

GREATER
LONDON
AUTHORITY

639 High Road, Tottenham
Design & Access & Heritage Statement
Facade Remediation

Contents

Executive Summary	3
Introduction	4
Proposals	
Heritage Approach	
Description of proposals	5
Site Location	6
Facade Remediation	7
Commentary on PAYE Survey & Outline Specification	11
Drainage Survey	23
Heritage Statement	24
Commentary	25
Historic Development	26
Significance	27
Impact Assessment	28
Appendix	29
Faced Condition Survey - PAYE	

Application for facade remediation

This document has been prepared by Freehaus for and on behalf of our client, The GLA, for the purpose of a Listed building consent application to Haringey Council. Heritage specialist architects Purcell have provided review of the Heritage Statement, review and commentary of the 2022 facade condition survey by PAYE, and produced an Outline Specification.

The document relates solely to the facade remediation works and drainage survey proposed at 639 High Road, Tottenham at the following address:

639 High Road, Tottenham
Haringey
London
N17 8AA

The information contained within this document is for the use of the aforementioned client only. This report is also to be read in conjunction with the drawings listed below. A Conservation Management Plan has been developed to support this application.

Please find contact details at the end of this document for arranging the site visit and conservation officer meeting and for any other queries or clarifications required.

639 High Road, Tottenham - Application drawings

234- 0100- Existing Location & Block Plan
234- 0599- Existing Basement Plan
234- 0600- Existing Ground Floor Plan
234- 0601- Existing First Floor Plan
234- 0602- Existing Second Floor Plan
234- 0603- Existing Roof Plan

234- 1200- Existing Elevations East and South
234- 1201- Existing Elevations North and West
324- 1202- Existing Elevations Rear

234- 3599- Proposed Basement Plan
234- 3600- Proposed Ground Floor Plan
234- 3601- Proposed First Floor Plan
234- 3602- Proposed Second Floor Plan
234- 3603- Proposed Roof Plan

234- 639 Remedial Work- Conservation Management Plan

Introduction

Freehaus have been commissioned by the GLA to assist in necessary remediation works at 639 High Road, Tottenham.

As part of a broader scheme of work to sustain and protect the heritage of 639 High Road, the GLA are proposing to undertake some targeted repairs and remediation work as part of a first phase.

The building's principal street facing façades date from 1901-1914. In 2022 a detailed Survey was carried out by PAYE in response to some of the decorative masonry falling from building. This has informed the scope of these proposed works to repair and remediate the deteriorating masonry work.

The building is also experiencing some persistent damp issues at ground floor. Intrusive drainage survey required in two locations as a result of a recommendations from a survey by WJ Shirley, commissioned in 2023 are included as part of this application.

Proposals

This application pertains to the remediation and repair of the principal decorative façades. The PAYE condition survey is submitted here, along with commentary from Purcell, with any detailed designs required to be submitted by a specialist contractor to meet the GLA's programmatic targets.

It also includes proposals to break out two buried manhole covers to permit investigation as per the WJ Shirley survey, and reinstate once inspected.

Heritage Approach

639 High Road is a Grade II Listed building, within the North Tottenham Conservation Area D. It is on the Blue Ribbon Network, within Flood Zone 2 and is in a Critical Drainage area and Archaeological Priority Area. Its decorative masonry façades in stone, terracotta, and brick are of heritage significance.

A detailed Conservation Management Plan has been developed in consultation with Heritage specialists, Purcell, and has been provided to the Haringey Conservation Team. It contains a Planning History, Age of Construction Plans, Significance Assessment and Plans - please refer to this for supporting information in considering this application.

Pre-application advice has been sought with the Haringey Conservation team (meeting date 5th December 2023). Purcell have also produced an outline specification supports this application.



East Elevation at 639 High Road, Tottenham

Description of Proposals
Facade Remediation

Description of Proposals

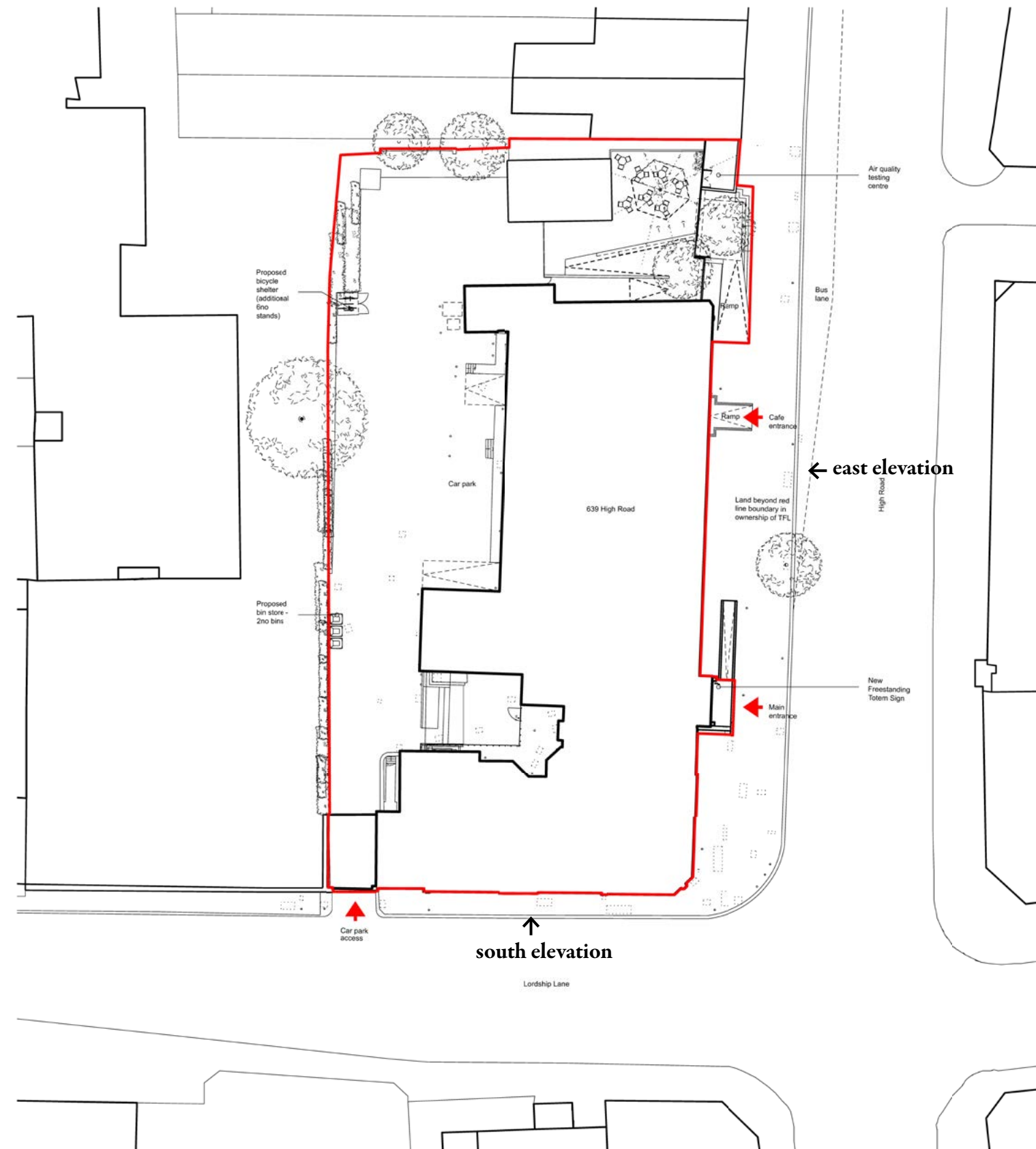
Site Location



Location Plan

Site Location

The building is situated within the Haringey (London Borough) district, to the north of London, within Greater London. Its position is at the junction of High Road and Lordship Lane, with its main public facing elevation towards the East of the building. High Road in Tottenham is a principle road in the borough leading north towards the north circular, and follows the route of a historic road leading to Cambridge.



Site Plan

Description of Proposals

Facade Remediation

The scope of repairs is limited to masonry repairs addressing the following issues identified in the PAYE condition survey.

- Loss of surface pointing
- Deterioration of previous repairs
- Erosion and deterioration of masonry
- Fracturing of masonry units
- Displacement of masonry
- Areas of potential masonry spalling
- Rainwater management

A Listed Building Consent application has already been granted for the repair of a crack on the corner of the East and South façades (HGY/2019/1968), however the repairs were not carried out during the consent's time-frame of 3 years. The repairs in that location are included in this package of works - identified in PAYE survey on pages.

Exclusions

No structural analysis or investigations have been undertaken. Should repair work to the façade uncover any structural issues then there may be a requirement for the Contractor to consult a structural engineer and engage further with Planning and Heritage statutory authorities on any potential findings.



Proposed masonry remediation works to the principal façades



Displacement and fractures of terracotta



East facade crack- repairs already granted permission under HGY/2019/1968

Description of Proposals

Facade Remediation

Recommendations from the PAYE report are included below:

"There is a history of previous repairs and repointing across the façade, some benefiting the façade (e.g., bitumen coating to the sky surface of the grand cornice) and some causing detrimental effect to the condition of the façade (e.g., cement rich repointing).

