for the execution and 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.

Excludes: Products and equipment or anything intended to form or forming part of the permanent works.

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 of 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.

160 TERMS USED IN SPECIFICATION (Continued)

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.

250 CURRENCY OF DOCUMENTS AND INFORMATION

Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.

260 SIZES

General dimensions: Products are specified by their co-ordinating sizes.

Timber: Cross section dimensions shown on drawings are:

Target sizes as defined in BS EN 336 for structural softwood and hardwood sections.

Finished sizes for non-structural softwood or hardwood sawn and further processed sections.

DOCUMENTS PROVIDED ON BEHALF OF THE EMPLOYER

- 410 ADDITIONAL COPIES OF DRAWINGS/ DOCUMENTS
Additional copies: Issued free of charge.
- 460 THE SPECIFICATION
Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.
- A32 MANAGEMENT OF THE WORKS: GENERALLY
- 110 SUPERVISION
General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts. Include for a working foreman equipped with a mobile telephone to be present on site at all times when the works are in progress to supervise, monitor, instruct and communicate with the Employer and design team.
Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.
- 118 VEHICLE SAFETY REQUIREMENTS
Vehicle equipment: Ensure that all vehicles have the following:
Audible alert to other road users to the planned movement of the vehicle when the vehicle's indicators are in operation.
Prominent signage at the rear of the vehicle to warn cyclists of the dangers of passing the vehicle on the inside.
Properly adjusted class VI mirror/s or Fresnel lens to eliminate the near side blind spot.
Side under run guards.
Driver training: Drivers must be trained on vulnerable road user safety through an approved course and hold a current valid Certificate of Competence.
Drivers must have a valid driving licence and be legally able to drive the vehicle.
Scheme membership: Submit evidence of registration with and accreditation to the Fleet Operator Recognition Scheme (FORS)
- 120 INSURANCE: Documentary evidence: Before starting work on site submit details, 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.
- 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
Work resulting from instructions issued regarding the expenditure of provisional sums.
Work by others concurrent with the Contract.
- 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.

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. Carry out in ways that minimize the extent of work.

A33 QUALITY STANDARDS/ CONTROL: STANDARDS OF PRODUCTS AND EXECUTIONS**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. The whole quantity of each product required to complete the Works: Consistent 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.

180 WATER FOR THE WORKS

Mains supply: Source to be agreed with the Employer. Capacity to be determined by the contractor.

SAMPLES/ APPROVALS**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 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.

ACCURACY/ SETTING OUT GENERALLY**330 APPEARANCE AND FIT**

Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:

Submit proposals; or

Arrange for inspection of appearance of relevant aspects of partially finished work.

General tolerances (maximum): To BS 5606, tables 1 and 2.

340 CRITICAL DIMENSIONS

Critical dimensions: Set out and construct the Works to ensure compliance with the tolerances stated.
Location: Detailed on drawings .

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.

610 DEFECTIVE PRODUCTS/ EXECUTIONS

Proposals: Immediately any work 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.

720 SECURITY AT COMPLETION

General: Leave the Works secure with, where appropriate, all accesses closed and locked.

Keys: Account for and adequately label all keys and hand over together with an itemized schedule, retaining duplicate schedule signed as a receipt.

730 MAKING GOOD DEFECTS

Remedial work: Arrange access with .

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

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.

140 CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

Submission: Present to the Employer/ Client no later than seven days before commencement.

Confirmation: Do not start construction work until the Employer has confirmed in writing that the Construction Phase Health and Safety Plan includes the procedures and arrangements required by the CDM Regulations.

content: Develop the plan from and draw on the Outline Construction Phase Health and Safety Plan, clause A30/570, and the Pre-tender Health and Safety Plan/ Preconstruction information.

150 SECURITY

Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.

Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.

160 STABILITY

Responsibility: Maintain the stability and structural integrity of the Works and adjacent structures during the Contract.
Design loads: Obtain details, support as necessary and prevent overloading.

170 OCCUPIED PREMISES

Extent: Existing buildings will be occupied and/ or used during the Contract

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.

PROTECT AGAINST THE FOLLOWING**330 NOISE AND VIBRATION**

Standard: Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works.

Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

340 POLLUTION

Prevention: Protect the site, the Works and the general environment including the atmosphere, land, streams and waterways against pollution.

Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.

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.

370 ASBESTOS CONTAINING MATERIALS

Duty: Report immediately any suspected materials discovered during execution of the Works.

Do not disturb.

Agree methods for safe removal or encapsulation.

371 DANGEROUS OR HAZARDOUS SUBSTANCES

Duty: Report immediately suspected materials discovered during execution of the Works.

Do not disturb. Agree methods for safe removal or remediation.

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.****420 INFECTED TIMBER/ CONTAMINATED MATERIALS**

Removal: Where instructed to remove material affected by fungal/ insect attack from the building, minimize the risk of infecting other parts of the building.

Testing: carry out and keep records of appropriate tests to demonstrate that hazards presented by concentrations of airborne particles, toxins and other micro-organisms are within acceptable levels.

430 WASTE:

Includes: Rubbish, debris, spoil, surplus material, containers and packaging.

General: Minimise production. Prevent accumulations. Keep the site and Works clean and tidy.

Handling: Collect and store in suitable containers. Remove frequently and dispose of offsite 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.

PROTECT THE FOLLOWING**560 EXISTING FEATURES**

Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.

580 BUILDING INTERIORS

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

600 EXISTING FURNITURE, FITTINGS AND EQUIPMENT

Protection: Prevent damage or move as necessary to enable the Works to be executed. Reinstate in original positions.

Extent: Before work in each room starts, all items will be removed.

620 ADJOINING PROPERTY

Agreement: Access to and/ or use of the following has been agreed with adjacent owners: Scaffolding

Permission: Obtain as necessary from other owners if requiring to erect scaffolding on or otherwise use adjoining property.

Precautions: Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.

Remove and make good on completion or when directed.

Damage: Bear cost of repairing damage arising from execution of the Works.

630 EXISTING STRUCTURES

Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.

Supports: During execution of the Works:

Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining, that may be endangered or affected by the Works.

Do not remove until new work is strong enough to support existing structure.

Prevent overstressing of completed work when removing supports.

Adjacent structures: Monitor and immediately report excessive movement.

Standard: Comply with BS 5975 and BS EN 12812.

A36 FACILITIES/ TEMPORARY WORK/ SERVICES: GENERALLY**ACCOMMODATION****230 TEMPORARY ACCOMMODATION**

Proposals for temporary accommodation and storage for the Works: Submit two weeks prior to starting on site.

Details to be included: Type of accommodation and storage, its siting and the programme for site installation and removal.

TEMPORARY WORKS

- 580 SCAFFOLDING AND TEMPORARY ROOFS/WATERPROOFING: This clause is supplementary to the Preliminaries.

METHOD STATEMENT:

The contractor shall submit a brief method statement with his tender which describes the nature and location of the proposed scaffolding so that the Architect, Employer and Structural Engineer can satisfy themselves that it is adequate and properly located. The existing building must not be used to support the scaffold in any way.

DESIGN:

After his appointment and no later than seven days before commencement on site the contractor shall present his design for the scaffolding the Architect and Structural Engineer for their approval. The Architect will seek the advice of the Structural Engineer to check the design and to require amendments where he considers the design inadequate in terms of location, safety and serviceability.

ACCESS TUNNELS:

Access tunnels are to be erected to permit protected safe access and egress where necessary. Fire escape routes are always to be maintained and kept clear.

SUPPORT:

Cornices cannot be used for support. The use of resin anchors is to be avoided unless the Architect's express permission is given. Any such fixing is to be a stainless steel "socket" type located in a position which will minimise its presence when the scaffold is dismantled. Precise locations are to be shown on the contractor's design drawing and must be approved by the Architect prior to the erection of any scaffolding. Any anchor bolt holes must be pointed after the scaffold is dismantled.

All surfaces used for support must be capable of safely transmitting the loads placed upon them and must be protected against abrasion, impact or any other damage. The contractor shall examine the building and his design to satisfy himself that this requirement can be achieved.

DEBRIS NETTING:

The proposed method must incorporate debris netting.

HOISTS:

It will be necessary to use the scaffold for hoisting materials to the required level and as a working platform upon which items can be stored after dismantling and/or prior to reincorporation.

A design load of 3.0 kN/sqm is required at these levels. Elsewhere a design load of 0.75kN/sqm is adequate. Lifting gear should be capable of safely carrying objects up to 500kg in weight.

The use of "ladder" or "unit" beams is permitted provided they conform to the manufacturer's recommendations.

PROPRIETARY COUPLERS: Proprietary couplers must be used between any wall channels and scaffold units. Check fittings are to be used at the underside of roof/unit beams etc and at the bottom of any puncheons supported off.

