

## Steve Eldergill

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**From:** Adam Rothwell  
**Sent:** Tuesday 16 June 2026 08:56  
**To:** Steve Eldergill  
**Subject:** FW: Civic Centre Monthly TEAMS meeting  
**Attachments:** trav-romano-classico-ce.pdf; Botticino 025 Terrazzo.pdf; Botticino 09 Bono Terrazzo.pdf; Fairing coat.pdf

**Adam Rothwell**  
Senior Design Manager  
MA ARB CIOB

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---

**From:** Adam Rothwell  
**Sent:** Friday 27 March 2026 09:58  
**To:** 'Samuel Uff' <Samuel.Uff@haringey.gov.uk>; Harry Nahum <harrynahum@sisk.co.uk>; Elisabetta Tonazzi <Elisabetta.Tonazzi@haringey.gov.uk>; Chris Hill <Chris.Hill@haringey.gov.uk>  
**Cc:** John McRory <John.McRory@haringey.gov.uk>; Anna Lee <AnnaLee@sisk.ie>; Harringey Dalux Archive <p1004314-i4447@mailarchive.dalux.com>  
**Subject:** RE: Civic Centre Monthly TEAMS meeting

Morning All,

Following our meeting on Thursday call I have attached samples that were reviewed and agreed.

1. Fairing coat – agreed on site – see attached
2. Terrazzo – see attached
3. Mortar sample
4. Marble sample internally

Please note I will be off on annual leave however Steve and Anna will be in attendance.

Regards

Adam

**Adam Rothwell**  
Senior Design Manager  
MA ARB CIOB

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-----Original Appointment-----

**From:** Samuel Uff <[Samuel.Uff@haringey.gov.uk](mailto:Samuel.Uff@haringey.gov.uk)>

**Sent:** Friday 27 March 2026 10:22

**To:** Samuel Uff; Harry Nahum; Steve Eldergill; Adam Rothwell; Elisabetta Tonazzi; Chris Hill

**Cc:** John McRory

**Subject:** FW: Civic Centre Monthly TEAMS meeting

**When:** Thursday 2 April 2026 14:30-15:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

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-----Original Appointment-----

**From:** Samuel Uff <[Samuel.Uff@haringey.gov.uk](mailto:Samuel.Uff@haringey.gov.uk)>

**Sent:** 27 March 2026 10:20

**To:** Samuel Uff; Elisabetta Tonazzi; Chris Hill

**Cc:** John McRory

**Subject:** Civic Centre Monthly TEAMS meeting

**When:** Occurs the first Thursday of every 11 month(s) effective 02/04/2026 until 02/04/2027 from 14:30 to 15:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Microsoft Teams Meeting

Hi all,

Just getting round to putting in the monthly recurring Teams meeting for Civic. On TEAMS.

Chris, please send to anyone relevant on your side.

Thanks  
Sam

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## Microsoft Teams meeting

### Join:

<https://teams.microsoft.com/meet/36745442246260?p=lo5wlW5aWeDhIWPJ7K>

Meeting ID: 367 454 422 462 60

Passcode: xL23Sn6o

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[Need help?](#) | [System reference](#)

For organizers: [Meeting options](#)

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## Steve Eldergill

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**From:** Elisabetta Tonazzi <Elisabetta.Tonazzi@haringey.gov.uk>  
**Sent:** Tuesday 10 February 2026 09:59  
**To:** Steve Eldergill; Adam Rothwell  
**Cc:** Samuel Uff; John McRory; Richard Truscott; Matthew Small; Harry Nahum  
**Subject:** RE: PAYE

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Steve,  
thanks for reminding me about our informal discussions related to the repairs.  
I understand works will start on those basis as you are under pressure; however, this should be an exception, and you should have all the necessary consents in place before conducting any works to listed buildings.  
You do not seem to have all the necessary info to discharge condition 3f yet: to do so you need to submit sufficient documentation about all types of repair, including the full reforming of some window surrounds and the finishing fairing coat, that I cannot endorse in any way until I see at least a sample.  
Also, condition 3f requires details about existing stone cladding, existing concrete precast, existing rendered face in-situ concrete, and existing brickwork.

Hence my reiterated question:  
Do you have all the necessary info ready for submitting the application for discharge of condition 3f?  
I am quite concerned that works keep going ahead before discharging the relevant planning conditions, when this should be an exception.

Kind Regards,  
Elisabetta

**Elisabetta Tonazzi** ARB RIBA Conservation Architect  
**Principal Conservation Officer**  
**Policy, Design & Conservation**  
**Planning & Building Standards**  
**Environment & Resident Experience**  
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[www.haringey.gov.uk](http://www.haringey.gov.uk)

Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures

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**From:** Steve Eldergill <steveeldergill@sisk.co.uk>  
**Sent:** 09 February 2026 18:58  
**To:** Elisabetta Tonazzi <Elisabetta.Tonazzi@haringey.gov.uk>; Adam Rothwell <adamrothwell@sisk.co.uk>  
**Cc:** Samuel Uff <Samuel.Uff@haringey.gov.uk>; John McRory <John.McRory@haringey.gov.uk>; Richard Truscott <Richard.Truscott@haringey.gov.uk>; Matthew Small <matthew.small@quod.com>; Harry Nahum <harrynahum@sisk.co.uk>  
**Subject:** Re: PAYE

Elisabetta

Thanks for replying so promptly

We have two different types of repairs to carry out, some window surrounds need to be completely reformed, this work will be done in concrete

The rest of the windows will be repaired using a repair mortar ie Fosroc in line with PAYE original recommendations.

Naturally, these repairs will give us a slightly different finish.

We discussed this issue at the Teams meeting and agreed with PAYE that we would provide a fairing coat sample for review on site after repairs were completed. This would be to provide a consistent finish and texture to all the windows.

For now, we really need to get the repair work only carried out, prior to the new windows arriving.

I hope this is clear and acceptable and hopefully this is enough to discharge condition 3F.

Kinds Regards

Steve

Sent from [Outlook for Android](#)

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**From:** Elisabetta Tonazzi <[Elisabetta.Tonazzi@haringey.gov.uk](mailto:Elisabetta.Tonazzi@haringey.gov.uk)>

**Sent:** Monday, February 9, 2026 3:23:34 PM

**To:** Steve Eldergill <[steveeldergill@sisk.co.uk](mailto:steveeldergill@sisk.co.uk)>; Adam Rothwell <[adamrothwell@sisk.co.uk](mailto:adamrothwell@sisk.co.uk)>

**Cc:** Samuel Uff <[Samuel.Uff@haringey.gov.uk](mailto:Samuel.Uff@haringey.gov.uk)>; John McRory <[John.McRory@haringey.gov.uk](mailto:John.McRory@haringey.gov.uk)>; Richard Truscott <[Richard.Truscott@haringey.gov.uk](mailto:Richard.Truscott@haringey.gov.uk)>; Matthew Small <[matthew.small@quod.com](mailto:matthew.small@quod.com)>; Harry Nahum <[harrynahum@sisk.co.uk](mailto:harrynahum@sisk.co.uk)>

**Subject:** RE: PAYE

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Hi Steve,

thanks for sending through specification and methodology.

