

013-MDB-MS-XX-SH-B-2100
Building Envelope Repair Works
(Window Repairs Only)

Building Envelope Repair Works – Schedule of works

Ref	Item (Works)	Qty/ Unit	Rate	£	p
3.0	Project Particulars				
A)	Mindel House, Minshull Street is one of two existing buildings (the other being 11 Bloom Street) which together form the development known as Piccadilly Warehouse. Planning permission and listed building consent has been granted (with conditions) for the conversion of both buildings into a total of circa 80 residential apartments. <u>This document schedules specific repair works to the building envelope fabric (both internal and external)</u> to be priced and packaged in-conjunction with enabling and strip out works. <u>This package of work includes:</u> window repairs (excluding proposed architectural detailing to internal window surrounds and panelling etc– to be detailed by the Architectural team), masonry cleaning, brick and stone repairs including associated structural defects (structural repair details to be confirmed by GM Structures) and pitched roofing repair works. <u>Excluded from this package of works:</u> demolition / strip out works, internal finishes generally including plaster repairs, joinery works, ceiling finishes, structural repair works to foundations, floors, ceiling structures, roof timber structures, formation of new openings, staircases, columns, lintels (where concealed), beams, foundations, conversion, refurbishment and extension works generally, all drainage works, highways related works and all associated scaffolding etc. <u>Planning Note 1:</u> Final specification details to be approved by Hutton + Rostron, Architectural team and Paul Butler Associates. Unless denoted otherwise, all repair and cleaning works relate to Planning Condition 11) b) / Listed Building Consent Condition 4) b). All window repair works relate to Planning Condition 11) i) / Listed Building Consent Condition 4) i). All works subject to discharge of the relevant planning and listed building consent conditions. <u>Planning Note 2:</u> For details relating to all other historic architectural and structural elements not included in this specific repair schedule package, refer to separate tender and				
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3.1	construction documentation provided by Hutton + Rostron and GM Structures. General A) This Schedule of Works is to be read in-conjunction with the drawings, specifications and or schedules of works provided for separate packages of works by other members of the project design and construction team, including but not limited to the following: Strip Out & Associated Remedial Works Architectural Heritage / Conservation Structural and Civil Building Services / Mechanical & Electrical (M&E) Drainage Basement Waterproofing Fire stopping B) All works subject to compliance with the relevant approved Construction Management Plan. C) The contractor shall make all provisions within his individual pricing for assessing the working areas and all works to be undertaken therein. No extra cost shall be entertained by the Employer for failing to do so. D) The Contractor will provide all access for the works, internal and external, to include scaffolding, temporary works and structures, mobile access platforms, or towers, cradles, or a combination thereof, as he considers appropriate to carry out the specified works. The access will also be required for inspections of the works for instruction purposes and throughout the progress of the contract. It will also be required for snagging inspections by the Contract Administer (CA) and re-inspections thereafter if appropriate. E) The Contractor is to take all necessary precautions to protect all services buried, concealed, exposed or otherwise during the works.				

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F)	Refer to separate M&E specifications and drawings for all associated building services related works. Any associated electrical services works must be undertaken by an NICEIC registered sub-contractor in accordance with the IET Wiring Regulations 18 th Edition, BS 7671, 2001 standards and the local Electrical Authority's Conditions and Regulations. Existing electrical installations to be suitably protected before commencement of works and tested upon completion.				
G)	The Contractor should note that all items in the schedule of works are to be priced individually. Any items not priced will be deemed to be included. Additionally, all quantities and rates are to be included in the schedule.				
H)	The contractor is to use only those products specified and alternative products are only to be used with written approval from the CA. Where the contractor wishes to use alternative products then he will be expected to supply samples to the CA for agreement.				
I)	All works subject to compliance with planning and listed building consent conditions and current Building Regulations, where applicable.				
3.2	Programme				
A)	The contractor will submit a detailed programme, along with a method statement, for the sequencing and phasing of operations for the works.				
3.3	Health and Safety				
A)	The works are to be undertaken in compliance with the Health and Safety at Work Act 1974 and the Construction Design and Management Regulations 2015. The Client and Principal Designer will determine if the works are notifiable. All works subject to provision of appropriate Pre-Construction Information prior to commencement.				
B)	The Principal Contractor will produce a suitably developed and project/site specific Construction Phase Plan. The Construction Phase Plan is to be updated as necessary during the works. The contractor will comply with the Construction Management Plan				