SERVICES AND FACILITIES

420 **LIGHTING AND POWER**

Supply: To be determined by the contractor

Continuity: No responsibility will be accepted for the consequences of failure or restriction in supply.

430 **WATER:** Supply Continuity: No responsibility will be accepted for the consequences of failure or restriction in supply.

A41 **CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION**

110 **SITE ACCOMMODATION**

Details: Site accommodation required or made/ not made available by the Employer: See section A36.

Cost significant items:

A54 PROVISIONAL WORK/ ITEMS

110 PROVISIONAL SUMS FOR DEFINED WORK: Provisional Sums for defined and undefined work shall be expended in full or in part as the Architect may direct and will be deducted from the Contract Sum wholly or in part if not so expended. See Schedule of Work.

SPECIFICATION

A36 SCAFFOLDING

900 SCAFFOLDING FOR THE CONSERVATION AND REPAIR WORKS

In addition to any conditions/clauses stated elsewhere in the contract documents the following shall apply to this element of the work.

- The contractor is to submit a brief method statement with his tender which describes the nature and location of the proposed scaffolding having taken careful consideration of the materials and construction of the existing building which cannot be used for support in any way.
- Temporary weatherproof enclosures are required to areas exposed during the works. All rainwater must be directed away from the building using temporary gutters, rainwater pipes.
- After his appointment and no later than seven days before commencement on site the contractor shall present his design for the scaffolding to the Architect and Structural Engineer for their approval. The Architect will seek the advice of the Structural Engineer to check the design and to require amendments where he considers the design inadequate in terms of location, safety and serviceability.
- Access tunnels are to be erected to permit protected safe access. Allow for erecting and dismantling the scaffold as work proceeds as necessary.
- Cornices or parapets must not be used for support.
- All surfaces used for support must be capable of safely transmitting the loads placed upon them and must be protected against abrasion, impact or any other damage.
- All tubes placed within 25mm of the face of the building are to be fitted with plastic caps to prevent damage by abrasion.
- The contractor shall examine the suitability of the ground to support the loads and scaffold.
- The scaffold is to be secured to a height of 5m from ground level to prevent unauthorised access by corrugated metal sheeting. Ensure that all ladders from ground level to a height of 5m are removed and locked away at the end of each working day.
- All scaffolding must also be protected with green debris netting.
- It will be necessary to use the scaffold for hoisting materials to the required level and as a working platform upon which items can be stored after dismantling and/or prior to reincorporation. Refer to the Structural Engineer's specification for loadings permissible on scaffolding and for lifting gear.
- The use of "ladder" or "unit" beams is permitted provided they conform to the manufacturer's recommendations and the Structural Engineer approves of their use.
- Proprietary couplers must be used between any wall channels and scaffold units.
- The contractor shall ensure that a competent person inspects all materials to be used for any scaffold prior to erection and inspect the completed scaffolding within seven days of erection and prior to use. Further inspections shall be carried out within seven days of any alteration to the scaffolding & prior to use.

C40 CLEANING MASONRY/ CONCRETE

To be read with Preliminaries/ General conditions.

GENERAL/ PREPARATION

- 110 SCOPE OF WORK: Cleaning graffiti from stonework and brickwork before repointing using the methods approved for the first phase of repair works.
- 142 REMOVAL OF FITTINGS
- Timing: Before commencement of cleaning work.
 - Disturbance to surfaces: Minimize.
 - Items for disposal: as instructed.
 - Items to be kept for reuse: Street sign.
- 160 PROTECTION
- Surfaces not designated for cleaning: Prevent damage, including marking and staining.
 - Openings: Prevent ingress of water, cleaning agents, and detritus.
 - Vents and grilles: Seek instructions before sealing up.
- 175 CONTROL AND DISPOSAL OF WASH WATER AND DETRITUS
- Disposal: Safely. Obtain approvals from relevant Authority.
 - Control of wash water: Collect and divert to prevent ingress and damage to building fabric and adjacent areas.
 - Above and below ground drainage systems: Keep free from detritus and maintain normal operation.
- 190 CLEANING GENERALLY
- Operatives: Appropriately trained and experienced for each type of cleaning work.
 - Evidence of training: Submit on request.
 - Control of cleaning: Confine cleaning processes and materials to designated areas. Prevent wind drift.
 - Detritus: Remove regularly. Dispose of safely.
 - Monitoring: Frequently check results of cleaning compared to approved trial samples. If results established by trials are not achieved, seek instructions.
 - Modifications to cleaning methods and materials: Seek instructions.
- 200 PHASE ONE METHOD: Trial first on a discreet area and seek the approval of the Architects and Planning Authority before committing to the remainder of the building.

Apply a combination of one coat of JETCHEM product JC013 and leave on the surface for a period of 10 – 20 minutes.

Follow by gentle jetting of the stonework using fresh water (from a mains supply re-established within Fraser House) connected to a THERMA TECH clean machine.

Regulate the water temperature and pressure using an adjustable nozzle and heat regulator to suit the applied surface finish and underlying backing material which is to be cleaned.

C41 REPAIRING/ RENOVATING/ REBUILDING/ CONSERVING MASONRY

To be read with preliminaries/general conditions

GENERALLY/PREPARATION**105 SCOPE OF WORK:**

The works comprise the conservation and repair of the fabric to Fraser House, as shown on the drawings.

120 REVIEWING SCOPE OF THE WORK

- Inspection: Arrange before starting work when safe access is available with the Architect to confirm type and extent of work required using the drawings and photographs as a guide.
- Marking: Mark clearly, but not indelibly, on face of masonry units to be cut out and replaced or those which are to be indented. Use differing colours to identify units which are to be replaced or indented which match those on the drawings for clarity.
- Allocate a unique code number to each unit or type to be replaced. Cross reference codes are to be agreed with the masonry foreman.
- Before starting work, use measurements and photographs as appropriate to record bonding patterns, joint widths, special features, etc.
- The units are to be manufactured in an order, established when the whole of the work has been reviewed, which meets the contractor's programme. The manufacturer is to allow sufficient time within his factory schedule so that work can be completed to meet the programme.

127 REDUNDANT FITTINGS / FIXINGS:

Remove existing iron cramps, ring-ties or dowels which are uncovered during works and any other iron fixings.

130 REMOVAL OF PLANT GROWTHS FROM MASONRY

- Carefully remove plants, root systems and associated soil/debris from joints, voids and facework.
- Use dampened temporary timber wedges or other approved method to assist removal of roots. Where growths cannot be removed completely without disturbing masonry or the use of an herbicide then seek instructions.

WORKMANSHIP GENERALLY**151 POWER TOOLS FOR REMOVAL OF MORTAR are not permitted.****155 PUTLOG SCAFFOLDING will not be permitted.****160 PROTECTION**

- Prevent overstressing of masonry units during transit, handling, storage and fixing. Lift units at designed lifting points where provided.
- Store masonry units on level bearers clear of the ground, separated with resilient spacers. Protect from adverse weather and keep dry. Prevent soiling, chipping and contamination by salts and other deleterious substances.
- Prevent damage to all masonry, particularly arrises, projecting features and delicate, friable surfaces.
- Protect with suitable non-staining slats, boards, etc. which must be removed at Practical Completion.
- Prevent mortar/grout splashes and other staining and marking of masonry.

165 STRUCTURAL STABILITY:

Ensure that the stability of the masonry is maintained throughout the work. Report to the CA any defects, including signs of movement, that are exposed or become apparent during the removal of masonry units.

170 DISTURBANCE TO RETAINED MASONRY

- Ensure that retained masonry in the vicinity of repair works is disturbed as little as possible.
- Do not cut or adjust existing retained masonry to accommodate new or reused units without approval.
- Prop or wedge retained loose masonry units or those that are vulnerable to movement during repair works, with incompressible wedges so that they are firmly and correctly positioned.

180 OPERATIVES

Use operatives who are skilled and experienced with the materials and procedures required for the types of repairs specified. Provide evidence of their training and previous experience to the CA on request.

185 ADVERSE WEATHER

- Do not use frozen materials and do not lay masonry units on frozen surfaces.
- Do not bed masonry units or repoint:
 - In cement gauged mortars when the air temperature is at or below 3°C and falling or below 1°C and rising (unless mortar has a temperature of not less than 4°C when laid and the masonry is thoroughly protected).
 - In hydraulic lime: sand mortars when the air temperature is at or below 5°C and falling or below 3°C and rising.
 - In nonhydraulic lime: sand mortars in cold weather without approval.
- Maintain temperature of the work above freezing until mortar has fully set.
- Protect masonry against rain and snow by covering when precipitation occurs and at all times when work is not proceeding.
- Prevent masonry from drying out too rapidly in hot conditions and in drying winds.
- Rake out and replace mortar damaged by frost and, where instructed, redo the repair.

