Elcombe House

Elcombe Lane, Alvediston, Salisbury SP5 5LF

For Mr and Mrs Rouse

SOUTH GABLE ELEVATION:

External rendering and window repairs

Architect's Specification:

Including:

- Summary of Proposals
- Preliminaries
- Schedule of works
- Technical specification
- Photographs
- Pre-Construction Health & Safety information
- Appendix

Jan 2024 (Rev A)

TENDER/ APPROVAL

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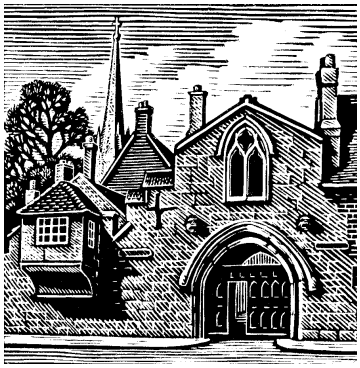

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Elcombe House, Alvediston: **South gable elevation:**

Section One: SUMMARY OF PROPOSALS

Elcombe House in the village of Alvediston is a grade II listed dwelling and home to Mr and Mrs Rouse. Since their purchase of the house in 2011, the clients extensively refurbished the property.

The south gable wall appears to be part of the original house that dates back to the late 17th Century and is constructed of greensand stone. There are limestone copings along the top of the wall, with a brick chimney at the apex. There are substantial 19th Century additions, including a smaller two-storey lean-to on the south gable wall.

However, there has been an ongoing problem of water ingress via the south-facing gable elevation ever since. The elevation comprises two small windows, each containing bronze, side hung casements, set within an oak frame. The external wall is of greensand stone ashlar, in random courses, with cementitious strap pointing. This highest part of the gable wall is exposed to the exterior and serves an attic bedroom at second floor level.

At first floor level, there are two bathrooms, with a lean-to, slate-covered roof abutting the south wall, with code 5 lead flashings, installed approx. 10 years ago.

Water ingress can be noted in the following areas:

- Within the head of the window reveals within the south-facing attic room – more prevalent on the western window than the eastern.
- In the bottom corners of the window reveals, behind the timber window frames of the south-facing attic windows.
- At the abutment and intermediate purlin of the lean-to roof within the western bathroom at first floor level.
- There is some water staining above the door opening into the eastern bathroom at first floor level, although much of the staining on the ceiling can be attributed to condensation.

There is no obvious, single cause of water ingress across this elevation, particularly when you take into consideration the remedial works that have already been attempted. There are features inherent in the construction, which would make it susceptible to wind-driven water ingress, including the porous building stone and its south-westerly orientation. Moisture is likely to be driven into the depth of the permeable stone wall and be able to track down internally, escaping at a point of low resistance in the depth of the window openings. This theory is supported by the greater degree of dampness in the western window head than the east, as this corner of the building is subject to the greatest exposure to wind.

The scope of works described within this specification document, seeks to address the contributory causes of water ingress within the south-facing elevation of property; at first and second floor levels; by installing a protective yet breathable layer of render to the high-gable and installing or re-dressing lead flashings where necessary. The works also include the re-setting of the bronze casement windows and repair of the oak frames.

Section Two: PRELIMINARIES

A10 PROJECT PARTICULARS

Lime render to external stone wall, lead flashings and remedial work to casement windows.

110 THE PROJECT:

Name: Elcombe House, Alvediston
Nature: South gable elevation
Location: Elcombe House, Elcombe Lane, Alvediston, Salisbury SP5 5LF
start: To be agreed
complete: To be agreed

120 EMPLOYER (CLIENT):

Mr Robbin Rouse and Mrs Jane Rouse
Elcombe House, Elcombe Lane, Alvediston, Salisbury SP5 5LF

140 ARCHITECT (hereinafter referred to as 'CA'):

- St. Ann's Gate Architects Ltd
  The Close
  Salisbury
  Wiltshire, SP1 2EB
  Contact:
- Emma Mullen RIBA SCA AABC
  tel: 01722 555 200
  mob: 07825 873703
  email: emma@stannsgate.com

141 CONTRACT ADMINISTRATOR (hereinafter referred to as 'CA'):

St Ann's Gate Architects, as above

142 CDM PRINCIPAL DESIGNER:

- St Ann's Gate Architects, as above.

143 PRINCIPAL CONTRACTOR:

The Contractor is to be the Principal Contractor

A11 TENDER AND CONTRACT DOCUMENTS

110 THE TENDER DOCUMENTS are:

- Architect's specification document incorporating preliminaries, technical specification and schedule of works, dated December 2023.
- Architect's drawings: 1316-001, 002, 003, 004 and 005.

120 THE CONTRACT DOCUMENTS are:

- The contract documents will be the same as the tender documents.

A12 THE SITE/EXISTING BUILDINGS

110 THE SITE

Address: Elcombe House, Elcombe Lane, Alvediston, Salisbury SP5 5LF
Description: Grade II listed, residential property, of greensand stone and red brick, with thatched and tiled roofs.

120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE

Description:
The property is grade II listed, constructed largely in the 17th Century of greensand stone and thatched roofs, with red brick additions. The house is set close to the southern boundary of a large plot, with gravel driveway to the north and gardens to the east and west. The house is detached and in single occupation by the clients. The plot is set above the level of the road, to the west. There are no other buildings immediately within the curtilage and the site is accessed by a rural village track.

140 EXISTING MAINS AND SERVICES

No documents or drawings detailing existing mains and services close to the works, are enclosed within this tender. The contractor is to ascertain these before planning the works.

200 ACCESS TO THE SITE

Description: There is a gravel driveway to the north of the property for vehicular access. There is a steep section of driveway off the road, with gates. The works area is on the other side of the property, which would require access through the front or rear garden. There are steps up to the property on the west side of the house, which may be preferable for access for delivery of materials etc. To be agreed with client.
Restriction on deliveries: Size and weight of vehicles is determined by gate and ground conditions.
Dimensions to be ascertained prior to delivery
Weight restriction to be determined by contractor.
Times of access to site to be agreed with client.
The property will remain in occupation throughout the works.

210 PARKING

There is limited parking available on the north side of the house.

220 USE OF THE SITE

General: Do not use the site for any purpose other than carrying out the works.
The building will remain in public use during the contract.

240 RISKS TO HEALTH AND SAFETY:

See Section 6 for Pre-construction Health & Safety Information
The following risks should be considered:

- continued occupation of the dwelling during the contract
- working at height.
- working with lead.
- working with lime-based materials.
- dust
- The accuracy and sufficiency of this information is not guaranteed by the Employer or the CA and the Contractor must ascertain for himself any information he may require to ensure the safety of all persons and the Works.

280 SITE VISIT

Before tendering, ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.