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	and the Construction Phase Plan with regards to health and safety and working arrangements generally.				
C)	The contractor will comply with The Work at Height Regulations 2005. The contractor is to ensure that no person engages in any activity in relation to works at height or work equipment for use in such work unless they are competent to do so. The contractor is to provide suitable fall protection for all operatives working at height and to ensure the safety of staff and members of the public at all times. Ensure roofing works are undertaken in accordance with current HSE Guidance "Working on Roofs" INDG284.				
D)	Every precaution needs to be taken to prevent materials or tools from falling from height and to ensure that all operatives can work safely on the roof and to all roof perimeters. Scaffolding must comply with The National Access and Scaffolding Confederation (NASC) Technical Guidance Note TG20:08 to comply with European standard BS EN 12811-1, 2003 and all permits/regulations as stipulated by the local authority.				
E)	Prior to commence of the works, the Client and Principal Contractor must ensure that a suitable 'Refurbishment & Demolition' level asbestos survey report has been undertaken. No allowance or provision has been made in this schedule of works for any asbestos related works. The Client and Principal Contractor will be responsible for the management of any asbestos related works, as required.				
3.4	Control of Substances Hazardous to Health Regulations 1998				
A)	The Contractor shall comply with the Control of Substances Hazardous to Health Regulations 1998 (COSHH) and all other Acts of Parliament instruments, rules, orders, regulations, by-laws and any updates and amendments thereof. The contractor shall take all reasonable precautions for safeguarding their employees and any other person's and property affected by the execution of the contract.				
3.5	Workmanship				
A)	The contractor shall make every site operative under his (direct or indirect) employment working on this project aware of the				
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	standard of workmanship expected.				
B)	When the site manager has satisfied himself that a completed operation is of the required standard (as described elsewhere and previously agreed with the CA) he should notify the CA so that an inspection can be made of the work and approval given before the next operation is commenced. The contractor shall not leave it to the CA to detect faults and provide snagging lists and shall himself plan his own inspection arrangements in order to reduce the risk of costly remedial works, which he would have had to carry out to comply with his obligations.				
3.6	Conservation / Historic Building Good Practice				
A)	All works should generally be undertaken in accordance with the guidance and provisions set out in BS 7913: 2013 Guide to the conservation of historic buildings. Where materials, products and workmanship are not fully specified, they shall be in accordance with the manufacturer's instructions and good traditional building practice (including the relevant provisions of current BS documents and BRE digests) suitable for the purpose of the works stated and in accordance with the contract documents.				
3.7	Waste				
A)	Disposal of all redundant materials arising from the works shall be in accordance with the Code of Practice, current Waste Management Regulations, The Environmental Protection (Duty of Care) Regulations 1991 and any subsequent revisions. Waste to be categorised and carefully sorted where practicable for re-cycling and to minimise any landfill waste. Waste transfer notes to be provided. All waste to be removed from site as it arises.				
3.8	Specification generally				
A)	The Schedule of Works items should be carried out in accordance with the main contract Preliminaries and works Preambles clauses applicable to the items of work concerned and under the direction of the CA.				

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3.9	Windows (Planning Condition 11) i) / LBC Condition 4) i)) <u>General</u>				
A)	Refer to Window Schedule for repair references and plan drawings for details and locations. All sash window repair works to be undertaken by approved specialist sash / heritage window restoration contractor. Timber sampling to be undertaken prior to commencement to ensure replacement timbers match existing timber species as far as practically possible. Replacement timber to the approval of the CA / Hutton + Rostron.				
B)	Refer to separate architectural drawing and specification packages for secondary glazing specification, detailing of replacement internal window surrounds, window boards, architraves, panelling, finishes etc. All such works are excluded from this schedule. Note: wall thicknesses, window reveal positioning and interior window configuration and treatment etc generally varies between floors and elevations.				
C)	Refer to separate structural / architectural / heritage drawing and specification packages for schedules and drawings relating to all lintel repair/replacement, timber repairs, plaster repairs and internal finishes generally.				
D)	Refer to Window Schedule ref: - 013-MDB-MS-ZZ-SH-A-3102 / 013-MDB-MS-ZZ-SH-A-3201 . Window Elevations – External - 013-MDB-MS-ZZ-EL-A-3101 / Internal - 013-MDB-MS-ZZ-EL-A-3201 . As per the Window Schedule, the following abbreviations reference the various individual window repair types. Note that there are likely to be minor differences between each individual window. For example, there may be unforeseen decay to the top hung sash rails so additional splice or sash rail sections may need to be replaced (using approved repair methods, generally as follows). <u>Whilst window repair types are categorised, the actual scope of work must be verified and confirmed on site by the specialist window restoration contractor. Price each abbreviated window repair type separately.</u> Defect and repair descriptions are as follows:				