PAYE recommend that all areas of loose and hollow masonry are removed from the façade and repairs are undertaken to areas of defective masonry. Missing and friable pointing should be raked out and repointed with a suitable lime-based mortar to ensure the buildings weathertightness and the façades ability to breathe. Undertaking cleaning to the façade will remove all areas of loose masonry and flush out any friable pointing. When undertaking cleaning we recommend that cleaning samples are first undertaken to confirm the most appropriate cleaning methodology.

At high level we recommend mechanically cutting out all the cement-rich mortar joints and replacing with a suitable lime-based mortar. This is because the rich cementitious mortar is causing damage to the soft red bricks which are now a H&S risk due to the loss of fired face to the bricks. Consideration should be given to mechanically cutting out all the rich cementitious pointing across the façade. Costs may be prohibitive to this, and therefore all areas below L01 window heads which are in a better condition should be continually monitored for future defects as part of a pre-planned maintenance strategy. All defective bricks should be cut out and replaced.

Washing out of joints has caused defects to the cornices and string courses (L01 and grand cornice). Undertaking repairs to defective masonry and installation of a lead flashing will provide protection to projecting elements of masonry. Installation of a code 6 lead weathering flashing will likely require planning permission but will provide long term protection to the stone below.

Two areas of parapet to the south elevation are structurally unstable and should be dismantled and rebuilt. To all areas of blown or fractured render the defective area should be cut back and a new render installed to match the existing. When scaffold access becomes available, areas of currently inaccessible render should be tap tested to confirm its integrity."

The report also notes:

- Red Mansfield stone is no longer available, and recommends that indent repairs to be undertaken with Course Hill, Red Lazenby, or St. Bees.
- Structural engineering consultation is recommended for some of the defects observed. Please see exclusions on page 7. Please note the scope of work also excludes structural repairs to the beam in the carriage undercroft. This will be submitted as part of a separate consent at a later date as part of a more extensive package of works.



Example of decorative masonry deterioration



Spalling brickwork caused by cement-rich repointing

Description of Proposals

Scope of Work - Facade Condition Survey - South

NOTES

1. No dimensions to be scaled from this drawing.

2. All dimensions to be checked on site.

3. The designer must be notified where any discrepancy occurs between specification and drawing.

4. COPYRIGHT: The contents of this drawing may not be reproduced in whole or part without the written permission of Paye Stonework & Restoration Ltd.

Sheet Size - A1

KEY

Viewpoint

Fractures noted through terracotta or stone or brickwork

Hairline fractures noted through terracotta or stone

CR Cracking to terracotta unit

DSP Displaced stone

Damaged stone (de-laminating, weathering and or loss of detail) - remove loose stone and de-frass

Damaged stone (significant defect) - indent new stone

Damaged stone (fracture) - pin repair

Areas of friable pointing to brickwork m2

Scaffold tie / CCTV etc.

Defective brick requiring replacing

Defective brick special requiring replacing

REVISIONS

Architect

TBC

Engineer

TBC

Contract

639 Tottenham High Road

Facade Condition Survey

Drawing Title

639 Tottenham High Road

Date

May 2022

Scale

1:100

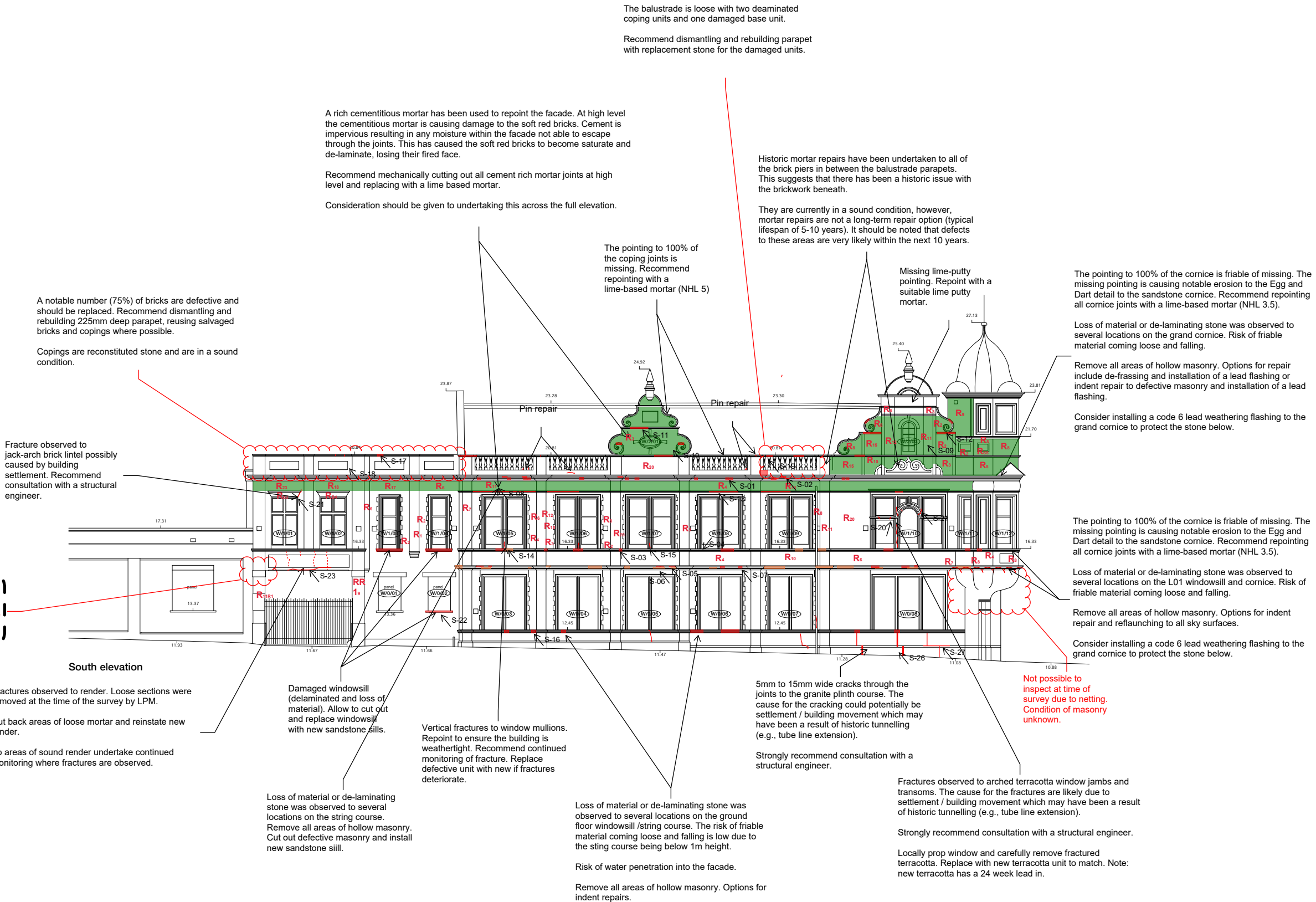
Drawn by

TH

Chk'd By

Drawing No.

TBC-DR-XX-001 rev P02



Strongly recommend further consultation with a structural engineer regarding the steel beams condition and condition of the bearing brickwork.

NB excluded from scope of work. To be part of a future application.

Description of Proposals

Scope of Work - Facade Condition Survey - East

- NOTES
1. No dimensions to be scaled from this drawing.
 2. All dimensions to be checked on site.
 3. The designer must be notified where any discrepancy occurs between specification and drawing.
 4. COPYRIGHT: The contents of this drawing may not be reproduced in whole or part without the written permission of Paye Stonework & Restoration Ltd.

Sheet Size - A1

KEY

- Viewpoint
- Fractures noted through terracotta or stone or brickwork
- Hairline fractures noted through terracotta or stone
- CR Crazing to terracotta unit
- DSP Displaced stone
- Damaged stone (de-laminating, weathering and or loss of detail) - remove loose stone and de-frass
- Damaged stone (significant defect) - indent new stone
- Damaged stone (fracture) - pin repair
- Areas of friable pointing to brickwork m2
- Scaffold tie / CCTV etc.
- R₁ Defective brick requiring replacing
- R_{SP} Defective brick special requiring replacing

REVISIONS

Architect	TBC
Engineer	TBC
Contract	639 Tottenham High Road Facade Condition Survey

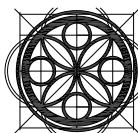
Drawing Title

639 Tottenham High Road

Date	Scale
May 2022	1:100
Drawn by	Chk'd By
TH	

Drawing No.

TBC-DR-XX-002 rev P02



PAYE

Stonework & Restoration
Stationmasters House, Nottingham Station Approach,
London, SE9 4EL
Website: www.payestone.co.uk Email: info@payestone.co.uk
tel: 020 8857 9111

Historic cement render resurfacing repairs have been undertaken to the balustrade, copings, and cornice. The sky surface of the grand cornice has been covered in a bitumen painting to the sky surface.

The historic render resurface repairs at the time of the survey were generally in a sound condition.

A rich cementitious mortar has been used to repoint the facade. At high level the cementitious mortar is causing damage to the soft red bricks. Cement is impervious resulting in any moisture within the facade not able to escape through the joints. This has caused the soft red bricks to become saturate and de-laminate, losing their fired face.

Recommend mechanically cutting out all cement rich mortar joints at high level and replacing with a lime based mortar.

Consideration should be given to undertaking this across the full elevation.

