

PAYE Stonework & Restoration

Project: Haringey Civic Centre
Title: Façade Survey - Blank



Photo Ref	Description	Overall Contract					BQ Ref / Comments
		Qty	Unit	Rate	Value	Prov Sum	
	<u>Prelims</u>						
>	Working Forman	12	Wks				
>	Small Plant & Tools	12	Wks				
>	Sundries	12	Wks				
	<u>East Elevation</u>						
	<u>General Items</u>						
1.00	Note: To the left hand side of façade - No allowance has been made to this area as works are being undertaken by others				Note		
2.00	Further Notes:						
a)	Where repairs are required to window heads - scaffold boards are to be moved back to allow access				Note		
b)	Any pigeon guano is to be removed by others						
c)	Edge protection is required to be installed by others to windows				Note		
5.00	Tie Holes - Carefully clean out and prepare holes within brickwork. Fill and make good using matching bricks or compatible lime mortar, ensuring colour, texture, and finish blend seamlessly with the surrounding masonry. All repairs to be flush and consistent with existing brickwork appearance.	12	nr				
7.00	Additional Cleaning to Brickwork Using TORC System - Carry out additional cleaning to brickwork using the TORC system. Employ a gentle vortex-based low-pressure cleaning method combining water, fine granulate, and air to remove carbon soiling, surface contaminants, and residual coatings without damaging the brick face. All cleaning to be undertaken in accordance with conservation best practices to achieve a consistent and sensitive finish.	1	PS				
29.00	Note: No allowance for repairs once windows have been installed				Note		
30.00	Note: Fine cracks are to be toupee prior to decoration				Note		
34.00	Note: No Allowance for any repairs to beyond the external window line				Note		
41.00	Tie Holes - Carefully clean out and prepare holes within brickwork. Fill and make good using matching bricks or compatible lime mortar, ensuring colour, texture, and finish blend seamlessly with the surrounding masonry. All repairs to be flush and consistent with existing brickwork appearance.	2	nr				
57.00	Additional Cleaning to Brickwork Using TORC System - Carry out additional cleaning to brickwork using the TORC system. Employ a gentle vortex-based low-pressure cleaning method combining water, fine granulate, and air to remove carbon soiling, surface contaminants, and residual coatings without damaging the brick face. All cleaning to be undertaken in accordance with conservation best practices to achieve a consistent and sensitive finish.	36	m2				

Programme to be agreed

59.00	Small Perp Joints Across Elevation - Carefully rake out and clean small perpendicular (perp) mortar joints across the elevation as required. Repoint using compatible mortar, matched in colour, texture, and profile to the existing masonry. Finish neatly to restore both the appearance and structural integrity of the wall.	20	nr			
60.00	Make Good Redundant Fixings - Carefully remove redundant fixings from masonry, stone, or concrete surfaces. Clean and prepare the affected areas and make good using compatible mortar or repair materials, matching the surrounding surface in colour, texture, and finish. Ensure all repairs are flush and visually consistent with the existing fabric.	1	ltm			
63.00	Brick Repairs - Carefully remove and replace defective, cracked, or spalled bricks as required. Prepare openings and bed new bricks using compatible mortar matched in colour, texture, and profile to the existing masonry. Ensure joints are finished neatly and the repaired areas blend seamlessly with surrounding brickwork, restoring both structural integrity and appearance.	3	nr			
68.00	Tie Holes - Carefully clean out and prepare holes within brickwork. Fill and make good using matching bricks or compatible lime mortar, ensuring colour, texture, and finish blend seamlessly with the surrounding masonry. All repairs to be flush and consistent with existing brickwork appearance.	15	nr			
69.00	Make Good Redundant Fixings - Carefully remove redundant fixings from masonry, stone, or concrete surfaces. Clean and prepare the affected areas and make good using compatible mortar or repair materials, matching the surrounding surface in colour, texture, and finish. Ensure all repairs are flush and visually consistent with the existing fabric.	35	nr	Included in Fixing item above		
70.00	Additional Cleaning to Brickwork Using TORC System - Carry out additional cleaning to brickwork using the TORC system. Employ a gentle vortex-based low-pressure cleaning method combining water, fine granulate, and air to remove carbon soiling, surface contaminants, and residual coatings without damaging the brick face. All cleaning to be undertaken in accordance with conservation best practices to achieve a consistent and sensitive finish.	36	m2			
71.00	Make Good Redundant Fixings - Carefully remove redundant fixings from masonry, stone, or concrete surfaces. Clean and prepare the affected areas and make good using compatible mortar or repair materials, matching the surrounding surface in colour, texture, and finish. Ensure all repairs are flush and visually consistent with the existing fabric.	202	nr	Included in Fixing item above		
71.00 Note	New mess to be cleaned by others					
75.00	Note: A fracture has been observed to the brickwork. Structural Engineer (SE) to advise on remedial works. Provisional sum included for Helibars reinforcement repairs.	1	PS			
77.00	Make Good Redundant Fixings - Carefully remove redundant fixings from masonry, stone, or concrete surfaces. Clean and prepare the affected areas and make good using compatible mortar or repair materials, matching the surrounding surface in colour, texture, and finish. Ensure all repairs are flush and visually consistent with the existing fabric.	95	nr	Included in Fixing item above		
77.00 Note	Helibars Repair - Supply and install Helibars stainless steel reinforcement bars to masonry as specified. Cut, position, and fix Helibars in prepared joints or drill holes as required, ensuring full embedment in compatible grout or mortar. All works to be carried out in accordance with manufacturer's instructions and best practice to provide structural reinforcement while maintaining the integrity of the surrounding masonry.	12	nr			