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	<u>Abbreviated Window Repair Types</u> (Note: refer to separate items for window redecoration, putties and traditional perimeter mastic specifications) Note: Every effort to be made to retain and repair existing windows wherever possible either in-situ or by careful removal and repair in the workshop. Refer to designated abbreviated repair type description / scope of works listed below on a window by window basis. A limited number of timber windows are notably dilapidated and or distorted, with damaged mechanisms and are considerably decayed due to prolonged saturation – such windows have been identified for replacement (subject to approval of the Conservation Officer) and should only be replaced where it is not possible to salvage and repair the existing window. Wherever possible retain or re-use original timbers. WA – Window generally in deteriorating condition albeit serviceable, squeaky, with stiffness and rattling, sash may be dropping or sash rails damaged. Minor cracking to glazing putties and general deterioration to paintwork and perimeter seals (see separate specification items for putties, paintwork and mastics). Allow for thoroughly overhauling and servicing the sash window to restore operation. Check box frames and sash frames to establish any swelling, carefully plane off any distorted wood and lubricate all sides with suitable candlewax. Maintain and clean up the existing parting and staff beading wherever possible (only replace where necessary). Check and adjust sashes where necessary and include for oiling/easing and adjusting all window catches as existing to maintain ease of operation and optimum free running of the sashes. Allow for carefully removing beading and for carefully removing sashes, cords and weights and set aside (Contractor to confirm). Check pulleys run freely and oil as required. Reinstate any damaged cords on a like for like basis with approved wax impregnated cotton sash cords to match existing and re-attach weights (adjust with lead if necessary). Reinstate / replace beading on a like for like basis if necessary, and re-hang sashes as existing, lubricate frames with candle wax, and check and balance to leave in sound working order all to the approval of the CA. Scrape away all excess paint and loose debris. Prime any exposed timber with approved wood primer.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	WB – <u>Include for overhaul works as WA</u> but with additional timber cill replacement where existing cill is decayed beyond repair. Include for carefully cutting out the existing decayed cill. Timber species for replacement cill / splice repair sections to be confirmed by CA. New cill sections to match existing section sizes and splayed as existing to ensure water discharge. Include allowance for cutting back any decay to the window frame cheeks as may be deemed necessary (maximum allowance 300mm) and for associated splicing and making good to existing frames in order to facilitate the replacement cill section. Include for splicing, jointing and fixing timber with approved structural wood adhesive, pinning and or fixing with stainless steel wood screws as required, keeping all glue lines to the minimum. Prepare and prime all repaired timber and ensure undercoated in preparation for redecoration (see separate specification section). WC – Window closed shut and unable to open during survey without use of tools. Allow for carefully easing and opening up window parts and <u>otherwise include for overhaul works as WA</u>. WD - <u>Include for overhaul works as WA</u> but, in addition, allow for carefully removing existing security window grilles and all associated battens, fixings etc taking care to minimise any damage to the original building fabric. WE – <u>Include for overhaul works as WA</u>, but window has broken glass pane. Allow for carefully removing sash as above where glass broken and carefully warming and removing existing putties and glazing and glazing points. Carefully scrape and clean all rebates, prepare and prime any bare timber with an approved oil based primer before re-glazing using approved Pilkington or similar 6mm toughened glass (contractor to confirm exact replacement glazing specification) fix with approved glazing push points, bed in a suitable external quality mastic in accordance with the manufacturer's instructions as required, all in accordance with BS 8000-7 / BS 6262. Include for neatly reinstating glazing putties using traditional linseed oil putty to match existing profiles. WF - <u>Include for overhaul works as WA</u> but with additional traditional timber splice repair up to 300mm where existing cill or frame section is decayed in part. Include for carefully cutting out the existing decayed timber. Timber species for replacement cill / splice repair sections to be confirmed by CA				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	New splice repair to match existing timber section size and splayed as required to ensure water discharge. Include for splicing, jointing and fixing timber with approved structural wood adhesive, pinning and or fixing with stainless steel wood screws as required, keeping all glue lines to the minimum. Prepare and prime all repaired timber and ensure undercoated in preparation for redecoration (see separate specification section). Note: Include a provisional sum rate here £ price per window for optional like for like alternative splice repairs up to 300mm <u>on a window by window basis</u> to be expended and or deducted as directed on site by the CA. Allow for extra over / alternative splice repair works as follows: Allow for alternative splice repairs to windows, in lieu of traditional timber splice repairs, with approved resin bonded two-part epoxy resin timber splice repair system. Stabilise and consolidate wood with approved clear penetrating epoxy sealer and apply first part epoxy resin and second part curing agent, materials to be derived from wood resins. Prepare and apply strictly in accordance with manufacturer's recommendations. Contractor to provide details of proposed alternative timber epoxy repair system for window splice repairs for approval by the CA. WG – Existing window notably dilapidated and or distorted, with damaged sash / casement mechanisms and considerable timber decay due to prolonged saturation. Not deemed feasible to repair or restore the window as existing. Allow for carefully dismantling and removing the existing defective window, all associated glazing, putties, associated working parts, fixings etc, clean out existing surrounds and openings, carefully scrape back all perimeter mastic etc and prepare opening. Supply and install new custom made replica timber box section vertical sliding sash single glazed window to match original sash windows exactly in respect to section sizes, profiles, beading, sash mechanism parts, window furniture, glazing putties etc. Refer to separate Architectural drawings for internal window surrounds and internal finishes generally. Retain or re-use original timbers if possible. New window to be				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	custom made by bespoke traditional sash window joinery manufacturer / supplier to the approval of the CA. Timber and all section sizes and profiles to match existing. Alternatively, window to be made from FSC sustainability certified Accoya wood, or similar approved timber. All work subject to the approval of the CA and Conservation Officer. Note: individual window replacement may be due in part to surrounding structural defects. Refer to separate structural engineer's drawings and specification details for surrounding structural related repair works. WH – Non-original timber framed single glazed fixed light window with no opening casement. Retain window as existing. Allow for undertaking any localised repairs as required to ensure frames and glazing, putties etc are in good repair and sound working order. WJ – Non-original timber framed single glazed fixed light window with no opening casement. Window needs to be replaced in order to provide necessary natural ventilation and to match existing original sash windows. Allow for carefully dismantling and removing the existing window, all associated glazing, putties, fixings etc, clean out existing surrounds and openings, carefully scrape back all perimeter mastic etc and prepare opening. Supply and install new custom made replica timber box section vertical sliding sash single glazed window to match original sash windows exactly in respect to section sizes, profiles, beading, sash mechanism parts, window furniture, glazing putties etc. Refer to separate Architectural drawings for internal window surrounds and internal finishes generally. New window to be custom made by bespoke traditional sash window joinery manufacturer / supplier to the approval of the CA. Timber and all section sizes and profiles to match existing. Alternatively, window to be made from FSC sustainability certified Accoya wood, or similar approved timber. All work subject to the approval of the CA and Conservation Officer.				

