

10 Minshull Street and 11 Bloom Street

WINDOW REPAIR SCHEDULE, 11 BLOOM STREET (REVISION A)

Planning Permission 119374/FO/2018

Planning Condition 11) (i) in part

Listed Building Consent 119375/LO/2018

Listed Building Consent Condition 4)(i)in part

- Prepared by Manchester Design & Build -

April 2023



Window Repair Works – Schedule of Works

Ref	Item (Works)	Qty/ Unit	Rate	£	p
3.0	Project Particulars				
A)	11 Bloom Street is one of two existing buildings (the other being Mindel House) 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. This document schedules specific repair works to the existing windows. Architectural detail drawings for internal window surrounds, architraves and panelling etc. to be provided separately, where necessary. <u>Planning Note:</u> Unless denoted otherwise, 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.				
3.1	General				
A)	This Schedule of Works is to be read in-conjunction with the reports, drawings, specifications and or schedules of works provided for all other separate packages of works by other members of the project design and construction team.				
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				

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	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.				
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.				

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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 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.				
D)	Every precaution needs to be taken to prevent materials or tools from falling from height. 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	Lead Paint / COSHH etc.				
A)	Refer to separate Paint Toxicity Survey report from Lincoln Conservation for specific details of lead toxin levels to existing (window/joinery) paintwork. Any lead paint coating removal works must be carried out by a specialist lead paint removal cleaning contractor. The contractor must provide detailed RAMS outlining environmental and contamination control measures, mitigation measures, access and egress controls, preparation works, surveillance, air and lead fume testing, lead paint removal works, waste lead residue control and special waste lead residue removal procedures, cleaning, decontamination and testing / certifying removal				

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	of lead to within acceptable lead threshold control limits on completion. Lead paint coating removal and associated cleaning to be undertaken strictly in accordance with the following: • UK HSE Guidance • The Control of Lead at Work (CLAW) Regulations 2002 • British Coatings Federation Guidance • The Environmental Protection (Controls on Injurious Substances) Regulations 1992 • The Controls on Dangerous Substances and Preparations Regulations 2006				
B)	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 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				

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	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 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 Preambles clauses applicable to the work concerned and under the direction of the CA.				
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 packages for secondary glazing specification and internal detailing generally. Note: wall thickness, window reveal positioning and interior window configuration and treatment etc generally varies between floors and elevations.				

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C)	Refer to separate structural / architectural drawing and specification packages relating to all lintel repair/replacement, timber repairs, plaster repairs and internal finishes generally.				
D)	Refer to Window Schedule ref: - 013-MDB-BS-ZZ-SH-A-3102 / 013-MDB-BS-ZZ-SH-A-3201. Window Elevations – External - 013-MDB-BS-ZZ-EL-A-3101 / Internal - 013-MDB-BS-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). 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. Defect and repair descriptions are as follows: <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 original windows are notably dilapidated and or distorted, with damaged mechanisms and are considerably decayed – such windows have been identified for potential replacement (subject to approval) 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 sashes generally operational, albeit sashes moderately squeaky, some minor stiffness and rattling and some sashes dropping. Minor cracking to glazing putties and general deterioration to paintwork and perimeter seals (see separate specification items for putties, paintwork and mastics). Allow for overhauling and servicing works to the				

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	sash window to maintain sound 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). Scrape away excess paint and loose debris. Prime any exposed timber with approved wood primer. 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. Note: Include a provisional sum rate here £ price per window for optional extra-over works <u>only where deemed necessary on a window by window basis</u> to be expended and or deducted as directed on site by the CA. Extra-over works as follows: Allow for carefully removing beading and for carefully removing sashes, cords and weights and set aside. Check pulleys run freely and oil accordingly as required. Reinstate / replace any damaged cords on a like for like basis or with approved wax impregnated cotton sash cords to match existing and re-attach weights (adjust accordingly with lead if necessary). Reinstate beading, replace 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. WB – Include for overhaul works as WA 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				

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	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 any existing security hoarding 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 replica 3mm ‘cylinder’ or ‘wibble’ glass or similar approved heritage glass (https://www.herefordglass.co.uk/restoration-glass/ tel. 01432 359358) fix with approved glazing push points, bed in a suitable external quality mastic in accordance with the manufacturer’s instructions as required. 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 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</u>				