190 REFERENCE SAMPLE(S)

A sample of the existing mortar should be sent to: Womersley's Ltd, Ravensthorpe Industrial Estate, Low Mill Lane, Ravensthorpe, West Yorkshire, WF13 3LN, Tel: 01924 400651. For dissolution analysis testing to determine the exact mortar mixture prior to any repointing works.

Obtain approval a sample of masonry pointing in an agreed position for the Architects approval approx. one square metre each. Protect from adverse weather and damage.

195 SAND SAMPLE(S):

Source of sand: Before placing order, submit for approval representative samples of sands for pointing for approval by the Church Surveyor. Mortar sand ingredients to be a mixture of Nosterfield and Leighton Buzzard sand sieved so that the particle size equates to one third of the size of joint into which the material is to be placed.

Nosterfield sand available from Tarmac Nosterfield Sand and Gravel Quarry, Well, Bedale DL8 2QZ, T.0191 492 4487
Leighton Buzzard sand available from AABC Group, Unit 9A-10, Meadway Court, Rutherford Close, Stevenage, SG1 2EF, T.01438 730 830

200 STONE SAMPLE(S)

Obtain approval of the following before proceeding with the remainder: Protect from adverse weather and damage. Replacement stone samples for colour and finish for new stonework to be:

Crosland Hill Stone, Wellfield, Crosland Hill, Huddersfield, West Yorkshire, HD4 7AB. 01484 652311
or Fletcher Bank Quarries, Fletcher Bank, Ramsbottom, Bury BL0 0DD Phone: 01422 312000

MATERIAL/PRODUCTION/ACCESSORIES**235 INSPECTION OF MASONRY UNITS**

All completed units must be carefully inspected and checked by the manufacturer/supplier for match with approved sample(s) and compliance with drawings and specification before despatch to site. Inform the CA at appropriate stages in production to allow inspection of masonry units before delivery to site.

240 STONE

- Type: To match existing. (See clause C41/200) Free from vents, cracks, fissures, discolouration, or other defects which may adversely affect strength, durability or appearance. Thoroughly seasoned, dressed and worked in accordance with shop drawings prepared by the supplier.
- Finish: Tooled to match existing.

245 PRODUCTION OF STONE

Replacement units to be cut and dressed:

- So that specified minimum bed depths and agreed face lines in relation to existing work are maintained. Ensure that suitable allowances are made for any final finishing carried out in situ.
- With sizes and profiles matching existing masonry and existing joint widths maintained.
- With sinkings for fixings and joggles accurately aligned and positioned in relation to existing masonry. Ensure provision of sinkings for lifting devices. With each block/dressing clearly marked on a concealed face to indicate the natural bed and position in the finished work. Stones to be cut so that they are laid on bed and at right angles to line of thrust in arches. Face bedded units are not permissible without the prior consent of the Architect.

250 NATURAL BED OF STONE: Cut and dress stone so that natural bed aligns with the existing work.

255 ASHLAR BLOCKS/DRESSINGS: Cut and dress stone to true and regular surfaces, free from hollow or rough areas.

281 FIXINGS FOR MASONRY : All stainless steel.

DISMANTLING/REBUILDING

310A DISMANTLING MASONRY

- Remove masonry units to be reused, carefully and in one piece. Where masonry is to be removed temporarily, identify each unit clearly and indelibly on concealed faces so that their original positions in the walling can be readily identified. Clean off old mortar, dirt and organic growths and leave in a suitable condition for rebuilding.

REPLACEMENTS AND INSERTIONS

330 PREPARATION FOR REPLACEMENT MASONRY

- Carefully remove defective material to the extent agreed with the CA. Do not disturb, damage or mark adjacent retained masonry. Remove redundant metal fixings completely. Advise CA when any metal fixings, frame members, etc. are exposed, to allow inspection. Thoroughly clean recesses to remove loose material and leave joint surfaces in a suitable condition to receive replacement units. Protect from adverse weather.

355 STONE INDENTS GENERALLY

- Stone: To match existing as clause 200. Finish: Flush and to match existing.
- Preparation and insertion as clause 395A.

385 LAYING REPLACEMENT MASONRY

- Keep exposed faces of new material to face lines agreed with the CA.
- Accurately align faces, angles and features. Set out carefully to ensure satisfactory junctions with existing masonry and maintain existing joint widths. Dampen joint surfaces to control suction as necessary. Lay on a full bed of mortar and ensure that all joints are filled. Ensure that no mortar/grout encroaches upon exposed face.

395 INSTALLING STONE INDENTS

- Cut each stone indent to the smallest rectangular shape necessary to replace the defective area and provide a firm seating. Allow minimum pocket depth of 150mm and for indent to stand proud of existing stone for finishing in situ.
- Maintain existing joint widths and do not bridge joints. Accurately cut out pocket to receive indent. Undercut sides of pocket where necessary to provide space for mortar - Only lime: sand mortar specified is to be used.
- Form new shoulders to receive any replacement cramps.
- Clean out pocket thoroughly. Install indent accurately and securely. Ensure that no mortar encroaches upon exposed face as this will stain.

400 NO RESIN, OR ANY OTHER BONDING MATERIAL OTHER THAN THE MORTAR SPECIFIED, IS TO BE USED.

410 CORRODED FIXINGS

- Cut out corroding metal fixings carefully, causing the least possible disturbance to surrounding masonry. Remove associated rust debris.
- Replace with compatible fixings as clause 281A.

455B DESCALING/RE-DRESSING STONE

Carefully remove loose scaling and powdering from stones to the extent agreed with the CA. Use either suitable bristle brushes or carborundum blocks, not wire brushes.

If further dressing back is required, use tools as deemed appropriate by the CA. The use of power tools is expressly forbidden.

456 REPOINT means

- Where joints occur, they are to have the mortar raked out (if soft) or chopped back (if hard) to a clean depth between 25mm maximum or twice the width of the original joint. The old mortar is to be left with a square face. The arrises are to be lightly dressed to exclude any water traps. The use of power tools is expressly forbidden. All work to be carried out by hand.
- The cleaned joint is to be flushed out with clean water and, while damp, filled with NHL 3.5 hydraulic lime : sand mortar (1:3) to match existing colour precisely. The mortar is to be thoroughly compacted and ironed in with a pointing iron keeping the mortar face back within the original joint width.
- After the initial set has taken place the mortar face is to be tapped with a stiff bristle brush to expose the aggregate, compacting the joint and matching the surviving weathered original.
- Allow for sulphate resisting cement to be used for chimney bedding mortars. Point with the lime mix to finish. Exact mortar mix to be agreed with the Architect and Planning Authority on site.

F10 BRICK/BLOCK WALLING

To be read with Preliminaries/General conditions and the structural engineer's drawings and calculations.

TYPE(S) OF WALLING**100 SECOND HAND FACING BRICKWORK TO SUPPLEMENT EXISTING BRICKS**

Bricks: To match the existing free from deleterious matter such as mortar, plaster, paint, bituminous materials and organic growths. Bricks to be sound, clean and free from cracks and chipped arrises. 27.5N/square metre
Supplier/source: Agree best quality replacement sample - which is to match the existing - with the Architect and SE before placing order.

Mortar: As section Z21.

Mix: For bedding 1:2:9 OP Cement: NHL 3.5 lime: Sand

Pointing mortar: 1:3 (NHL 3.5 Lime: Sand as specified below)

Bond: To match the existing.

Joints: Conservation flush joint with mortar kept back from the face of the brickwork 1mm

Source of sand: For pricing purposes allow for mortar sand ingredients to be a mixture of Nosterfield and Leighton Buzzard sand sieved so that the particle size equates to one third of the size of joint into which the material is to be placed. Further tests are to be carried out on site to determine the original mortar constituents.

Nosterfield sand available from Tarmac Nosterfield Sand and Gravel Quarry, Bedale DL8 2QZ, T. 0191 492 4487

Leighton Buzzard sand available from AABC Group, Unit 9A-10, Meadway Court, Rutherford Close, Stevenage SG1 2EF T. 01438 730 830

165 STRUCTURAL STABILITY

Ensure that the stability of the masonry is maintained throughout the work. Report to the CA and SE any defects, including signs of movement, that are exposed or become apparent during the removal of masonry units.

170 DISTURBANCE TO RETAINED MASONRY

Ensure that retained masonry in the vicinity of repair works is disturbed as little as possible.

Do not cut or adjust existing retained masonry to accommodate new or reused units without approval.

Prop or wedge retained loose masonry units or those that are vulnerable to movement during repair works, with incompressible wedges so that they are firmly and correctly positioned.

DISMANTLING/REBUILDING**310 DISMANTLING BRICKWORK**

Remove masonry units to be reused, carefully and in one piece. Where brickwork is to be removed temporarily, identify each unit clearly and indelibly on concealed faces so that their original positions in the walling can be readily identified.