Render repairs have been historically undertaken to the gables. This suggests a historic issue with the original building fabric. The render repair is defective and at risk of falling.

Recommend removing all buddleia, loose and de-bonded render and reinstating the original brick detail with half skin gauged brick specials with a lime putty mortar.

Missing lime-putty pointing to brick window surrounds. Repoint 100% with a suitable lime putty mortar.

Historic mortar repairs have been undertaken to all of the brick piers in between the balustrade parapets. This suggests that there has been a historic issue with the brickwork beneath.

They are generally in a sound condition, however, mortar repairs are not a long-term repair option (typical lifespan of 5-10 years). It should be noted that defects to these areas are very likely within the next 10 years.

Approx. 0.5m2 of render has de-bonded. De-bonded render should be removed and replaced with a similar render to match the existing.

The pointing to 100% of the coping joints is missing. Recommend repointing with a lime-based mortar (NHL 5).

Loss of material or de-laminating stone was observed to several locations on the coping or string courses at high level. Remove all areas of hollow masonry. Cut out defective masonry and undertake indent repair.

Missing or friable lime-putty pointing to brick window surrounds. Repoint 100% with a suitable lime putty mortar.

Missing or friable lime-putty pointing to brick window surrounds. Repoint 100% with a suitable lime putty mortar.

Missing lime-putty pointing to brick window surrounds. Repoint 100% with a suitable lime putty mortar.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Pin repair.

Vertical fractures to window mullions. Repoint to ensure the building is weathertight. Recommend continued monitoring of fracture. Replace defective unit with new if fractures deteriorate.

Missing or friable lime-putty pointing to gauged brick surround. Repoint 100% of joints with a suitable lime putty mortar.

Missing or friable lime-putty pointing to gauged brick surround. Repoint 100% of joints with a suitable lime putty mortar.

Fracture through window lintel. Recommend consultation with a structural engineer.

Missing or friable lime-putty pointing to gauged brick surround. Repoint 50% of joints with a suitable lime putty mortar.

To the length of the L01 sill and cornice which has not had a historic render repair the pointing to the cornice is friable of missing. Recommend repointing all cornice joints with a lime-based mortar (NHL 3.5).

Loss of material or de-laminating stone was observed to several locations on the L01 sill and cornice. Risk of friable material coming loose and falling.

Remove all areas of hollow masonry. Options for indent repair and relaunching to all sky surfaces.

Consider installing a code 6 lead weathering flashing to the grand cornice to protect the stone below.

To the length of the grand cornice which has not had a historic render repair the pointing to the cornice is friable of missing. The missing pointing is causing notable erosion to the Egg and Dart detail to the sandstone cornice. Recommend repointing all cornice joints with a lime-based mortar (NHL 3.5).

Loss of material or de-laminating stone was observed to several locations on the grand cornice. Risk of friable material coming loose and falling.

Remove all areas of hollow masonry. Options for repair include de-frassing and installation of a lead flashing or indent repair to defective masonry and installation of a lead flashing.

NB subject of past
LB application
(HGY/2019/1968)

15mm wide continuous crack observed through the facade. The cause for the cracking could potentially be settlement / building movement which may have been a result of historic tunnelling (e.g., tube line extension).

Strongly recommend consultation with a structural engineer.

Not possible to inspect at time of survey due to netting. Condition of masonry unknown.

Historic cement render resurfacing repairs have been undertaken to the L01 windowsills and cornice.

The historic render resurface repairs at the time of the survey were generally in a sound condition.

Description of Proposals

Outline Specification & Commentary on PAYE Facade Survey by Purcell

Purcell have reviewed the existing PAYE facade condition survey executed in 2022, and provided further recommendations for repairs. They have also produced an outline specification, included here.



Description of Proposals

Commentary on PAYE Facade Survey and Outline Specification by Purcell

Jodie Gilder
On behalf of Purcell ©
15 Bermondsey Square, Tower Bridge Road, London SE1 3UN
Jodie.Gilder@purcelluk.com
www.purcelluk.com

All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on a website) without the prior permission in writing of Purcell except in accordance with the provisions of the Copyright, Designs and Patents Act 1988. Applications for permission to reproduce any part of this work should be addressed to Purcell at info@purcelluk.com.

Undertaking any unauthorised act in relation to this work may result in a civil claim for damages and/or criminal prosecution. Any materials used in this work which are subject to third party copyright have been reproduced under licence from the copyright owner except in the case of works of unknown authorship as defined by the Copyright, Designs and Patents Act 1988. Any person wishing to assert rights in relation to works which have been reproduced as works of unknown authorship should contact Purcell at info@purcelluk.com.

Purcell asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988.

Purcell® is the trading name of Purcell Architecture Ltd.

© Purcell 2024

243032

Issue 02
February 2024

639 ENTERPRISE CENTRE, TOTTENHAM

CONTENTS

1.0 INTRODUCTION

2.0 SITE LOCATION AND LISTING

3.0 EXISTING CONDITION

4.0 REVIEW OF PAYE REPORT AND FURTHER RECOMMENDATIONS

5.0 PHOTOGRAPHIC RECORD

6.0 SCHEDULE OF WORKS

APPENDIX A - PAYE FACADE CONDITION SURVEY

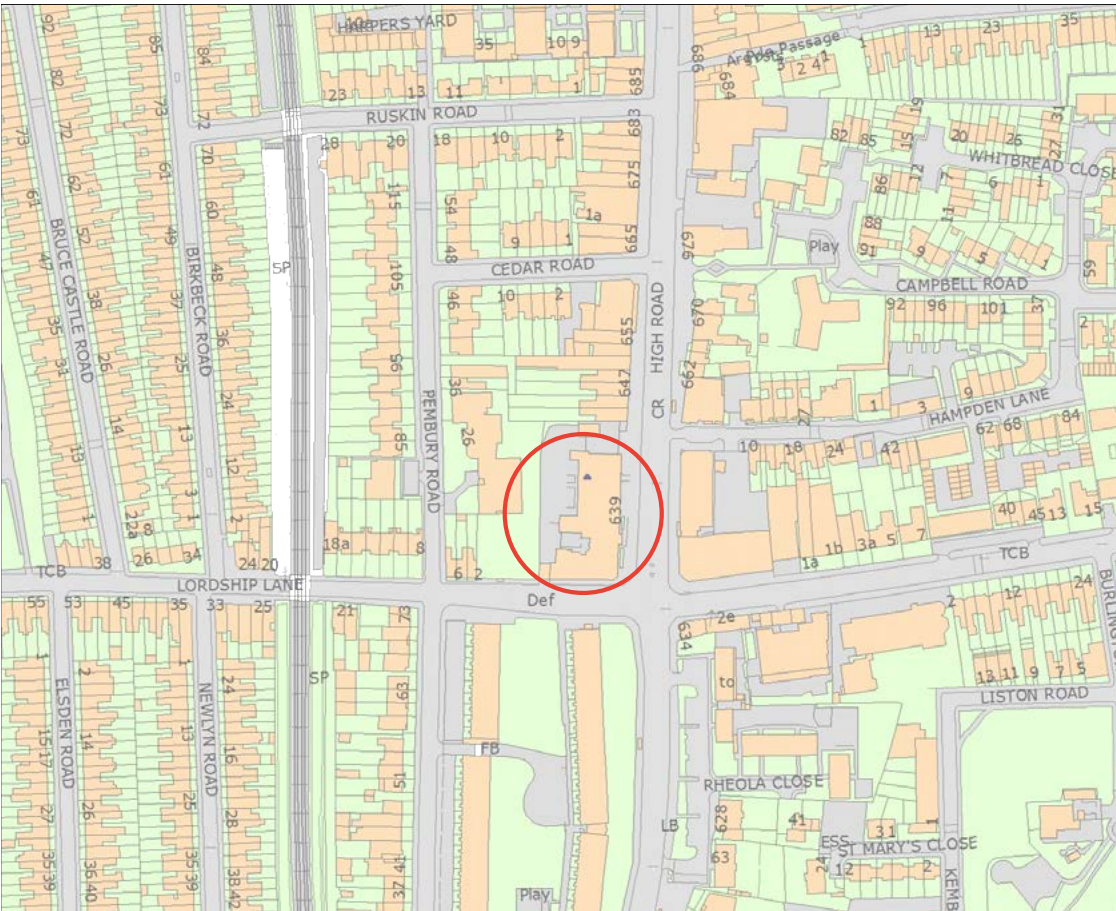
Description of Proposals

Commentary on PAYE Facade Survey and Outline Specification by Purcell

I.0 INTRODUCTION

The purpose of this document is to outline the proposed works to 639 Enterprise Centre, Tottenham.

Freehaus approached Purcell to complete a review of the masonry condition survey produced by PAYE (appended to this document), to complete an additional condition survey of the two principal elevations of the building, and to produce a schedule of works to address the defects found.



2.0 SITE LOCATION AND LISTING

HISTORIC ENGLAND LIST ENTRY

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1079205
Date First Listed:	10-May-1974
Statutory Address:	639, HIGH ROAD N17
County:	Greater London Authority
District:	Haringey (London Borough)
Parish:	Non Civil Parish
National Grid Reference:	TQ 33877 90684

Dated 1901 and 1914 in gable ends. 2 storey and attic building 14 windows length in neo-Jacobean style. Red brick with plentiful term-cotta dressings; and stone banding to entrance bays (5th and 8th). Scrolled and shaped gables at intervals have strapwork decoration and semicircular pediments with finials; dormers here and there between. At either end an octagonal turret, with copper dome, rests on large terracotta corbelled support. In 5th bay a shallow prostyle porch with legend in frieze and balustraded balcony above.