79.00	Additional Cleaning to Brickwork Using TORC System - Carry out additional cleaning to brickwork using the TORC system. Employ a gentle vortex-based low-pressure cleaning method combining water, fine granulate, and air to remove carbon soiling, surface contaminants, and residual coatings without damaging the brick face. All cleaning to be undertaken in accordance with conservation best practices to achieve a consistent and sensitive finish.	44	m2			
80.00	Note: A vertical fracture has been observed at the corner of the brickwork. Structural Engineer (SE) to advise on remedial works. Provisional sum included for Helibars reinforcement repairs.	1	PS			
80.00 Note	Helibars Repair - Supply and install Helibars stainless steel reinforcement bars to masonry as specified. Cut, position, and fix Helibars in prepared joints or drill holes as required, ensuring full embedment in compatible grout or mortar. All works to be carried out in accordance with manufacturer's instructions and best practice to provide structural reinforcement while maintaining the integrity of the surrounding masonry.	12	nr			
Gen	East Elevation Only as per M60/195 Specification - Decorate external concrete window surrounds including soffit and cill	27	nr			
	Toupret Repairs	1	PS			
	Samples	1	nr			
	Window 1	1	itm			
3.00	Re-run Concrete Soffit to Window Head - Carefully remove defective sections of the existing concrete soffit to window heads and re-run new soffit section measuring approximately 3200 x 400 mm. The new soffit is to be formed in matching concrete mix and profile to replicate the existing detail. Finish surface to match adjacent concrete, including any necessary preparation, rubbing, and making good to achieve a consistent appearance.	1	nr			
31.00	Remove Loose Historic Cement Coating and Repoint Open Joints to Windows - Carefully remove all loose, flaking, or delaminated historic cement coatings from window surrounds. Clean exposed surfaces thoroughly and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Ensure all work is carried out carefully to preserve underlying fabric and restore both appearance and durability.	1	itm			
55.00	Point Open Joints to Windows across lift - Rake out and clean all open or defective joints around each window. Repoint using compatible mortar, matched in colour, texture, and profile to the existing masonry, ensuring a neat and durable finish that restores both appearance and integrity	18	nr			
55.00 Note	New mess to be cleaned by others					
	Window 2	1	itm			
4.00	Remove loose historic coat of cement - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr			
32.00	Remove Loose Historic Cement Coating and Repoint Open Joints to Windows - Carefully remove all loose, flaking, or delaminated historic cement coatings from window surrounds. Clean exposed surfaces thoroughly and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Ensure all work is carried out carefully to preserve underlying fabric and restore both appearance and durability.	1	itm			
	Window 3	1	itm			