Clean off old mortar, dirt and organic growths and leave in a suitable condition for rebuilding.

330 PREPARATION FOR REPLACEMENT MASONRY

Carefully remove defective material to the extent agreed with the CA and SE. Do not disturb, damage or mark adjacent retained masonry.

Remove redundant metal fixings completely. Advise CA when any metal fixings, frame members, etc. are exposed, to allow inspection. Thoroughly clean recesses to remove loose material and leave joint surfaces in a suitable condition to receive replacement units. Protect from adverse weather.

385 LAYING REPLACEMENT MASONRY

Keep exposed faces of new material to face lines agreed with the CA.

Accurately align faces, angles and features. Set out carefully to ensure satisfactory junctions with existing masonry and maintain existing joint widths. Dampen joint surfaces to control suction as necessary. Lay on a full bed of mortar and ensure that all joints are filled. Ensure that no mortar/grout encroaches upon exposed face.

395 INSTALLING STONE INDENTS (IF REQUIRED)

Cut each stone indent to the smallest rectangular shape necessary to replace the defective area and provide a firm seating. Allow minimum pocket depth of 150mm and for indent to stand proud of existing stone for finishing in situ. Maintain existing joint widths and do not bridge joints. Accurately cut out pocket to receive indent. Undercut sides of pocket where necessary to provide space for mortar - Only lime: sand mortar specified is to be used. Form new shoulders to receive any replacement cramps. Clean out pocket thoroughly. Install indent accurately and securely. Ensure that no mortar encroaches upon exposed face as this will stain. NO RESIN, OR ANY OTHER BONDING MATERIAL OTHER THAN THE MORTAR SPECIFIED, IS TO BE USED.

400 INSTALLING NEW REPLACEMENT BRICKWORK.

Inspect the facing brickwork with the architects and mark up those bricks which are to be replaced. Cut out each brick by hand, stitch drilling the joints to ease removal. Clean pocket removing all mortar to provide a firm seating. Maintain existing joint widths and do not bridge joints. Accurately cut out pocket to receive new brick. Consider stability of adjacent brickwork as the work progresses and support as necessary. Undercut sides of pocket where necessary to provide space for mortar - Only lime: sand mortar specified is to be used. Clean out pocket thoroughly and dampen prior to applying mortar. Install new brick accurately and securely tapping into place flush with adjacent brickwork. Ensure that no mortar encroaches upon exposed face as this will stain. Complete the work by compacting the joint with a churn brush to match as with repointing works to match the original masonry. IT IS A PRIME REQUIREMENT THAT THE PLANNING AUTHORITY, ARCHITECT AND STRUCTURAL ENGINEER APPROVE A SAMPLE OF THIS TECHNIQUE PRIOR TO PROCEEDING WITH THE REMAINDER.

WORKMANSHIP GENERALLY

430 CONDITIONING OF BRICKS: In dry warm weather wet the surfaces of very absorbent bricks slightly to reduce suction. Do not soak.

500 LAYING GENERALLY

Lay bricks/blocks on a full bed of mortar; do not furrow. Fill all cross joints and collar joints; do not tip and tail. Build walls in bond to match existing. Plumb perpends of facework every third or fifth cross joint along a course and even out the joint widths in between.

561 COURSING BRICKWORK : Arrange brick courses to line up with existing work.

690 ADVERSE WEATHER

Do not use frozen materials and do not lay on frozen surfaces.

Do not lay bricks/blocks:

In cement gauged mortars when the air temperature is at or below 3°C and falling or below 1°C and rising (unless mortar has a temperature of 4°C when laid and walling is thoroughly protected).

In hydraulic lime: sand mortars when the air temperature is at or below 5°C and falling or below 3° C and rising.

Maintain temperature of the work above freezing until mortar has fully hardened.

Protect newly erected walling from:

Rain and snow by covering when precipitation occurs, and always when the work is not proceeding.

Drying out too rapidly in hot conditions and in drying winds.

Rake out and replace cement gauged or hydraulic lime mortar damaged by frost. When instructed, rebuild damaged work.

When instructed rebuild frost damaged thin joint masonry walling.

ADDITIONAL REQUIREMENTS FOR FACEWORK

760 APPEARANCE

Select bricks/blocks with unchipped arrises. Protect facework against damage and disfigurement during the works, particularly arrises of openings and corners.

830 CLEANLINESS Keep facework clean during construction and thereafter until Completion. Turn back scaffold boards at night and during heavy rain. If, despite precautions, mortar marks are deposited on the face of masonry units, leave to dry then remove with a stiff brush. Rubbing to remove marks or stains will not be permitted.

880 REPOINTING

Remove existing mortar carefully without damaging masonry or widening joints, to form a neat square recess of 25 mm depth or twice the width of the joint.

Remove dust and dampen joints to control suction as necessary.

Press mortar well into joints so that they are fully filled ensuring no mortar encroaches on the face of the masonry.

Neatly point to a conservation profile set 1mm back from the arris in a continuous operation.

Mortar: Mix: 1:3 St Astier NHL3.5 hydraulic lime: mix of coarse and fine sand as F10/230.

Special requirements: Point to the original joint width should the face of the bricks be weathered allowing the joint to set back to the weathered surround. No tamping to compact mortar.

H71 LEAD SHEET COVERINGS/ FLASHINGS

To be read with Preliminaries/ General conditions.

TYPES OF LEADWORK

250 WEATHERING TO PROJECTING STONE CORNICE (IF REQUIRED)

Substrate: Stone.

Underlay: Not required.

Type of lead: Rolled to BS EN 12588.

Thickness: 2.50 or 2.65 mm (Code 6). Joints: Weltd.

Spacing: 1000mm.

Edge details: Weltd drip at front (free) edge, to extend 25mm below front edge of moulding. Rear edge run into bed joint on top of moulding, secured with lead wedges at 300mm c/cs, and back pointed in BLM mastic.

Fixing: Head fixed as above, with 1 no. clip in the welt at joints between sheets

Accessories: Clips in the welt, continuous stainless steel clip to form weltd drip at free edge

GENERAL REQUIREMENTS/ PREPARATORY WORK

510 WORKMANSHIP GENERALLY

Standard: To BS 6915 and latest edition of 'Rolled lead sheet. The complete manual' published by the Lead Sheet Association.

Fabrication and fixing: To provide a secure, free draining and completely weathertight installation.

Operatives: Trained in the application of lead coverings/ flashings. Submit records of experience on request.

Preforming: Measure, mark, cut and form lead prior to assembly wherever possible.

Marking out: With pencil, chalk or crayon. Do not use scribes or other sharp instruments without approval.

Bossing and forming: Straight and regular bends, leaving sheets free from ripples, kinks, buckling and cracks.

Solder: Use only where specified.

Sharp metal edges: Fold under or remove as work proceeds.

Finished work: Fully supported, adequately fixed to resist wind uplift but also able to accommodate thermal movement without distortion or stress.

- Protection: Prevent staining, discolouration and damage by subsequent works.

516 LEAD WELDING

I n situ welding: Is permitted, subject to completion of a 'hot work permit' form and compliance with its requirements.

520 LEAD SHEET

Production method:

Rolled, to BS EN 12588, or Machine cast and BBA certified, or Identification: Labelled to show thickness/ code, weight and type.

610 SUITABILITY OF SUBSTRATES

Condition: Dry and free of dust, debris, grease and other deleterious matter.

FIXING LEAD

705 HEAD FIXING LEAD SHEET

Top edge: Secured with two rows of fixings, 25 mm and 50 mm from top edge of sheet, at 75 mm centres in each row, evenly spaced and staggered.

Sheets less than 500 mm deep: May be secured with one row of fixings, 25 mm from top edge of sheet and evenly spaced at 50 mm centres.

710 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.

- Shank diameter: Not less than 2.65 mm for light duty or 3.35 mm for heavy duty.

- Length: Not less than 20 mm or equal to substrate thickness.

Screws to concrete or masonry substrates: Brass or stainless steel to BS 1210, tables 3 or 4.

- Diameter: Not less than 3.35 mm.

- Length: Not less than 19 mm.

- Washers and plastic plugs: Compatible with screws and lead.

Screws to composite metal decks: Self tapping as recommended by the deck and lead manufacturer/supplier for clips.

715 CLIPS

Material:

- Lead clips: Cut from sheets of same thickness/ code as sheet being secured.

- Copper clips:

Thickness: 0.70 mm.

Temper: BS EN 1172, designation R220 in welts, seams and rolls, R240 elsewhere; dipped in solder if exposed to view.

- Stainless steel clips:

Thickness: 0.46 mm.

Grade: BS EN 10088, 1.4301(304)terne coated if exposed to view. 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.

760 CONTINUOUS CLIPS

Material:

- Lead continuous clips:

Thickness: N/A.

- Copper continuous clips:

Thickness: N/A.