The Building Today

Also known as The Trampery Tottenham, the 639 Enterprise Centre is currently used as workspace and facilities, studios, and open plan working space.

Description of Proposals

Commentary on PAYE Facade Survey and Outline Specification by Purcell

3.0 EXISTING CONDITION

The building is in a poor condition. As previously reported in the Facade condition survey completed by PAYE, the building has a protective netting installed over elements of the facade to prevent loose masonry falling onto the public walkway below. This netting obstructed visibility of some elements of the building.

PAYE undertook a facade condition survey of the masonry on the building in 2022. Purcell have undertaken a further condition survey and review of the previous information in January 2024. The findings and overall condition of that visit are as follows:

Roof

The roof was inspected from ground level. The roof looks to be in good condition with a very small amount of slipped tiles. It appears works have been completed to the roof. The ridge line has uneven areas with some open joints to ridge tiles which we recommend are repaired.

Gables

The gables to both elevations are in poor condition. Areas of the gable have been previously repointed using cementitious mortar which should be removed and re-pointed in lime mortar to avoid further deterioration. This has caused damage to the face of the bricks in this area and many bricks require replacement. Areas of lime mortar are loose or missing. There are open joints to the coping stones of the gable.

Render repairs have been completed to the face of the decorative brickwork of the gable, which, as noted in the PAYE condition survey, is defective and at risk of falling.

Grand Cornice

The grand cornice has been netted for protection of the public footpath below from loose and falling debris. This is due to the masonry in this area being in poor condition.

There is a large amount of loose or missing mortar to the joints in this area which is causing erosion to the detailing, including the egg and dart detail. Due to areas of cementitious pointing there are defective and damaged bricks which require replacement.

Cementitious mortar should be removed and re-pointed in lime mortar to avoid further deterioration.

Brickwork and Pointing

Across both principal facades there is a large amount of damaged and defective brickwork which requires replacement. It is believed that this is due to the cementitious mortar used.

The South elevation of the building is pointed using a cementitious mortar; there is noticeably more damage to the brickwork on this elevation with the face of the brickwork being blown. The East Elevation has retained mostly lime mortar with only areas of repair in cement mortar. These areas of repair to the pointing has caused damage to the brickwork surrounding it.

Recommendation that the South Facade cementitious mortar should be removed and re-pointed in lime mortar to avoid further deterioration.

Ground Floor Cornice

The ground floor cornice is protected by netting due to falling masonry debris. There are open joints within the masonry along the cornice and this is causing damage to the masonry detailing of the cornice.

There are elements of damaged stone along the cornice that require reprofiling with sections needing replacement.

Windows, Window Surrounds and Window Cills

The condition of the timber frames to the windows is mostly good. The window frames require minor repairs, redecoration, easing and adjustment to ensure they close properly.

The window jambs and transoms are constructed from terracotta. There are many fissures and cracks to the terracotta sections.

To the south elevation the window cills are damaged and causing water staining and damage to the brickwork below.

Plinth

To the length of the building there are large cracks and open joints to the granite plinth.

Downpipes

The downpipes are comprised of elements of cast iron and plastic. Many cast iron elements are damaged and corroding and require replacement, repair or redecoration. The plastic elements should be replaced with cast iron.

4.0 REVIEW OF PREVIOUS REPORT AND FURTHER RECOMMENDATIONS

Purcell were instructed to carry out a review of the facade masonry condition survey carried out by PAYE in 2022. A desk top study was carried out to review the report, as well as a site visit to confirm the condition of the two principle facades.

During the site visit and additional condition survey carried out by Purcell the condition and recommendations by PAYE were confirmed and agreed.

Since PAYE carried out their survey in 2022 there has been further deterioration to the brickwork and masonry on the building. A higher quantity of brick replacements are required with further deterioration and cracks to the terracotta units.

The PAYE condition survey covered the masonry of the building. Purcell have noted other elements which require repair or restoration, these include:

- Windows
- Downpipes
- Doors
- Roof
- Clock Tower

Further Recommendations

Further to the PAYEs report and the additional condition survey carried out, we recommend these further elements to the works:

Cleaning

It is recommended that the building undergo a full clean prior to the commencement of any work to fully understand the extent of the damage to the masonry.

There are also large areas of water staining due to the damage to the cornices and downpipes which should be removed.

Repointing

It is recommended that the south and east elevations are fully repointed in a lime mortar. The east elevation has large areas of lime mortar with repairs in cementitious mortar; while the southern elevation has been mostly repointed in a cement mortar. Areas of damaged brickwork is relating to the repairs in cement mortar. This evidence shows that the building would benefit from being fully repointed in lime mortar to prevent further damage to the brickwork.

Windows

It is recommended that all windows undergo repair and redecoration. While the timber frames appear to be in sound condition, they are in a poor state of decoration and would benefit from being sanded back, repaired and redecorated.

Rain Water Goods

The rainwater goods are in poor condition with some elements having being historically replaced with plastic sections. The cast iron elements have areas of rust and damage.

It is recommended that the rain water goods undergo repair and redecoration with the plastic sections being replaced with cast iron to match the existing.

Lead flashings

To prevent further damage to the brickwork and masonry of the building, it is recommended that the cornices and balustrades of the building have a lead flashing installed. This would require LBC consent.

Cornice Drip Detail

As existing there is a lot of damage to the drip detail on the cornices of the building as well as open joints. This is causing water to flow down the brickwork and cause damage. It is recommended that the cornice drip detail is re profiled to the length of the building on both elevations.

Further Inspections

It is recommended that further inspections are carried out at high level to the roof and ridge line to inspect the uneven ridge line as well as any open joints to the tiles, as well as an inspection into the condition of the timber around the clock tower.

