

NOTE: This schdule does not include works associated with the re-roofing, such as changing door thresholds, raising the lanterns/rooflights, removing the services turrets, etc.

Project/Element			Details/Quantity	Roof Zone	Reference	Notes
Masonry						
I.1	Parapet Walls	Cut out and remove spalled bricks, replace with stock red brick bedded in cement gauged mortar.	Approx. 48no	Zone 1	Drawing 243259-PUR-ZZ-XX-DR-A-I 101 Condition Survey Supporting Images Figures 1.02, 1.07, 1.16, 1.26	
I.2	Parapet Walls	Minor re-pointing across parapet walls - rake out friable mortar and re-point using a cement gauged mortar.	Approx. 5% of wall area	Zone 1	Drawing 243259-PUR-ZZ-XX-DR-A-I 101 Condition Survey Supporting Images Figures 1.01, 1.04, 1.13, 1.15, 1.22, 1.24	
I.3	Coping Stones	Remove and replace cracked/spalled/decaying coping stones with cast stone copings, profile and colour to match existing. Bed in a cement gauged mortar, in line with adjacent stones.	Approx. 19no. Coping stones	Zone 1	Drawing 243259-PUR-ZZ-XX-DR-A-I 101 Condition Survey Supporting Images Figures 1.06, 1.12, 1.21	Assumed the coping stones are not dowelled and will not be dowelled when replaced.
I.4	Coping Stones	Lift coping stones where bedding has failed, remove existing bedding mortar and re-bed coping stones in cement gauged mortar, in line with adjacent stones.	Approx. 3no. Coping stones	Zone 1	Drawing 243259-PUR-ZZ-XX-DR-A-I 101 Condition Survey Supporting Images Figures 1.10, 1.14	Assumed the coping stones are not dowelled and will not be dowelled when re-bedded.
I.5	Coping Stones	Rake out friable mortar from joints between coping stones. Re-point joints with a cement gauged mortar.	Approx. 76no. Joints	Zone 1	Drawing 243259-PUR-ZZ-XX-DR-A-I 101 Condition Survey Supporting Images Figures 1.03, 1.05, 1.11, 1.17, 1.20, 1.23, 1.27	
I.6	Movement Joint	Improve existing movement joint to parapet wall north-east elevation - structural engineer to provide specification.	1no.	Zone 1	Drawing 243259-PUR-ZZ-XX-DR-A-I 101 Condition Survey Supporting Images Figure 1.09	Structural engineer's input required
I.7	Movement Joint	Install movement joint to parapet wall south-west elevation above rainwater outlet - structural engineer to provide specification.	1no.	Zone 1	Drawing 243259-PUR-ZZ-XX-DR-A-I 101 Condition Survey Supporting Images Figure 1.19	Structural engineer's input required
I.8	Fixings	Remove redundant cable clips from parapet walls. Point any holes in mortar joints that result from removal of fixings using a cement gauged mortar.	Approx. 50no.	Zone 1	Drawing 243259-PUR-ZZ-XX-DR-A-I 101 Condition Survey Supporting Images Figures 1.08, 1.18, 1.25	
I.9	Parapet Walls	Minor re-pointing across parapet walls - rake out friable mortar and re-point using a cement gauged mortar.	Approx. 5% of wall area	Zone 2	Drawing 243259-PUR-ZZ-XX-DR-A-I 102 Condition Survey Supporting Images Figure 2.03	
I.10	Second Floor Walls	Rake out friable mortar and re-point soldier course cills to windows 01 and 02, using a cement gauged mortar	2no. Cills approx. 1.3m wide	Zone 2	Drawing 243259-PUR-ZZ-XX-DR-A-I 102 Condition Survey Supporting Images Figures 2.05, 2.07	
I.11	Coping Stones	Lift coping stones where bedding has failed, remove existing bedding mortar and re-bed coping stones in cement gauged mortar, in line with adjacent stones.	Approx. 3no. Coping stones	Zone 2	Drawing 243259-PUR-ZZ-XX-DR-A-I 102 Condition Survey Supporting Images Figure 2.02	Assumed the coping stones are not dowelled and will not be dowelled when re-bedded.