Temper: BS EN 1172, designation R220 in welts, seams and rolls, R240 elsewhere. Stainless steel continuous clips:

Thickness: 0.46 mm.

Grade: BS EN 10088, 1.4301(304).

Dimensions:

- Width: To suit detail.

Fixing clips: Secure at 150mm c/cs with s/s plugs and screws into cornice masonry. Fixing lead Sheet: Welt edge around continuous clip and dress down.

770 WEDGE FIXING INTO JOINTS/ CHASES

Joints and chases: Rake out to a depth of not less than 25 mm. Lead: Dress into joinU 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: Submit proposals.

- Application: As section 222.

810 FORMING DETAILS

Method: Bossing or lead welding except where bossing is specifically required. Lead welded seams: Neatly and consistently formed.

- Seams: Do not undercut or reduce sheet thickness.

Filler strips: Of the same composition as the sheets being joined.

- Butt joints: Formed to a thickness one third more than the sheets being joined.

- Lap joints: Formed with 25 mm laps and two loadings to the edge of the overlap. Bossing: Carried out without thinning, cutting or otherwise splitting the lead sheet.

880 WELTED JOINTS

Joint allowance: 50 mm overlap and 25 mm underlap.

Copper or stainless steel clips: Fix to substrate at not more than 450 mm centres. Overlap: Welt around underlap and clips and lightly dress down.

97 PATINATION OIL

Manufacturer: Submit proposals.

- Product reference: Submit proposals. Location: Cornice weathering.

Application: As soon as practical, apply a smear coating to lead, evenly in one direction and in dry conditions.

L40 GENERAL GLAZING

To be read with Preliminaries/ General conditions.

GENERAL REQUIREMENTS**132 REFERENCE DRAWINGS :** References should refer to the elevations.**135 REMOVAL OF EXISTING CLEAR PLAIN GLASS**

- All undamaged glass is to be carefully removed for reinstatement and is to be the responsibility of the specialist glazing sub-contractor.
- Establish a suitable method and sequence for the removal of all glazing before the work is commenced and agree it with the Architect.
- Carefully dismantle existing glazing avoiding damage to the reveals to leave clean smooth rebates free from obstructions and debris. Record patterns and sizes. Take templates.
- Report to CA any signs of deterioration of the surround revealed by removal of glazing, compounds, etc.
- Do not reglaze affected surrounds until instructed.
- Provide temporary secure/dustproof/weatherproof protection to the approval of the Architect to fully protect the building at all times whilst the windows are being refurbished.

136 PLAIN GLAZING RECORDING

The specialist Glazing Contractor is to take internal and external record photographs of each window when safe access is available and before they are dismantled.

- Each window is to be identified according to the Architect's drawing references.

143 GLASS

Replacement glass shall match the existing. Agree glass types with the Architect before commencing the work.

144 GLAZING COMPOUNDS

Timber frames: Linseed putty by Hodgson's Sealants Ltd Putty Manufacturers, Belprin Road, Beverley, HU17 0LN.

150 WORKMANSHIP GENERALLY

- Glazing generally: To BS 6262.
- Integrity: Glazing must be wind and watertight under all conditions with full allowance made for deflections and other movements.
- Dimensional tolerances: Panes/ sheets to be within ± 2 mm of specified dimensions.
- Materials:
 - Compatibility: Glass/ plastics, surround materials, sealers, primers and paints/ clear finishes to be used together to be compatible. Avoid contact between glazing panes/ units and alkaline materials such as cement and lime.
 - Protection: Keep materials dry until fixed. Protect insulating glass units and plastics glazing sheets from the sun and other heat sources.

152 PREPARATION

- Surrounds, rebates, grooves and beads: Clean and prepare before installing glazing.

180 BEAD FIXING WITH PINS

- Pin spacing: Regular at maximum 150 mm centres, and within 50 mm of each corner.
- Exposed pin heads: Punched just below wood surface.

181 BEAD FIXING WITH SCREWS

- Screw spacing: Regular at maximum 225 mm centres, and within 75 mm of each corner.

TYPES OF GLAZING

210 PUTTY FRONTED SINGLE GLAZING TO TIMBER WINDOWS

- Pane material: 6 mm clear float glass generally.
- Surround: To match existing timber frame style.
- Sealer: Paint primer.
- Type of putty: Linseed oil putty to BS 544.
- 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.
 - Front putty: Finished to a smooth, neat triangular profile stopping 2 mm short of sight line. Surface lightly brushed to seal putty to glass and left smooth with no brush marks.
- Sealing putty: Seal as soon as sufficiently hard but not within 7 days of glazing. Within 28 days apply either:
 - The full final finish, suitably protected until completion and cleaned down and made good as necessary, or
 - Two coats of primer applied locally to the compound, to be followed nearer completion with the full specified finish.
- Opening lights: Keep in closed position until putty has set sufficiently to prevent displacement of glazing when opened.

M60 PAINTING/ CLEAR FINISHING

To be read with Preliminaries/ General conditions.

- 145 OIL BASED PAINT TO EXTERNAL TIMBER WINDOWS IN MASONRY WALLS (NB: NO FINISH IS TO BE APPLIED TO ANY OTHER EXTERNAL TIMBER SURFACE UNLESS DIRECTED BY THE ARCHITECT)

MANUFACTURER: Farrow & Ball tel +44(0)1202 876141 www.farrow-ball.com fax +44(0)1202 873793
Product reference: Oil Full Gloss.

SURFACE PREPARATION: Ensure all surfaces are sound, clean, dry and free from dirt, grease and other contamination.

Exterior new wood surfaces – Ensure surface is completely dry and avoid painting in low temperatures or excessive heat.

For Softwood: patch prime any knots and filled areas using Farrow & Ball Aluminium Based Primer followed by one full coat of Farrow & Ball Exterior Oil Primer & Undercoat.

For hardwood: apply one full coat of Aluminium Based Primer followed by one or two coats of Farrow & Ball Exterior Oil Primer & Undercoat.

Exterior previously painted wood surfaces – ensure all surfaces are sound, clean, dry and well rubbed down. Use good linseed oil putty or flexible ready mixed filler in preference to powder based fillers. Patch prime any filled areas using Farrow & Ball Aluminium Based Primer before applying one coat of Farrow & Ball Exterior Oil Primer & Undercoat.

Painting: Stir thoroughly before use. Once the appropriate surface preparation is completed, apply two coats. Allow adequate drying time between coats. When more than one tin of the same colour is to be used intermix before use. Beware not to overload your brush.

Drying Time : Touch dry 6-8 hours, re-coat in 18 hours, depending on conditions.

Thinners: Low odour Thinner. NB: the use of low odour solvent does not preclude the requirement for ventilation during application. Please read Health & Safety below.

Storage: This product is classified as flammable. Observations of the Highly Flammable Liquids and Liquefied Petroleum Gases Regulations 1972 will be seen as good practice. Use within 12 months of purchase. We accept no responsibility for the deterioration of contents or packaging after this date.

Disposal: Waste materials must be disposed of in accordance with the Environment Protection Act 1990 and relevant regulations made there under. For further information contact your local Environment Agency office.

Health & Safety; Flammable. Ensure maximum ventilation during application and drying. Keep away from sources of ignition - no smoking. Avoid contact with skin and eyes. In case of contact with eyes, rinse immediately with plenty of water and seek medical advice. After contact with skin, wash immediately with plenty of soap and water or a proprietary skin cleanser. Keep out of reach of children.

- 146 SATIN PAINT TO EXISTING WROUGHT IRON RAILINGS, ESCAPE STAIR SHUTTERS,. LOADING BAY AND METAL FACED DOORS AND ASSOCIATED METALWORK

MANUFACTURER: Hammerite

- Product reference: Direct to rust metal paint smooth finish.
- Surfaces: Metal
- Number of coats: Two applied by brush
- Remove any loose rust with a wire brush or coarse sandpaper and clean the surface with brush cleaner and thinners and allow time to dry.
- Apply Hammerite paint directly onto the rusty metal surface,

GENERALLY

210A COATING MATERIALS

- Manufacturer: Farrow & Ball tel: 01202 876 141.

215 HANDLING AND STORAGE

- Coating materials: Deliver in sealed containers, labelled clearly with brand name, type of material and manufacturer's batch number.
- Materials from more than one batch: Store separately.
Store materials in accordance with manufacturer's recommendations. Use in order of delivery and before expiry of any shelf life date.

280 PROTECTION

- Adequately protect internal and external surfaces, fixtures and fittings which are not to be coated, by covering with dust sheets, masking or other suitable materials.
- 'Wet paint' signs and barriers: Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings.