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	<u>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. WGB – Bloom Street elevation Upper Ground Floor Level Windows – Window Type D or E as indicated on Existing Window Schedule. Existing purple coloured painted timber framed single glazed windows (with intermittent high level opening casements) to be retained. Note existing internal timber framed secondary glazing windows also to be retained. The existing window arrangement does not comply with Building Regulations Part K4 (<i>protection against impact with glazing</i>) in respect to safety glazing. Carefully remove any existing window film and allow for thoroughly cleaning and preparing existing glass. Allow for installing approved safety glazing film for residential use as shown on window detail drawings. Where existing glazing may be cracked or broken allow for carefully warming and removing existing putties, 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 replica 3mm 'cylinder' or 'wibble' glass or similar approved heritage glass (https://www.herefordglass.co.uk/restoration-glass/ tel. 01432 359358) fix with approved glazing push points, bed in a suitable external quality mastic in accordance with the manufacturer's instructions as required. Include for neatly reinstating beading/glazing putties using traditional linseed oil putty as required to match existing. To all casements (including internal secondary glazing elements) allow for servicing and overhauling casement as required to ensure frames, glazing, putties and window casement furniture are in good repair and sound working order. Include for reinstating window furniture where missing with approved casement stays and or window catches/fasteners to match original casement furniture. Scrape away excess paint and loose debris. Prime				

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	any exposed timber with approved wood primer and prepare window in readiness for redecoration (refer to Window Decorations General). WHB - Bloom Street elevation Lower Ground Floor Level External Windows – Window Type H as indicated on Existing Window Schedule. Existing metal framed single glazed windows to be retained, where possible. The existing windows are sealed shut with excessive layers of paint. The windows are restricted in part externally by the existing iron railings to Bloom Street. Allow for complete restoration of existing metal windows in order to restore finishes and opening hardware operation. All works to be undertaken by an approved specialist metal window restoration contractor / fabricator e.g. Steel Window Association member. Allowance should be made for wholesale removal of the existing metal windows for overhauling and restoration in the workshop. Include for careful removal and retention of the existing metal railings as necessary in order to facilitate metal window restoration works (reinstatement and redecoration of the existing metal railings to be included / priced elsewhere). Include for removing existing glazing/putties as required, carefully stripping existing excess paint, removing all rust abrading / blasting as required to expose clean bright metal. Note: it is assumed that the existing paint contains high lead content. Lead paint coating removal and all associated cleaning works must be undertaken strictly in accordance with HSE and British Coatings Federation Guidance. Treat with approved zinc rich phosphate primer and generally clean and prepare metals surfaces in accordance with BS EN ISO 8501-1: Supplement:2001, BS 7079-A1: Supplement 1:1996. Include for all necessary repairs to frames welding in replacement sections or by 'cold stitching' as necessary. Re-glaze using approved metal casement putty / glazing compounds maintaining a watertight seal between glazing, putties and frames all as existing. Ensure all opening hardware is oiled/greased and repaired as required and include for suitable draught strip proofing (if necessary / practical) to leave existing metal windows fully restored weathertight draught proof and operational, as far as reasonably practicable. Include for renewal of perimeter sealants including suitable primer for stone surround – sealant products to be obtained from Adshead Ratcliffe (or similar approved) tel. 01773 826661. Degrease prepared defective joints using appropriate Arbo Cleaner. Prime with Arbo Primer 2650. Install appropriate joint backing filler i.e. closed cell polyethylene foam to act as a linear stopper				

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	to appropriate depths for joint sealant. Carefully seal all prepared perimeter joints using Arbomeric MP20 modified polymer sealant applied by an Arbo Caulking Gun. Colour of sealant to match stone to the approval of the CA. All joint preparation, priming, and sealant application should be carried out in accordance with BS 8000 Part 16, the British Standard for the sealing of joints in buildings using sealants. Include for repainting the metal windows, following restoration and priming as above, with an approved high performance durable external metal paint all to the approval of the CA. Note: should the existing metal window be beyond practical restoration and or repair, allow for careful removal and replacement with bespoke custom made like for like replica heritage approved 'Crittall' metal window unit glazed as before all to match existing profile and sections etc. <u>Catches and Fasteners General</u> E) 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. F) For all openable / sash windows where the height between the finished floor level and the existing opening window is below 800mm supply and install an approved brass window safety restrictor e.g. key / sash screw operated MigStop restrictor from Mighton / Reddiseals or similar approved, fixed strictly in accordance with the manufacturer's recommendations to ensure a maximum window opening of 100mm. <u>Internal Window Surrounds General</u> G) Allow for <u>all necessary works</u> to make good, repair, restore, renew and or reinstate existing internal window surrounds including but not limited to surrounding brickwork, bulkheads, lining panels, window boards and architraves etc as original and or to match existing exactly (to each				

