

10 Minshull Street and 11 Bloom Street

WINDOW REPAIR SCHEDULE, MINDEL HOUSE (REVISION C)

Planning Permission 119374/FO/2018

Planning Condition 11) (i) in part

Listed Building Consent 119373/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)	Mindel House 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. This document schedules specific repair works to the existing windows. Architectural detail drawings for internal window surrounds, architraves and panelling etc. to be provided under 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				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	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.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
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				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	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				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	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.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
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-MH-ZZ-SH-A-3102 / 013-MDB-MH-ZZ-SH-A-3201. Window Elevations – External - 013-MDB-MH-ZZ-EL-A-3101 / Internal - 013-MDB-MH-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 – Sash (or casement) window generally in deteriorating condition albeit serviceable, squeaky, with stiffness and rattling, sash/casement may be dropping or rails/frames damaged. Minor cracking to glazing putties and general deterioration to paintwork and perimeter seals (see separate items for putties, paintwork and mastics). Allow for thoroughly				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	overhauling and servicing the 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. Reinstall 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). Reinstall / 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. For a casement window, repair /replace any casement window furniture to match existing exactly. 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 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>				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	WD - <u>Include for overhaul works as WA</u> but, in addition, allow for carefully removing existing security hoarding / window film etc 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 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.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	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 (or casement) mechanisms and considerable timber decay. Not deemed feasible to repair or restore the original window. 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. Allow to remove any existing brickwork infill panels where appropriate. Supply and install new custom made replica timber (box section vertical sliding sash or casement) single glazed window to match original window exactly in respect to section sizes, profiles, beading, mechanisms, window furniture, glazing putties etc. Retain or re-use original timbers where possible. New window to be custom made by bespoke traditional window joinery manufacturer / supplier to the approval of the CA. Window to incorporate 3mm 'cylinder' or 'wibble' glass or similar approved heritage glass (https://www.herefordglass.co.uk/restoration-glass/ tel. 01432 359358). 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				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	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 New window to be custom made by bespoke traditional sash window joinery manufacturer / supplier to the approval of the CA. Window to incorporate 3mm 'cylinder' or 'wibble' glass or similar approved heritage glass (https://www.herefordglass.co.uk/restoration-glass/ tel. 01432 359358). 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. 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. WL – Original timber framed single glazed window with bottom hung inward opening fanlight casement (window may be boarded over for security). Retain window as existing. Allow for carefully removing existing hoarding and all associated battens, fixings etc taking care to minimise any damage to the original building fabric. Allow for overhauling window as required to ensure inward opening fanlight casement is in sound working order complete with window pole hook and quadrant casement stays. Include for all necessary repairs and ensure provision of fanlight eye catch / pole hook and casement stays to match existing, as required. Make necessary allowance for isolated repairs to leave existing timber window frames, glazing, putties etc in good repair and condition and ensure all fanlight casement ironmongery is in sound working order. Where necessary, include for removal of existing obsolete redundant vent axia fan and all associated cabling etc. Include for re-glazing affected windows where necessary following removal of fan or where existing glazing cracked - all as per window repair type WE.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	Note: Supply 1no. traditional solid pine pole with brass hook per apartment suitable to operate high reach inward opening fanlights. WM – Original timber framed single glazed fixed light sash window with no opening sash casements (window boarded over for security). Window needs to be adapted in order to provide necessary natural ventilation and to match existing original opening sash windows. Make allowance for carefully removing sashes and adapting window to provide approved wax impregnated cotton sash cords and lead weights (adjust as necessary). Re-glaze sashes where necessary, as described previously. Reinstate / replace beading on a like for like basis as necessary, and re-hang sashes as existing opening sash windows, 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. <u>Alternatively</u> – if it is not practically possible to retain and restore the existing window, as above, <u>replace window as window type WJ</u>. WN – Allowance should be made for carefully removing the existing window, all associated glazing, putties, fixings etc, cleaning out existing surrounds, carefully scraping back all perimeter mastic etc to prepared openings. Supply and install new custom made replica timber framed single glazed fanlight window to match original adjoining windows exactly in respect to section sizes, profiles, beading, window furniture (fanlight eye catch / pole hook and casement stays to match existing), glazing putties etc. New window to be custom made by bespoke traditional sash window joinery manufacturer / supplier to the approval of the CA. Window to incorporate 3mm ‘cylinder’ or ‘wibble’ glass or similar approved heritage glass (https://www.herefordglass.co.uk/restoration-glass/ tel. 01432 359358). 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. WO – Timber framed single Georgian wired glazed fanlight window. Retain fanlight window as existing. Allow for overhauling to ensure				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	frame, glazing, putties etc are in good repair and prepare in readiness for redecoration. WP – Carefully remove existing outer skin of brick infill panelling and or hoarding as necessary to accommodate new window (existing inner skin of brickwork to be retained and made good where applicable / where necessary). Otherwise remove any existing hoarding and brickwork, prepare openings as necessary and supply and install new custom made replica timber box section vertical sash single glazed sash window ('dummy' window to be installed where existing inner skin of brickwork is to remain undisturbed) to match original windows in respect to reveal fixing position, section sizes, profiles, beading, glazing putties etc. New window to be custom made by bespoke traditional sash window joinery manufacturer / supplier to the approval of the CA. Window to incorporate 3mm 'cylinder' or 'wibble' glass or similar approved heritage glass (https://www.herefordglass.co.uk/restoration-glass/ tel. 01432 359358). 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. <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 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 / Reddiseal or similar approved, fixed strictly in accordance with the manufacturer's recommendations to ensure a maximum window opening of 100mm.				