PREPARATION

400 PREPARATION GENERALLY: To BS 6150, Section 4.

- Materials used in preparation must be types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
- Prevent or control exposure of operatives to dust, vapour and fumes exceeding occupational exposure standards set in the current Health and Safety Executive (HSE) document EH40.
- Substrates must be sufficiently dry in depth to suit the coating to be applied.
- Remove efflorescence salts from surfaces. Repeat removal if efflorescence recurs.
- Clean off dirt, grease and oil from surfaces. If contamination of surfaces/substrates has occurred, obtain instructions before proceeding.
- Smooth surface irregularities. Fill joints, cracks, holes and other depressions with stoppers/fillers worked well in and finished off flush with surface. Abrade to a smooth finish.
- Apply oil based stoppers/fillers after priming. Apply water based stoppers/fillers before priming unless recommended otherwise by manufacturer. Patch prime water based stoppers/fillers when applied after priming.
- Remove dust and particles from dry abrasive preparation of surfaces.
- Remove residues from wet preparation of surfaces by rinsing with clean water, wiping and allowing to dry.
- Ensure that doors, opening windows, etc, are 'eased' as necessary before coating. Prime any resulting bare areas.

440 PREVIOUSLY COATED SURFACES GENERALLY

- Prepare in accordance with BS 6150, Section 6.
- When removing or partially removing coatings, use methods which will not damage the substrate or adjacent surfaces or adversely affect subsequent coatings.
- Carefully remove all loose, flaking or otherwise defective areas to a firm edge.
- Completely remove alkali affected coatings.
- Where coatings are suspected of containing lead, obtain instructions before proceeding.
- Where substrates containing asbestos are revealed, obtain instructions before proceeding.
- Where significant rot, corrosion or other degradation of substrates is revealed, obtain instructions before proceeding.
- Thoroughly clean retained coatings with appropriate detergent solutions or solvents to remove all dirt, grease and contaminants. Abrade gloss coated surfaces when still wet to provide a key.
- Apply additional preparatory coats to areas of partial removal to restore original coating thicknesses. Abrade junctions to give a flush surface.
- Where coatings are completely removed, prepare surfaces as specified for uncoated surfaces.

490A PREVIOUSLY COATED STEEL

- Abrade corrosion and loose scale back to bare metal.
- Treat any residual rust with a proprietary removal solution. Prime as soon as possible.

APPLICATION**700 UNSUITABLE CONDITIONS**

- Take all necessary precautions including restrictions on working hours, providing temporary protection and allowing extra drying time, to ensure that coatings are not adversely affected by climatic conditions during and after application.
- Prevent or control exposure of operatives to solvent vapour levels exceeding occupational exposure standards set in the current Health and Safety Executive (HSE) document EH40.
- Unless it is specifically permitted by the coating manufacturer, do not apply coatings:
- To surfaces affected by moisture, frost or airborne dust.
- When the air or substrate temperature is below 5degC.
- When the relative humidity is above 80%.
- When heat is likely to cause blistering or wrinkling.

711 COATING GENERALLY

- To BS 6150, Section 5.
- Do not use materials which show any bittiness or other defects when applied. Do not thin or intermix unless specified or recommended otherwise.
- Apply priming coats as soon as possible on the same day as preparation is completed.

They must be of adequate thickness and suit surface porosity.

- Apply coatings by brush or roller unless otherwise specified or approved.
- Keep brushes and equipment in a clean condition. Dispose safely of cleaning and waste materials, do not pour into sanitary appliances or drains.
- Subsequent coats of the same pigmented material must be of a different tint to ensure that each coat provides complete coverage.
- Apply coatings to clean, dry surfaces in accordance with the manufacturer's recommended intervals between coats.
- Apply coatings evenly to give a smooth finish of uniform colour, free from brush marks, sags, runs and other defects. Cut in neatly and cleanly. Do not splash or mark adjacent surfaces.
- Adequately protect drying and completed work from damage.

765 FLAMMABLE MATERIALS

- I n addition to the manufacturer's and other recommendations and/or requirements all cloths used in decoration works or to apply flammable materials shall be taken from site and burnt elsewhere at the end of each day. No flammable materials or substances are to be left in the building at the end of each working day.

820 COMPLETION

Overhaul escape stair mechanism to ensure good working order. Ensure that all moving parts move freely. Remove all masking tape and temporary coverings.

R10 RAINWATER DRAINAGE SYSTEMS

To be read with Preliminaries/ General conditions.

GENERAL**400 CAST IRON RAINWATER PIPES**

Pipes, fittings and accessories: To BS 460.

Manufacturer: J & J.W. Longbottom Ltd., Bridge Foundry, Holmfirth, Huddersfield, HD7 1AW Tel. 01484 682141

Size(s): As existing, 100mm diameter. To be checked on site.

Accessories: Bends, offsets, and anti-splash shoes as shown on the drawings. Ear bands to match existing cast iron pipes.

Finish/Colour: Delivered dipped primed for painting. Apply two undercoats and one gloss by site dipping before installation. See M60.

Method of fixing: Stainless steel fixing screws and new HW timber bobbins.

605 INSTALLATION GENERALLY

- Electrolytic corrosion: Avoid contact between dissimilar metals where corrosion may occur.
- Plastics and galvanized steel pipes: Do not bend.
- Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
- Protection:
 - Fit purpose made temporary caps to prevent ingress of debris.
 - Fit access covers, cleaning eyes and blanking plates as the work proceeds.

636 FIXING PIPEWORK

- Pipework: Fix securely, plumb and/ or true to line.
- Externally socketed pipes and fittings: Fix with sockets facing upstream.
- Allow for offsets around plinths and other projections as necessary.
- Where possible re use existing fixing points or allow for indenting redundant fixings as agreed with the Architect.

COMPLETION**920 TESTING OF RAINWATER GOODS**

- Preparation: Temporarily block all outlets.
- Testing: Fill gutters and rainwater pipes to overflow level and after 5 minutes closely inspect for leakage.

Z11 PURPOSE MADE METALWORK

To be read with Preliminaries/ General conditions.

310 METAL PRODUCTS

- Standards: Generally, as specified in the following clauses.
- Fasteners: Generally, same metal as component, with matching coating and finish.
- Moving Parts: Overhaul. Ensure good working order and free movement.

510 PREPARATION FOR APPLICATION OF COATINGS

- General: Complete fabrication, and drill fixing holes before applying coatings.
- Paint, grease, flux, rust, burrs and sharp arrises: Remove.

515 FABRICATION GENERALLY

- Contact between dissimilar metals in components: Avoid.
- Finished components: Rigid and free from distortion, cracks, burrs and sharp arrises.
- Moving parts: Free moving without binding.
- Corner junctions of identical sections: Mitre.
- Prefinished metals: Do not damage or alter appearance of finish.

520 COLD FORMED WORK

- Profiles: Accurate, with straight arrises.

535 WELDING AND BRAZING GENERALLY

- Surfaces to be joined: Clean thoroughly.
- Tack welds: Use only for temporary attachment.
- Joints: Fully bond parent and filler metal throughout with no inclusions, holes, porosity or cracks.
- Surfaces of materials that will be self-finished and visible in completed work: Protect from weld spatter.
- Flux residue, slag and weld spatter: Remove.

540 WELDING OF STEEL

- Method: Metal arc welding to BS EN 1011-1 and -2.

545 WELDING OF STAINLESS STEEL

- Method: TIG welding to BS EN 1011-3.
- Butt welds: Double bevel.

565 FINISHING WELDED AND BRAZED JOINTS VISIBLE IN COMPLETE WORK

- Butt joints: Smooth, and flush with adjacent surfaces.
- Fillet joints: Neat.
- Grinding: Grind smooth where indicated on drawings.