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H)	individual window). Include for packing out and application of approved 2 hour fire rated expanding foam to infill gaps and or voids where necessary behind frames and or architraves. Making good to window surrounds involving lime plaster and or lath and plaster works to be undertaken under separate contract by the specialist heritage plasterer.																
	<u>Window Repairs</u>																
	Note: All window references stated below on a floor by floor basis refer to the 'Planning Mark' window reference. Also note that the same windows have a separate schedule / drawing 'Mark' reference. Refer to window schedule drawings and plans for details.																
	Fourth Floor Windows																
	<table><tr><th><u>Window No.</u></th><th><u>Window Repair Ref.</u></th><th><u>Internal Surrounds</u></th></tr><tr><td>BS-4W01</td><td>WA</td><td>Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.</td></tr><tr><td>BS-4W02</td><td>WA</td><td>Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.</td></tr><tr><td>BS-4W03</td><td>WA</td><td>Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs. Note crack to concrete cill to be filled and repaired</td></tr></table>	<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>	BS-4W01	WA	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.	BS-4W02	WA	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.	BS-4W03	WA	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs. Note crack to concrete cill to be filled and repaired				
	<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>														
BS-4W01	WA	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.															
BS-4W02	WA	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.															
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			with approved specialist matching smooth finishing concrete repair mortar.				
	BS-4W04	WA	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W05	WB	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W06	WA	Gap between window frame and wall junction with linings / architraves missing. Exposed bricks forming cill. Concrete lintel. Restore cill with approved specialist smooth finishing concrete to match existing concrete cills. Fill and reinstate missing timber linings / architraves to match existing, in readiness for redecoration.				
	BS-4W07	WA	Gap between window frame and wall junction with linings / architraves missing. Exposed bricks forming				

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			cill. Concrete lintel. Restore cill with approved specialist smooth finishing concrete to match existing concrete cills. Fill and reinstate missing timber linings / architraves to match existing, in readiness for redecoration.				
	BS-4W08	WA	Gap between window frame and wall junction with linings / architraves missing. Exposed bricks forming cill. Concrete lintel. Restore cill with approved specialist smooth finishing concrete to match existing concrete cills. Fill and reinstate missing timber linings / architraves to match existing, in readiness for redecoration.				
	BS-4W09	WB	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W10	WA	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-				

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			conjunction with window repairs.				
	BS-4W11	WA	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W12	WC	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W13	TBC	TBC				
	BS-4W14	WF	Gap between window frame and wall junction with linings / architraves missing. Exposed bricks forming cill. Concrete lintel. Restore cill with approved specialist smooth finishing concrete to match existing concrete cills. Fill and reinstate missing timber linings / architraves to match existing, in readiness for redecoration.				
	BS-4W15	WC	Original linings and window board to be retained, repaired and redecorated in-				

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			conjunction with window repairs.				
	BS-4W16	WC	Original linings, architraves, concrete cill to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W17	WC	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-4W18	WB/WF	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W19	WB	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W20	WB/WE	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				

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	BS-4W21	WB	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W22	WB	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W23	WB	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W24	WB	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	BS-4W25	WC/WF	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				

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J)	Third Floor Windows <table><tr><th>Window No.</th><th>Window Repair Ref.</th><th>Internal Surrounds</th></tr><tr><td>BS-3W01</td><td>WA</td><td>Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.</td></tr><tr><td>BS-3W02</td><td>WA</td><td>Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.</td></tr><tr><td>BS-3W03</td><td>WA</td><td>Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel.</td></tr></table>	Window No.	Window Repair Ref.	Internal Surrounds	BS-3W01	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.	BS-3W02	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.	BS-3W03	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel.				
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BS-3W01	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.															
BS-3W02	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.															
BS-3W03	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel.															