Description of Proposals

Commentary on PAYE Facade Survey and Outline Specification by Purcell

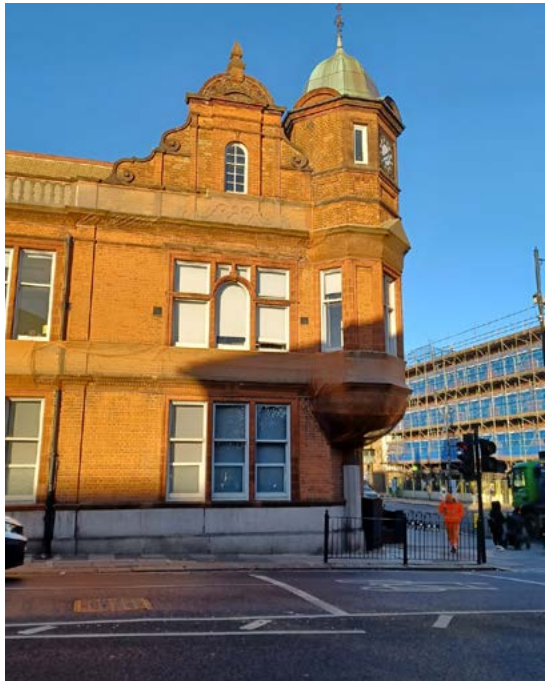
5.0 PHOTOGRAPHIC RECORD



639 Enterprise Centre

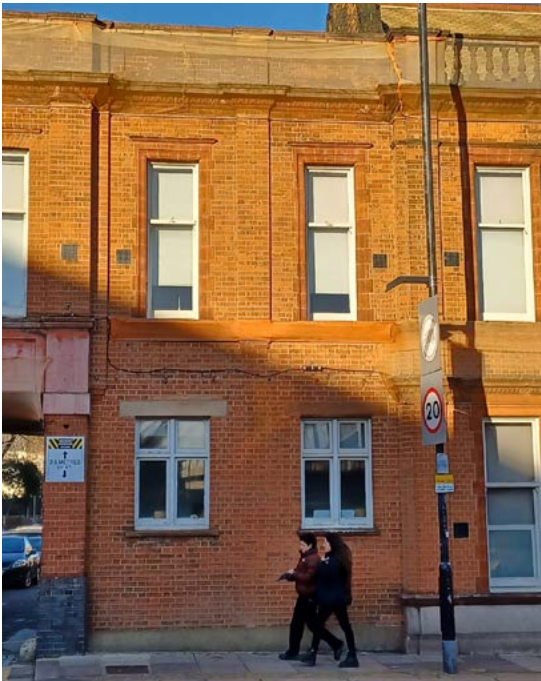


South elevation entrance to rear of building



The clock tower

5.0 PHOTOGRAPHIC RECORD



Damage to window cills and inappropriate lintel replacement



Cracked and loose render - netted for protection



Open Joints and cracks to plinth and cement pointing



Inappropriate repairs

Description of Proposals

Commentary on PAYE Facade Survey and Outline Specification by Purcell

5.0 PHOTOGRAPHIC RECORD



Damage to window cills and poor decoration of window frames



Inappropriate lintel replacement and open joints around the window



Damage to timber frame and open joints to window surround



Deterioration of details to cornice dentils and profiling

5.0 PHOTOGRAPHIC RECORD



Damage to terracotta window jambs and transoms



Deteriorating and rotten timber to clock tower



Large cracks through masonry to corner of building



Heavy staining and deterioration of brickwork behind downpipe

Description of Proposals

Commentary on PAYE Facade Survey and Outline Specification by Purcell

5.0 PHOTOGRAPHIC RECORD



Damage to shelter coatings on stone



Damage to brickwork and loose mortar with cement repairs



Damage to downpipe at ground level with corroding cast iron



Water staining and damage to masonry

6.0 SCHEDULE OF WORKS

Description of Proposals

Commentary on PAYE Facade Survey and Outline Specification by Purcell

639 Enterprise Centre - Outline Schedule of Work

Issue 012

26.02.24

PURCELL

REF	ITEM	TASK DESCRIPTION	QUANTITY
1		GENERAL WORKMANSHIP	
		During warm, dry weather new work should be kept covered with polythene sheeting or dampened hessian to inhibit the rate of drying out. During driving rain, similarly, the finished work should be kept covered with sheeting until set. No mortar work is to be carried out when temperature is +4C or below on a falling thermometer or +2C or below on a rising thermometer. All work is to be protected against damage by frost at night by being covered with insulation material (sacking, boarding, etc.). Any damage caused before the end of Completion and Defects Period (12 Months) by dry, inclement or frosty weather to work executed under this Contract is to be made good at the Contractor's expense (all in accordance with manufacturer's recommendations and associated product datasheets). Allow for providing and maintaining suitable local protections to protect all works against inclement weather. Ensure the working area has been adequately protected from rain before works commence. Where works take place beside fragile glass windows, adequate protection measures are to be installed both externally and internally to protect against falling items and dust. Contractor to provide RAMS to be agreed by the client and CA.	
I.01	Protection		
I.02	Skillset	Operatives should be appropriately skilled and experienced for the type of work and including controlled and sensitive work to Grade II listed historic buildings. The contractor must also carry a Heritage Skills CSCS card or provide equivalent evidence of competency.	
		Mortars General All mortars will be made from Lime (putty or hydraulic) and sand. The use of stone dust and brick dust as part of the aggregate component will be permitted to finely adjust colour and texture or to add hydraulic properties to the set of the mortar. The Contractors will allow for all necessary protection and attendance to ensure mortars cure properly without frost damage, over wetting, rapid drying, uncontrolled shrinkage or other deleterious bad practice. The use of pigments providing colour should generally be avoided. Samples of all types of mortar used will need to be provided to the Conservation Architect for approval prior to undertaking the works. Samples to match existing.	
		Putty Lime To be prepared by slaking quicklime in accordance with accepted good practice. It must be properly sieved, stored and aged for a minimum of 12 weeks prior to use on the project and with a minimum bulk density of 1.35Kg/ litre. Lime Putty to be non-hydraulic or at the most feebly hydraulic. Putty lime may be either from the Contractors own production or from a reputable supplier to the Subconsultants approval. The source of the lime must be documented within the conservation records.	
I.03	Mortars	Sand To be washed, well-graded local sharp sand to the Subconsultants approval. To produce a coarse stuff it must be dry. For dentistry repairs and fine cracks sand of a finer grade such as "silver "sand will be acceptable. Where sand is to be added to a mortar to achieve colour alteration it may be acceptable for a percentage of it to be other than sharp sand. The use of these sands must be agreed before use and in particular the effect it will have on the strength of the cured mortar must be taken into account.	

The Enterprise Centre

1

639 Enterprise Centre - Outline Schedule of Work

Issue 012

26.02.24

PURCELL

REF	ITEM	TASK DESCRIPTION	QUANTITY
		Stone Dust and Brick Dust Where used, stone dust and brick dust must be clean, washed and free from organic matter. Bedding Mortar The mortar may be either hydraulic lime or putty lime. Where hydraulic lime is used it may be chosen according to the need from NHL 2 or NHL 3.5. In general the mix proportion will be in the range of 3 parts sharp sand to 1 part of lime with the minimum amount of water added. Where putty lime is chosen the mortar will be lime putty with fine sharp sand prepared in advance as coarse stuff stored for no less than 14 days prior to use. Putty lime and coarse stuff must be stored in accordance with good practice and protected from over wetting, frost and air.	
		Pointing Mortar Wherever original examples of pointing mortar are existing, new pointing will be required to match in colour and texture. Where no original samples exist, the colour and texture is to be agreed with the Conservation Architect by the submission of 3no. samples. The intention would be to produce pointing which is sympathetic in colour and texture to the material on which it is used. Pointing mortars may be either hydraulic lime or putty lime based. Where putty lime is chosen the pointing mortars will be lime putty, sand and stone dust (if required). For mixing and storage refer to Bedding Mortar. Where used, stone dust or brick dust will take the place of a portion of the sand, which will be omitted. No more than 20% of the sand should be replaced by the addition of stone dust or brick dust.	
I.03 cont.	Mortars cont.	Mortar Repairs / Capping Mortar Because of its use and location, this mortar needs to be more resistant to weather. In general the mix proportion will be in the range of 3 parts sharp sand to 1 part of lime (NHL 3.5) with the minimum amount of water added. Stone dust may be used to adjust colour or texture, but no more than 20% of the sand should be replaced. Bulkier aggregate should be added to this mix for situations where the mortar needs to be built up in layers exceeding 15mm. In all cases 3no. mortar samples should be submitted for approval. Where mortar repair is required Contractor is to scribe the area of masonry to be removed using straight horizontal and vertical lines parallel to joints. Where repair area abuts joints, maintain existing joint widths, and do not bridge joints. Decayed masonry to be cut back carefully to a minimum depth of 20 mm to a sound background. Where the depth of removal exceeds 50 mm, seek instructions. Do not weaken masonry by removing excessive material. Do not damage adjacent masonry. Top and vertical reveals of repair area to be undercut. Repair to be built up in layers where necessary, each layer not exceeding 12 mm with finishing coat to match approved samples. Samples to be provided for approval by Conservation Architect. Samples to match existing. Repair to align with BS EN 998-2 Mortar repair to crack in stone To align with BS EN 998-2 and mix to be 1:3 NHL2:sand and stone dust. Contractor to propose samples to be approved by Architect. Contractor to clean out cracks to remove debris, dust and dirt. Dampen recesses, as necessary, to control suction. Mortar to be pressed well into cracks so that they are fully filled. Ensure that mortar does not encroach upon exposed faces. Finish mortar flush with masonry face.	
I.04	Storage of Lime	Storage of Lime: Sand Mortar Materials Sands and aggregates: Keep different types/ grades in separate stockpiles on hard, clean, free-draining bases. Ready prepared nonhydraulic lime putty: Prevent drying out and protect from frost. Nonhydraulic lime: Sand mortar: Store on clean bases or in clean containers that allow free drainage. Prevent drying out or wetting and protect from frost. Bagged hydrated hydraulic lime: Store off the ground in dry conditions.	

The Enterprise Centre

2

Description of Proposals

Commentary on PAYE Facade Survey and Outline Specification by Purcell

639 Enterprise Centre - Outline Schedule of Work

PURCELL

Issue 012 26.02.24

REF	ITEM	TASK DESCRIPTION	QUANTITY
I.05	Making Lime	Making Lime: Mortar Materials Batching: By volume. Use clean and accurate gauge boxes or buckets. Mixing: Mix materials thoroughly to uniform consistency, free from lumps. Contamination: Prevent intermixing with other materials, including cement. Before any mortar repairs occur, lime mortar analysis is to be carried out, and remedial works lime mortar mixes are to be agreed with the Conservation Architect.	
I.06	Sundry Materials	Metal Fixings: If required where cramps and dowels are specified they will be from austenitic grade stainless steel (316). Dowels will be threaded bar. Adhesive: If required where adhesive is used to secure cramps it will be polyester or epoxy resin from a reputable manufacturer and specified by the manufacturer for use on stone in an external environment. It will be used at all times in accordance with the manufacturer's instructions.	
I.07	Masonry workmanship generally	Power tools - not permitted for the removal of mortar Masonry units: Prevent overstressing during transit, storage, handling and fixing. Store on level bearers clear of the ground, separated with resilient spacers. Protect from adverse weather and keep dry. Prevent soiling, chipping, and contamination. Lift units at designed lifting points, where provided. Masonry: Prevent damage, particularly to arrises, projecting features and delicate, friable surfaces. Prevent mortar/ grout splashes and other staining and marking on facework. Protect using suitable non-staining slats, boards, tarpaulins, etc. Remove protection on completion of the work. Maintain stability of masonry. Report defects, including signs of movement that are exposed or become apparent during the removal of masonry units. Retained masonry in the vicinity of repair works to be disturb as little as possible.	
I.08	Replacement stone (Indent Repairs/ whole replacement)	Stone for the replacement or infilling of damaged or missing stone should be of the same geological type and appearance, both in colour and texture, as the original. Contractor to provide 3No samples offered for approval by Conservation Architect. Where possible the stone should be from the same quarry. Where this is not possible, Contractor to submit samples of a near matching alternative for approval. New stone should be free from vents, cracks, fissures, discolouration, or other defects which may adversely affect strength, durability or appearance. Thoroughly seasoned, dressed and worked in accordance with shop drawings prepared by the supplier. All finishes to stone to match existing. Where original stone has detailing/profiling Contractor is to take measurements from existing masonry units, as instructed, to allow accurate matching of replacements. Drawings are to be prepared as necessary. Templates must be clearly and indelibly marked to identify use and location. Drawings and templates to be submitted to Conservation Architect for approval. All joints are to match existing widths. Stone orientation to be of natural bed. In plain walling: Horizontal. In projecting stones and copings: Vertical and perpendicular to wall face. In arches: Perpendicular to line of thrust. Existing broken stone to be repaired by indentation with new stone: Extent of repair to each stone to be agreed prior to the start of any operations and any templating undertaken. Cut away fractured part of existing stone in clean line, if possible without removing too much original material, aligned to existing joint/bond. Fix new stone using lime bedding mortar with joints not exceeding 2mm. Where required dowels will be stainless steel threaded bar set into drilled holes with polyester resin. The dowel size will be determined by the Contractor according to the structural requirement of the indent. Indents will be fixed with the minimum amount of metal fixings necessary to ensure a secure hold. Adhesive will be used solely to secure the fixing and should not be spread over the whole surface. No adhesive should be visible on the face of the stone. Pointing to be using matching repair mortar.	