Z21 MORTARS

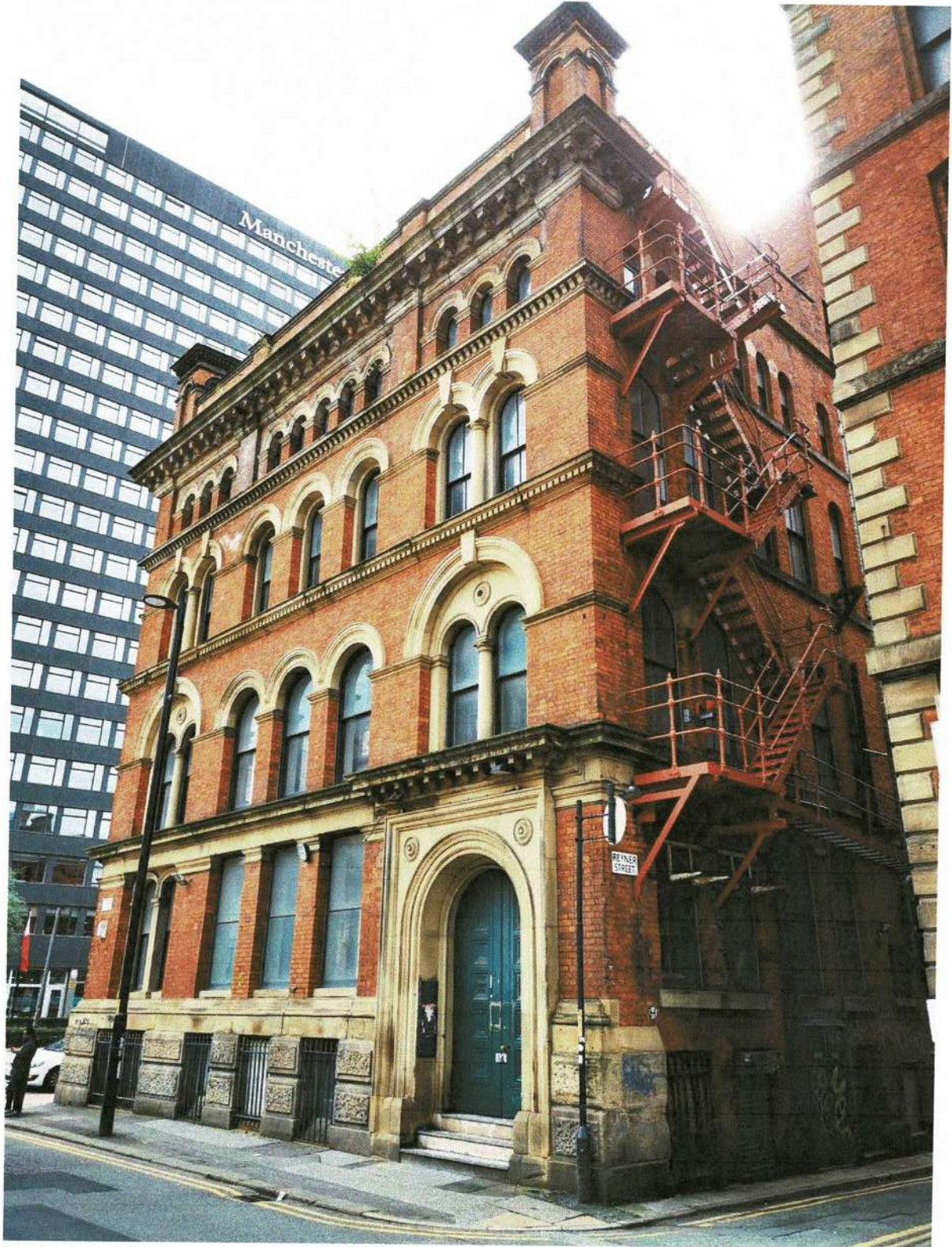
To be read with Preliminaries/General conditions.

LIME

- 310 MIX PROPORTIONS FOR LIME:SAND MORTARS and other particular requirements are specified elsewhere.
- 320 SAND FOR LIME:SAND MORTARS:
- Sharp, well graded and conforming to the methods of sampling and testing and quality requirements of BS 882 or BS 1200, unless specified otherwise.
 - Source(s)/type(s) of sand are specified elsewhere.
- 350 SITE STORAGE OF LIME:SAND MORTAR MATERIALS:
- Store different sands and aggregates in different stockpiles on hard clean bases that allow free drainage.
 - Store bags of hydrated hydraulic lime powder in dry conditions, raised off the ground and not touching damp surfaces. Do not use hydrated hydraulic lime affected by damp.
 - Store ready prepared nonhydraulic lime putty in conditions that prevent drying out and protect from frost.
 - Store nonhydraulic lime:sand mortar either on clean bases or in clean containers that allow free drainage. Keep covered to prevent drying out or wetting and protect from frost.
 - Avoid intermixing and contamination between stored materials and other building materials, debris or other deleterious matter.
- 360 MAKING LIME/ SAND MORTARS GENERALLY
- Batching: By volume. Use clean and accurate gauge boxes or buckets.
- Mixing: Mix materials thoroughly to uniform consistency, free from lumps.
- Contamination: Prevent intermixing with other materials, including cement.
- 390 KNOCKING UP NONHYDRAULIC LIME:SAND MORTARS
- Knocking up before and during use: Achieve and maintain a workable consistency by compressing, beating and chopping. Do not add water.
- Equipment: Roller pan mixer or submit proposals.
- 400 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.
- Working time: Within limits recommended by the hydraulic lime manufacturer.



PORTLAND STREET ELEVATION. (Image taken prior to current repair works.)



CHARLOTTE STREET AND REYNER STREET ELEVATIONS. (Image taken prior to current repair works)



Vegetation to be removed and masonry repointed to cornice. See spec for outline description of new lead cladding to cornice.



Water staining on the masonry at high level is to be investigated further.



Typical sash windows for redecoration.



Typical sash windows (previously repaired). Include allowance for easing works.



Spalled stone and masonry. (image taken prior to current works)



Typical indent repair to stone coursing.



Front door to be overhauled and redecorated.



Typical cast iron railing to be redecorated and indent repairs to mullions behind.



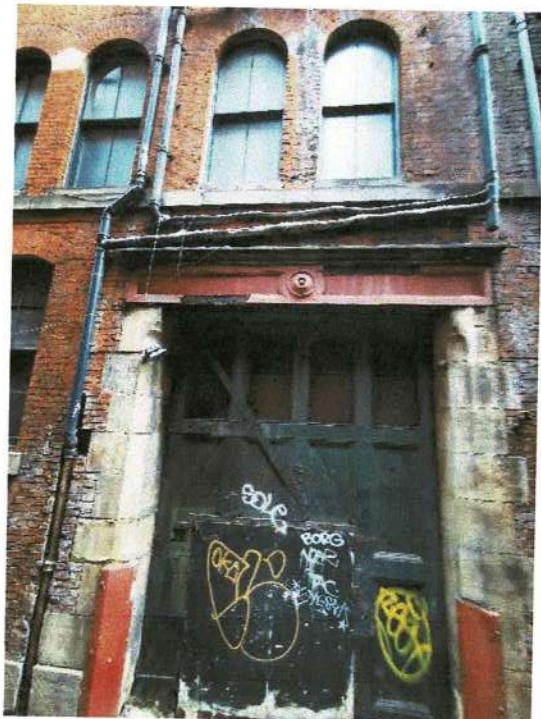
Reyner Street escape stair and ladder to be overhauled and redecorated.



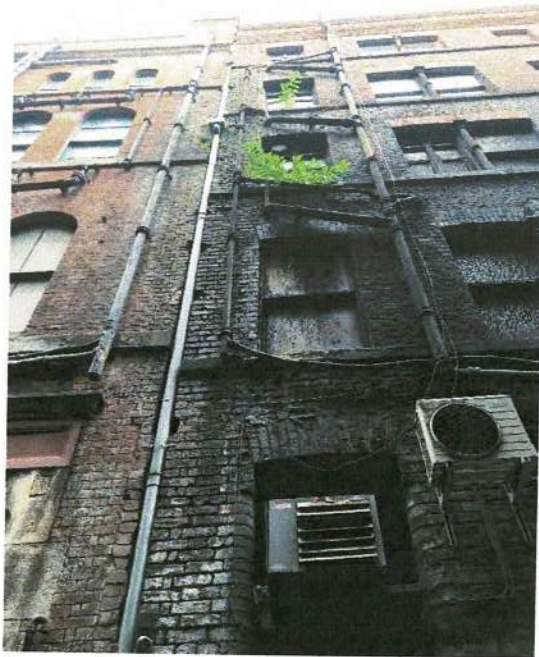
Lintel and stone jambs to Reyner Street loading bay require repair. Vegetation above to be removed.



Masonry to be repointed and ventilation grille redecorated.



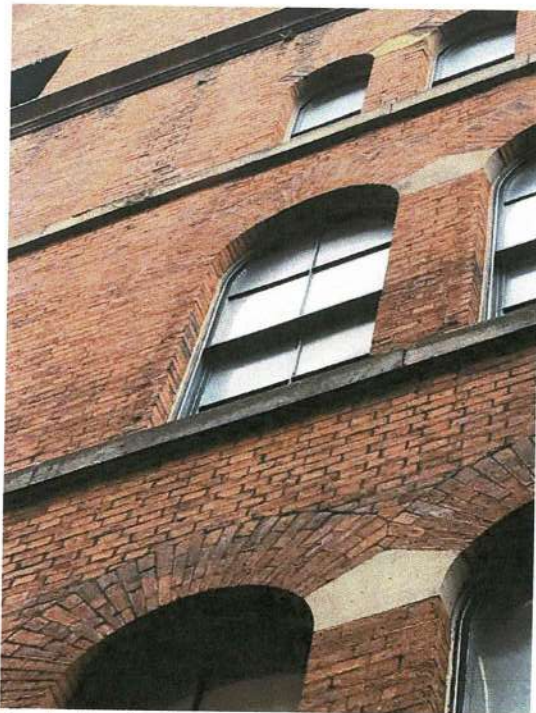
Reyner street loading bay doors to be overhauled and redecorated.