6.00	Remove loose historic coat of cement - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr					
33.00	Remove Loose Historic Cement Coating and Repoint Open Joints to Windows - Carefully remove all loose, flaking, or delaminated historic cement coatings from window surrounds. Clean exposed surfaces thoroughly and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Ensure all work is carried out carefully to preserve underlying fabric and restore both appearance and durability.	1	itm					
8.00	<u>Window 4</u> Cut Back, Form, and Build Up to Window Head- Carefully cut back defective concrete to the window head to sound material. Prepare the surface and rebuild the section to an area approximately 3200 × 200 × 100 mm. Apply repair in layers using a compatible concrete repair mortar system, ensuring each layer is properly keyed and cured. Finish to match the existing profile and texture of surrounding concrete, leaving a smooth and uniform appearance.	1	nr					
35.00	Remove Loose Historic Cement Coating and Repoint Open Joints to Windows - Carefully remove all loose, flaking, or delaminated historic cement coatings from window surrounds. Clean exposed surfaces thoroughly and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Ensure all work is carried out carefully to preserve underlying fabric and restore both appearance and durability.	1	itm					
9.00	<u>Window 5</u> Remove loose historic coat of cement - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr					
36.00	Remove Loose Historic Cement Coating and Repoint Open Joints to Windows - Carefully remove all loose, flaking, or delaminated historic cement coatings from window surrounds. Clean exposed surfaces thoroughly and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Ensure all work is carried out carefully to preserve underlying fabric and restore both appearance and durability.	1	itm					
10.00	<u>Window 6</u> Remove loose historic coat of cement - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr					
37.00	Remove Loose Historic Cement Coating and Repoint Open Joints to Windows - Carefully remove all loose, flaking, or delaminated historic cement coatings from window surrounds. Clean exposed surfaces thoroughly and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Ensure all work is carried out carefully to preserve underlying fabric and restore both appearance and durability.	1	itm					
11.00	<u>Window 7</u> Remove loose historic coat of cement - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr					

38.00	Remove Loose Historic Cement Coating and Repoint Open Joints to Windows - Carefully remove all loose, flaking, or delaminated historic cement coatings from window surrounds. Clean exposed surfaces thoroughly and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Ensure all work is carried out carefully to preserve underlying fabric and restore both appearance and durability.	1	ltm				
	Window 8	1	ltm				
12.00	Remove loose historic coat of cement - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr				
39.00	Remove Loose Historic Cement Coating and Repoint Open Joints to Windows - Carefully remove all loose, flaking, or delaminated historic cement coatings from window surrounds. Clean exposed surfaces thoroughly and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Ensure all work is carried out carefully to preserve underlying fabric and restore both appearance and durability.	1	ltm				
	Window 9	1	ltm				
13.00	Remove loose historic coat of cement - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr				
40.00	Remove Loose Historic Cement Coating and Repoint Open Joints to Windows - Carefully remove all loose, flaking, or delaminated historic cement coatings from window surrounds. Clean exposed surfaces thoroughly and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Ensure all work is carried out carefully to preserve underlying fabric and restore both appearance and durability.	1	ltm				
	Window 10	1	ltm				
56 a)	Concrete Repair - Carefully remove all loose or defective concrete within an area of approximately 300 × 200 mm. Prepare the substrate and apply a suitable concrete repair mortar in layers as required, ensuring each layer is properly keyed and cured. Finish to match the existing profile, texture, and colour of surrounding concrete, leaving a smooth and consistent appearance.	1	nr				
56 b)	Remove loose historic coat of cement to all windows - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr				
66 a)	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
	Window 11	1	ltm				
67.00	Concrete Repair - Carefully remove defective or loose concrete from Window 11 over an area of approximately 200 × 200 mm. Prepare the substrate and apply compatible concrete repair mortar, ensuring proper keying and curing. Finish to match the existing concrete in profile, texture, and appearance, restoring a smooth and durable surface.	1	nr				

56 b)	Remove loose historic coat of cement to all windows - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable. Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
66 a)		1	nr				
	Window 12	1	itm				
56 b)	Remove loose historic coat of cement to all windows - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable. Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
66 a)		1	nr				
	Window 13	1	itm				
56 b)	Remove loose historic coat of cement to all windows - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable. Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
66 a)		1	nr				
	Window 14	1	itm				
56 b)	Remove loose historic coat of cement to all windows - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable. Concrete Repair - Remove defective or deteriorated concrete from Window 14 over an area of approximately 4000 × 400 mm. Prepare the substrate and rebuild using a compatible concrete repair mortar system, applied in layers as required, ensuring each layer is properly keyed and cured. Finish to match the existing concrete in profile, texture, and appearance, restoring a uniform and durable surface.	1	nr				
58.00		1	nr				
66 a)	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
	Window 15	1	itm				