Ref	Item (Works)	Qty/ Unit	Rate	£	p												
G)	<u>Internal Window Surrounds General</u> 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 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 construction schedule / drawing ‘Mark’ reference. Refer to window schedule drawings and plans for details.																
G)	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>MS-4W01</td><td>WC</td><td>Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.</td></tr><tr><td>MS-4W02</td><td>WA</td><td>Original linings. Window board missing. All to be reinstated, repaired and redecorated in-conjunction with window repairs.</td></tr><tr><td>MS-4W03</td><td>WB</td><td>Original linings and window board to be retained, repaired and redecorated in-</td></tr></table>	<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>	MS-4W01	WC	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.	MS-4W02	WA	Original linings. Window board missing. All to be reinstated, repaired and redecorated in-conjunction with window repairs.	MS-4W03	WB	Original linings and window board to be retained, repaired and redecorated in-				
<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>															
MS-4W01	WC	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.															
MS-4W02	WA	Original linings. Window board missing. All to be reinstated, repaired and redecorated in-conjunction with window repairs.															
MS-4W03	WB	Original linings and window board to be retained, repaired and redecorated in-															

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	MS-4W04	WC	Original linings. Bulkhead missing. All to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-4W05	WA	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-4W06	WG	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-4W07	WA	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-4W08	WC	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-4W09	WC	Original linings and window board to be retained, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	MS-4W10	WA	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-4W11	WC	Original linings. Window board missing. All to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-4W12	WA	Remove additional non-original laminate linings and lippings etc. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-4W13	WC	Remove additional non-original laminate linings and lippings etc. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-4W14	WC	Remove additional non-original laminate linings and lippings etc. Original linings and window board to be				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-4W15	WH	Remove additional non-original laminate linings and lippings etc. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-4W16	Retain existing brick infill panel as existing.	Not applicable.				
	MS-4W17	WH	Remove additional non-original laminate linings and lippings etc. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-4W018	WJ	Remove additional non-original laminate linings and lippings etc. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-4W019	WK	Window board missing. Original linings and window board to be reinstated, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	MS-4W020	WK	Remove additional non-original laminate linings and lippings etc. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-4W021	WJ	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-4W022	WG	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-4W023	Retain existing brick infill panel as existing.	Not applicable.				
	MS-4W024	WG	Existing exposed brickwork surrounds to be retained, repaired and made good as existing in-conjunction with window repairs.				
	MS-4W025	WP	Not applicable.				
	MS-4W026	WP	Not applicable.				
	MS-4W027	Carefully remove and set aside existing	As per Architect's details.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
H)		doors. Allow for new double doors as per Architect's details.					
	MS-4W028	WG	Reinstate linings and boards etc to match existing.				
	MS-4W029	WG	Reinstate linings and boards etc to match existing.				
	MS-4W030	WH	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	Third Floor Windows						
	<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>				
	MS-3W01	WF	Original window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-3W02	WA	Original window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-3W03	WA	Original window board to be retained, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	MS-3W04	WG	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-3W05	WC	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-3W06	WC	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-3W07	WA	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-3W08	WC	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-3W09	WA	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-3W10	WC	Original window board to be retained, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	MS-3W11	WC	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-3W12	WC	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-3W13	WE	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-3W14	WC	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-3W15	WC	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-3W16	Retain existing brick infill panel as existing.	Not applicable.				
	MS-3W17	WB	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
	MS-3W018	WB	Original window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-3W019	WB	Original window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-3W020	WB	Original window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-3W021	WB	Original window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-3W022	WB - include for replacing top sash unit complete.	Original window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-3W023	Retain existing brick infill panel as existing.	Not applicable.				