I am not yet sure how the repair will aesthetically blend in with the existing window surrounds?

Before you start with these works, can you or Paye clarify and send over some images if possible?

When will you be able to submit all the necessary info for discharge of condition 3 (f) of consent HGY/2023/1044:

*3 f. Method statement, material specification, trial cleaning samples and repair samples to both existing stone cladding, existing concrete precast cornice/window surrounds, existing rendered face in-situ concrete, and existing brickwork.*

Thanks,

Elisabetta

**Elisabetta Tonazzi** ARB RIBA Conservation Architect  
**Principal Conservation Officer**  
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**From:** Steve Eldergill <[steveeldergill@sisk.co.uk](mailto:steveeldergill@sisk.co.uk)>  
**Sent:** 06 February 2026 12:18  
**To:** Elisabetta Tonazzi <[Elisabetta.Tonazzi@haringey.gov.uk](mailto:Elisabetta.Tonazzi@haringey.gov.uk)>; Adam Rothwell <[adamrothwell@sisk.co.uk](mailto:adamrothwell@sisk.co.uk)>  
**Cc:** Samuel Uff <[Samuel.Uff@haringey.gov.uk](mailto:Samuel.Uff@haringey.gov.uk)>; John McRory <[John.McRory@haringey.gov.uk](mailto:John.McRory@haringey.gov.uk)>; Richard Truscott <[Richard.Truscott@haringey.gov.uk](mailto:Richard.Truscott@haringey.gov.uk)>; Sylvester Olutayo <[Sylvester.Olutayo@haringey.gov.uk](mailto:Sylvester.Olutayo@haringey.gov.uk)>; Matthew Small <[matthew.small@quod.com](mailto:matthew.small@quod.com)>; Harry Nahum <[harrynahum@sisk.co.uk](mailto:harrynahum@sisk.co.uk)>  
**Subject:** RE: PAYE

Elisabetta

Hope you are well

Following the recent site visit and teams call to agree the way forward. We are now in a position to start these works next week , I hope this is ok

I have attached some further information provide by PAYE on these works , giving a description on what works happens to each window

These works are part of LBC 3F

Kind regards

Steve

**Steve Eldergill**  
Senior Project Manager

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---

**From:** Steve Eldergill

**Sent:** Friday 28 November 2025 10:37

**To:** 'Elisabetta Tonazzi' <[Elisabetta.Tonazzi@haringey.gov.uk](mailto:Elisabetta.Tonazzi@haringey.gov.uk)>; Adam Rothwell <[adamrothwell@sisk.co.uk](mailto:adamrothwell@sisk.co.uk)>

**Cc:** Samuel Uff <[Samuel.Uff@haringey.gov.uk](mailto:Samuel.Uff@haringey.gov.uk)>; John McRory <[John.McRory@haringey.gov.uk](mailto:John.McRory@haringey.gov.uk)>; Richard Truscott <[Richard.Truscott@haringey.gov.uk](mailto:Richard.Truscott@haringey.gov.uk)>; Sylvester Olutayo <[Sylvester.Olutayo@haringey.gov.uk](mailto:Sylvester.Olutayo@haringey.gov.uk)>; Harry Nahum <[harrynahum@sisk.co.uk](mailto:harrynahum@sisk.co.uk)>

**Subject:** RE: Civic Centre\_Brick sample – Crest Charlwood Yellow

Elisabetta

Hope you have had a good week

Is there any chance of some feedback on the PAYE document and the repair we saw on site, very keen to arrange the meeting you suggested to discuss these works

We have 3 different types of repairs to do, and they will leave different finishes, these are

1. Concrete repairs to damaged heads
2. Repairs to cracks in line with the 2023 report
3. Fairing coat replacement if required

We need to agree how the building is to be going to look and whether the different type of finish and colour is going to be a problem.

Can you let me know your availability for a Teams to discuss please

Many Regards

Steve

**Steve Eldergill**

Senior Project Manager

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---

**From:** Elisabetta Tonazzi <[Elisabetta.Tonazzi@haringey.gov.uk](mailto:Elisabetta.Tonazzi@haringey.gov.uk)>

**Sent:** Tuesday 25 November 2025 14:56

**To:** Adam Rothwell <[adamrothwell@sisk.co.uk](mailto:adamrothwell@sisk.co.uk)>; Anna Lee <[AnnaLee@sisk.ie](mailto:AnnaLee@sisk.ie)>; Steve Eldergill <[steveeldergill@sisk.co.uk](mailto:steveeldergill@sisk.co.uk)>

**Cc:** Samuel Uff <[Samuel.Uff@haringey.gov.uk](mailto:Samuel.Uff@haringey.gov.uk)>; John McRory <[John.McRory@haringey.gov.uk](mailto:John.McRory@haringey.gov.uk)>; Richard Truscott <[Richard.Truscott@haringey.gov.uk](mailto:Richard.Truscott@haringey.gov.uk)>; Sylvester Olutayo <[Sylvester.Olutayo@haringey.gov.uk](mailto:Sylvester.Olutayo@haringey.gov.uk)>

**Subject:** Civic Centre\_Brick sample – Crest Charlwood Yellow

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear all,

thank you for sharing details of the proposed brick mix sample for the construction of the substation and ancillary buildings at Wood Green Civic Centre.