Remove all self seeded vegetation and renew all foul and rainwater drainage pipework in cast iron. See spec. Rationalise and remove redundant wiring.



Boundary between properties on Reyner Street. Do not carry out any works beyond Fraser House boundary.



Overhaul and redecorate timber windows to Reyner Street elevation.

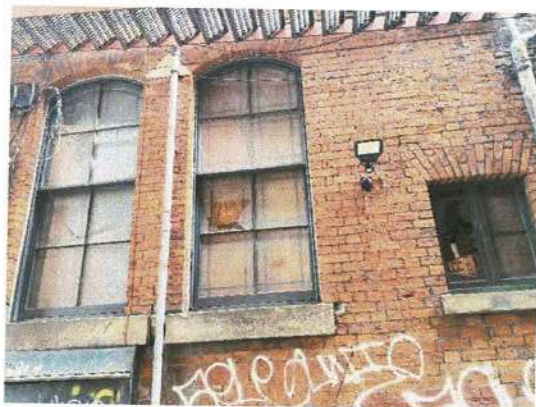


Redecorate all metal features on the Reyner Street elevation. Replace missing brickwork, overhaul windows and remove redundant ventilation grilles.

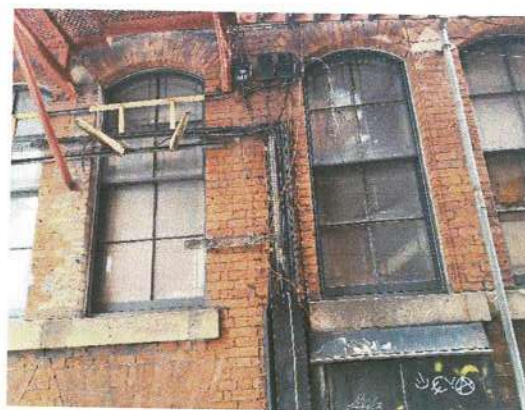
Renew all pipework



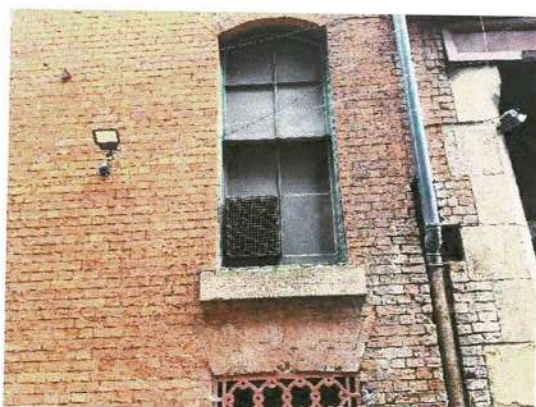
Clean off graffiti,



Replace broken window glass and remove graffiti.



Rationalise and remove redundant wiring.



Remove redundant vent grilles and ducting and reglaze window.



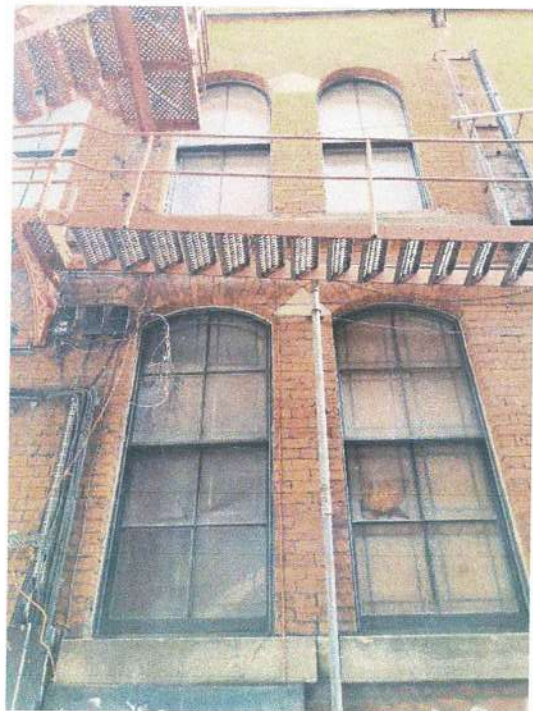
Remove cement parging and replace SVP.

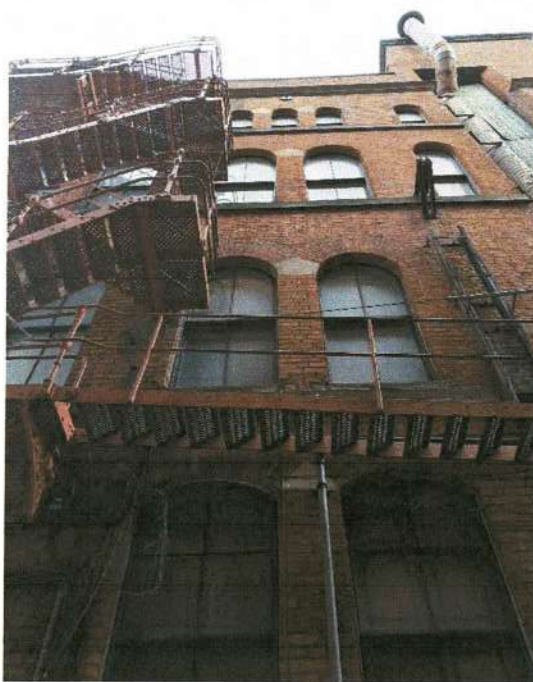


Overhaul shutter and redecorate.



Overhaul fire escape staircase.

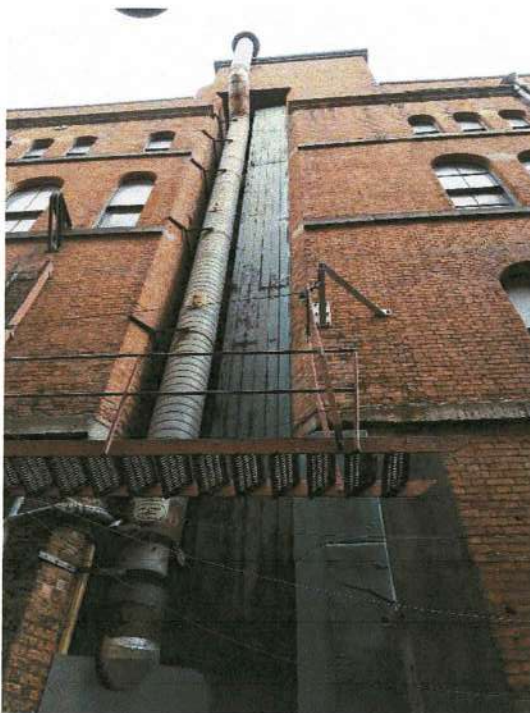




Redecorate Reyner Street windows.



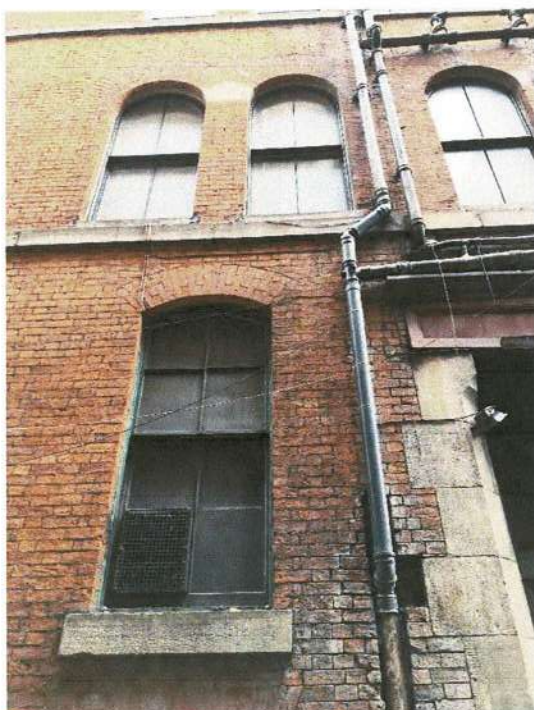
Clean off graffiti and fit new panel to redundant opening as temporary measure. Redec as windows frames.



Take down redundant extract ventilation ducting and make good timber boarding to former lift shaft. Profile, species, finish and framing to be confirmed when safe access is available. See Provisional allowance in Schedule of Work.



Remove all graffiti. Open up behind boarding when site secured so that extent of repairs can be determined.



Renew all above ground pipework in cast iron..



Repoint brickwork to Reyner Street elevation, and replace missing brickwork. See spec and allowance in Schedule of Work



Overhaul loading bay doors and redecorate.



Renew RWP and add missing section.
No works to adjacent property.