I.12	Coping Stones	Rake out friable mortar from joints between coping stones. Re-point joints with a cement gauged mortar.	Approx. 23no. Joints	Zone 2	Drawing 243259-PUR-ZZ-XX-DR-A-I 102 Condition Survey Supporting Images Figure 2.01	
I.13	Parapet Walls	Minor re-pointing across parapet walls - rake out friable mortar and re-point using a cement gauged mortar.	Approx. 5% of wall area	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-I 103 Condition Survey Supporting Images Figure 3.05	
I.14	Coping Stones	Remove and replace decaying coping stone with cast stone coping, profile and colour to match existing. Bed in a cement gauged mortar, in line with adjacent stones.	1no. Coping stone	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-I 103 Condition Survey Supporting Images Figure 3.07	Assumed the coping stones are not dowelled and will not be dowelled when replaced.
I.15	Coping Stones	Rake out friable mortar from joints between coping stones. Re-point joints with a cement gauged mortar.	Approx. 20no. Joints	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-I 103 Condition Survey Supporting Images Figure 3.06	
I.16	Second Floor Walls	Rake out friable mortar and re-point using a cement gauged mortar.	Approx. 2sqm	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-I 103 Condition Survey Supporting Images Figure 3.17	
I.17	Second Floor Walls	Rake out friable mortar and re-point soldier course cills to windows 03, 04, 05, 06 & 07, using a cement gauged mortar	5no. Cills approx. 1.3m wide	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-I 103 Condition Survey Supporting Images Figures 3.10, 3.11, 3.12, 3.13, 3.14	
I.18	Second floor Walls	Cut out bricks that have been damaged by redundant services penetrations and replace with bricks to match existing, bedded in a cement gauged mortar, colour to match existing.	Approx. 5no. Bricks	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-I 103 Condition Survey Supporting Images Figure 3.17	
I.19	Fixings	Remove any redundant pipework, cabling, and fixings, from second floor and plant room walls. Point any holes in mortar joints that result from removal of fixings.		Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-I 103 Condition Survey Supporting Images Figure 3.16	
I.20	Parapet Walls	Cut out and remove spalled bricks, replace with stock red brick bedded in cement gauged mortar.	Approx. 8no. Bricks	Zone 4	Drawing 243259-PUR-ZZ-XX-DR-A-I 104 Condition Survey Supporting Images Figures 4.05, 4.09, 4.15	
I.21	Parapet Walls	Minor re-pointing across parapet walls - rake out friable mortar and re-point using a cement gauged mortar.	Approx. 5% of wall area	Zone 4	Drawing 243259-PUR-ZZ-XX-DR-A-I 104 Condition Survey Supporting Images Figures 4.03, 4.06, 4.13	
I.22	Chimney Stack	Minor re-pointing to chimney stack - rake out friable mortar and re-point using a cement gauged mortar.	Approx. 2sqm	Zone 4	Drawing 243259-PUR-ZZ-XX-DR-A-I 104 Condition Survey Supporting Images Figure 4.12	
I.23	Coping Stones	Remove and replace cracked/spalled/decaying coping stones with cast stone copings, profile and colour to match existing. Bed in a cement gauged mortar, in line with adjacent stones.	Approx. 30no. Coping stones	Zone 4	Drawing 243259-PUR-ZZ-XX-DR-A-I 104 Condition Survey Supporting Images Figures 4.04, 4.08, 4.16, 4.17	Assumed the coping stones are not dowelled and will not be dowelled when replaced.