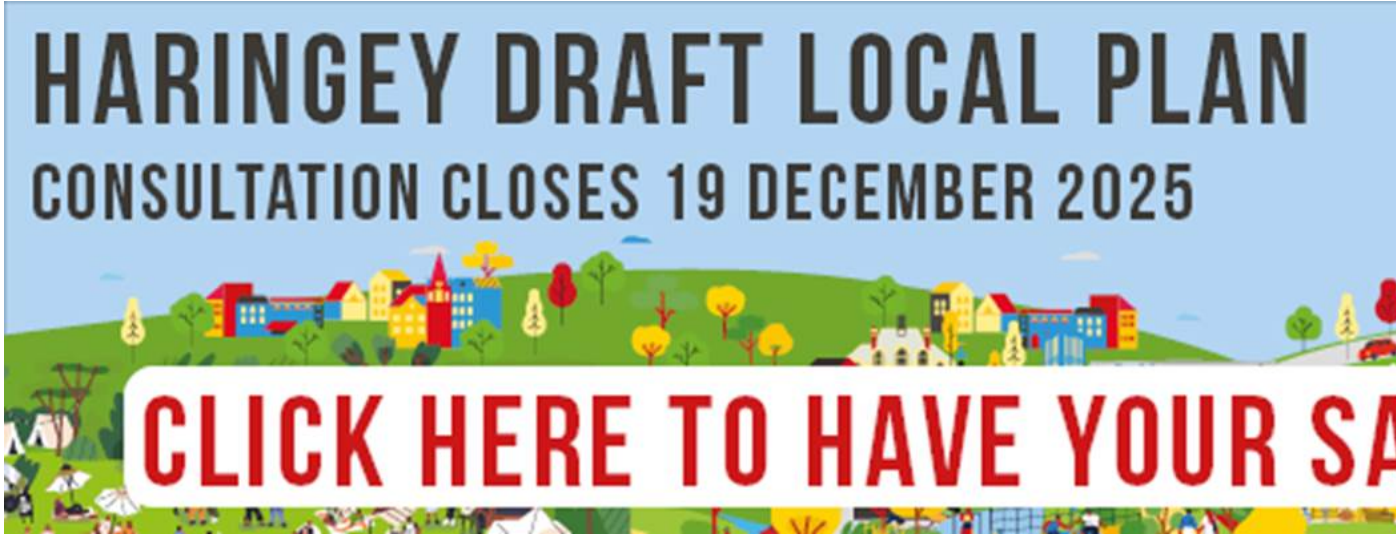
I was able to inspect the brick samples onsite few months ago and I am satisfied the colour palette of the Crest Charlwood Yellow brick mix is complementary to the brickwork of the original Civic Centre building.

The Crest Charlwood Yellow contemporary brick is acceptable for new and ancillary construction located in the setting of the listed building, where it is important to respect and complement the materiality and aesthetics of the listed building. I understand that repairs to the listed Civic Centre will be carried out with other, salvaged, and matching bricks.

The clay-facing Crest Charlwood Yellow Crest Charlwood Yellow brick mix is supported from the conservation stance.

Kind Regards,  
Elisabetta

**Elisabetta Tonazzi** ARB RIBA Conservation Architect  
**Principal Conservation Officer**  
**Policy, Design & Conservation**  
**Planning & Building Standards**  
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## PMF58 – METHODOLOGY OF WINDOW SURROUND FAIRING COAT – STIPPLED/SPONGED

### Haringey Civic Centre

Distribution List: SISK -

Job Number: 25105

Date of issue: 04/03/2026

Response due by: 09/03/2026

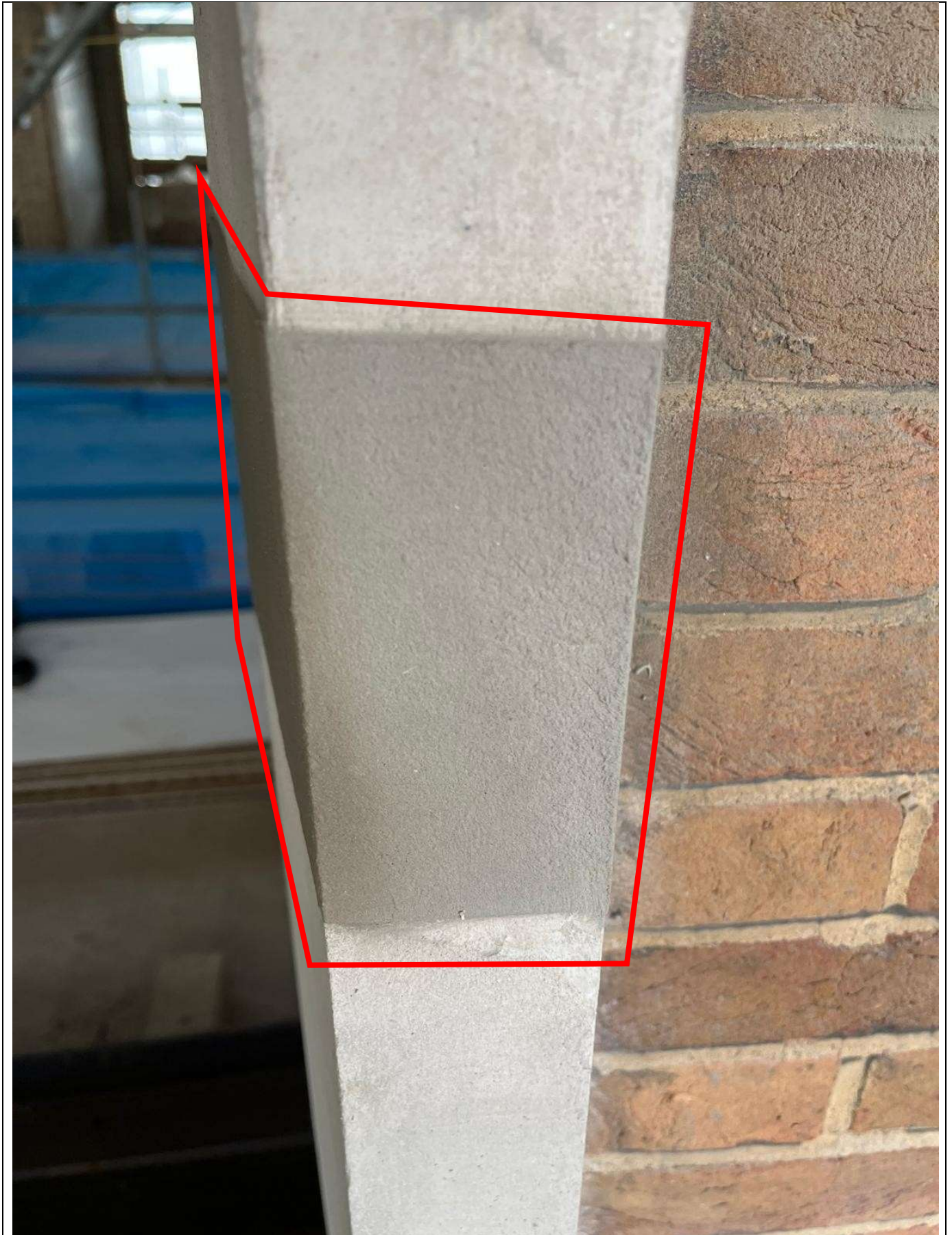
Sample/Benchmark/Mock up Ref #: HCC/25105/JM/002a – Fairing Coat – Stippled/Sponged

#### SAMPLE LOCATION – EAST ELEVATION

##### Fosroc Renderoc FC (Fairing Coat)

- Clean the substrate of all loose dust and debris, then thoroughly pre-soak the window surround with water until "Saturated Surface Dry" (SSD) so the concrete is damp but without standing water.
- Measure the water precisely according to the technical data sheet (typically 6 liters per 25kg bag) and always add the powder to the water to ensure a smooth, lump-free mix.
- Mix for 3 to 5 minutes using a slow-speed drill and paddle until the mortar reaches a creamy, uniform consistency suitable for a thin fairing coat.
- Apply the sample using a steel trowel at a thickness of 0mm to 3mm, firmly pressing the material into the surface to fill all pores and blow-holes.
- Finish the surface with a damp sponge once the mortar has started to stiffen to match the specific historic texture of the east elevation.