Arrangements for visit:

By appointment with Mr and Mrs Rouse (see clause A10/120)

A13 DESCRIPTION OF THE WORK:

120 THE WORK:

The work is described fully in the schedule of works and associated drawings. It comprises installing new lime render to the south gable wall and overhaul of existing casement windows.

Summary of works:

- Site set up including access, welfare and security measures, required to carry out the works and for use by the contractor during the contract period.
- Erection of external scaffold access for works.
- Preparation of masonry and application of new, 3-coat lime render.
- Overhaul and re-installation of existing bronze casement windows within new oak frames.
- New lead flashings and weatherings to lean-to roof and copings.
- Re-pointing brick chimney and gable copings.

A20 THE CONTRACT

10 **JCT Minor Works Building Contract 2016.**

Allow for the obligations, liabilities and services described therein against the following headings in clauses 2 – 7 below:

130 Clause 2.2 - COMMENCEMENT AND COMPLETION

Contract Period: To be agreed
Date for Commencement of the Works: To be agreed
Date for Completion: To be agreed

140 Clause 2.8 - LIQUIDATED DAMAGES

At the rate of: £250 per calendar week or pro-rata thereto.

150 Clause 2.10 - RECTIFICATION PERIOD

Period: Twelve months.

160 Clause 4.3 - PERCENTAGE OF THE TOTAL VALUE OF THE WORK ETC.

Percentage: 95 per cent.

170 Clause 4.5 - PERCENTAGE OF THE TOTAL AMOUNT TO BE PAID TO THE CONTRACTOR

Percentage: 97½ per cent.

180 Clause 4.8.1 - SUPPLY OF DOCUMENTATION

Period: Three months.

200 Clause 5.3.2 - CONTRACTOR'S INSURANCE - INJURY TO PERSONS OR PROPERTY

Insurance cover (for any one occurrence or series of occurrences arising out of one event): Not less than £2,000,000.00.

210 Clauses 5.4A and 5.4B - INSURANCE OF THE WORKS - ALTERNATIVE PROVISIONS

Clause 5.4B applies.

230 Clause 7.2 - ADJUDICATION
The Adjudicator is: currently unnamed.
Nominator of Adjudicator: President or a Vice president or Chairman or Vice Chairman of the: Royal Institute of British Architects (RIBA).

250 Schedule 1 paragraph 2.1 - ARBITRATION
Appointer of Arbitrator (and of any replacement): President or a Vice president of the RIBA.

260 THE CONDITIONS

270 SECTION 1: DEFINITIONS AND INTERPRETATION

300 SECTION 2: CARRYING OUT THE WORKS

310 SECTION 3: CONTROL OF THE WORKS

320 SECTION 4: PAYMENT

330 SECTION 5: INJURY, DAMAGE AND INSURANCE

340 SECTION 6: TERMINATION

350 SECTION 7: SETTLEMENT OF DISPUTES

360 EXECUTION: The contract will be executed under hand

A30 TENDERING/SUBLETTING/SUPPLY

110 SCOPE: These conditions are supplementary to those stated in the invitation to tender and on the Form of Tender.

170 ACCEPTANCE OF TENDER**:** The Employer and his representatives: Offer no guarantee that the lowest or any tender will be recommended for acceptance or accepted.

- Will not be responsible for any cost incurred in the preparation of any tender.

315 PROJECTS WITHOUT QUANTITIES: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

320 PRICING OF SPECIFICATION: Alterations and qualifications to the specification must not be made without the written consent of the CA. Tenders containing unauthorised alterations or qualifications may be rejected. Costs relating to items in the specification which are not priced will be deemed to have been included elsewhere in the tender.

451 A SCHEDULE OF RATES must be submitted within one week of request. The Schedule must include rates for all significant items of work including the following:
- decorator
- stonemason
- labourer

535 SUBSTITUTE PRODUCTS: If the Contractor wishes to substitute products of different manufacture to those specified, details must be submitted with the tender giving reasons for each proposed substitution. Substitutions which have not been notified at tender stage

may not be considered. Substitutions sanctioned by the CA will be subject to the verification requirements of clause A31/200.

A31 PROVISION, CONTENT AND USE OF DOCUMENTS

DEFINITIONS AND INTERPRETATIONS

130 IN WRITING: When required to notify, inform, instruct, agree, confirm, obtain information, obtain approval or obtain instructions do so in writing.

140 APPROVAL (and words derived therefrom) means the approval in writing of the CA unless specified otherwise.

200 EQUIVALENT PRODUCTS:

- Where the specification permits substitution of a product of different manufacture to that specified and such substitution is desired, before ordering the product notify the CA and, when requested, submit for verification documentary evidence that the alternative product is equivalent in respect of material, safety, reliability, function, compatibility with adjacent construction, availability of compatible accessories and, where relevant, appearance. Submit certified English translations of any foreign language documents.
- Any proposal for use of an alternative product must also include proposals for substitution of compatible accessory products and variation of details as necessary, with evidence of equivalent durability, function and appearance of the construction as a whole. If such substitution is sanctioned, and before ordering products, provide revised drawings, specification and manufacturer's guarantees as required by CA.

225 REFERENCES TO BSI DOCUMENTS are to the versions and amendments listed in the BSI Standards Catalogue current at the date of tender.

270 SIZES: Unless otherwise stated:

- Products are specified by their co-ordinating sizes.
- Cross section dimensions of timber shown on drawings are nominal sizes before any required planing.

A32 MANAGEMENT OF THE WORKS

120 INSURANCE: Before starting work on site submit documentary evidence and/or policies and receipts for the insurance required by the Conditions of Contract.

130 INSURANCE CLAIMS: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, forthwith give notice in writing to the Employer, the CA and the Insurers. Indemnify the Employer against any loss which may be caused by failure to give such notice.

212 PROGRAMME:

- As soon as possible and before starting work on site prepare in an approved form a programme for the works, which must make allowance for all:
- Planning and mobilisation by the Contractor
- Subcontractor's work
- Work resulting from instructions issued in regard to the expenditure of provisional sums

261 CA'S SITE MEETINGS:

- The CA will hold site meetings to review progress and other matters.
- Ensure the availability of accommodation and attend all such meetings.
- The CA will chair the meetings and take and distribute minutes.

290 NOTICE OF COMPLETION: Give CA at least one week's notice of the anticipated dates of Practical Completion of the whole or parts of the Works.

420 EXISTING WORK: The extent and location of renewal of existing work must be agreed, at least on a provisional basis, with the CA before the work is started. Remove existing work in ways which will reasonably minimise the amount of removal and renewal.

430 ESTIMATED COST OF VARIATIONS: If the CA issues details of a proposed instruction with a request for an estimate of cost, submit such an estimate without delay and in any case within 7 days.

440 BATS**:** The contractor is to advise operatives of the possible presence of bats and to require all site personnel to advise the site manager should any bats be found or observed. Should bats be found they are to be left undisturbed, work should cease and the site manager must seek advice from the ecologist.