I.24	Coping Stones	Rake out friable mortar from joints between coping stones. Re-point joints with a cement gauged mortar.	Approx. 90no. joints	Zone 4	Drawing 243259-PUR-ZZ-XX-DR-A-I 104 Condition Survey Supporting Images Figure 4.07	
I.25	Movement Joint	Install movement joint to parapet wall at junction between extension and earlier building - structural engineer to provide specification.	1no.	Zone 4	Drawing 243259-PUR-ZZ-XX-DR-A-I 104 Condition Survey Supporting Images Figure 4.10	Structural engineer's input required
I.26	Fixings	Remove redundant cable clips and fixings from parapet walls. Point any holes in mortar joints that result from removal of fixings using a cement gauged mortar.	Approx. 50no.	Zone 4	Drawing 243259-PUR-ZZ-XX-DR-A-I 104 Condition Survey Supporting Images Figures 4.11, 4.14	
I.27	Parapet Walls	Minor re-pointing across parapet walls - rake out friable mortar and re-point using a cement gauged mortar.	Approx. 5% of wall area	Zone 5	Drawing 243259-PUR-ZZ-XX-DR-A-I 105 Condition Survey Supporting Images Figure 5.01	Visibility is restricted by presence of plant and elevated walkway, this is an estimate based on the visible area
I.28	Coping Stones	Rake out friable mortar from joints between coping stones. Re-point joints with a cement gauged mortar.	Approx. 44no. Joints	Zone 5	Drawing 243259-PUR-ZZ-XX-DR-A-I 105 Condition Survey Supporting Images Figures 5.02, 5.06	Visibility is restricted by presence of plant and elevated walkway, this is an estimate based on the visible area
I.29	Plant Room Walls	Rake out friable mortar from joints between cornice stones. Re-point joints with a cement gauged mortar.	Approx. 15no. Joints	Zone 5	Drawing 243259-PUR-ZZ-XX-DR-A-I 105 Condition Survey Supporting Images Figure 5.03	Visibility is restricted by presence of plant and elevated walkway, this is an estimate based on the visible area
I.30	Plant Room Walls	Minor re-pointing to crack on plant room wall - rake out friable mortar and re-point using a cement gauged mortar.	Approx. 2 linear metres	Zone 5		Visibility is restricted by presence of plant and elevated walkway, this is an estimate based on the visible area

1.31	Plant Room Walls	Cut out brick that has been damaged by redundant services penetrations and replace with brick to match existing, bedded in a cement gauged mortar, colour to match existing.	1no.	Zone 5	Drawing 243259-PUR-ZZ-XX-DR-A-1105 Condition Survey Supporting Images Figure 5.07	
1.32	Parapet Walls	Minor re-pointing across parapet walls - rake out friable mortar and re-point using a cement gauged mortar.	Approx. 5% of wall area	Zone 6	Drawing 243259-PUR-ZZ-XX-DR-A-1106 Condition Survey Supporting Images Figure 6.03	
1.33	Coping Stones	Remove and replace cracked/spalled/decaying coping stones with cast stone copings, profile and colour to match existing. Bed in a cement gauged mortar, in line with adjacent stones.	Approx. 10no. Coping stones	Zone 6	Drawing 243259-PUR-ZZ-XX-DR-A-1106 Condition Survey Supporting Images Figure 6.05	Assumed the coping stones are not dowelled and will not be dowelled when replaced. Visibility is restricted by presence of plant, this is an estimate based on the visible area
1.34	Coping Stones	Rake out friable mortar from joints between coping stones. Re-point joints with a cement gauged mortar.	Approx. 32no. Joints	Zone 6	Drawing 243259-PUR-ZZ-XX-DR-A-1106 Condition Survey Supporting Images Figure 6.04	Visibility is restricted by presence of plant, this is an estimate based on the visible area
1.35	Flashing	Remove existing length of lead flashing to junction between roof 6 and the eastern parapet wall, and replace with new lead detail in accordance with LSTA details.	Approx. 10 linear metres	Zone 6	Drawing 243259-PUR-ZZ-XX-DR-A-1106 Condition Survey Supporting Images Figure 6.06	Visibility is restricted by presence of plant, this is an estimate based on the visible area
Windows/Doors/Rooflights						
2.1	Windows	Remove failed glazing putty from window 2, protecting the glazing. Clean rebates and glass and replace with a linseed glazing putty.	1no. Window	Zone 2	Drawing 243259-PUR-ZZ-XX-DR-A-1102 Condition Survey Supporting Images Figure 2.07	