Sample prepared to match the original architectural intent.





|         |                                                                                   |                               |
|---------|-----------------------------------------------------------------------------------|-------------------------------|
|         |                                                                                   |                               |
|         | Signed on behalf of Payee:                                                        | Signed on behalf of Client:   |
| Printed | J Mullan                                                                          |                               |
| Signed  |  |                               |
| Date    | 02/03/2026                                                                        | Click or tap to enter a date. |

| SAMPLE/BENCHMARK/MOCK UP APPROVAL | CLIENT INITIALS |
|-----------------------------------|-----------------|
| A- Accepted                       |                 |
| B- Accepted with Comments         |                 |
| C- Rejected                       |                 |

PAYE Stonework & Restoration

Project: Haringey Civic Centre

Title: Summary



| Item | Description                      | Overall Contract |      |      |       | BQ Ref /<br>Comments |
|------|----------------------------------|------------------|------|------|-------|----------------------|
|      |                                  | Qty              | Unit | Rate | Value |                      |
| 1.1  | Façade Survey                    | 1                | ltm  |      |       |                      |
| 1.2  | Façade Survey Provisional Sums   | 1                | ltm  |      |       |                      |
| 2    | Façade Cleaning                  | 1                | ltm  |      |       |                      |
| 3    | Marble East Elevation            | 1                | ltm  |      |       |                      |
| 4    | Brickwork Repairs West Elevation | 1                | ltm  |      |       |                      |
| 5    | Internal Marble                  | 1                | ltm  |      |       |                      |
|      |                                  |                  |      |      | £ -   |                      |
|      |                                  |                  |      |      |       |                      |

PAYE Stonework & Restoration

Project: Haringey Civic Centre

Title: Façade Survey



| 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      | <b>Tie Holes</b> - 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      | <b>Additional Cleaning to Brickwork Using TORC System</b> - 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                | ltm  | Included in cleaning schedule issued 12/02/2026 |       |          |                   |
| 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     | <b>Tie Holes</b> - 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     | <b>Additional Cleaning to Brickwork Using TORC System</b> - 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                | ltm  | Included in cleaning schedule issued 12/02/2026 |       |          |                   |

Programme to be agreed

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |     |                                                 |  |  |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-------------------------------------------------|--|--|
| 59.00      | <b>Small Perp Joints Across Elevation</b> - 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      | <b>Make Good Redundant Fixings</b> - 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      | <b>Brick Repairs</b> - 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      | <b>Tie Holes</b> - 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      | <b>Make Good Redundant Fixings</b> - 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      | <b>Additional Cleaning to Brickwork Using TORC System</b> - 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   | ltm | Included in cleaning schedule issued 12/02/2026 |  |  |
| 71.00      | <b>Make Good Redundant Fixings</b> - 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      | <a href="#">Note: A fracture has been observed to the brickwork. Structural Engineer (SE) to advise on remedial works. Provisional sum included for Helibars reinforcement repairs.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1   | PS  |                                                 |  |  |
| 77.00      | <b>Make Good Redundant Fixings</b> - 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.<br><b>Helibars Repair</b> - 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. | 95  | nr  | Included in Fixing item above                   |  |  |
|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 12  | nr  |                                                 |  |  |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |    |     |                                                 |  |  |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|-------------------------------------------------|--|--|
| 79.00      | <p><b>Additional Cleaning to Brickwork Using TORC System</b> - 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.</p> | 1  | Itm | Included in cleaning schedule issued 12/02/2026 |  |  |
| 80.00      | <p><b>Note:</b> 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.</p>                                                                                                                                                                                                                                                              | 1  | PS  |                                                 |  |  |
| 80.00 Note | <p><b>Helibars Repair</b> - 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.</p>                | 12 | nr  |                                                 |  |  |
| Gen        | <p><b>East Elevation Only as per M60/195 Specification</b> - Decorate external concrete window surrounds including soffit and cill</p>                                                                                                                                                                                                                                                                                                                                    | 27 | nr  |                                                 |  |  |
|            | Toupret Repairs                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1  | Itm |                                                 |  |  |
|            | Samples                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1  | nr  |                                                 |  |  |
|            | <b>Window 1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1  | Itm |                                                 |  |  |
| 3.00       | <p><b>Re-run Concrete Soffit to Window Head</b> - 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.</p>         | 1  | nr  |                                                 |  |  |
| 31.00      | <p><b>Remove Loose Historic Cement Coating and Repoint Open Joints to Windows</b> - 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.</p>        | 1  | Itm |                                                 |  |  |
| 55.00      | <p><b>Point Open Joints to Windows across lift</b> - 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</p>                                                                                                                                                             | 18 | nr  |                                                 |  |  |
| 55.00 Note | New mess to be cleaned by others                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |     |                                                 |  |  |
|            | <b>Window 2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1  | Itm |                                                 |  |  |
| 4.00       | <p><b>Remove loose historic coat of cement</b> - 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.</p>                                                                                       | 1  | nr  |                                                 |  |  |
| 32.00      | <p><b>Remove Loose Historic Cement Coating and Repoint Open Joints to Windows</b> - 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.</p>        | 1  | Itm |                                                 |  |  |
|            | <b>Window 3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1  | Itm |                                                 |  |  |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |     |  |  |  |  |  |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----|--|--|--|--|--|
| 6.00  | <p><b>Remove loose historic coat of cement</b> - 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.</p>                                                                                                                         | 1 | nr  |  |  |  |  |  |
| 33.00 | <p><b>Remove Loose Historic Cement Coating and Repoint Open Joints to Windows</b> - 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.</p>                                          | 1 | itm |  |  |  |  |  |
| 8.00  | <p><u><b>Window 4</b></u></p> <p><b>Cut Back, Form, and Build Up to Window Head</b>- 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.</p> | 1 | itm |  |  |  |  |  |
| 35.00 | <p><b>Remove Loose Historic Cement Coating and Repoint Open Joints to Windows</b> - 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.</p>                                          | 1 | nr  |  |  |  |  |  |
| 9.00  | <p><u><b>Window 5</b></u></p> <p><b>Remove loose historic coat of cement</b> - 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.</p>                                                                                           | 1 | itm |  |  |  |  |  |
| 36.00 | <p><b>Remove Loose Historic Cement Coating and Repoint Open Joints to Windows</b> - 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.</p>                                          | 1 | nr  |  |  |  |  |  |
| 10.00 | <p><u><b>Window 6</b></u></p> <p><b>Remove loose historic coat of cement</b> - 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.</p>                                                                                           | 1 | itm |  |  |  |  |  |
| 37.00 | <p><b>Remove Loose Historic Cement Coating and Repoint Open Joints to Windows</b> - 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.</p>                                          | 1 | nr  |  |  |  |  |  |
| 11.00 | <p><u><b>Window 7</b></u></p> <p><b>Remove loose historic coat of cement</b> - 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.</p>                                                                                           | 1 | itm |  |  |  |  |  |