A33 QUALITY STANDARDS/CONTROL MATERIALS AND WORK GENERALLY

110 GOOD PRACTICE: Where and to the extent that materials, products and workmanship are not fully detailed or specified they are to be:

- Of a standard appropriate to the Works and suitable for the functions stated in or reasonably to be inferred from the project documents, and
- In accordance with good building practice.

121 GENERAL QUALITY OF PRODUCTS:

- Products to be new unless otherwise specified.
- For products specified to a British or European Standard obtain certificates of compliance from manufacturers when requested.
- Where a choice of manufacturer or source is allowed for any particular product, the whole quantity required must be of the same type, manufacture and/or source unless otherwise approved. Produce written evidence of sources of supply when requested.
- Ensure that the whole quantity of each product required is of consistent kind, size, quality and overall appearance.
- Where consistency of appearance is desirable ensure consistency of supply from the same source. Do not use different colour batches where they can be seen together.
- If products are prone to deterioration or have a limited shelf life, order in suitable quantities to a programme and use in appropriate sequence. Do not use if there are any signs of deterioration, setting or other unsatisfactory condition.

131 PROPRIETARY PRODUCTS:

- Handle, store, prepare and use or fix each product in accordance with its manufacturer's current printed or written recommendations. Inform CA if these conflict with any other specified requirement. Submit copies when requested.
- The tender will be deemed to be based on the products specified and recommendations on their use given in the manufacturers' literature current at the date of tender.

- Where British Board of Agrement certified products are used, comply with the limitations, recommendations and requirements of the relevant valid certificates.

151 PROTECTION OF PRODUCTS:
- Prevent over-stressing, distortion and other damage.
- Keep clean and free from contamination. Prevent staining, chipping, scratching or other disfigurement, particularly of products exposed to view in the finished work.
  Keep dry to prevent premature setting, moisture movement and similar defects. Where appropriate store off the ground and allow free air movement between stored products.
- Prevent excessively high or low temperatures and rapid changes of temperature in the products.
- Protect adequately from rain, damp, frost, sun and other elements as appropriate. Ensure that products are at a suitable temperature and moisture content at time of use.
- Ensure that sheds and covers are of ample size, in good weatherproof condition and well secured.
- Keep different types and grades of products separately and adequately identified.
- Keep products in their original wrappings, packings or containers until immediately before they are used. Wherever possible retain protective wrappings after fixing and until shortly before Practical Completion.
- Ensure that protective measures are fully compatible with and not prejudicial to the products/materials.

161 SUITABILITY OF RELATED WORK AND CONDITIONS: Provide all trades with necessary details of related types of work. Before starting each type of work, ensure that:
- Previous work is appropriately complete, in accordance with the project documents, to a suitable standard and in a suitable condition to receive the new work.
- All necessary preparatory work has been carried out, including provision for services, openings, supports, fixings, damp proofing, priming and sealing.
- The environmental conditions are suitable, particularly that the building is suitably weathertight.

171 GENERAL QUALITY OF WORKMANSHIP:
- Operatives must be appropriately skilled and experienced for the type and quality of work.
- Take all necessary precautions to prevent damage to work from frost, rain and other hazards.
- Inspect components and products carefully before fixing or using and reject any which are defective.
- Fix or lay securely, accurately and in alignment.
- Where not specified otherwise, select fixing and jointing methods and types, sizes and spacings of fastenings in compliance with section Z20.
- Provide suitable packings at screwed and bolted fixings to take up tolerances and prevent distortion. Do not overtighten.
- Adjust location and fixing of components and products so that joints which are open to view are even and regular.
- Ensure that all moving parts operate properly and freely. Do not cut, grind or plane prefinished components and products to remedy binding or poor fit without approval.

181 BS 8000: BASIC WORKMANSHIP:
- Where BS 8000 gives recommendations on working methods, compliance will be deemed to be a matter of industry good practice and not a requirement of the CA.
- If there is any conflict or discrepancy between the recommendations of BS 8000 on the one hand and the project documents on the other, the latter will prevail.

191 WATER FOR THE WORKS: There is mains supply to the house.

SAMPLES/APPROVALS

211 SAMPLES: Where approval of a product is specified the requirement for approval relates to a sample of the product and not to the product as used in the Works. Submit a sample or other evidence of suitability. Do not confirm orders or use the product until approval of the sample has been obtained. Retain approved sample in good, clean condition on site. Ensure that the product used in the Works matches the approved sample.

230 APPROVALS: Where and to the extent that products or work are specified to be approved or the CA instructs or requires that they are to be approved, the same must be supplied and executed to comply with all other requirements and in respect of the stated or implied characteristics either:

- To the express approval of the CA or
- To match a sample expressly approved by the CA as a standard for the purpose.

ACCURACY/SETTING OUT GENERALLY

341 APPEARANCE AND FIT:

- Arrange the setting out, erection, juxtaposition of components and application of finishes to ensure satisfactory fit at junctions, no practically or visually unacceptable changes in plane, line or level and a true, regular finished appearance.
- Wherever satisfactory accuracy, fit and/or appearance of the work are likely to be critical or difficult to achieve obtain approval of proposals or of the appearance of the relevant aspects of the partially finished work as early as possible.

SERVICES GENERALLY

410 SERVICES REGULATIONS: Any work carried out to or which affects new or existing services must be in accordance with the Bye Laws or Regulations of the relevant Statutory Authority.

SUPERVISION/INSPECTION/DEFECTIVE WORK

550 DEFECTS IN EXISTING CONSTRUCTION to be reported to CA without delay. Obtain instructions before proceeding with work which may:

- Cover up or otherwise hinder access to the defective construction, or
- Be rendered abortive by the carrying out of remedial work.

560 TIMING OF TESTS AND INSPECTIONS: Agree dates and times of tests and inspections with CA several days in advance, to enable the CA and other affected parties to be present. On the previous working day to each such test or inspection confirm that the work or sample in question will be ready or, if not ready, agree a new date and time.

570 PROPOSALS FOR RECTIFICATION OF DEFECTIVE WORK/PRODUCTS:

- As soon as possible after any part(s) of the work or any products are known to be not in accordance with the Contract, or appear that they may not be in accordance, submit proposals to CA for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
- Such proposals may be unacceptable to the CA, and he may issue contrary instructions.

WORK AT OR AFTER COMPLETION

611 GENERALLY:
- Leave the site clean and tidy.
- Make good all damage consequent upon the work.
- Remove all temporary markings and protective coverings.
- Clean the works thoroughly inside and out including all accessible roof spaces, ducts and voids, remove all splashes, deposits, efflorescence, rubbish and surplus materials.
- Cleaning materials and methods to be as recommended by manufacturers of products being cleaned, and to be such that there is no damage or disfigurement to other materials.
- Obtain COSHH dated data sheets for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.