2.2	Windows	Ensure free operation of windows by lubricating moving parts, undertake any necessary repairs to ironmongery. Redecorate any rust spots using a suitable zinc-based primer and paint. Redecorate timber surround.	2no. Windows	Zone 2	Drawing 243259-PUR-ZZ-XX-DR-A-1102 Condition Survey Supporting Images Figures 2.05, 2.07	
2.3	Doors	Re-fix weather bar to fire exit door 01.	1no.	Zone 2	Drawing 243259-PUR-ZZ-XX-DR-A-1102 Condition Survey Supporting Images Figure 2.06	
2.4	Lanterns & Rooflights	Replace Georgian wired glass to rooflight 01 and lanterns 01 and 02 with toughened safety glass, using a linseed glazing putty.	1no. Rooflight, 2no. Lanterns	Zone 2	Drawing 243259-PUR-ZZ-XX-DR-A-1102 Condition Survey Supporting Images Figures 2.04, 2.08, 2.09	Fire rating requirement to be established
2.5	Lanterns	Ensure free operation of openable sections of lanterns 01 and 02 by lubricating moving parts, undertake any necessary repairs to ironmongery. Redecorate any rust spots using a suitable zinc-based primer and paint.	2no. Lanterns	Zone 2	Drawing 243259-PUR-ZZ-XX-DR-A-1102 Condition Survey Supporting Images Figures 2.08, 2.09	Client to confirm if the lanterns' opening lights are required to be operable.
2.6	Lanterns	Cut out and replace failed caulking to the lantern/kerb junction.	2no. Lanterns	Zone 2		New caulking will be undertaken as part of the raising of the lanterns
2.7	Lanterns	Lead flashing of lantern 02 to be replaced.		Zone 2		Lead flashing will need to be replaced as part of the raising of the lanterns
2.8	Windows	Remove failed glazing putty from windows 3, 4, 5, 6 & 7, protecting the glazing. Clean rebates and glass and replace with a linseed glazing putty.	5no. Windows	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figures 3.10, 3.11, 3.12, 3.13, 3.14	
2.9	Windows	Ensure free operation of windows by lubricating moving parts, undertake any necessary repairs to ironmongery. Redecorate any rust spots using a suitable zinc-based primer and paint. Redecorate timber surround.	5no. Windows	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figures 3.10, 3.11, 3.12, 3.13, 3.14	
2.10	Windows	Boarded over window opening to have window reinstated - steel framed Crittall window to match existing as closely as possible. Make good to brickwork and to interior finishes.		Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figure 3.09	
2.11	Doors	Remove failed glazing putty from door 02, protecting the glazing. Clean rebates and glass and replace with a linseed glazing putty.	1no. Double door	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figure 3.08	
2.12	Doors	Ensure free operation of doors by lubricating moving parts, undertake any necessary repairs to ironmongery. Redecorate any rust spots using a suitable zinc-based primer and paint.	1no. Double door	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figure 3.08	
2.13	Doors	Sand back and redecorate the plant room external door 03. Lubricate the hinges and install new locks	1no. Door	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figure 3.16	
2.14	Lanterns & Rooflights	Replace Georgian wired glass to rooflight 02 and lanterns 03, 04 & 05 with toughened safety glass, using a linseed glazing putty.	1no. Rooflight, 3no. Lanterns	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figures 3.01, 3.02, 3.03, 3.04	Fire rating requirement to be established
2.15	Lanterns	Ensure free operation of openable sections of lanterns 01 and 02 by lubricating moving parts, undertake any necessary repairs to ironmongery. Redecorate any rust spots using a suitable zinc-based primer and paint.	3no. Lanterns	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figures 3.01, 3.02, 3.03, 3.04	Client to confirm if the lanterns' opening lights are required to be operable.
2.16	Lanterns	Cut out and replace failed caulking to the lantern/kerb junction.	3no. Lanterns	Zone 3		New caulking will be undertaken as part of the raising of the lanterns
2.17	Lanterns	Lead capping to lantern 04 to be carefully removed and replaced using lead sheet, thickness and details to match existing.	1no. Lantern	Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figure 3.02	
2.18	Lanterns	Glazing bars to lantern 05 aren't consistent. Further investigations required to determine if this is a problem.		Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figure 3.03	Internal survey to be undertaken to review whether inconsistency has led to rainwater ingress.