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E)	WK – non-original timber framed single glazed window with top hung opening casement. Retain window as existing. Allow for overhauling window as required to ensure frames, glazing, putties and window casement furniture are in good repair and sound working order. <u>Catches and Fasteners General</u> Allow for supplying and fixing new sash window catches/fasteners where broken or missing (Fitch or Brighton fasteners to match existing) and new approved brass sash lift finger handles <u>only where they may be missing or not currently provided</u> to the approval of the CA. Otherwise, retain, overhaul, repair where necessary and re-use all existing sash window catches/fasteners and sash lift finger handles (where provided). Contractor to ensure that all sash windows are uniformly provided with fasteners and sash lifts.				
	<u>Window Repairs</u> <u>Fourth Floor Windows</u> MS-4W01 – WC MS-4W02 – WA MS-4W03 – WB MS-4W04 – WC MS-4W05 – WA MS-4W06 – WG MS-4W07 – WA MS-4W08 – WC MS-4W09 – WC MS-4W010 – WA MS-4W011 – WC MS-4W012 – WA				

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G)	MS-4W013 – WC				
	MS-4W014 – WC				
	MS-4W015 – WH				
	MS-4W016 – (remove existing brickwork / new window as WG)				
	MS-4W017 – WH				
	MS-4W018 – WJ				
	MS-4W019 – WK				
	MS-4W020 – WK				
	MS-4W021 – WJ				
	MS-4W022 – WG				
	MS-4W023 – (existing bricked up opening to remain)				
	MS-4W024 – WG				
	MS-4W025 – (remove existing brickwork / new window as WG)				
	MS-4W026 – (remove existing brickwork / new window as WG)				
	MS-4W027 – New double doors as per Architect's details				
	MS-4W028 – (remove existing brickwork / new window as WG)				
	MS-4W029 – (remove existing brickwork / new window as WG)				
	MS-4W030 – WH				
	<u>Third Floor Windows</u>				
	MS-3W01 – WF				
	MS-3W02 – WA				
	MS-3W03 – WA				
	MS-3W04 – WG				
	MS-3W05 – WC				
	MS-3W06 – WC				
	MS-3W07 – WA				
	MS-3W08 – WC				
	MS-3W09 – WA				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
H)	MS-3W010 – WC				
	MS-3W011 – WC				
	MS-3W012 – WC				
	MS-3W013 – WE				
	MS-3W014 – WC				
	MS-3W015 – WC				
	MS-3W016 – (remove existing brickwork / new window as WG)				
	MS-3W017 – WB				
	MS-3W018 – WB				
	MS-3W019 – WB				
	MS-3W020 – WB				
	MS-3W021 – WB				
	MS-3W022 – WB (include for replacing top sash unit complete)				
	MS-3W023 – (existing bricked up opening to remain)				
	MS-3W024 – (remove existing brickwork / new window as WG)				
	MS-3W025 – (remove existing brickwork / new window as WG)				
	MS-3W026 – (remove existing brickwork / new window as WG)				
	MS-3W027 – New double doors as per Architect's details				
	MS-3W028 – WG				
	MS-3W029 – WG				
	MS-3W030 – WG				
	<u>Second Floor Windows</u>				
	MS-2W01 – WC				
	MS-2W02 – WA				
	MS-2W03 – WC				
	MS-2W04 – WE (remove existing extract fan unit)				
	MS-2W05 – WC				
	MS-2W06 – WC				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
J)	MS-2W07 – WC				
	MS-2W08 – WC				
	MS-2W09 – WA				
	MS-2W010 – WA				
	MS-2W011 – WA (remove and repair bottom sash rail)				
	MS-2W012 – WA (remove timber batten. Sash cords snapped)				
	MS-2W013 – WA				
	MS-2W014 – WA				
	MS-2W015 – WC				
	MS-2W016 – (remove existing brickwork / new window as WG)				
	MS-2W017 – WB				
	MS-2W018 – WB				
	MS-2W019 – WB				
	MS-2W020 – WB				
	MS-2W021 – WB				
	MS-2W022 – WB				
	MS-2W023 – (existing bricked up opening to remain)				
	MS-2W024 – (remove existing brickwork / new window as WG)				
	MS-2W025 – (remove existing brickwork / new window as WG)				
	MS-2W026 – (remove existing brickwork / new window as WG)				
	MS-2W027 – New double doors as per Architect's details				
	MS-2W028 – WG				
	MS-2W029 – WG				
	MS-2W030 – WC/WE (remove redundant elec. contacts/cables)				
	<u>First Floor Windows</u>				
	MS-1W01 – WJ (retain frames replace louvres with sash units)				
	MS-1W02 – WC				
	MS-1W03 – WE				

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	MS-1W04 – WC				
	MS-1W05 – WC				
	MS-1W06 – WC				
	MS-1W07 – WA				
	MS-1W08 – WC				
	MS-1W09 – WA				
	MS-1W010 – WC				
	MS-1W011 – WC				
	MS-1W012 – WC (plus remove barrel bolts, fill and make good)				
	MS-1W013 – WC (plus remove barrel bolts, fill and make good)				
	MS-1W014 – WC				
	MS-1W015 – WC				
	MS-1W016 – (remove existing brickwork / new window as WG)				
	MS-1W017 – WB				
	MS-1W018 – WB				
	MS-1W019 – WB				
	MS-1W020 – WB				
	MS-1W021 – WB				
	MS-1W022 – WC				
	MS-1W023 – (existing bricked up opening to remain)				
	MS-1W024 – (remove existing brickwork / new window as WG)				
	MS-1W025 – (remove existing brickwork / new window as WG)				
	MS-1W026 – (remove existing brickwork / new window as WG)				
	MS-1W027 – New double doors as per Architect's details				
	MS-1W028 – WG				
	MS-1W029 – WG				
	MS-1W030 – WD (inc. remove existing extract fan unit)				
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K)	<u>Upper Ground Floor Windows</u> MS-UGW01 – TBA MS-UGW02 – TBA MS-UGW03 – TBA MS-UGW04 – TBA MS-UGW05 – TBA MS-UGW06 – TBA MS-UGW07 – TBA MS-UGW08 – TBA MS-UGW09 – TBA MS-UGW010 – TBA MS-UGW011 – TBA MS-UGW012 – TBA MS-UGW013 – TBA MS-UGW014 – TBA MS-UGW015 – TBA MS-UGW016 – TBA MS-UGW017 – TBA MS-UGW018 – TBA MS-UGW019 – TBA MS-UGW020 – TBA MS-UGW021 – TBA				
L)	<u>Lower Ground Floor Windows</u> TBA				