The Enterprise Centre

3

639 Enterprise Centre - Outline Schedule of Work		PURCELL	
Issue 012		26.02.24	
REF	ITEM	TASK DESCRIPTION	QUANTITY
		Where whole stone replacement is required drawings and templates to be submitted to Conservation Architect for approval. Profile to match existing. Replacement stone to be approved as above.	
I.09	Removal of masonry	Before starting deconstruction/ demolition work, examine available information, and carry out a survey of the building in relation to: - the structure or structures to be deconstructed/ demolished - the site on which the structure or structures stand, and - the surrounding area. Demolish/carefully remove damaged stone in accordance with BS 6187. Operatives must be - Appropriately skilled and experienced for the type of work. - Holding, or in training to obtain, relevant CITB Certificates of Competence. Site staff responsible for supervision and control of work must be experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used. Appropriate considerations for the following must be in place and included in CPP - Dust Control - Health Hazards - precautions to protect both site operatives and the general public - Asbestos - Unforeseen Hazards	
		Where elements of the building are to be retained protections are to be provided to ensure retained fabric is not damaged by demolition. All demolition is to be undertaken carefully to minimise the loss of historic fabric and reduce the amount of making good.	
		General: Leave in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours. Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness. Temporary works: Prevent overloading due to debris. Access: Prevent access by unauthorized persons.	
I.10	Replacement Brickwork	The contractor is to allow for the isolated chopping out of defective brickwork. Cutting out of all defective brickwork is to be undertaken using hand tools only. Contractor to provide a method statement including any necessary propping to be agreed with the structural engineer and architect prior to commencement.	
		The contractor shall replace the isolated bricks in reclaimed fair faced brick of similar weathering where possible and point in with lime mortar of a profile and mix to match the existing pointed brickwork. Samples to be approved by conservation architect.	
I.11	Cleaning of Masonry	Cleaning Generally Operatives: Appropriately trained and experienced for each type of cleaning work. Evidence of training: Submit on request. Control of cleaning: Confine cleaning processes and materials to designated areas. Prevent wind drift. Detritus: Remove regularly. Dispose of safely. Monitoring: Frequently check results of cleaning compared to approved trial samples. If results established by trials are not achieved, seek instructions. Modifications to cleaning methods and materials: Seek instructions from conservation architect. Record cleaning methods and procedures used for each type of surface and deposit to show relevant attributes of cleaning methods used including: Equipment and settings. Dwell times. Number of applications. Ambient temperatures. Cleaning samples to be provided.	
		Cleaning to match samples provided where DOFF cleaned. Cleaning to be carried out to all surfaces, initially DOFF clean and poultice used if required where pollution buildup. Protection to be provided to any surfaces not designated for cleaning to prevent damage, including marking and staining. Water to be disposed of safely. Contractor to obtain any approvals required from relevant LA. Cleaning procedures using water: Do not use when air temperature is at or below 5°C. Protect damp surfaces from frost.	

The Enterprise Centre

4

Description of Proposals

Commentary on PAYE Facade Survey and Outline Specification by Purcell

639 Enterprise Centre - Outline Schedule of Work



Issue 012

26.02.24

REF	ITEM	TASK DESCRIPTION	QUANTITY
I.12	Cleaning of Terracotta	Water pressure washing with natural nylon bristle brushes or plastic scourers to be used for cleaning the terracotta. Temperature and pressure to be adjusted by a competent experienced specialist to achieve required results.	
		Sample areas to be completed for agreement with conservation architect.	
I.13	Terracotta	Allow for cleaning surrounding areas of new terracotta to enable replacement units to blend in more easily.	
		Plant growth to be treated with biocide and left for a period to allow the treatment to reach the roots. Plants to be carefully removed and all loose joints raked out and repointed in NHL 3.5 to match the existing. Sample to approved by conservation architect.	
		All terracotta to be tap tested and have a close up visual inspection and checked to ensure its stable.	
		Where terracotta requires replacement, terracotta to be 'like for like' replacement. New units to have the same or similar, clay type and mix, degree of firing, porosity, size, colour and texture, weight, salt and frost resistance and compressive strength.	
		Allow for moulds to be made noting condition, sizes, shapes of whole extracted damaged unit, fixing holes, colour and texture of the fabric. Samples to be provided for agreement with the conservation architect.	
I.14	RWGs	Plastic repairs:	
		Where there are failed sections allow for backing mortar plastic repairs with stainless-steel threaded rod fixings and topcoats to match the terracotta in appearance and texture. Samples to be approved.	
		All fractures to be re-pointed provisionally in NHL 3.5 mortar to help prevent further water ingress and frost damage. Mortar analysis required.	
I.15	Joinery	All rainwater goods to be CCTV reviewed, tested and flushed to ensure in good working order. Allow for repairs to the outlet linings.	
		Where cast iron RWP's are found to be damaged allow for them to be dismantled, taken to a workshop for repair and reinstated.	
		Rainwater down pipes to be redecorated. Existing paint and rust to be removed. Application of rust inhibitor, primer coat, undercoat and two coats of an Alkyd Gloss finish to match the existing colour. Paint to be applied to a minimum of 250 microns.	
I.16	Leadwork	Decorations to be applied in accordance with manufactures recommendations.	
		Option to repair the leadwork and hidden gutters, weathers and flashings.	
		All windows to be overhauled to ensure in working order and fully redecorated. Allow for all windows to have new seals installed. Allow for all ironmongery to be fully refurbished and ensure in working order.	
I.17	Record of work	Contractor to scrape down, prepare and remove all loose and flaking material. Allow for all broken elements to be treated, repaired, refixed and decorated. Precautions are to be taken in reference to any lead paint.	
		Knot stop and prime all bare and exposed timberwork prior to the application of the undercoat. Feather, fill and prime all exposed timberwork then apply one undercoat and two coats of linseed oil gloss paint to all previously painted timberwork to match the existing.	
		Standard: To BS 6915 and latest edition of 'Rolled lead sheet. The complete manual' published by the Lead Sheet Training Academy. Fabrication and fixing: To provide a secure, free draining and completely weathertight installation. Operatives: Trained in the application of lead coverings/flashings. Submit records of experience on request.	
I.18	Leadwork	In situ lead welding: Is permitted, subject to completion of a 'hot works permit' form and compliance with its requirements. Works to be confirmed and agreed with the client and conservation architect before commencement.	
		Record work carried out to masonry clearly and accurately using written descriptions, sketches, drawings and photographs, as necessary. Specific records: Photogrammetric survey drawings marked up to show replacement/ repair of stonework, repointing, indent repairs and cracked/ damaged / replaced stonework.	
		Documentation: Submit on completion of the work.	

