

4.3 Lee Building Canal Elevation

	<i>Notes</i>		
4.3.1	All works must be priced individually with no lump sums accepted.	£	-
4.3.2	Temporary access cradle		
4.3.3	Contractor to provide cradle access from the roof to Lee Canal elevation. Contractor is required to submit a detailed proposal with the tender submission on the access proposal for the cradle. Include within this item costs for pontoon hire as a landing dock for the cradle and costs to remove planting in Canal using Canal & River Trust incumbent contractor Biomatrix	£	-
4.3.4	Metalwork		
4.3.5	Allow to prepare and paint all metal work on the elevation including redundant cradle monorail. Contractor is to fully prep all metal work removing all corrosion back to bare metal before priming and painting as per NBS spec.	£	-
4.3.6	Portland Stone		
4.3.7	Allow to rake out joint to Portland stone at high level and renew with new joint. Mortar detailing to match existing		
4.3.8	Allow to decorate Portland stone at low level to match what has been done on Milling Street		
4.3.9	Allow to redecorate Portland stone at high level on this elevation.		
4.3.10	Movement Joints		
4.3.11	Allow to rake out and replace all horizontal movement joints to elevation.		
4.3.12	Mortar Repairs		
4.3.13	Allow for patch repointing 25 linear meters (over various different areas) of facing brickwork/stonework to make repairs to defects noted on CAN Report. Ensure PSI lower than brick work. Mortars should be constituted from clean well-graded sands free from significant proportions of clay or silt to minimise shrinkage due to de-watering and drying. If not possible due to colour match required then great care should be exercised to consolidate the green partly-set mortar. The replacement masonry should be built up in the conventional way using either a full bed with tooled joints or it is recessed for pointing at a later date. If there is some horizontal shrinkage avoid very long stretches. If the repair is to a hole with original masonry forming the top boundary, only the back 25% of the area of the upper joint should be filled initially. When the bulk of the work has dried out and shrinkage has run its course, the upper joint filling should be completed and tooled while green to give optimum compaction either as a full bed or a recess. Deep joints should be refilled in stages with compaction of each layer. Use a low-shrinkage mix, allow to wet high-suction stones and to ensure that the average depth of the pointing lies between 1 and 2 times the bed height. Providing the arises of ashlar stone blocks and bricks are still mostly intact, the repointing should generally be struck flush where this matches the existing work. Expose the aggregate finish by 'bagging' the surface to remove laitance. It is important to avoid smearing the new pointing over the stone or brick. When repointing stones where the arises have been seriously rounded by erosion, avoid the formation of feather edges to the mortar bed by using a limited recess or a butted or 'weathered' finish. Joints should be cleared of mortar prior to repointing without damaging the arises or faces. Old mortar in joints should be cut out to a depth not less than 20 mm and not less than twice the thickness of the joint. (This depth should be increased in areas of high exposure.) Wide joints, especially if liable to extreme weathering, should be cut out to at least 38 mm to 50 mm. Dust and loose material should be cleared from joints by air or clean water. Joints should be thoroughly (but not excessively) cleaned and wetted before placement of new mortar. Mortar for filling joints should be compacted in to ensure maximum penetration and bond to the original bed. Pointing tools should fit the joint thickness. When replacing stone inserts such as pinnings during repointing, the load-bearing purpose of these should be reinstated. Where mortar in joints has disintegrated to a large depth, it should be deep tamped with replacement mortar, and, if necessary, hand grouted to fill the joint to the depth required for pointing. Mortars should be placed in layers. Each underlying layer should be initially set, not fully dried out, prior to placing the next layer. Generally, mortar should not extend beyond the joint [mortar should not spread over the face of masonry]. For weathered masonry in which units have lost their arises, mortar should be kept back from the worn arises to avoid an apparent increase in the thickness of the joint, and creation of feathered edges. Masonry for repointing should itself be used as the main reference for selection of a pointing profile. If the original finish of a large proportion of joints is weathered, or the masonry units are heavily weathered, a flush-faced pointing slightly recessed to remain within the original joint width should be used. Press mortar flat into the joint with the back of a purpose-made pointing key that fits into the joint width. Excess fines should be removed from the mortar face after initial stiffening using a stick or coarse sacking. (Alternatively, the face should be stippled or brushed with a natural bristle brush.) Repointed areas should match the original pointing profile where it is evident. Unless originally designed as a special feature, the appearance of joints should be subservient to the masonry material. Test panels should be prepared prior to repointing so that precise methods, mixes and appearance can be designed. Samples of the following to be approved by the Contract Administrator prior to repointing masonry: a) cutting out of joints; b) prepared mortar; c) mortar placement, including surface finish, appearance on drying out, and cleanliness of surface of repointed unit.	£	-
