

Standard Schedule of Works under Section 215

The schedule below is a model for guidance only and individual clauses will need to be adapted, or additional clauses included, for each building.

A) FRONT ELEVATION

1. REPAIRS

1.1 STRUCTURE

1.1.1 Cracks to rendered facade

Cracks, open fractures, areas of failed render (specify - e.g. running through the parapet, cornice, stringcourse, bay to the upper edge of x window, corners of the bay between x and x windows) should be cleaned back to sound render and repaired to a smooth finish in matching materials flush with adjoining surfaces. See 'General Advice Notes' below.

1.1.2 Bricks/Mathematical Tiles/Flint

The broken or missing bricks / mathematical tiles / flints should be replaced using bricks / mathematical tiles / flints of an exactly matching size/colour/ finish and pointed in exactly the same manner as the existing. See 'General Advice Notes' below.

1.1.3 Moulded features

The (specify - e.g. pilasters, window architraves, dentils, entablature) should be scraped back to sound render, cracks and defective patches repaired and mouldings repaired to the original finish and profiles.

Projecting (specify - e.g. cornice, string course, moulding to parapet) should be cleaned back to the leading edge and repaired to the original profile.

1.1.4 Columns

The (specify - e.g. portico columns) should be cleaned back to sound render/substrate, cracks repaired and render brought back to the original profile.

1.1.5 Roof (Where visible from the street)

The missing slates/tiles to the roof should be replaced to exactly match the existing slates/tiles.

Cracks/failed joints/lifted edges of visible lead roofs should be repaired or replaced in lead to the standards of the Lead Sheet Association.

Areas of cracked/failed render to chimney stacks visible from the street should be cut back to a sound point and repaired to a smooth finish in matching render.

Broken chimney pots should be replaced with matching clay pots of the same pattern, height and colour.

1.2 WINDOWS, DOORS AND OTHER JOINERY

The window joinery to the (specify window) should be repaired. Rotten sections of timber should be removed and repairs carried out to match the existing appearance.

If found to be beyond economic repair replace X windows in their entirety, to exactly match the existing in design, detail and material.

The window pane at X floor level has broken and should be removed and a new pane inserted.

Missing (identify missing section e.g. missing capital heads, rails or cills) should be replaced to match existing joinery detail.

Open joints (specify - e.g. within sash box frame) should be filled and sealed.

Specific areas of decay (identify) should be repaired to match existing joinery detail.

1.3 RAINWATER GOODS AND WASTE PIPES

The rainwater goods, (including hoppers, gutters etc as appropriate) should be cleared of blockages including plant growth, checked for soundness and repaired, or replaced if necessary, to match the existing design and (if listed) material.

Fractured pipe work should be renewed and corroded parts treated against further rusting.

The soil pipe is leaking and causing visible harm to the elevation and should be repaired or replaced if necessary.

1.4 FRONT BOUNDARY

The broken / collapsed section of (wall / railing / fence / pillar) should be repaired to its previous height, detail and appearance using matching materials, including any coping or cap.

1.5 FRONT GARDEN

All debris / rubbish / abandoned goods should be removed from the front garden / area and stored out of public view or disposed of in an authorised manner.

1.6 MISCELLANEOUS

The missing/ broken tiles to the (specify location - e.g. front edge of the front entrance step) should be replaced to match those adjoining.

The broken section(s) of stone step (specify location) should be cut out. New stone of matching type and colour should be pieced in.

The surface layer of concrete to the entrance steps should be renewed where missing.

Areas not visible from street, but problems signified by visible deterioration of adjoining structures (e.g. roof over a bay, balcony deck) - inspect surface and repair in matching material.

Remove rubbish/debris from the basement well/ forecourt.

The loose cables/wires should be fixed neatly and unobtrusively to the building. All redundant cables/wires should be removed.

Redundant items. - burglar alarms; old hoardings; fixing attachments for previous adverts, lights or canopies etc; wires/cables, should all be removed, particularly if they are causing staining to the elevation or have rusted or are otherwise in poor condition.

2. REDECORATION

The joinery (or specify - e.g. windows and front door) should be cleared of loose and flaking paint to a sound base and redecorated in accordance with the paint manufacturers instructions using an external gloss paint to match the existing (or otherwise agreed) colour scheme.

The render should be prepared to a sound base and redecorated in accordance with the paint manufacturers instructions using a smooth masonry paint to match the existing (or otherwise agreed) colour scheme.

The (specify ironwork - e.g. front area railings, rainwater goods, architectural ironwork, metal grills) should be thoroughly cleaned of all rust, grease and salt. Loose, perished or flaking paint should be removed and sound paint surfaces rubbed down. The ironwork should be redecorated in accordance with the paint manufacturer's instructions with a black gloss finish.

B) REAR/SIDE ELEVATIONS

As per front elevation - where the elevations have an impact on the street (specify).

C) GENERAL ADVICE NOTES

1. The repair and reinstatement of stucco mouldings should be carried out by a specialist to ensure that these exactly match the originals. A list of specialists who carry out this type of work is enclosed for your information.

2. All rendering and repointing works should be carried out using a lime based mortar mix compatible with the existing render / mortar.

3. All ironwork (balcony and pavement railings, rainwater goods and soil pipes) should be thoroughly cleaned of all rust, grease and salt. Loose, perished or flaking paint should be removed and sound paint surfaces rubbed down. The ironwork

should be painted with one coating of anti-corrosive primer, one coat of 'High Build' micaceous iron oxide tinted undercoat, one further undercoat and two topcoats in hard gloss oil paint coloured black.

4. All new and exposed woodwork must be properly knotted, primed and undercoated prior to glossing.

5. The facade is showing signs of structural failure. You are therefore strongly advised to take the advice of an architect or building surveyor, who can advise on any strengthening works necessary to the front facade.

6. Any damage or disturbance, including damage to the render and stucco mouldings, caused by the carrying out of these works must be made good upon completion. Any mouldings disturbed during the above repairs should be rerun to a sharp profile.

7. The site must be cleared of all building materials and rubbish arising from the building works.