56 b)	Remove loose historic coat of cement to all windows - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr				
	Shutter and Pour Concrete Head (4000 mm) - Construct formwork (shuttering) for a new concrete head over Window 15, spanning approximately 4000 mm. Prepare the area, place reinforcement as required, and pour compatible concrete to form the head. Ensure proper compaction, curing, and finishing to match the surrounding concrete in profile, texture, and appearance. Remove shuttering once the concrete has adequately set, leaving a smooth, durable, and visually consistent head.	1	nr				
61.00							
66 a)	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
	<u>Window 16</u>	1	itm				
56 b)	Remove loose historic coat of cement to all windows - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr				
	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
66 a)							
62.00	<u>Window 17</u>	1	itm				
	Concrete Repair - Carefully remove all loose or defective concrete within an area of approximately 400 × 200 mm. Prepare the substrate and apply a suitable concrete repair mortar in layers as required, ensuring each layer is properly keyed and cured. Finish to match the existing profile, texture, and colour of surrounding concrete, leaving a smooth and consistent appearance.	1	nr				
56 b)	Remove loose historic coat of cement to all windows - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr				
	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
66 a)							
56 b)	<u>Window 18</u>	1	itm				
	Remove loose historic coat of cement to all windows - Carefully remove all loose, flaking, and delaminated historic cement coatings from window surrounds. Take care to avoid damage to underlying masonry or concrete surfaces. Prepare cleaned surfaces for subsequent repair or redecoration, ensuring all residues are fully cleared and the substrate is left sound and stable.	1	nr				

66 a)	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
	Window 19	1	Itm				
72.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
78.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
	Window 20	1	Itm				
72.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
78.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
	Window 21	1	Itm				
73.00	Concrete Repair - Window 21 - Remove defective or deteriorated concrete from Window 21 over an area approximately 1000 mm in length. Prepare the substrate and apply compatible concrete repair mortar, ensuring proper compaction, keying, and curing. Finish to match the existing concrete in profile, texture, and appearance, restoring a durable and uniform surface.	1	nr				
72.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
78.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
	Window 22	1	Itm				
72.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
78.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
	Window 23	1	Itm				

74.00	Concrete Repair - Carry out repair to window surround over a length of approximately 1000 mm. Remove any defective or damaged material, prepare the substrate, and apply compatible repair mortar or concrete as required. Finish to match the existing profile, texture, and appearance, ensuring a durable and visually consistent repair.	1	nr					
72.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr					
78.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr					
	Window 24	1	itm					
81.00	Concrete Repair - Carefully remove defective or loose concrete from the affected area of approximately 100 × 100 mm. Prepare the substrate and apply a compatible concrete repair mortar, ensuring proper keying and curing. Finish to match the existing concrete in profile, texture, and appearance, restoring a smooth, durable, and consistent surface.	1	nr					
72.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr					
78.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr					
	Window 25	1	itm					
72.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr					
78.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr					
	Window 26	1	itm					
76.00	Concrete Repair - Window 26 - Remove defective or deteriorated concrete from Window 26 over an area of approximately 300 × 300 mm. Prepare the substrate and apply a compatible concrete repair mortar, ensuring proper keying and curing. Finish to match the existing concrete in profile, texture, and appearance, restoring a smooth, durable, and visually consistent surface.	1	nr					
82.00	Concrete Repair - Carefully remove defective or loose concrete from the affected area of approximately 100 × 100 mm. Prepare the substrate and apply a compatible concrete repair mortar, ensuring proper keying and curing. Finish to match the existing concrete in profile, texture, and appearance, restoring a smooth, durable, and consistent surface.	1	nr					

72.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
78.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
	Window 27	1	itm				
72.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
78.00	Remove Loose Material and Point to All Windows - Carefully remove all loose, flaking, or deteriorated material from window surrounds. Clean the exposed surfaces and repoint all open joints using compatible mortar, matched in colour, texture, and profile to existing masonry. Finish neatly to restore both appearance and structural integrity.	1	nr				
	West Elevation						
	General Items						
15.00	Tie Holes - Carefully clean out and prepare holes within brickwork. Fill and make good using matching bricks or compatible lime mortar, ensuring colour, texture, and finish blend seamlessly with the surrounding masonry. All repairs to be flush and consistent with existing brickwork appearance.	12	nr				
42.00	Helibars Repair - Supply and install Helibars stainless steel reinforcement bars to masonry as specified. Cut, position, and fix Helibars in prepared joints or drill holes as required, ensuring full embedment in compatible grout or mortar. All works to be carried out in accordance with manufacturer's instructions and best practice to provide structural reinforcement while maintaining the integrity of the surrounding masonry.	12	nr				
43.00	Brick Replacements						
a)	Carefully remove 36 defective or damaged bricks and replace with new matching bricks in size, colour, and texture. Bed and joint with compatible mortar, finishing neatly to blend seamlessly with surrounding masonry.	36	nr				
b)	Prepare and cut 24 bricks toothing into existing brickwork to facilitate future construction or repairs. Ensure full bed and joint contact with existing masonry, using compatible mortar, and finish neatly to maintain structural and visual continuity.	24	nr				
44.00	Brick Replacements -Carefully remove defective or damaged bricks and replace with new matching bricks in size, colour, and texture. Bed and joint with compatible mortar, finishing neatly to blend seamlessly with surrounding masonry.	6	nr				
45.00	Brick Replacements -Carefully remove defective or damaged bricks and replace with new matching bricks in size, colour, and texture. Bed and joint with compatible mortar, finishing neatly to blend seamlessly with surrounding masonry.	4	nr				
46.00	Brick Replacements -Carefully remove defective or damaged bricks and replace with new matching bricks in size, colour, and texture. Bed and joint with compatible mortar, finishing neatly to blend seamlessly with surrounding masonry.	4	nr				