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| 38.00 | <b>Remove Loose Historic Cement Coating and Repoint Open Joints to Windows</b> - 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 |  |  |  |  |
|       | <b>Window 8</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 | ltm |  |  |  |  |
| 12.00 | <b>Remove loose historic coat of cement</b> - 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  |  |  |  |  |
|       | <b>Remove Loose Historic Cement Coating and Repoint Open Joints to Windows</b> - 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 |  |  |  |  |
| 39.00 | <b>Window 9</b>                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 | ltm |  |  |  |  |
|       | <b>Remove loose historic coat of cement</b> - 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  |  |  |  |  |
| 13.00 | <b>Remove Loose Historic Cement Coating and Repoint Open Joints to Windows</b> - 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 |  |  |  |  |
|       | <b>Window 10</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1 | ltm |  |  |  |  |
| 40.00 | <b>Concrete Repair</b> - 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  |  |  |  |  |
|       | <b>Remove loose historic coat of cement to all windows</b> - 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  |  |  |  |  |
| 56 a) | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>Window 11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1 | ltm |  |  |  |  |
| 56 b) | <b>Concrete Repair</b> - 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  |  |  |  |  |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 | nr  |  |  |  |  |
| 66 a) |                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 | nr  |  |  |  |  |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 | nr  |  |  |  |  |
| 67.00 |                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 | nr  |  |  |  |  |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 | nr  |  |  |  |  |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                        |   |     |  |  |  |  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----|--|--|--|--|
| 56 b) | <b>Remove loose historic coat of cement to all windows</b> - 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  |  |  |  |  |
|       | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>Window 12</b>                                                                                                                                                                                                                                                                                                                                                                                                       | 1 | itm |  |  |  |  |
| 56 b) | <b>Remove loose historic coat of cement to all windows</b> - 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  |  |  |  |  |
|       | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>Window 13</b>                                                                                                                                                                                                                                                                                                                                                                                                       | 1 | itm |  |  |  |  |
| 56 b) | <b>Remove loose historic coat of cement to all windows</b> - 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  |  |  |  |  |
|       | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>Window 14</b>                                                                                                                                                                                                                                                                                                                                                                                                       | 1 | itm |  |  |  |  |
| 56 b) | <b>Remove loose historic coat of cement to all windows</b> - 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  |  |  |  |  |
|       | <b>Concrete Repair</b> - 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 |                                                                                                                                                                                                                                                                                                                                                                                                                        |   |     |  |  |  |  |
| 66 a) | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>Window 15</b>                                                                                                                                                                                                                                                                                                                                                                                                       | 1 | itm |  |  |  |  |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |   |     |  |  |  |  |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----|--|--|--|--|
| 56 b) | <b>Remove loose historic coat of cement to all windows</b> - 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  |  |  |  |  |
|       | <b>Shutter and Pour Concrete Head (4000 mm)</b> - 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) | <b>Remove Loose Material and Point to All Windows</b> - 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><b>Window 16</b></u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 | itm |  |  |  |  |
| 56 b) | <b>Remove loose historic coat of cement to all windows</b> - 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  |  |  |  |  |
|       | <b>Remove Loose Material and Point to All Windows</b> - 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><b>Window 17</b></u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 | itm |  |  |  |  |
|       | <b>Concrete Repair</b> - 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) | <b>Remove loose historic coat of cement to all windows</b> - 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  |  |  |  |  |
|       | <b>Remove Loose Material and Point to All Windows</b> - 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><b>Window 18</b></u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 | itm |  |  |  |  |
|       | <b>Remove loose historic coat of cement to all windows</b> - 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) | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>Window 19</b>                                                                                                                                                                                                                                                                                                                                                                   | 1 | itm |  |  |  |  |
| 72.00 | <b>Remove Loose Material and Point to All Windows</b> - 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 | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>Window 20</b>                                                                                                                                                                                                                                                                                                                                                                   | 1 | itm |  |  |  |  |
| 72.00 | <b>Remove Loose Material and Point to All Windows</b> - 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 | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>Window 21</b>                                                                                                                                                                                                                                                                                                                                                                   | 1 | itm |  |  |  |  |
| 73.00 | <b>Concrete Repair - Window 21</b> - 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 | <b>Remove Loose Material and Point to All Windows</b> - 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 | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>Window 22</b>                                                                                                                                                                                                                                                                                                                                                                   | 1 | itm |  |  |  |  |
| 72.00 | <b>Remove Loose Material and Point to All Windows</b> - 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 | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>Window 23</b>                                                                                                                                                                                                                                                                                                                                                                   | 1 | itm |  |  |  |  |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                |   |     |  |  |  |  |  |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----|--|--|--|--|--|
| 74.00 | <p><b>Concrete Repair</b> - 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.</p>                                                                     | 1 | nr  |  |  |  |  |  |
| 72.00 | <p><b>Remove Loose Material and Point to All Windows</b> - 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.</p>                                                            | 1 | nr  |  |  |  |  |  |
| 78.00 | <p><b>Remove Loose Material and Point to All Windows</b> - 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.</p>                                                            | 1 | nr  |  |  |  |  |  |
| 81.00 | <p><u><b>Window 24</b></u><br/> <b>Concrete Repair</b> - 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.</p>                        | 1 | ltm |  |  |  |  |  |
| 72.00 | <p><b>Remove Loose Material and Point to All Windows</b> - 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.</p>                                                            | 1 | nr  |  |  |  |  |  |
| 78.00 | <p><b>Remove Loose Material and Point to All Windows</b> - 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.</p>                                                            | 1 | nr  |  |  |  |  |  |
| 72.00 | <p><u><b>Window 25</b></u><br/> <b>Remove Loose Material and Point to All Windows</b> - 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.</p>                               | 1 | ltm |  |  |  |  |  |
| 78.00 | <p><b>Remove Loose Material and Point to All Windows</b> - 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.</p>                                                            | 1 | nr  |  |  |  |  |  |
| 76.00 | <p><u><b>Window 26</b></u><br/> <b>Concrete Repair - Window 26</b> - 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.</p> | 1 | ltm |  |  |  |  |  |
| 82.00 | <p><b>Concrete Repair</b> - 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.</p>                                                     | 1 | nr  |  |  |  |  |  |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |    |     |  |  |  |  |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|--|--|--|--|
| 72.00 | <b>Remove Loose Material and Point to All Windows</b> - 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 | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>Window 27</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1  | itm |  |  |  |  |
| 72.00 | <b>Remove Loose Material and Point to All Windows</b> - 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 | <b>Remove Loose Material and Point to All Windows</b> - 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  |  |  |  |  |
|       | <b>West Elevation</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |    |     |  |  |  |  |
|       | <b>General Items</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |    |     |  |  |  |  |
| 15.00 | <b>Tie Holes</b> - 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 | <b>Helibars Repair</b> - 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 | <b>Brick Replacements</b>                                                                                                                                                                                                                                                                                                                                                                                                                           |    |     |  |  |  |  |
| 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 | <b>Brick Replacements</b> -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 | <b>Brick Replacements</b> -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 | <b>Brick Replacements</b> -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 | <b>Make Good Redundant Fixings</b> - 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 | <b>Brick Replacements</b> -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 | <b>Brick Pointing</b> - 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 | <b>Make Good Redundant Fixings</b> - 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.                                                                                                 |    |     |                                                 |      |  |
|       | <b>Additional Cleaning to Brickwork Using TORC System</b> - 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  | ltm | Included in cleaning schedule issued 12/02/2026 |      |  |
| 52.00 | <b>Brick Replacements</b> -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 | <b>Brick Replacements</b> -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 | <b>Make Good Redundant Fixings</b> - 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 | <p><b>Additional Cleaning to Brickwork Using TORC System</b> - 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.</p>                              | 1 | Itm | Included in cleaning schedule issued 12/02/2026 |  |  |
| 16.00 | <p><b>Window 28</b><br/> <b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access)</b> - 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.</p> | 1 | Itm |                                                 |  |  |
| 17.00 | <p><b>Window 29</b><br/> <b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access)</b> - 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.</p> | 1 | nr  |                                                 |  |  |
| 18.00 | <p><b>Window 30</b><br/> <b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access)</b> - 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.</p> | 1 | nr  |                                                 |  |  |
| 19.00 | <p><b>Window 31</b><br/> <b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access)</b> - 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.</p> | 1 | Itm |                                                 |  |  |
| 20.00 | <p><b>Window 32</b><br/> <b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access)</b> - 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.</p> | 1 | nr  |                                                 |  |  |
| 21.00 | <p><b>Window 33</b><br/> <b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access)</b> - 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.</p> | 1 | nr  |                                                 |  |  |
|       | <p><b>Window 34</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1 | Itm |                                                 |  |  |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |   |     |  |     |     |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----|--|-----|-----|
| 22.00 | <b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access) -</b><br>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  |  |     |     |
|       | <b>Window 35</b><br><b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access) -</b><br>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 | <b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access) -</b><br>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  |  |     |     |
|       | <b>Window 36</b><br><b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access) -</b><br>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 | <b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access) -</b><br>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  |  |     |     |
|       | <b>Window 37</b><br><b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access) -</b><br>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 | <b>Repair Fascia and Soffit (Scaffold to Be Adapted for Access) -</b><br>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  |  |     |     |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |   |     |  |     |     |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |   |     |  | £ - | £ - |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |   |     |  |     |     |