639 Enterprise Centre - Outline Schedule of Work



Issue 012

26.02.24

REF	ITEM	TASK DESCRIPTION	QUANTITY
2		SCHEDULE OF WORKS *to be read in conjunction with PAYE Fabric Condition Survey and Drawings **all works to be carried out inline with sections 01 and 02 of this document.	
2.01	General	PAYE drawings: TBC-DR-XX-001 TBC-DR-XX-002 PAYE Fabric Condition Survey TBC-PAYE-RPT-001	Note
2.02	Cleaning to Each Façade	Brickwork: The contractor is allow for the cleaning of dark staining to the face of the brickwork with a sugar soap detergent applied and cleaned with a stiff nylon brush, the contractor to only use non abrasive techniques to improve the bricks appearance. Architect to review and confirm the need for any further works.	100%
		Stone: Contractor to allow for the cleaning of all stone to each facade. Cleaning to be carried out to all surfaces, initially DOFF clean and poultice used if required where pollution buildup. Protection to be provided to any surfaces not designated for cleaning to prevent damage, including marking and staining. Water to be disposed of safely. Contractor to obtain any approvals required from relevant LA. Cleaning procedures using water: Do not use when air temperature is at or below 5°C. Protect damp surfaces from frost.	100%
		Terracotta: Water pressure washing with natural nylon bristle brushes or plastic scourers to be used for cleaning the terracotta. Temperature and pressure to be adjusted by a competent experienced specialist to achieve required results. Sample areas to be completed for agreement with conservation architect.	100%
		Allow for cleaning surrounding areas of new terracotta to enable replacement units to blend in more easily.	
		Allow for the removal of all vegetation to allow for repairs and thorough understanding of defects.	
Works to 639 Tottenham High Road			
2.03	Roof	Allow for further inspection to the ridge line. Allow to repoint all open joints to ridge tiles in lime mortar as per item 1.03.	0.5 lm
2.04	Render to Gables	A tap test is to be carried out of render to the gable. Remove all loose and de-bonded render as per item 1.03 and reinstate the original brick detail with half skin gauged brick specials as per item 1.10 with a lime putty mortar as per item 1.03 to match existing. Sample brick specials to be approved by conservation architect.	1.5m2 x 2 gables
2.05	Gable Window Brick Surround	Rake out and remove all existing loose and defective mortar; brush clean, repoint with a suitable lime putty mortar as per item 1.03 (Sample to be approved by the conservation architect).	6no.
2.06	Coping/String Course	A tap test is to be carried out to the coping stones to the full length of both elevations. Allow to remove all areas of loose or hollow masonry. Carefully cut out and remove areas of defective masonry as per item 1.09 and undertake indent repairs in stone to match the existing in appearance and detail as per item 1.08. Stone sample to be approve by conservation architect.	6no.
2.07	Coping Stone Joints To Parapet Balustrade and Gables	Rake out and remove all existing loose and defective mortar as per item 1.03. Brush clean. Repoint with an NHL 3.5 lime mortar as per item. (Sample to be approved by the conservation architect).	100%
2.08	Brick Piers to Parapet in between Balustrade	A tap test is to be carried out to the areas of historic mortar repair to the brick piers in between the balustrades. Remove all de-bonded render. Replace with render to defective areas to match existing.	0.5m2
2.09	South Elevation Brick Parapet	Carefully dismantle the brick section of the parapet and store bricks and coping stones that are in good condition for reuse. Rebuild a 225mm deep parapet to match the existing in appearance and detail reusing salvaged bricks and copings where possible. Replacement bricks are to match the existing as per item 1.10, a sample is to be approved by the conservation architect.	9m2
2.1	Bottles to Parapet	Allow for further inspection of the bottles to the balustrade. Allow for the repair or replacement of defective bottles to match the existing in appearance and detail. Repair strategy to be confirmed following inspection.	20%

Description of Proposals

Commentary on PAYE Facade Survey and Outline Specification by Purcell

639 Enterprise Centre - Outline Schedule of Work



Issue 01226.02.24

REF	ITEM	TASK DESCRIPTION	QUANTITY
2.11	South Elevation Balustrade Section (as noted on drawing 001)	Section of balustrade is loose. Carefully dismantle and rebuild this section of parapet and balustrade removing areas of delaminated and defective stone with replacment stone to match existing in appearance and detail.	3m2
2.12	Clock Faces	Undertake the removal of rust and existing paint to ST3 standard In order to return back to a metallic finish and the original decorative features. Care should be taken not to cause detriment to the original decorative features. Application of rust Inhibitor; primer coat, undercoat and two coats of external Zinc Phosphate Primer, and 2No Polyurethane Top Coats or equivalent alternative approved by the CA. RAL colour to match the existing colour scheme. Repairs & decorations to be applied in the workshop - allow for touching up decorations following reinstatement.	3no.
2.13	Timber to Clock Tower	Contractor to scrape down, prepare and remove all loose and flaking material. Precautions to be taken in reference to any lead paint. Knot stop and prime all bare and exposed timberwork prior to the application of the undercoat. Feather, fill and prime all exposed timberwork then apply one undercoat and two coats of exterior Dulux weathershield full gloss paint to all previously painted timberwork in a colour to match the existing (to be approved by the conservation architect). Allow for all broken elements to be treated, repaired, refixed and decorated.	2no.
		Allow for the removal and replacement of rotten timber panels.	1 no.
2.14	Grand Cornice High Level	Rake out and remove all loose and defective mortar; Brush clean. Repoint all cornice joints with a lime based mortar NHL 3.5 as per item 1.03 Remove all loose masonry to the egg and dart detailing. Mortar repair to match existing in appearance and detail as per item 1.03. Sample to be approved by the conservation architect. Allow for the re-profiling of the drip detail to the length of the cornice in lime mortar to match existing in appearance and detail as per item 1.03. Option 1 for repair to defective masonry: A tap test is to be carried out to the full length of each elevation. Defrass and remove all areas of loose or hollow masonry. Cut out and remove defective areas of stone. Undertake indent repairs with a stone to match the existing in appearance and detail. Samples to be approved by the conservation architect. Install a lead flashing (subject to LBC approval), lead flashing to be a code 6 lead flashing to the sky surface of the cornice. To be installed by an LSTA accredited lead worker. As per item 1.16. Option 2 for repair to defective masonry: A tap test is to be carried out to the full length of each elevation. Defrass and remove all areas of loose or hollow masonry. Install a lead flashing (subject to LBC approval), lead flashing to be a code 6 lead flashing to the sky surface of the cornice. To be installed by an LSTA accredited lead worker. As per item 1.16.	55lm 5lm 90lm
			5lm
			5lm
2.15	Brickwork	Rake out and remove all cementitious mortar joints. Repoint in a lime based mortar as per item 1.03. The contractor is to allow for the isolated chopping out of defective brickwork. Cutting out of all defective brickwork is to be undertaken using hand tools only. Contractor to provide a method statement including any necessary propping to be agreed with the structural engineer and architect prior to commencement. The contractor shall replace the isolated bricks in reclaimed fair faced brick of similar weathering where possible and point in with lime mortar of a profile and mix to match the existing pointed brickwork. Samples to be approved by conservation architect. Refer to item 1.10. The contractor is to allow for the isolated chopping out of defective brickwork specials. As the above specification. Refer to item 1.10. Fractures to brickwork where cracking extends through multiple brick units are to be assessed by a structural engineer; Remedial works to structure as per structural engineer advice with repair strategy to be carried out subsequently. Structural engineer advice may alter the repair specification. Crack sttich repairs to brickwork using Grade 316 stainless steel ties manufactured by Helifix Ltd. (or equal & approved). Cut slots into the horizontal mortar joints to the specified depth (25 mm to 40 mm deep) and at the required vertical spacing to extend a minimum of 500 mm either side of the crack. Insert ties and bond with high performance thixotropic non-shrink grout into mortar joints. Point up the remaining slot with facing mortar to match original adjacent. Allow for a structural engineer to inspect the damaged engineering bricks to the piers on the south elevation arch opening.	130m2 1500 bricks 200 special bricks 12 no. 1 item.

639 Enterprise Centre - Outline Schedule of Work



Issue 01226.02.24

REF	ITEM	TASK DESCRIPTION	QUANTITY
		Where there are cement fills over brickwork; allow to remove and replace the defective and surrounding bricks.	4m2
2.16	Gauged Brick and Stone Surround	Rake out and remove all loose and defective mortar; Brush Clean. Repoint all joints with a lime putty mortar as per item 1.03.	3 no. 13.5m2
2.17	Window Lintels	Fractures to window lintels are to be assessed by a structural engineer.	3 no.
2.18	Window Mullions	The vertical fractures to the terracotta window mullions are to be repointed with a lime based mortar NHL 3.5 as per item 1.13 to ensure the building is weathertight. Fractures are to be continuously monitored for deterioration. If fractures continue to deteriorate defective units should be replaced with new terracotta units to match the existing in appearance and detail as per item 1.13.	3 no.
2.19	Window Jambs and Transoms	The fractures observed to the arched terracotta window jambs and transoms are to be assessed by a structural engineer. Locally prop the window to structural engineers specifications and carefully remove the fractured terracotta units. Protection should be given to ensure surrounding units are not damaged. Replace with new terracotta units to match the existing in appearance and detail as per item 1.13.	5 lm.
2.2	Window Cill	Damaged stone window cills to be carefully cut out and replaced with new sandstone cills as per item 1.08. Stone to match the existing cill in appearance and detail.	3 no.
2.21	Window Joinery	Contractor to scrape down, prepare and remove all loose and flaking material. Precautions to be taken in reference to any lead paint. Knot stop and prime all bare and exposed timberwork prior to the application of the undercoat. Feather, fill and prime all exposed timberwork then apply one undercoat and two coats of exterior Dulux weathershield full gloss paint to all previously painted timberwork in a colour to match the existing (to be approved by the conservation architect). Allow for all broken elements to be treated, repaired, refixed and decorated. Fill all joints with windowcare heritage resin system to the manufacturers guidelines. Contractor to allow to re putty all windows. Contractor to include for a sparkle clean of all windows prior to the scaffold strike. Refer to item 1.15.	58 windows.
2.22	RWGs	All rainwater goods to be CCTV reviewed, tested and flushed to ensure in good working order. Allow for repairs to the outlet linings. Where cast iron RWPs are found to be damaged allow for them to be dismantled, taken to a workshop for repair and reinstated. Rainwater down pipes to be redecorated. Existing paint and rust to be removed. Application of rust inhibitor; primer coat, undercoat and two coats of an Alkyd Gloss finish to match the existing colour. Paint to be applied to a minimum of 250 microns. Decorations to be applied in accordance with manufactures recommendations. Allow for further inspection to the brickwork behind the RWGs. Consider replacement of plastic sections of downpipe in cast iron to match the existing.	8 no.
2.23	Level 1 Cornice and Cill	Rake out and remove all loose and defective mortar; brush clean and repoint all cornice joints with a lime based mortar NHL 3.5 as per item 1.03. A tap test is to be carried out to all stonework on the level 1 cill and cornice to assess all loose or de-laminated stone. Remove all areas of loose or hollow masonry. Carefully cut away defective masonry and indent with new stone to match existing in appearance and detail as per item 1.08. Sample to be approved by the conservation architect. Allow for the re-profiling of the drip detail to the length of the cornice in lime mortar to match existing in appearance and detail as per item 1.03. Renew flanching to the length of the cornice. Consider installing a code 6 lead weathering flashing to the cornice to protect the stone below as per item 1.16.	45m2 1m2 90lm 90lm