47.00	Make Good Redundant Fixings - Carefully remove redundant fixings from masonry, stone, or concrete surfaces. Clean and prepare the affected areas and make good using compatible mortar or repair materials, matching the surrounding surface in colour, texture, and finish. Ensure all repairs are flush and visually consistent with the existing fabric.	1	ltm			
48.00	Brick Replacements -Carefully remove defective or damaged bricks and replace with new matching bricks in size, colour, and texture. Bed and joint with compatible mortar, finishing neatly to blend seamlessly with surrounding masonry.	4	nr			
49.00	Note: No allowance has been made to make good to brick reveals				Note	
50.00	Brick Pointing - Carefully rake out defective or deteriorated mortar from brick joints to the required depth, taking care not to damage adjacent bricks. Clean joints thoroughly and repoint using compatible mortar, matched in colour, texture, and profile to the existing. Finish neatly to restore both the structural integrity and visual appearance of the brickwork.	10	lm			
	a)					
	b)			Included in 47		
51.00	Make Good Redundant Fixings - Carefully remove redundant fixings from masonry, stone, or concrete surfaces. Clean and prepare the affected areas and make good using compatible mortar or repair materials, matching the surrounding surface in colour, texture, and finish. Ensure all repairs are flush and visually consistent with the existing fabric.					
	Additional Cleaning to Brickwork Using TORC System - Carry out additional cleaning to brickwork using the TORC system. Employ a gentle vortex-based low-pressure cleaning method combining water, fine granulate, and air to remove carbon soiling, surface contaminants, and residual coatings without damaging the brick face. All cleaning to be undertaken in accordance with conservation best practices to achieve a consistent and sensitive finish.	44	m2			
52.00	Brick Replacements -Carefully remove defective or damaged bricks and replace with new matching bricks in size, colour, and texture. Bed and joint with compatible mortar, finishing neatly to blend seamlessly with surrounding masonry.	12	nr			
	a)					
	b)			Included in 47		
53.00	Brick Replacements -Carefully remove defective or damaged bricks and replace with new matching bricks in size, colour, and texture. Bed and joint with compatible mortar, finishing neatly to blend seamlessly with surrounding masonry.	4	nr			
54.00	Make Good Redundant Fixings - Carefully remove redundant fixings from masonry, stone, or concrete surfaces. Clean and prepare the affected areas and make good using compatible mortar or repair materials, matching the surrounding surface in colour, texture, and finish. Ensure all repairs are flush and visually consistent with the existing fabric.			Included in 47		
64.00	Note: No allowance for concrete to the lower section of the west elevation - this area is being undertaken by others				Note	
65.00	Note: A vertical fracture has been observed at the corner of the brickwork. Structural Engineer (SE) to advise on remedial works. Provisional sum included for Helibars reinforcement repairs.	1	PS			

28.00	Additional Cleaning to Brickwork Using TORC System - Carry out additional cleaning to brickwork using the TORC system. Employ a gentle vortex-based low-pressure cleaning method combining water, fine granulate, and air to remove carbon soiling, surface contaminants, and residual coatings without damaging the brick face. All cleaning to be undertaken in accordance with conservation best practices to achieve a consistent and sensitive finish.	1	Itm				
	Window 28 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	Itm				
16.00	Window 28 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
	Window 29 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
17.00	Window 29 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
	Window 30 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
18.00	Window 30 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
	Window 31 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
19.00	Window 31 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
	Window 32 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
20.00	Window 32 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
	Window 33 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
21.00	Window 33 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
	Window 34	1	Itm				

22.00	Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
	Window 35 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	ltm				
23.00	Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
	Window 36 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	ltm				
24.00	Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
	Window 37 Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	ltm				
26.00	Repair Fascia and Soffit (Scaffold to Be Adapted for Access) - Carry out repairs to the face of the fascia and soffit over an area approximately 4000 × 200 mm. Prepare the surface, remove any loose or defective material, and apply a compatible repair mortar to restore the original profile and finish. Ensure a smooth, consistent appearance matched to the surrounding concrete. Scaffold to be adapted as required to provide safe access for the works.	1	nr				
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