# PAYE Stonework & Restoration

Project: Haringey Civic Centre

Title: Torc Cleaning



| Item  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Overall Contract |      |                |       | BQ Ref /<br>Comments |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------|----------------|-------|----------------------|
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Qty              | Unit | Rate           | Value |                      |
| 1.00  | The Works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |      |                |       |                      |
|       | Cleaning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |      |                |       |                      |
| 1.01  | <b>Torc Cleaning Brickwork</b> - Allow to carry out additional cleaning to all brickwork to the Civic Centre 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 to all elevations. | 1                | ltm  |                |       |                      |
| 1.02  | <b>Doff Clean Brickwork</b> - Carry out a super-heated low pressure Doff clean to all external brickwork on the façade post Torc Clean.                                                                                                                                                                                                                                                                                                                                                    | 1                | ltm  | Included above |       |                      |
| Note: | No allowance for the protection of windows, however, will protect apparent points of water ingress.                                                                                                                                                                                                                                                                                                                                                                                        |                  |      |                |       |                      |
| Note: | Cleaning only to brickwork, this does not include for any of the pre-cast cladding stone units.                                                                                                                                                                                                                                                                                                                                                                                            |                  |      |                |       |                      |
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |      |                | £ -   |                      |

PAYE Stonework & Restoration

Project: Haringey Civic Centre

Title: East Elevation Marble



| Item | Description                                                                                                       | Overall Contract |      |      |          | BQ Ref /<br>Comments |
|------|-------------------------------------------------------------------------------------------------------------------|------------------|------|------|----------|----------------------|
|      |                                                                                                                   | Qty              | Unit | Rate | Value    |                      |
| 1    | <u>Repair to East Elevation Marble</u>                                                                            |                  |      |      |          |                      |
|      | Deconstruction of the external marble cladding to portico.                                                        |                  | item |      | Included |                      |
|      | Take existing condition photographs of the marble before dismantle                                                |                  |      |      |          |                      |
|      | Prepare a sketch drawing to show joint arrangement and dimensions of cladding units to be removed.                |                  | item |      |          |                      |
|      | Give each unit a unique reference number.                                                                         |                  | item |      | Included |                      |
| 2    | Cut through the bed joints, remove wire where necessary, ease the unit off and set aside, then clean off mortars. |                  | item |      |          |                      |
|      | Write the unique reference number on each unit using indelible marker.                                            |                  | item |      | Included |                      |
|      | Allow to supply pallets and softenings                                                                            |                  |      |      |          |                      |
|      | Re-construction of external marble cladding to portico                                                            |                  |      |      |          |                      |
|      | Re-fix salvaged units in reverse order                                                                            |                  | item |      | Included |                      |
|      | Bed the units on lime mortar                                                                                      |                  | item |      |          |                      |
|      | Restrain the units using stainless steel fixing ties.                                                             |                  | item |      | Included |                      |
|      |                                                                                                                   |                  |      |      | £0.00    |                      |
|      |                                                                                                                   |                  |      |      |          |                      |