Description of Proposals

Commentary on PAYE Facade Survey and Outline Specification by Purcell

639 Enterprise Centre - Outline Schedule of Work



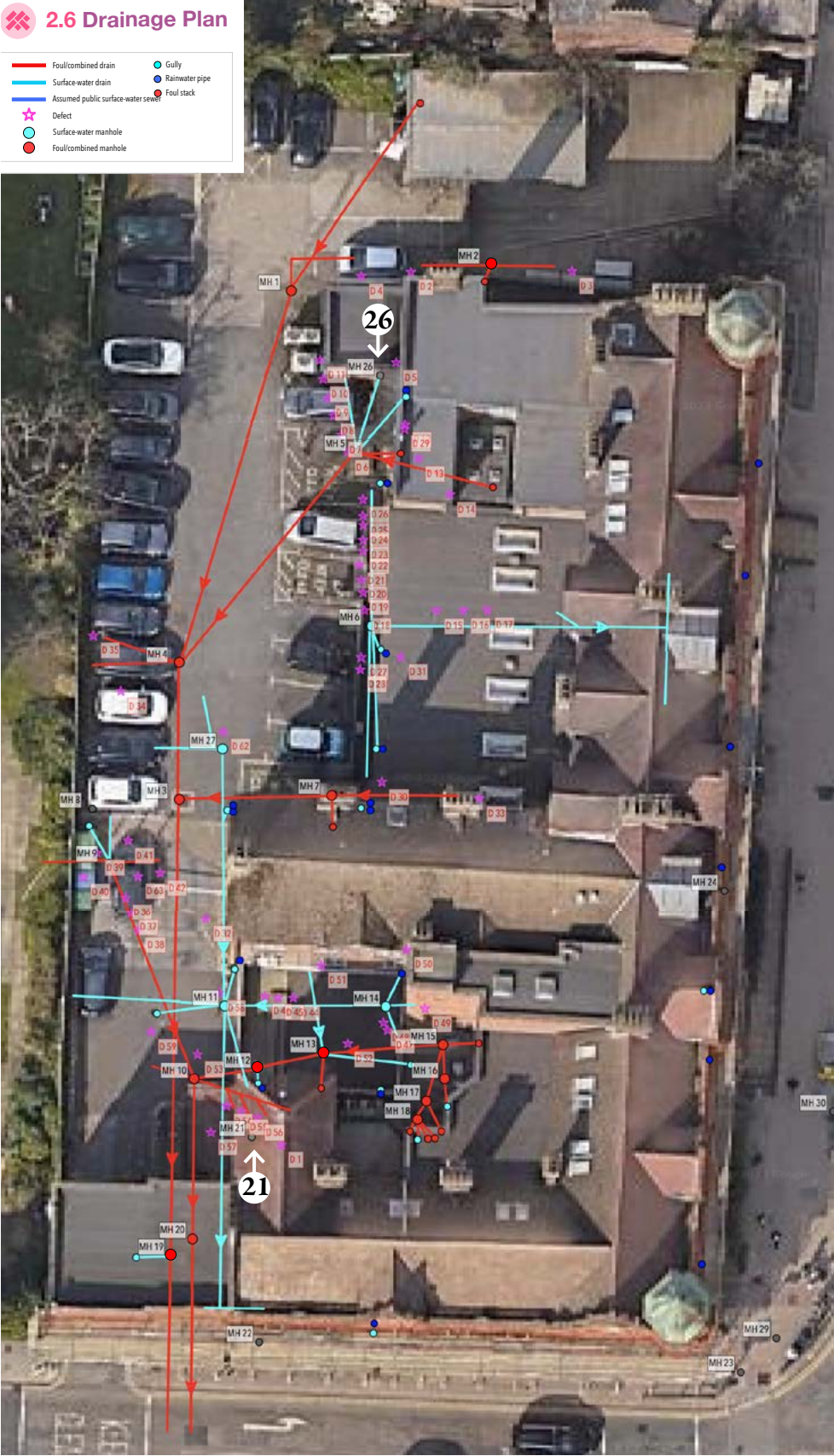
Issue 012

26.02.24

REF	ITEM	TASK DESCRIPTION	QUANTITY
2.24	Terracotta	Fractures through terracotta are to be assessed by a structural engineer. Where units are defective they should be carefully cut out and replaced with a new unit to match the existing in appearance and detail. Extent of replacement to be agreed on site with structural engineer and conservation architect. A sample of the replacement terracotta is to be approved by the conservation architect. Refer to item 1.13.	15 no.
2.25	Stonework	Extent of repair to each stone to be agreed prior to the start of any operations and any templating undertaken. A tap test is to be undertaken to all stonework. Where stone is defective, damaged or delaminating, cut away fractured part of existing stone in clean line, if possible without removing too much original material, aligned to existing joint/bond. Fix new stone using lime bedding mortar with joints not exceeding 2mm. Where required dowels will be stainless steel threaded bar set into drilled holes with polyester resin. The dowel size will be determined by the Contractor according to the structural requirement of the indent. Indents will be fixed with the minimum amount of metal fixings necessary to ensure a secure hold. Adhesive will be used solely to secure the fixing and should not be spread over the whole surface. No adhesive should be visible on the face of the stone. Pointing to be using matching repair mortar.	4m2
		Allow to de-frass and reapply shelter coats to stonework.	6m2
		A tap test is to be undertaken to all stone work. All loose stone is to be de-frassed.	0.5m2
2.26	South Elevation Arch Render	Factures have been observed to the render. A tap test is to be undertaken to all render to assess the condition and identify any loose or de-bonded render. Cut back areas of loose or de-bonded render and reinstate with new render to match the existing in appearance and detail. To areas of sound render, undertake continued monitoring where fractures are observed.	5 no. cracks.
2.27	South Elevation Arch Soffit	Contractor to scrape down, prepare and remove all loose and flaking material. Precautions to be taken in reference to any lead paint. Allow time for the area to dry out. Contractor to allow to redecorate in Dulux weathershield full gloss paint in a colour to match the existing (to be approved by the conservation architect).	2m2
2.28	South Elevation Steel Beam	A structural engineer is to be consulted to assess the condition of the steel beam and bearing brickwork.	1no.
2.29	Ground Floor Cill and String Course	A tap test is to be carried out to the full length of the ground floor cill and string course. Remove all areas of loose or hollow masonry. Carefully cut away defective masonry and indent with new stone to match existing in appearance and detail as per item 1.08. Sample to be aproved by the conservation architect.	4lm
2.3	Services and Fixings	Allow to remove any redundant services and fixings and repair holes with lime mortar to match existing.	1 item.
2.31	Granite Plinth	A structural engineer is to be consulted to assess the cracks to the plinth. Rake out and remove all loose and defective mortar to the granite plinth using hand tools only. Structural engineer to specify the required repairs. Cracks to be monitored for further movement. Repoint the cracks in a lime mortar to match the existing as per item 1.03.	5 no. cracks.
2.32	Cement Plinth	Allow to review the internal condition behind the cement plinth on the south elevation. Rake out and fill cracks with mortar to match existing.	2.5m2
2.33	Crack to Brickwork and Plinth	A structural engineer is to be consulted to assess the crack to the plinth and brickwork running through the building in the South East corner. Rake out and remove all loose and defective mortar using hand tools only. Structural engineer to specify the required repairs. Cracks to be monitored for further movement. Repoint the cracks in a lime mortar to match the existing as per item 1.03.	3lm

Description of Proposals

Drainage Survey



Two manholes identified in the WJ Shirley survey are currently not visible. There tarmac over MH21 and carpet/flooring over MH26.

WJ Shirley have clarified (meeting held 5th February 2024) that the scope of work required for the investigation is to break out the cover and frame of the manholes only to enable inspection of the condition of the chambers beneath.

They anticipate the covers to be fused to the frames that support the covers, and so need to be angle ground out, thus damaging the manhole cover frames.

The remediation work proposed is to replace the frames and the manhole covers with new. No repairs of potential faults in the manholes/chambers themselves are proposed as part of this application, the scope of works is purely to enable investigation.

Design work to rectify any faults found will be developed following these inspections and will be submitted for all necessary consents in future.

- 1 Establish precise location of manholes
- 2 Expose (remove finishes covering the manholes)
- 3 Break out existing covers and inspect chambers
- 4 Replace existing frame and covers with new
- 5 Replace existing finishes / with new finishes to match existing (MH26 - tarmac, MH21 - carpet)



Approximate location of MH 26 to be exposed



Approximate location of MH 21 to be exposed & evident water damage to walls