	MS-3W024	WP	Not applicable.				
	MS-3W025	WP	Not applicable.				
	MS-3W026	WA or WG - TBC	Original window board to be retained, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
J)			conjunction with window repairs.				
	MS-3W027	Carefully remove and set aside existing doors. Allow for new double doors as per Architect's details.	As per Architect's details.				
	MS-3W028	WA or WG - TBC	Reinstate linings and boards etc to match existing.				
	MS-3W029	WA or WG - TBC	Reinstate linings and boards etc to match existing.				
	MS-3W030	WA or WG - TBC	Reinstate linings and boards etc to match existing.				
	Second Floor Windows						
	<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>				
	MS-2W01	WC	Original window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W02	WA	Original window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W03	WC	Original window board to be retained, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	MS-2W04	WE - remove existing extract fan unit.	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-2W05	WC	Original window board to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-2W06	WC	Original window board and architraves to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-2W07	WC	Original window board and architraves to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-2W08	WC	Original window board and architraves to be retained, repaired and redecorated in- conjunction with window repairs.				
	MS-2W09	WA	Original window board, architrave and panelling to be retained, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	MS-2W10	WA	Original window board, architrave and panelling to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W11	WA - remove and repair bottom sash rail.	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W12	WA - sash cords snapped.	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W13	WA	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W14	WA	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W15	WC	Original linings and window board to be retained, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	MS-2W16	Retain existing brick infill panel as existing.	Not applicable.				
	MS-2W17	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W018	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W019	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W020	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W021	WB	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W022	WB	Original linings and window board to be				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W023	Retain existing brick infill panel as existing.	Not applicable.				
	MS-2W024	Retain existing outer 'dummy' sash window.	Not applicable.				
	MS-2W025	WA or WP/WG - TBC	Not applicable (concealed in part by staircase landing).				
	MS-2W026	WA or WG - TBC	Original window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W027	Carefully remove and set aside existing doors. Allow for new double doors as per Architect's details.	As per Architect's details.				
	MS-2W028	WA or WG - TBC	Reinstate linings and boards etc to match existing.				
	MS-2W029	WA or WG - TBC	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-2W030	WC or WE – TBC - remove redundant elec. contacts/cables.	Original linings and window board to be retained, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
K)			conjunction with window repairs.				
	First Floor Windows						
	<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>				
	MS-1W01	WJ – plus remove existing redundant internal secondary glazing / shutter frames.	Linings, window board and architraves to be reinstated to match existing and redecorated in-conjunction with window repairs.				
	MS-1W02	WC – plus remove existing redundant internal secondary glazing / shutter frames.	Linings, window board and architraves to be reinstated to match existing and redecorated in-conjunction with window repairs.				
	MS-1W03	WE	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W04	WC	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
	MS-1W05	WC	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W06	WC	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W07	WA	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W08	WC	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W09	WA	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	MS-1W10	WC	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W11	WC	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W12	WC - plus remove barrel bolt, fill and make good.	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W13	WC - plus remove barrel bolt, fill and make good.	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W14	WC	Original linings, window board and architraves to be retained/reinstated,				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			repaired and redecorated in-conjunction with window repairs.				
	MS-1W15	WC	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W16	Retain existing brick infill panel as existing.	Not applicable.				
	MS-1W17	WB	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W018	WB	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W019	WB	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	MS-1W020	WB	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W021	WB	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W022	WC	Original linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-1W023	Retain existing brick infill panel as existing.	Not applicable.				
	MS-1W024	Retain existing outer 'dummy' sash window.	Not applicable.				
	MS-1W025	WA or WP/WG - TBC	Not applicable (concealed in part by staircase landing).				