2.19	Rooflights	Insufficient kerb to the roof has led to waterproofing being painted up the glazing. Raise the rooflight and install a kerb sufficient to allow the new roof finish to be properly dressed to the kerb.		Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figure 3.04	
2.20	Rooflights	Glazing bars appear to have failed as weathering strip has been placed over them. Further investigation required to determine if new gaskets are required or if the glazing bars need to be replaced in their entirety.		Zone 3	Drawing 243259-PUR-ZZ-XX-DR-A-1103 Condition Survey Supporting Images Figure 3.04	
2.21	Lanterns	Replace Georgian wired glass to lanterns 06 and 07 with toughened safety glass, using a linseed glazing putty.	2no. Lanterns	Zone 4	Drawing 243259-PUR-ZZ-XX-DR-A-1104 Condition Survey Supporting Images Figures 4.01, 4.02	Fire rating requirement to be established

2.22	Lanterns	Ensure free operation of openable sections of lanterns 06 and 07 by lubricating moving parts, undertake any necessary repairs to ironmongery. Redecorate any rust spots using a suitable zinc-based primer and paint.	2no. Lanterns	Zone 4	Drawing 243259-PUR-ZZ-XX-DR-A-1104 Condition Survey Supporting Images Figures 4.01, 4.02	Client to confirm if the lanterns' opening lights are required to be operable.
2.23	Lanterns	Cut out and replace failed caulking to the lantern/kerb junction.	2no. Lanterns	Zone 4		New caulking will be undertaken as part of the raising of the lanterns
2.24	Lanterns	Heating pipes currently pass through vertical lights on the south-west end of lantern 07. Re-route heating pipes, remove galvanised metal panel and reinstate glazing using a toughened safety glass and a linseed glazing putty.	1no. Lantern	Zone 4		Fire rating requirement to be established
2.25	Windows	To the plant room windows - remove existing make-shift window stays from window exteriors. Remove failed glazing putty, protecting the glazing. Clean rebates and glass and replace with a linseed glazing putty.	2no. windows	Zone 5	Drawing 243259-PUR-ZZ-XX-DR-A-1105 Condition Survey Supporting Images Figure 5.04	
2.26	Windows	To the plant room windows - ensure free operation of windows by lubricating moving parts, undertake any necessary repairs to ironmongery. Install new internal window stays. Redecorate any rust spots using a suitable zinc-based primer and paint. Redecorate timber surround.	2no. windows	Zone 5	Drawing 243259-PUR-ZZ-XX-DR-A-1105 Condition Survey Supporting Images Figure 5.04	
2.27	Lanterns	Replace Georgian wired glass to lantern 09 with toughened safety glass, using a linseed glazing putty.	1no. lantern	Zone 5	Drawing 243259-PUR-ZZ-XX-DR-A-1105 Condition Survey Supporting Images Figure 5.05	Fire rating requirement to be established. Limited visibility to determine additional works required.
2.28	Lanterns	Re-route air handling equipment from lantern 08. Replace lantern 08 with new to match dimensions and profile of existing as closely as possible.	1no. lantern	Zone 6	Drawing 243259-PUR-ZZ-XX-DR-A-1106 Condition Survey Supporting Images Figure 6.01	Visibility is restricted by presence of plant, this is an estimate based on the visible area
Miscellaneous						
3.1	Rainwater goods	Clean down and re-decorate hopper and downpipe to south-east elevation of the second floor, between window and door, using a suitable exterior metal paint system.	Approx. 3m length	Zone 2	Drawing 243259-PUR-ZZ-XX-DR-A-1102 Condition Survey Supporting Images Figure 2.10	
3.2	Balustrades	Re-decorate balustrade to north-east side of roof zone 5	Approx. 6m length	Zone 5	Drawing 243259-PUR-ZZ-XX-DR-A-1105 Condition Survey Supporting Images Figure 5.08	