4.3.14	Allow for patch repointing 200 linear meters (over various different areas) of facing brickwork. Joints to be cleared of mortar prior to repointing without damaging the arises or faces. Old mortar in joints should be cut out to a depth not less than 20 mm and not less than twice the thickness of the joint. (This depth should be increased in areas of high exposure.) Wide joints, especially if liable to extreme weathering, should be cut out to at least 38 mm to 50 mm. Dust and loose material should be cleared from joints by air or clean water. Joints should be thoroughly (but not excessively) cleaned and wetted before placement of new mortar. Mortar for filling joints should be compacted in to ensure maximum penetration and bond to the original bed. Pointing tools should fit the joint thickness. When replacing stone inserts such as pinnings during repointing, the load-bearing purpose of these should be reinstated. Where mortar in joints has disintegrated to a large depth, it should be deep tamped with replacement mortar, and, if necessary, hand grouted to fill the joint to the depth required for pointing. Mortars should be placed in layers. Each underlying layer should be initially set, not fully dried out, prior to placing the next layer. Generally, mortar should not extend beyond the joint [mortar should not spread over the face of masonry]. For weathered masonry in which units have lost their arises, mortar should be kept back from the worn arises to avoid an apparent increase in the thickness of the joint, and creation of feathered edges. Masonry for repointing should itself be used as the main reference for selection of a pointing profile. If the original finish of a large proportion of joints is weathered, or the masonry units are heavily weathered, a flush-faced pointing slightly recessed to remain within the original joint width should be used. Press mortar flat into the joint with the back of a purpose-made pointing key that fits into the joint width. Excess fines should be removed from the mortar face after initial stiffening using a stick or coarse sacking. (Alternatively, the face should be stippled or brushed with a natural bristle brush.) Repointed areas should match the original pointing profile where it is evident. Unless originally designed as a special feature, the appearance of joints should be subservient to the masonry material.	£	-
4.3.15	Canal Bank		
4.3.16	Allow to remove all vegetation from canal bank and treat with fungicidal wash. Allow for repointing and render repairs where required to bank	£	-
4.3.17	Windows		
4.3.18	Allow to rake out perimeter mastic seal between windows and brickwork and apply new mastic sealant. All windows to be included in this item and new mastic to colour match existing	£	-
4.3.19	Cleaning		
4.3.20	Cleaning - Remove all vegetation (including roots), moss and lichen build up from the façade. Allow to clean façade using a mixture of hand brushing & rubbing and hot water steam clean. Brush fibres should not be of a material or hardness that could damage or stain the masonry surface. Brushing should be carried out wet or dry using no more effort than is required to remove softened or loosely attached dry matter. Surfaces should be checked continuously to ensure no surface damage occurs. Brushing of surfaces should not cause hazardous types or levels of dust. Steam cleaning should be used for operations that require low water usage. Steam cleaning should be used to remove general staining and isolated deposits (e.g. bitumastic paint, oil, grease) Care should be taken to ensure that steam cleaning does not cause deposits to move to the edge of the cleaning area, giving an uneven appearance. An even finish should be achieved by blending zones from cleaned to non-cleaned areas and high operative skills. Individual operatives are to be named and are to prepare cleaning samples for inspection by the conservation architect prior to undertaking works. Allow within this item to undertake full external window clean of all windows on the Canal NBX elevation.		
4.3.21	Allow to remove all vegetation and the like from the free standing wall at the rear of Milling Street. Allow to treat with fungicidal wash and allow for targeted re-pointing on removal of vegetation.		
4.3.22	Allow for deep clean of anodised panels and window frames	£	-
4.3.23	Lighting		
4.3.24	Allow to replace 7nr light fittings on columns at low level retaining existing wiring.		

4.3.25	Allow extra over cost to replace wiring for lights	
4.3.26	<i>Undercroft</i>	
4.3.27	Allow to clean undercroft removing all waste and allow to prepare and paint previously painted brickwork piers	