## PAYE Stonework & Restoration

Project: Haringey Civic Centre

Title: Additional Brickwork Repairs



| Item | Description                                                                                                                                                                                                                                                                                                                                                                                                                                         | Overall Contract |      |      |       | BQ Ref /<br>Comments |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------|------|-------|----------------------|
|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Qty              | Unit | Rate | Value |                      |
|      | <b>The Works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |      |      |       |                      |
|      | <b>First Lift</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |      |      |       |                      |
| 1    | <b>Helibars Repair</b> - 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. | 10               | nr   |      |       |                      |
|      | <b>Next Lift Up</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |      |      |       |                      |
| 2a   | <b>Helibars Repair</b> - 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. | 1                | nr   |      |       |                      |
| 2b   | <b>Tie Holes</b> - 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.                                                                                                                                       | 11               | nr   |      |       |                      |
| 3    | <b>Brick Pointing</b> - 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.                                                                | 2                | lm   |      |       |                      |
|      | <b>Next Lift Up</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |      |      |       |                      |
| 4    | <b>Helibars Repair</b> - 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. | 9                | nr   |      |       |                      |
| 5    | <b>Brick Replacements</b> - 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.                                                                                                                                                                                                    | 18               | nr   |      |       |                      |
|      | <b>Next Lift Up</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |      |      |       |                      |
| 6    | <b>Helibars Repair</b> - 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. | 5                | nr   |      |       |                      |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |    |    |  |     |  |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----|--|-----|--|
| 7  | <b>Brick Replacements</b> -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.                                                                                                                                                                                                     | 14 | nr |  |     |  |
| 8  | New mess to be cleaned by others                                                                                                                                                                                                                                                                                                                                                                                                                    |    |    |  |     |  |
|    | <b>Next Lift Up</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |    |    |  |     |  |
| 9  | <b>Brick Replacements</b> -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.                                                                                                                                                                                                     | 2  | nr |  |     |  |
|    | <b>Top Lift</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |    |    |  |     |  |
| 10 | <b>Helibars Repair</b> - 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. | 1  | nr |  |     |  |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |    |    |  | £ - |  |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |    |    |  |     |  |