640 SECURITY AT COMPLETION: Leave the Works secure with all accesses locked and closed. Keys: Account for hand over to Employer.

650 MAKING GOOD DEFECTS: Make arrangements with the employer and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects. Inform CA when remedial works to the various parts of the Works are completed.

A34 SECURITY/SAFETY/PROTECTION
GENERALLY

114 CONSTRUCTION HAZARDS: Commonplace hazards should be controlled by good management and good site practices.

125 HSE APPROVED CODES OF PRACTICE: Comply with the following:
- Management of health and safety at work.
- Managing construction for health and safety.

130 SECURITY: Adequately safeguard the site, the Works, products, materials, plant, and any existing buildings affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property.
Special Requirements:
Scaffolding to be suitably hoarded to height of 2m for security.
All precautions to be taken to prevent the theft of lead once removed from gutters or any other building materials. No lead to be left overnight in locations that could be accessed by members of the public.

140 STABILITY: Accept responsibility for the stability and structural integrity of the Works during the Contract, and support as necessary.
Design loads: Obtain details, support as necessary and prevent overloading.

150 OCCUPIED PREMISES:
Extent: Existing buildings will be occupied and/or used during the Contract
Contractor to liaise with client on a regular basis to ensure all required quiet times are known ahead of time to aid programming.
Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.
Overtime: If compliance with this clause requires certain operations to be carried out during

overtime, and such overtime is not required for any other reason, the extra cost will be paid to the Contractor, provided that such overtime is authorized in advance.

170 EMPLOYER'S REPRESENTATIVES SITE VISITS:
Inform the CA in advance of all safety provisions and procedures (including those relating to materials which may be deleterious) which will require the compliance of the Employer or his representatives when visiting the site. Provide protective clothing and/or equipment for the Employer and his representatives as appropriate.

PROTECT AGAINST THE FOLLOWING:

221 NOISE:
- Comply generally with BS 5228.
- Noise levels from the works are to be kept below 85 dB(A) when measured from occupied areas of the building.
- Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Do not use or permit employees to use radios or other audio equipment in ways or at times which may cause nuisance.

231 POLLUTION: Take all reasonable precautions to prevent pollution of the site, the Works and the general environment including streams and waterways.

240 NUISANCE: Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, vermin and other causes.

260 FIRE: Take all necessary precautions to prevent injury and damage to the Works or other property from fire. Comply with Joint Code of Practice 'Fire Prevention on Construction Sites' published by the Building Employers Confederation, the Loss Prevention Council and the National Contractors' Group.

263 FIRE: Smoking will not be permitted on the site.

280 MOISTURE: Prevent the work from becoming wet or damp where this may cause damage. Dry out the Works thoroughly. Control the drying out and humidity of the Works and the application of heat to prevent:
- Blistering and failure of adhesion.
- Damage due to trapped moisture.
- Excessive movement.

285 INFECTED TIMBER: Where instructed to remove timber affected by fungal/insect attack from the building, do so in a way which will minimise the risk of infecting other parts of the building.

290 WASTE:
- Remove rubbish, debris, surplus material and spoil regularly and keep the site and Works clean and tidy.
- Remove all rubbish, dirt and residues from voids and cavities in the construction before closing in.
- Ensure that non-hazardous material is disposed of at a tip approved by a Waste Regulation Authority.

- Remove all surplus hazardous materials and their containers regularly for disposal off site in a safe and competent manner as approved by a Waste Regulation Authority and in accordance with relevant regulations.
- Retain waste transfer documentation on site.

PROTECT THE FOLLOWING:

410 WORK IN ALL SECTIONS: Adequately protect all types of work and all parts of the Works, including work carried out by others, throughout the Contract. Wherever work is of an especially vulnerable nature or is exposed to abnormal risks provide special protection to ensure that damage does not occur.

421 EXISTING SERVICES:
- Before starting work check positions of existing services.
- Observe service authorities' recommendations for work adjacent to existing services. Do not interfere with their operation without consent of the service authorities or other owners.
- If any damage to services results from the Works, notify CA and appropriate service authority without delay. Make arrangements for making good without delay to the satisfaction of the service authority or other owner as appropriate.

430 ROADS AND FOOTPATHS: Adequately maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. Any damage to roads and footpaths caused by site traffic or otherwise consequent upon the Works must be made good to the satisfaction of the Local Authority or other owner. Bear any costs arising.

450 EXISTING FEATURES: Prevent damage to existing buildings, fences, gates, walls, headstones, roads, paths and other site features which are to remain in position during the execution of the Works.

460 EXISTING WORK: Prevent damage to existing property undergoing alteration and make good to match existing any defects so caused. Remove existing work the minimum necessary and with care to reduce the amount of making good to a minimum.

465 BUILDING INTERIORS: Protect building interiors exposed to the weather during the course of the work with temporary coverings carefully managed to prevent water ingress and which will remain weathertight in severe weather. Proposals for weather protection must be submitted at the time of tender.

470 EXISTING FURNITURE, FITTINGS AND EQUIPMENT: Prevent damage to any furniture, musical instruments, fittings or equipment left in the building. Move as necessary to enable the Works to be executed, cover and protect as necessary and replace in original positions.

481 ADJOINING PROPERTY: N/A

490 EXISTING STRUCTURES:
- Provide and maintain during the execution of the Works all incidental shoring, strutting, needling and other supports as may be necessary to preserve the stability of existing structures on the site or adjoining, that may be endangered or affected by the Works.
- Support existing structure as necessary during cutting of new openings or replacement of structural parts.

- Do not remove supports until new work is strong enough to support the existing structure. Prevent overstressing of completed work when removing supports.

A35 SPECIFIC LIMITATIONS ON METHOD/SEQUENCE/TIMING

155 SCAFFOLDING: Ensure that standing scaffolding is erected/adapted early enough and/or dismantled late enough to suit the programmes of all subcontractors. Liaise with client concerning requirements for cladding to scaffolding at ground level and ensure that it is maintained during the contract. Secure ladders within compound at night.

190 WORKING HOURS:
Monday to Friday 8.00am to 5.00pm.
Saturday working may be permitted by prior arrangement with the CA.
Sunday and Bank Holiday working will not be permitted.
Specific limitations --- see paragraph for quiet working: A34/150.

A36 FACILITIES / TEMPORARY WORK / SERVICES

230 TEMPORARY ACCOMMODATION
Facilities: Contractor is responsible for providing welfare and sanitary accommodation, as required for the duration of the contract. Position TBC with client prior to commencement.

340 NAME BOARDS / ADVERTISEMENTS
Name boards and advertisement by prior arrangements and agreement with client only.

420 LIGHTING AND POWER
Supply: Electricity from the Employer's mains may be used for the Works as follows:
- Metering: Free of charge. TBC by client.
- Point of supply: To be established during tender.
- Available capacity: unknown - for contractor to discover during tender.
- Frequency: 50 Hz.
- Phase: Assumed to be single.
- Current: Alternating.

Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply.

430A WATER
Supply: There is mains water supply to the house. Contractor is responsible for making suitable arrangements subject to agreement.

440A TELEPHONES
As soon as practicable after the Date of Possession, provide contact numbers for the contractor, subcontractors and all concerned with the contract.

Elcombe House, Alvediston: **South gable elevation:**

SCHEDULE OF WORK:

to be read in conjunction with contract prelims, architect's drawings and technical specification.

A	**PREAMBLES**: *The contractor is responsible for the following, as part of good practice during the course of the works:* - *Keeping all works areas clean and tidy during the course of the works.* - *Minimising dust and the impact of such on adjacent areas. Cleaning any areas adjacent to the works that become dusty or dirty as a direct result of the contractor's works, including clearance of all rainwater goods.* - *Being respectful of the residential occupants throughout the works.*	Pricing (£)
1.0	**PRELIMINARIES**	
1.1	Run lighting and power supply to works area from property.	
1.2	Welfare facilities: Contractor will have use of a WC and running water throughout the works.	
1.3	Provide temporary rainwater goods where the existing are affected/ disconnected as part of the works – if required during the course of the works.	
1.4	External scaffolding: Allow for external scaffolding, to full height of works area, up to top of chimney on south wall. Ladders to be removed at the end of each working day. *Note the ground conditions: flower beds and the like on both sides – to be protected as much as possible.*	
	Total for Preliminaries:	**£**

2.0	**WINDOWS:** *2no. bronze, side-hung casement windows set within oak frames (supplied by Architectural Bronze Casements in 2011).*	
2.1	Carefully remove existing bronze casement windows from oak frames and set aside for reuse. Remove all sealants from woodwork and suitably prime for work.	
2.2	Treat oak frame, including external cill with preservative wood stain, to specification.	
2.3	Allow for temporary infill protections to both window openings, secured into rebate. Include temporary protection to oak frames throughout rendering works.	
2.4	Once rendering is complete and cured, remove the temporary infills to window openings. Re-fit existing bronze casements within rebate of existing	

	oak frames, applying silicone on the back of the exterior rebate and pushing casement up tight to seal. Refer to sketch drawing 1316-005. *Consult with manufacturer: Architectural bronze casements* *Contact: Martin Kinnersley* *T: 07515 596445* *E: M.Kinnersley@bronzecasements.com* **Total for WINDOWS:**	**£**
3.0	**MASONRY:** *Installation of new lime render to protect masonry walling.*	
3.1	Rake out all loose mortar from joints of greensand stone walling, to 10mm depth. Brush down all masonry, removing any loose stone fragments or delaminating front faces, to a sound substrate, free from loose material – all to prepare for new render.	
3.2	Rake out all defective mortar from all sides of brick chimney and re-point in new NHL 3.5 mortar, to specification. Ensure this work is done prior to new render beneath and attended to sufficiently during curing.	
3.3	Rake out all defective mortar from coping stones on top of gable wall and re-point all in new NHL 3.5 mortar, to specification.	
3.4	Cut out mortar joint above existing lead flashing at base of high gable (abutment with lean-to roof). Remove flashing. (Ensure temporary protections to prevent water ingress throughout works when flashing removed).	
3.5	Allow to remove existing oak frames from window openings, including bronze casements. Set aside bronze casements. Supply and install new oak frames, as per manufacturer's instructions. Treat all new oak, with UV wood stain, to specification. Reinstall existing bronze casements from inside the property (inward opening) all to manufacturer's instructions. Refer to sketch drawing 1316-005 and original window drawing, for reference.	
3.6	Supply and install new code 6 lead flashings along the top of the lean-to roof abutment with south wall, all to Lead Sheet Association guidelines. Finish with lead sealant, beneath the new render bead.	
3.7	Fix new stainless-steel render bead along bottom edge of high gable wall, above flashing. Fix new stainless-steel render bead along head and jambs of window openings.	
3.8	Apply 3-coat lime render, to specification, to area shown on drawing 1316-004 (south elevation as proposed).	
3.9	Allow period of 28 days for render to cure and attend as required to ensure appropriate rate of drying out etc.	
3.10	Brush apply 1no. coat of Keim Soldalit-Fixativ primer to new render, in	

	accordance with manufacturer's recommendations and spec M60/18.	
3.11	Brush apply 2no. coats of Keim Soldalit-ME mineral paint, in accordance with spec M60/18 and manufacturer's recommendations. Allow sample of ST012 (from stone colour range, price group II) to be approved by architect/ client.	
	Total for MASONRY:	**£**

4.0	**SUMMARY:**	
1.0	Preliminaries:	£
2.0	Windows:	£
3.0	Masonry:	£
	Sub-total:	£
	Contingency for unforeseen works: 5% contract sum:	£
	Total:	**£**
	VAT (20%)	£

Section Five: TECHNICAL SPECIFICATION

H71 LEAD SHEET COVERINGS AND FLASHINGS:

To be read with preliminaries, general conditions, drawings and other supporting documents.

ALL LEADWORK TO BE IN ACCORDANCE WITH LEAD SHEET ASSOCIATION RECOMMENDATIONS AND GOOD PRACTICE.

35 COVER FLASHINGS:

- Location: Renew cover flashing at abutment of slate roof and south wall.
- Lead: Milled
  Type: Rolled to BS EN 12588
  Thickness: Code 6, as clause 550.
  Length not exceeding 1500 mm, clipped min. 600mm spacing.
- End to end joints: laps of not less than 100 mm.
- Cover: not less than 100 mm.
  Fixing: Lead wedges into bed joint.
- Masonry chases are to have a minimum depth of 50mm and be inclined at 5 degrees. Rake-out and re-use existing chases wherever practicable. Any new chases are to be formed by raking out mortar joints from brick parapet masonry, to correct depth and width but only with approval of CA. Inner edge of lead to be worked to form a 10 mm 'grub' to return any driven moisture.
- Fixing: Where joint is less than 18mm wide: Lead wedges as Clause 830.
- Fixing: Where joint exceeds 18mm wide: Screw fixed as Clause 840.
- Finishing: Where joint is less than 18mm wide: BLM Lead Pointing Sealant – silicone rubber. Manufacturer's instructions must be strictly followed.
- Finishing: Where joint exceeds 18mm wide: NHL 3.5 lime mortar. Renew mortar to ensure good fixing.