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			Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-3W04	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-3W05	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			existing in-conjunction with window repairs.				
	BS-3W06	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-3W07	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-3W08	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-3W09	WB	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-3W10	WF	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			existing in-conjunction with window repairs.				
	BS-3W11	WC	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-3W12	WC	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-3W13	TBC	TBC				
	BS-3W14	WA	Original linings and window board to be retained, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	BS-3W15	WA	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-3W16	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-3W17	WB/WF	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-3W18	WB/WE	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-3W19	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-3W20	WF	Original linings and window board to be retained, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
K)			conjunction with window repairs.				
	BS-3W21	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-3W22	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-3W23	WB	Original linings, architraves, concrete cill and concrete lintel to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	Second Floor Windows						
	<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>				
	BS-2W01	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-2W02	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-2W03	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-2W04	WA	Existing window board (missing) and brickwork disturbed. Notable gaps at frame / reveal				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-2W05	WC	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-2W06	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			redecorated to match existing in-conjunction with window repairs.				
	BS-2W07	WA	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-2W08	WC	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-2W09	WB	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-2W10	WC	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-2W11	WC	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			existing in-conjunction with window repairs.				
	BS-2W12	WC	Existing window board and brickwork disturbed. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-2W13	TBC	TBC				
	BS-2W14	WC	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-2W15	WC	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-2W16	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
	BS-2W17	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-2W18	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-2W19	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-2W20	WA	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-2W21	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	BS-2W22	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
L)	BS-2W23	WB	Original linings, architraves, concrete cill to be retained, cleaned and or redecorated in-conjunction with window repairs.				
	First Floor Windows						
	<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>				
	BS-1W01	WA	Existing window board and brickwork disturbed and or missing. Redundant embedded timbers and fixings etc. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W02	WA	Existing window board and brickwork disturbed and or missing. Redundant embedded timbers and fixings etc. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated,				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W03	WA	Existing window board and brickwork disturbed and or missing. Redundant embedded timbers and fixings etc. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W04	WA	Existing window board and brickwork disturbed and or missing. Redundant embedded timbers and fixings etc. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W05	WA	Existing window board and brickwork disturbed and or missing. Redundant embedded timbers and fixings etc. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W06	WA	Existing window board and brickwork disturbed and or missing. Redundant embedded timbers and fixings etc. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			existing in-conjunction with window repairs.				
	BS-1W07	WA	Existing window board and brickwork disturbed and or missing. Redundant embedded timbers and fixings etc. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W08	WA	Existing window board and brickwork disturbed and or missing. Redundant embedded timbers and fixings etc. Notable gaps at frame / reveal junction. Timber lintel. Brickwork to be repaired, window board to be reinstated, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
	BS-1W09	WA	Brick cill. Notable gaps at frame / reveal junction. Timber lintel. Install replacement window board, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W10	WA	Brick cill. Notable gaps at frame / reveal junction. Timber lintel. Install replacement window board, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W11	WA	Brick cill. Notable gaps at frame / reveal junction. Timber lintel. Install replacement window board, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
	BS-1W12	WA	Existing timber window board damaged. Notable gaps at frame / reveal junction. Timber lintel. Window board to be splice repaired, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W13	TBC	TBC				
	BS-1W14	WA	Brick cill. Notable gaps at frame / reveal junction. Timber lintel. Install replacement window board, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W15	WA	Brick cill. Notable gaps at frame / reveal junction. Timber lintel. Install replacement window board, gaps to be filled and linings / architraves to be reinstated with all elements to be repaired and redecorated to match				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			existing in-conjunction with window repairs.				
	BS-1W16	WB	Timber lintel and timber window board. Gaps at frame / reveal junction. Gaps to be filled and all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W17	WB	Timber lintel and timber window board. Gaps at frame / reveal junction. Gaps to be filled and all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W18	WB	Timber lintel and timber window board. Gaps at frame / reveal junction. Gaps to be filled and all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W19	WB/WE	Timber lintel and timber window board. Gaps at frame / reveal junction. Gaps to be filled and all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
	BS-1W20	WB	Timber lintel and timber window board. Gaps at frame / reveal junction. Gaps to be filled and all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W21	WB	Timber lintel and timber window board. Gaps at frame / reveal junction. Gaps to be filled and all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W22	WB	Timber lintel and timber window board. Gaps at frame / reveal junction. Gaps to be filled and all elements to be repaired and redecorated to match existing in-conjunction with window repairs.				
	BS-1W23	WB	Original linings, architraves, concrete cill to be retained, cleaned and or redecorated in-conjunction with window repairs.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
M)	Upper Ground Floor Windows				
	<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>		
	BS-UGW01	WGB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.		
	BS-UGW02	WGB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.		
	BS-UGW03	WGB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.		

Ref	Item (Works)			Qty/ Unit	Rate	£	p
	BS-UGW04	WGB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW05	WGB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW06	WGB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW07	WGB	Original linings, architraves etc to be retained, cleaned and or redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW08	WGB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW09	WGB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW10	WGB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW11	WGB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW12	Install new window as per MDB ADT drawings.	New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW13	WB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW14	WB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW15	WB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW16	WB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal glazing etc all as per MDB ADT detail drawings.				
	BS-UGW17	WB	Original linings, architraves etc to be retained, cleaned and or redecorated in-conjunction with window repairs. New additional cill, low level boxing out and additional internal				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
N)			glazing etc all as per MDB ADT detail drawings.				
	Lower Ground Floor Windows						
	<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>				
	BS-LGW01	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				
	BS-LGW02	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				
	BS-LGW03	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				
	BS-LGW04	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				
	BS-LGW05	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				
	BS-LGW06	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
	BS-LGW07	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				
	BS-LGW08	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				
	BS-LGW09	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				
	BS-LGW10	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				
	BS-LGW11	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				
	BS-LGW12	Install new window as per MDB ADT drawings.	Linings/architraves and tanking to surrounding walls etc all as per MDB ADT detail drawings.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
O)	<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.				
P)	<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 Satin finish. Clean all glass on completion. Colour reference (off-white colour) to be confirmed.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
Q)	<u>Window Mastics General</u> 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 of 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 treat 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.				
				£	p