	MS-1W026	WA or WG - TBC	Original window board to be retained, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
L)			conjunction with window repairs.				
	MS-1W027	Carefully remove and set aside existing doors. Allow for new double doors as per Architect's details.	As per Architect's details.				
	MS-1W028	WA or WG - TBC	Reinstate linings and boards etc to match existing.				
	MS-1W029	WA or WG - TBC	Original linings and window board to be retained, repaired and redecorated in-conjunction with window repairs.				
	MS-1W030	WC or WE – TBC - remove security bars, redundant extract fan inc. contacts/cables plus remove existing redundant internal secondary glazing / shutter frames.	Linings, window board and architraves to be reinstated to match existing and redecorated in-conjunction with window repairs.				
	Upper Ground Floor Windows						
	<u>Window No.</u>	<u>Window Repair Ref.</u>	<u>Internal Surrounds</u>				
	MS-UGW01	WL	Remove additional non-original window board. Original linings and window board to be reinstated, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			conjunction with window repairs.				
	MS-UGW02	WL	Access obstructed. Allow to remove additional non-original window board. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW03	WL - inc. remove existing extract fan unit.	Access obstructed. Allow to remove additional non-original window board. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW04	WN	Reinstate linings and boards etc to match existing.				
	MS-UGW05	WL	Access obstructed. Allow to remove additional non-original window board. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
	MS-UGW06	WN	Reinstate linings and boards etc to match existing.				
	MS-UGW07	WL	Allow to remove additional non-original window board. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW08	WL - inc. remove existing extract fan unit.	Allow to remove additional non-original window board and bar across window opening. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW09	WL	Allow to remove additional non-original window board and bar across window opening. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW10	WL - inc. remove existing extract fan unit.	Allow to remove additional non-original window board and bar across window opening. Original				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
			linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW11	WL	Allow to remove additional non-original window board and bar across window opening. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW12	WL - inc. remove existing extract fan unit.	Allow to remove additional non-original window board and bar across window opening. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW13	WL	Allow to remove additional non-original window board and bar across window opening. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
	MS-UGW14	WL - inc. remove existing extract fan unit.	Allow to remove additional non-original window board and bar across window opening. Original linings and window board to be reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW15	Retain existing brick infill panel as existing.	Not applicable.				
	MS-UGW16	WP	Reinstate linings and boards etc to match existing.				
	MS-UGW17	WD	Original panelling/ linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW018	WD - inc. remove existing extract fan unit.	Original panelling/ linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW019	WD - inc. remove existing extract fan unit.	Original panelling/ linings, window board and architraves to be retained/reinstated, repaired and redecorated in-				

Ref	Item (Works)			Qty/ Unit	Rate	£	p
M)			conjunction with window repairs.				
	MS-UGW020	WM	Original panelling/ linings, window board and architraves to be retained/reinstated, repaired and redecorated in-conjunction with window repairs.				
	MS-UGW021	WO	Not applicable.				
	<u>Lower Ground Floor Windows</u> MS-LGW01 – (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings) MS-LGW02 – (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings) MS-LGW03 – (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings) MS-LGW04 – (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings) MS-LGW05 – (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings) MS-LGW06 – (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings) MS-LGW07 – (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings) MS-LGW08 – (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)						

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	MS-LGW09 – (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				
	MS-LGW010–(remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				
	MS-LGW011-(remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				
	MS-LGW012- (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				
	MS-LGW013- (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				
	MS-LGW014- (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				
	MS-LGW015- (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				
	MS-LGW016- (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				
	MS-LGW017- (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				
	MS-LGW018- (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				
	MS-LGW019- (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				
	MS-LGW020- (remove existing brickwork / hoarding and install with new window detailed as per MDB ADT drawings)				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
N)	<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.				
O)	<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.				
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				

Ref	Item (Works)	Qty/ Unit	Rate	£	p
	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 san 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