GENERAL REQUIREMENTS/PREPARATORY WORK

510 WORKMANSHIP GENERALLY:

- Comply with current good practice as described in the latest edition of 'The Lead Manual' published by the Lead Sheet Association, unless specified or agreed otherwise.
- Cut, joint and dress lead neatly and accurately, to provide fully waterproof coverings/flashings, free from ripples, kinks, buckling and cracks.
- Do not use scribers or other sharp instruments to mark out lead.
- Do not use solder on any leadwork.
- Ensure that finished leadwork is fully supported, adequately fixed to resist wind uplift but also able to accommodate thermal movement without distortion or stress.

515 IN SITU LEADWELDING

- In situ application of heat will not be permitted on site.
- The contractor may allow hot-working at least five metres away from the building (ie., at ground level in the works compound or by some other means).

- If in-situ hot working is unavoidable, then institute 'permit to work system', using hot-works-permit forms.
- In addition to other restrictions, no hot works will be permitted during final two hour period of working day prior to contractor leaving site.

520 LAYOUT:

- Generally in accordance with roof plan as proposed drawing 754-03-412 to match existing layout.
- Agree detailed setting out of laps, joints and drips with CA before commencing work.
- Note staggered layout of lap joints across the roof.

550 LEAD SHEET:

- Colour marked for thickness and weight and of the type and code specified from an approved source.
- Milled to BS EN 12588.

570 EXISTING LEAD TO BE REMOVED

Credit the value of the scrap lead to the account.

- Store in an approved place to ensure security.

580 REPLACEMENT OF EXISTING LEAD

Provide temporary means of disposal of rainwater.
Provide temporary protection to gutters.
Provide and maintain temporary waterproof coverings to ensure that there is no damage to the existing base and building.

610 SUITABILITY OF BASES:

- See Section G20.
- Bases to be dry and free of dust, debris, grease and other deleterious matter.
- Laying of lead will be taken as joint acceptance by the Main Contractor and Subcontractor if applicable of the suitability of bases.
- Punch in protruding fasteners and plane or sand boards to achieve an even surface.
- Give notice of defective boards that require replacement or additional works.

FIXING/JOINTING LEAD

720 CLIPS

Material: Lead clips cut from the same thickness/ code as being secured.
Dimensions:
Width: 50mm, where not continuous.
Length: to suit detail.
Fixing clips: Secure each substrate with either two screw or three nail fixings not more than 5mm from edge of lead sheet. Use additional fixings where lead downstands exceed 75mm.
Fixing lead sheet: Welt clips around edges and turn over 25mm.

770 WELTED JOINTS:

Form with a 50mm overlap, 25mm underlap and copper or stainless-steel clips as clause 720 at not more than 450mm centres.
Welt overlap and clips around underlay, loosely turn over and lightly dress down.

830 **WEDGE FIXINGS INTO JOINTS/CHASES:** *The preferred method of fixing. Suitable for joints less than 18mm wide.*

Carefully rake out groove to a depth of at least 50mm.

Neatly turn over inner edge of lead and dress neatly into chase, first laying a bead of Sikaflex silicone into the back of the chase.

Lead wedges to be used at not more than 450 mm centres, at every change of direction and with at least two for each piece of lead.

Final groove to be filled with lead-sealant to a neat finish.

840 **SCREW FIXING INTO JOINTS/ CHASES:** *For wide joints, exceeding 18mm.*

- Carefully rake out chase to a nominal depth of 50 mm.
- Thoroughly clean out chase.
- Turn up lead at back of chase and fix with stainless steel screws and washers (complying with BS1210) at 450mm centres.
- Separate the lead from the mortar pointing with the use of masking tape along the back and bottom side of the joint.
- Ensure the masonry is thoroughly wet and clean prior to pointing.
- NHL 3.5 mortar: refer to Z21/140 for mortar pointing where joints exceed 18mm width.
- Ensure mortar pointing is well compressed into the joint to ensure a good bond between mortar and masonry.

M20 PLASTERED/RENDERED COATINGS

05 USING LIME BASED MATERIALS:
- All the restrictions noted in z21 mortar section apply to the use of the lime-based plaster.

10 LIME RENDER/PLASTER:
- Mix 1 parts Natural Hydraulic Lime (NHL2) to 2.5 parts aggregate.
- For lime and aggregate, see Z21.
- Background: Existing stone walling.
- Undercoats: dubbing out and float coat, as noted below.
- Dubbing out thickness: approx. 8mm.
- Float coat: approx. 6mm
- Final (setting) coat: 3mm
- Finish: setting coat finished with a wooden float, to CA approval.
- Hair: Hair for dubbing out and base coats is to be long, strong and free from grease and other impurities. Ox hair or horse hair is acceptable. Human hair is not. Care must be taken in mixing to avoid balling.
- Alternative: Man-made chopped strand fibre (eg Propex Fibermesh) multifilament synthetic fibre.

20 CEMENT: Do not use cement of any type.

25 ADMIXTURES: Do not use admixtures of any type.

30 MIXING: See mortar section Z21 for notes on mixing lime plaster.
- Adulteration: Avoid contamination of one type of material by another and by any set material.
- Re-tempering: Do not attempt to re-temper. Do not use mixes after initial set has taken place. However, properly stored coarse stuff can be knocked up for use after initial manufacture, following the procedure laid down in section Z21.
- Cleanliness: Protect all existing work and approaches with boards, dust sheets etc. All droppings on to finished work are to be cleaned off immediately.

35 ADJACENT TIMBER OR STONE SURFACES:
- Protect, by masking if necessary, to prevent staining or adhesion to exposed masonry. Rendering is to feathered out over the tails of dressed stonework at openings and other features. Precise line of render cut off to be agreed with the CA.

60 BASIC WORKMANSHIP:
- Comply with the clauses of BS 8000:Part 10 which are relevant to this section.

90 PREPARATION OF BACKGROUNDS:
- Before starting preparation and application of coatings, ensure that:
- Backgrounds are secure and adequately keyed, free from contamination and loose areas, reasonably dry and in suitable condition to receive specified coatings.
- Ensure pointing to masonry background is cut out to depth of at least 25mm prior to application of dubbing out coat.

RENDERING/PLASTERING:

200 APPLICATION GENERALLY:

- Apply each coating firmly, pressing the dubbing out coat very firmly into the background joints to achieve good adhesion and in one continuous operation between angles and joints.
- All coatings must not be less than the thickness specified, firmly bonded, of even and consistent appearance, free from rippling and any unnecessary hollows and ridges.
- Finish surfaces to the plane of the wall following the general wall line and finish throughout.
- Prevent excessively rapid and localised drying out, leaving each coat at least two days to dry, testing for adhesion and strength before a second coat is applied.

210 DUBBING OUT:

- Apply dubbing out coat(s) in haired lime and sand.
- Dub out hollows and depressions in as many coats as may be necessary in thicknesses of not more than 10mm per coat in the same mix as the base coat.
- In areas where thickness of dubbing will exceed 20mm, first apply a spatter-dash mix.
- Comb surface of each dubbing coat. Allow each coat to dry before the next is applied.