## PAYE Stonework & Restoration

Project: Haringey Civic Centre

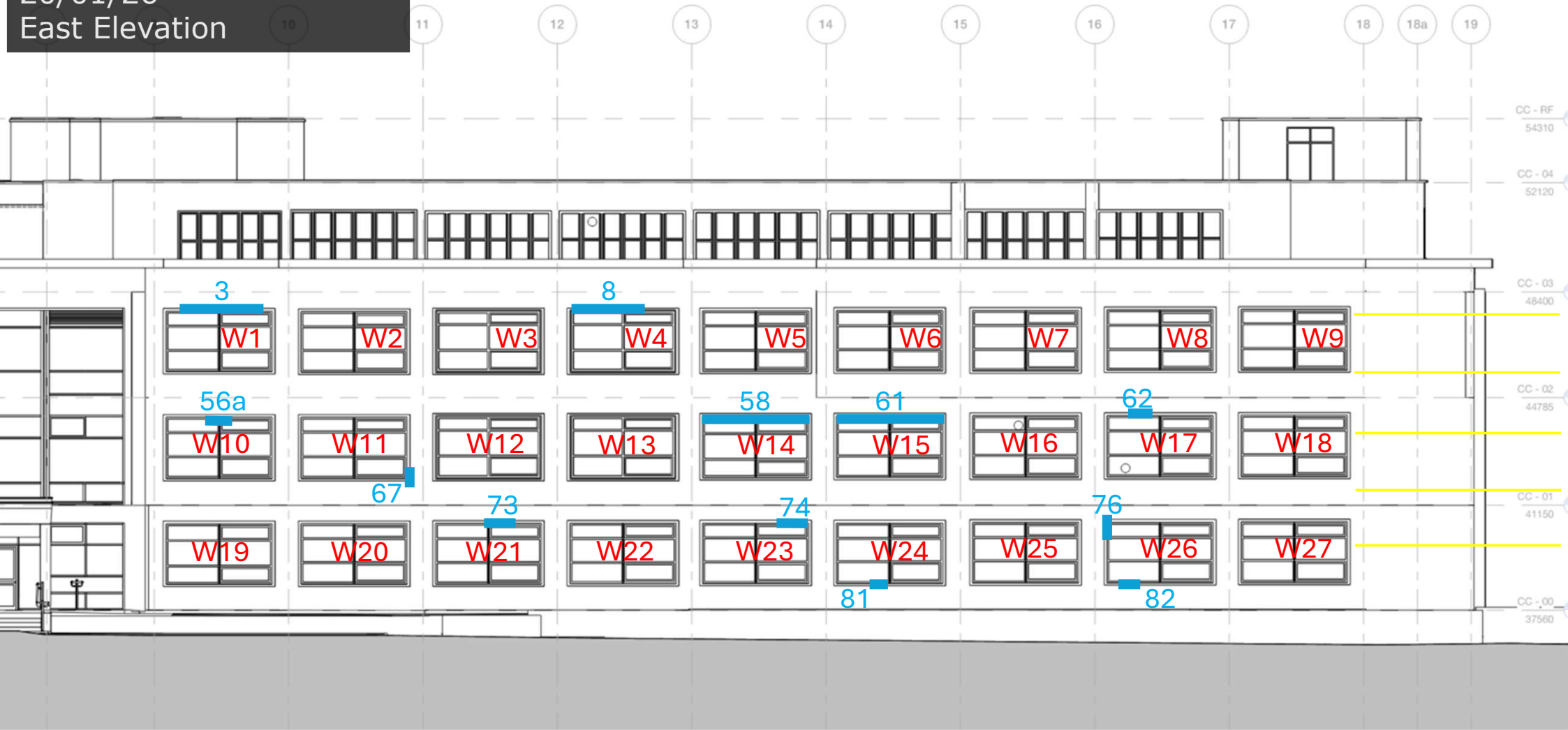
Title: Internal Tap Test



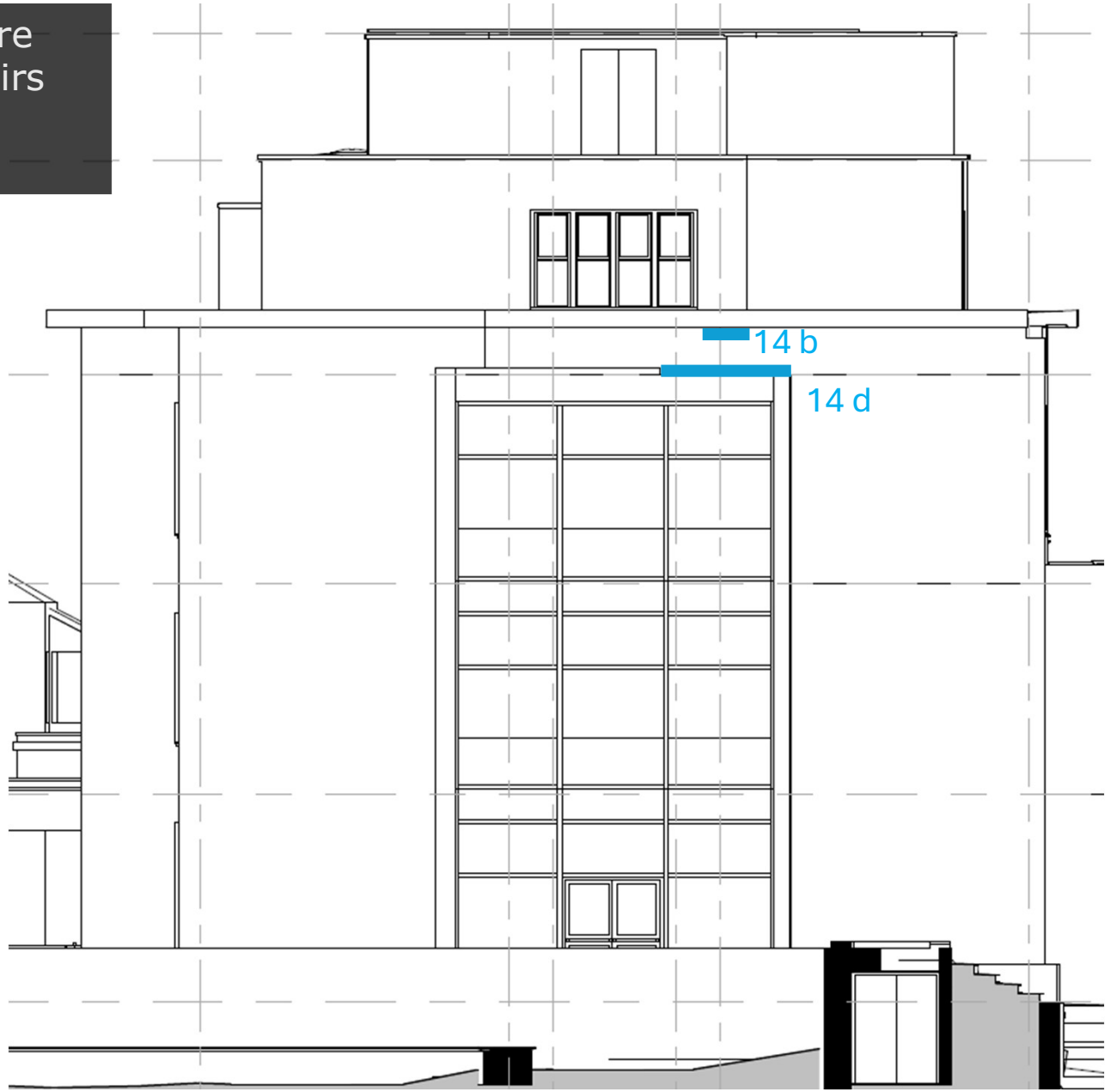
| Item | Description                                                                                                                                                                                                                                                                                                       | Overall Contract |      |                  |       | BQ Ref / Comments |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------|------------------|-------|-------------------|
|      |                                                                                                                                                                                                                                                                                                                   | Qty              | Unit | Rate             | Value |                   |
|      | <b>The works</b>                                                                                                                                                                                                                                                                                                  |                  |      |                  |       |                   |
| 1    | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition.           | 1                | ltm  | Client to advise |       |                   |
| 2    | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition.           | 1                | ltm  | Client to advise |       |                   |
| 3    | Example of the fixing details                                                                                                                                                                                                                                                                                     | 1                | ltm  | Client to advise |       |                   |
| 4    | Example of the fixing details                                                                                                                                                                                                                                                                                     | 1                | ltm  | Client to advise |       |                   |
| 5    | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition.           | 1                | ltm  | Client to advise |       |                   |
| 6    | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition.           | 1                | ltm  | Client to advise |       |                   |
| 7    | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition.           | 1                | ltm  | Client to advise |       |                   |
| 8    | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition.           | 1                | ltm  | Client to advise |       |                   |
| 9    | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition.           | 1                | ltm  | Client to advise |       |                   |
| 10   | Every unit on column are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition. | 1                | ltm  | Client to advise |       |                   |
| 11   | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition.           | 1                | ltm  | Client to advise |       |                   |
| 12   | Small crack but no works required as it is not raised. Client/Structural engineer to advise if they would like the unit to be replaced                                                                                                                                                                            | 1                | ltm  |                  |       |                   |

|    |                                                                                                                                                                                                                                                                                                         |   |     |                  |     |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----|------------------|-----|
| 13 | No access at the time of survey                                                                                                                                                                                                                                                                         |   |     |                  |     |
| 14 | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition. | 1 | ltm | Client to advise |     |
| 15 | No access at the time of survey                                                                                                                                                                                                                                                                         |   |     |                  |     |
| 16 | No access at the time of survey                                                                                                                                                                                                                                                                         |   |     |                  |     |
| 17 | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition. | 1 | ltm | Client to advise |     |
| 18 | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition. | 1 | ltm | Client to advise |     |
| 19 | Every unit are tapping hollow due to the historic fixing method; however, no visible deflection is present. Corner units tap less hollow in areas due to additional fixings. Client/Structural Engineer to advise if they would like the units to be rebeded but units appear to be in sound condition. | 1 | ltm | Client to advise |     |
| 20 | No access at the time of survey                                                                                                                                                                                                                                                                         |   |     |                  |     |
|    |                                                                                                                                                                                                                                                                                                         |   |     |                  | £ - |
|    |                                                                                                                                                                                                                                                                                                         |   |     |                  |     |

Haringey Civic Centre  
Paye Concrete Repairs  
20/01/26  
East Elevation



Haringey Civic Centre  
Paye Concrete Repairs  
20/01/26  
North Elevation



Haringey Civic Centre  
Paye Concrete Repairs  
20/01/26  
North-West Elevation



Haringey Civic Centre  
Paye Concrete Repairs  
20/01/26  
South-West Elevation

