

Below are the works we had carried out in Vintage House in 2021.

1.0	VINTAGE HOUSE - 47 FLEET STREET, LONDON
1.1	MAIN BUTTERFLY ROOF - ALL PITCHED SLOPES
1.1.1	From all areas, remove all existing and accumulated rubbish and debris. Cart away from site.
1.1.2	From all areas, remove all plant growth. Where suitable, treat with systemic weed killer to prevent re-growth. To be applied in accordance with the manufacturer's instructions.
1.1.3	From all areas, remove all mould growth including washing down with a proprietary mould remover.
1.1.4	Remove all fittings and the like where necessary, prior to commencing the works, set aside and protect, ready for re-installation on completion.
1.1.5	Carefully remove and dispose from site any damaged roof slates and leave ready to receive new. Allow for say 15no. Per roof slope.
1.1.6	To all pitched roof slopes allow to re-instate, and or supply new (to match existing in size, colour and texture - exact specification of slate TBC) missing, slipped or damaged slates. Slates to be fixed and supported using a 25mm wide code 5 lead tingle.
1.1.7	Allow PROVISIONAL ALLOWANCE 50% for Breakages and subsequent making good in accordance with 1.1.5 above.
1.1.8	Allow to undertake masonry mortar repairs to areas of defective mortar verge repairs and ridge repairs. Remove loose or cracked mortar to a firm edge. Allow for 100nr not exceeding 150mm across all slopes, ridges and junctions.
1.1.9	To section of roof above 4th Floor WC area allow a provisional sum of £500 to inspect and repair damaged section of roof allowing water ingress.
1.1.10	To section of roof / gutter above the front office area (LHS) allow a provisional sum of £500 to inspect and repair damaged section of roof allowing water ingress.
1.2	LEADWORK

1.2.1 Allow to refix and re-position lead flashings where dislodged from position. roof vents, roof and dormer aprons, flashings, parapet wall capping and box gutters. Secure in accordance with the lead sheet association details for each respective element.

1.2.2 Allow PROVISIONAL ALLOWANCE of £2,000 to undertake repairs to the lead clad access hatch.

1.2.3 Allow PROVISIONAL ALLOWANCE of £2,000 to undertake repairs to the lead clad rear dormer to be agreed on site following closer inspection from the scaffold.

1.2.4 Allow PROVISIONAL ALLOWANCE of £1,000 to undertake repairs to the lead box gutters to the front and rear elevations

### **1.3 CHIMNEYS**

1.3.1 Carry out inspection of the condition of 4 nr. chimneys, including cowls, pots and flaunching, chimney stack, (including lead trays and mortar) and lead flashing; report to CA with findings.

1.3.2 Contractor to size, supply and install new Colt Top 2 Chimney Cowl - Static Multifuel Anti-down Draught Cowl to the existing exposed chimney pots. Colour terracotta with fixing strap. Install in accordance with manufacturers instructions.

### **1.4 PARAPETS**

1.4.1 Allow to hack off and dispose from site defective, weathered or damaged bricks, mortar and the like to front and rear parapet walls, and 2no. Party parapet walls not exceeding 250mm girth.

1.4.2 Carefully rake out defective or missing pointing where required or to isolated areas not exceeding 500mm or an overall girth of 250mm to a depth of 25mm and re-point in a sand/cement/lime mortar mix 1:1:6 and in accordance with Z21. Allow provisional quantity of say 35 ln m.

1.4.3 Allow to carefully cut out and replace defective brickwork (where damaged more than 30% of the brick face has failed), with new london stocks to match existing, bed into sand/cement/lime mortar mix 1:1:6 and in accordance with Z21. Allow provisional quantity of say 120nr bricks.

1.4.4 To front elevation parapet allow to clean and re-point copings not exceeding 300mm girth x 6.5m long.

1.4.5 Apply 2no. Coats of Sikaguard 700 S siloxane based water repellent to all areas of brickwork and stone/concrete copings.

## 1.5 BOX GUTTERS / VALLEYS / RWPS

### Front

- 1.5.1 Rod through and clear out and dispose debris from site all gutters and hoppers and ensure they are clear and free flowing. Ensure outside faces are left clean and tidy.

### Rear

- 1.5.2 Rod through and clear out and dispose debris from site all gutters and hoppers and ensure they are clear and free flowing. Ensure outside faces are left clean and tidy.

- 1.5.3 Remove and dispose from site existing plastic gutters and downpipe serving the dormer window.

- 1.5.4 Remove and dispose from site rotten timber fascia.

- 1.5.5 Supply and install new black plastic half round gutters and down pipe to the flat roof of the dormer window. Fix to new painted timber fascia.

## 1.6 WINDOWS / JOINERY

### Front windows

- 1.6.1 To the 4th floor front elevation, carefully remove and dispose from site the existing single glazed timber windows and internal secondary glazing including rotten timber cills.

- 1.6.2 Supply and install new single timber casement windows to match existing c. 5.6m x 1.4m high including new timber cills. To include mastic joints to reveals etc and new surface fixed chrome ironmongery and leave clean and ready for decoration.

- 1.6.3 To newly installed window apply 1 coat of Flexible Undercoat and 2 coats of Gloss: to be Dulux Trade Weathershield Exterior range or similar approved. Colour to match existing where possible and applied in accordance with M60 of the NBS and the manufacturer's instructions and left in good working order.

### Rear windows

- 1.6.4 To the 4th floor rear elevation dormer, carefully remove and dispose from site the existing single glazed timber window casements including rotten timber cills and surrounds.

- 1.6.5 Supply and install new single timber casement windows to match existing c. 4.2m x 1.4m high including new timber cills. To include mastic joints to reveals etc and new surface fixed chrome ironmongery and leave clean and ready for decoration.

- 1.6.6 To newly installed window apply 1 coat of Flexible Undercoat and 2 coats of Gloss: to be Dulux Trade Weathershield Exterior range or similar approved. Colour to match existing where possible and applied in accordance with M60 of the NBS and the manufacturer's instructions and left in good working order.

#### **Roof Access Door**

- 1.6.7 To the existing roof access hatch door set and frame, Apply 1 coat of Flexible Undercoat and 2 coats of Gloss: to be Dulux Trade Weathershield Exterior range or similar approved. Colour to match existing where possible and applied in accordance with M60 of the NBS and the manufacturer's instructions and left in good working order.

### **1.7 INTERNALS**

#### **4th Floor - Rear**

- 1.7.1 Isolate electrics prior to commencing works.
- 1.7.2 To the rear office, carefully take down and dispose from site the damp affected plasterboard walls and finishes back to timber structure substrate approx. 2.35m h x 3.6m w (including window area).
- 1.7.3 Allow to remove damp affected ceiling plaster and allow areas for inspection by CA and to try out on completion of external works.
- 1.7.4 Remove and dispose from site existing carpet floor finishes, underlay and raised timber upstand within the office.
- 1.7.5 Thoroughly clean down all external and internal areas and leave clean and tidy prior to practical completion.
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