220 FLOAT COAT:

- Apply float coat in haired lime and sand.
- Coat to be not less than 6mm, combed to give key to the next coat.
- Brush down float coat to remove dust and loose particles and wet thoroughly before application of the next coat.

230 SETTING COAT:

- Coat to be around 3mm thick, un-haired.
- Finish using wooden float.
- Do not apply water while working up.
- Do not draw excessive laitance to the surface (either by overworking or by the use of a steel trowel).

240 OPERATIVES:

Lime plastering to be carried out only by operatives skilled in using such materials.

OTHER DETAILS:

310 AT JAMBS

- Lime based render is to be 'rolled' by hand into the window frame/fillet detail at the jambs to avoid a 'ruler-straight' edge.

M60 PAINTING AND CLEAR FINISHING:

16 DECORATIVE WOOD STAIN: Wood stain to oak window frames.

Manufacturer: Osmo
Product reference: Tinted UV protection oil.
Surfaces: Undecorated existing oak frames (c.12 years old).
Preparation: Clean thoroughly and lightly sand, in accordance with manufacturer's recommendations.
Initial coats: As recommended by manufacturer.
Number of coats: 2no. coats.
Colour: Oak.

18 SPECIAL COATING: Mineral paint to render.

Manufacturer: Keim
Product reference: Soldalit-ME
Surfaces: New 3-coat hydraulic lime render.
Preparation: All surfaces must be primed with Keim Soldalit Fixativ. Primer must be brush applied, worked well into the surface and left for minimum period of 12 hours, all in accordance with supplier's guidance (attached).
Initial coats: 1no. coat Soldalit-Fixativ.
Final coats: 2no. coats Soldalit-ME. Minimum period f 12 hours between coats.
Application: Brush applied. Apply undiluted.
Colour: from Keim stone colour range: ref: ST012. (TBC on site sample).

30 PREPARATION GENERALLY

Standard: In accordance with BS 6150.
Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
Substrates: Sufficiently dry in depth to suit coating.
Efflorescence salts, dirt, grease and oil: Remove.
Surface irregularities: Provide smooth finish.
Organic growths and infected coatings:

- Remove with assistance of biocidal solution.
- Apply residual effect biocidal solution to inhibit regrowth.

Joints, cracks, holes and other depressions: Fill with stoppers/ fillers. Provide smooth finish.
Dust, particles and residues from preparation: Remove and dispose of safely.
Doors, opening windows and other moving parts:

- Ease, if necessary, before coating.
- Prime resulting bare areas.

32 PREVIOUSLY COATED SURFACES GENERALLY

Preparation: In accordance with BS 6150, clause 11.5.
Contaminated or hazardous surfaces: Give notice of:

- Coatings suspected of containing lead.
- Substrates suspected of containing asbestos or other hazardous materials.
- Significant rot, corrosion or other degradation of substrates.

Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.
Alkali affected coatings: Completely remove.
Retained coatings:

- Thoroughly clean.
- Gloss coated surfaces: Provide key.

Partly removed coatings: Apply additional preparatory coats.
Completely stripped surfaces: Prepare as for uncoated surfaces.

61 COATING GENERALLY

Application standard: In accordance with BS 6150, clause 9.
Conditions: Maintain suitable temperature, humidity and air quality.
Surfaces: Clean and dry at time of application.
Thinning and intermixing: Not permitted unless recommended by manufacturer.
Priming coats: Apply as soon as possible on same day as preparation is completed.
Finish:

- Even, smooth and of uniform colour.
- Free from brush marks, sags, runs and other defects.
- Cut in neatly.

Z21 HYDRAULIC LIME MORTARS

10 MORTAR MIX FOR POINTING REPAIR, BEDDING, POINTING:

- 1:2.5 hydraulic lime:sand
- Hydraulic Lime (NHL), from approved sources, see clause 30 below
- sands: 50/50 mix of Wareham Washed Pit Sand and pale yellow building sand
- A sample section of pointing will be carried out before a mix is agreed for the remainder of the works.

20 SAND FOR MORTAR:

- To BS 1200 unless specified otherwise.
- Sand for facework mortar to be from one source, different loads to be mixed if necessary to ensure consistency of colour and texture.
- When a range is specified (e.g. 1:1:5-6) use lower proportion of sand for Grade G sands and higher proportion for Grade S.

40 HYDRAULIC LIME:

- Use either St.Astier hydraulic lime, or Blue Lias hydraulic lime, from the following approved sources only:.
- Approved suppliers of hydraulic lime:
- Hydraulic Lias Limes Ltd., Melmoth House, Abbey Close, Sherbourne, Dorset, DT9 3LH
  tel: 01935 817220
- The Lime Centre, Long Barn, Morestead, Winchester, Hampshire, SO21 1LZ
  tel: 01962 713636
  Limebase Products Ltd., Walronds Park, Isle Brewers, Taunton, Somerset, TA3 6QP
  tel: 01460 281921

50 ADMIXTURES: Do not use any admixtures.

60 MAKING MORTAR:

- Measure materials accurately by volume using clean gauge boxes. Proportions of mixes are for dry sand and bagged lime; allow for bulking if sand is damp.
- Mix ingredients thoroughly to a consistency suitable for the work and free from lumps.
- Do not add excess water to the mix.
- Follow suppliers specific instructions for mixing and storage.
- Keep plant and banker boards clean at all times.

70 ALL LIME BASED MORTARS to be thoroughly protected from running or surface water for a minimum period of 24 hours after incorporation into the works.

- Unprotected work may require removal and re-instatement at the discretion of the CA.

80 LIME BASED MORTARS must not be used in adverse weather conditions, ie.:

- Work in cold weather shall be protected to ensure a minimum temperature of 5°c is maintained in the work when laid, and must be maintained for at least 3 days after use.
- In any case, work with mortar shall cease at 2°c on a falling temperature and only re-commence on a rising temperature on 1°c, even when protected.
- No mortar plasticisers of antifreezes may be used.
- During any break in use of mortar, all work shall be protected against rain, frost and snow with waterproof coverings.
- Work in hot weather shall not be permitted when the air temperature adjacent to the work exceeds 25°c.
- During any period where the temperatures exceed 25°c, all work less than three days old is to be kept moist and prevented from rapid drying out by suitable and adequate coverings.

90 CEMENT

- Do not use cement of any type for lime-based mortar repairs.

Z22 SEALANTS

To be read with preliminaries, general conditions and drawings.

to be used at lead apron flashing fixing if directed on site

10A SEALANT TYPE

- Silicone rubber
- Product: BLM Lead Pointing Sealant (grey), one-component adhesive sealant, available from:

BLM
Peartree Lane, Welwyn Garden City, Hertfordshire
tel: 0800 117 882
www.britishlead.co.uk
sales@britishlead.co.uk

20A SUITABILITY OF CHASES

- Pre-application checks:
  Chase dimensions: within limits specified for the sealant.
  Substrate quality: surface regular, undamaged and stable.
- Chases deemed unfit to receive sealant: submit proposals for rectification to CA.