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M)	<u>Window Putties General</u> Carefully repair all cracked putties either by warming with a suitable putty lamp and filling cracked putties with new traditional linseed oil putty where possible or gently removing and reinstating loose or missing putty with new traditional linseed oil putty.				
N)	<u>Window Decorations General</u> Timber splice repairs priced elsewhere. Refer to separate package of works for all internal new joinery and internal finishes generally. These works generally apply to all existing and previously painted woodwork being retained. To all timber sash windows generally;. Thoroughly clean down the surfaces to remove all dirt, grease and surface contaminants. Carefully scrape back to firm edge all areas of poorly adhering or defective coatings. Rub down to feather broken edges and dust off. Abrade in the direction of the grain to remove any raised grain or imperfections and round all sharp edges to a 3mm radius, dust off. Repair defective glazing putties as above. Remove any defective or loose beading. Clean the rebates and apply: One coat of Dulux Trade Weathershield Exterior Preservative Primer to all bare areas and areas exposed by removal of coatings. Similarly, treat beading and any new wood which is to be spliced-in on all faces and edges. Replacement of beading where necessary. Spot prime any bare metal, metal fixings nail heads etc: with one coat of Dulux Trade Metal Primer. Make good all cracks, open grain, nail-holes, open joints and other imperfections with approved exterior grade wood filler. When set, carefully rub down and dust off. Bring forward all primed and/or filled areas to match existing with one coat of Dulux Trade Weathershield Exterior Flexible Undercoat. Leave to dry, apply second coat Weathershield Exterior Flexible Undercoat followed by one coat Dulux Weathershield Exterior high gloss finish or similar approved. Clean all glass on completion. Colour references to be confirmed.				

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p)	<u>Window Mastics General</u> Mastic sealants to the perimeter of all window openings etc have generally perished throughout all elevations. In-conjunction with all window and surrounding masonry repairs, allow for carefully repairing and restoring all existing perimeter window sealant mastics to all window surrounds with traditional burnt sand mastic to be supplied in two parts; burnt sand + oil-driers. All works should follow traditional practice. For each litre of burnt sand add approximately 200ml total of oil hardener is added a little at a time, mixing carefully at each addition until the mastic is worked into a thick putty like consistency and comes cleanly off the mixing trowel. Allow to stand in a covered container for approximately 2 hours prior to use to ensure that all the oil and hardener has fully integrated with the burnt sand. Remix immediately before application. Repair work should take account of erosion of masonry, movement, any poorly fitted previous replacement windows or poorly executed repair work. Eroded, defective masonry should be repaired to form a neat edge where practicable to maintain the burnt sand mastic joint at a consistent size (approximately 20mm). Pack any joints that have lost their backing with horse haired lime mortar prior to application. Care to be taken to ensure no mastic enters the weight pocket and affects the free running of the sash windows. Expanding foam should be avoided. Timber frames should be treated as above before applying the finished mastic. The mastic is oil bound and any high absorbency may result in bleeding from the mastic into surrounding masonry. Use tape to protect and mask the masonry to prevent undue surface spread. Using a small painters fitch, neatly apply a small quantity of the oil drier directly onto the frame and masonry to prime the surface ready to receive the mastic. Keep the primer to the line of the mastic (avoid over priming) to be done up to 1 hour before applying the mastic (weather dependant). Do not allow the oil primer to dry, apply mastic while it is still feels oily or tacky to the touch. Mastic does not require painting. Any painting should only be undertaken with linseed oil based paints once the mastic is completely dry.				

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