30A PREPARING JOINTS:

- Surfaces to which sealant must adhere:
- Remove temporary coatings, tapes, loosely adhering material, dust, oil, grease, surface water and contaminants that may affect bond.
- Clean using materials and methods recommended by sealant manufacturer.
- Vulnerable surfaces adjacent to joints: mask to prevent staining or smearing with primer or sealant.
- Protection: Keep joints clean and protect from damage until sealant is applied.

40A APPLYING SEALANTS

- Substrate: Dry and unaffected by frost, ice or snow.
- Environmental conditions: Do not dry or raise temperature of joints by heating.
- Sealant application: Fill chases to depth of 10 mm only.
- Sealant profile: slightly concave.
- Protection: protect open chases from contaminants or damage until sealant has cured.

Elcombe House, Alvediston: **South gable elevation:**

PHOTOGRAPHS



South gable wall of Elcombe House, as seen from neighbouring property to the south.



South gable wall, as seen from the front garden (west).



2no. windows on south elevation.



Drainage slot in base of bronze casement from outside, with silicone along abutment with oak frame.



Interior timber cill, western window.



Interior of window, showing water ingress around reveal.

Section Six: HEALTH AND SAFETY INFORMATION

NB To be read in conjunction with the preliminaries, the specification, drawings and other supporting documents.
Contractor to advise the CA if their programme for the works, and also predicted man days warrant the project to be notifiable to the HSE

D CDM 2015: HEALTH & SAFETY NOTES
see also design risk assessment sheet appended to this section & drawing Location

10 ACCESS:
- The safety of the public is paramount when transporting and unloading materials. Contractors are to provide method statements to ensure safety in this regard in their contract phase health and safety plan.

20 CONSTRUCTION ACCESS ROUTE
- Site Access: Vehicle access onto the grounds is only possible through a steeply sloped driveway with gate to the north of the property. There is a gravel driveway. Care must be taken in manoeuvring. Access through the gates may be limiting to certain deliveries, which the contractor will need to be aware of.
- The house and front garden is raised above road level, which runs along the western boundary.
- The works area is on the other side of the property to the on-site parking area. Care must be taken in moving materials/ tools etc to the works area.
- The scaffolding will need to be erected over a lean-to roof to the south of the gable wall and care must be taken not to damage the adjoining structures of roof covering.

30 SITE COMPOUND:
- Ladders must be raised off the ground at the end of each working day.

40 OCCUPIED PREMISES:
- The owners will remain the property throughout the Contract.
- The occupants will continue to use the entrance door on the north side and the gravel driveway for parking.
- The front door is on the west side of the house may also remain in use.
- The above must be taken into consideration in the pre-construction health and safety plan, prior to commencement of works.

50 RISKS TO HEALTH AND SAFETY:
- The nature and condition of the site/building cannot be fully and certainly ascertained before it is opened up. However, the following risks may be present:
- working at height
- lead, and lead based products, including paints
- lime based materials
- asbestos
- The accuracy and sufficiency of this information is not guaranteed by the Employer or the CA and the Contractor must ascertain for himself any information he may require to ensure the safety of all persons and the Works.

70 SMOKING

Smoking will not be permitted anywhere on the site. Any site operative found smoking on or in the building will be expelled from site immediately and without further warning.

90 ASBESTOS

- All workers and supervisors are expected to be able to recognise asbestos containing materials (ACMs) and should know what to do to protect themselves and others if such a discovery is made.
- All workers and supervisors must have had sufficient asbestos awareness training and be able to prove such training or levels of experience to the client/ Contract Administrator/ Principal Designer (if appointed), prior to works commencing on site.
- The Principal Contractor must make all personnel on site aware of the possible threat of asbestos under their duty of care.
- Should the contractor encounter material during the work that may be ACMs, work is to cease immediately and the area made safe and cordoned off. The CA must be informed immediately. Should asbestos removal be required as part of the contract works, this must only be carried out by competent and suitably licenced asbestos removal contractor and must be completed before other works are commenced. Details of the completion, removal and disposal together with records of the air monitoring are to be recorded in the Health & Safety File.

100 CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

A Construction Phase Health and Safety Plan is required prior to commencement of work. This must be compiled by the contractor and presented to the CA for comment at least two weeks prior to commencement on site.

NB: See preliminaries section A34 for further requirements for general health and safety management.

DESIGN RISK ASSESSMENT FORM

This schedule is only intended to highlight significant risks associated with the building design that are not likely to be obvious to a competent contractor/unusual and/or likely to be difficult to manage effectively. Contractors or persons carrying out the works are expected to be competent with respect to works on a building site and identify and assess all other risks associated with the work.
Significant hazards, identified and assessed using the following rating system.

a	**Probability of an injury occurring from the risk**	**b**	**severity of injury**
1	Impossible	1	minor injury
2	possible	2	injury/disease (<3 days lost)
3	likely	3	reportable injury (>3 days lost)
4	very likely	4	major injury (>3 days lost
5	almost certain	5	death

The cumulative score (a x b) is calculated resulting in a priority for action

result	**action**
1-4	low priority no action – no action or design change required
5-8	low priority action – action required - protect
9-10	medium priority action – reassess design – protect or modify
11-18	high priority action – reassess design - protect or modify
19-25	urgent action - redesign

hazard	assessment			action/ mitigation	remaining risk/control	further action required
	a	b	score			
	X	X	X			
PRE CONSTRUCTION						
RISK OF FALLING: Working from ladders for inspection purposes (if required).	2	5	10	Inspection only – no work from ladders, in accordance with current safety regs.	Ensure staff training on working from ladders.	Typical risks of building works at height – to be managed by competent contractor.
DURING CONSTRUCTION						
RISK OF FALLING: Working at height during construction period.	2	5	10	Scaffolding to be compliant with modern standards/ HSE and routine inspections required.		Typical risks of building works at height – to be managed by competent contractor.
RISK OF ILLNESS: Unknown asbestos.	2	5	10	No asbestos is currently known to be present in the works areas.	Contractor to contact client representative for further information	If during construction asbestos is found, the Contractor is to immediately contact the CA for further instruction.
RISK OF ILLNESS: lime/cement burns	4	2	8	unavoidable design aspect	Ensure correct staff training on use of caustic materials	Contractor to ensure appropriate PPE is provided and used by site staff
RISK TO HEALTH & SAFETY OF PUBLIC: Owners near site in proximity to construction works.	2	3	6	Unavoidable design aspect	Contractor to ensure appropriate site protection, security of site, all necessary notices and signage and H&S briefing to clients.	Site staff to be aware at all times, good site management and care