

**ARCHBISHOP'S PALACE TOWER  
OTFORD**

**WORKS SPECIFICATION SHEET**

Prepared by Thos. Ford & Ptnrs.

To be read with Preliminaries and Workmanship and Materials sections of the specification and drawings as given in clause A11/110.

## 1. Preliminary Items

- 1.1 Provide lockable storage cabinet on site for duration of works. Location to be south of tower within compound. Extend fencing if needed.
- 1.2 Allow up to 10 stoppages of 1 hour for archaeological works in connection with drainage run.
- 1.3 Provide generator and temporary electrical lighting throughout interior of tower.
- 1.4 Allow for liaison and adaptations of scaffolding to allow works to be undertaken.
- 1.5 Allow for a 3 hour bat induction course for all men on site.
- 1.6 Liaise with adjoining owners throughout works.

## 2. Exterior Top Scaffold Lift

To be read in conjunction with drawing 867502/01-08.

- 2.1 To all walls above scaffold lift carefully remove cement based pointing, rake back and repoint to a depth of 35mm as clause C41/820. ✓ 4.106

Allow for 100% of walls including garderobe and staircase. ✓ 4.106

- 2.2 Remove all plant growth from walls and tree roots. ✓  
*Brickwork at top is lifting and we are in danger of losing sections.* x
- 2.3 Point up and grout movement cracks in staircase turret as clause C41/391, 820.

To Summary

## Works Schedule

To be read with Preliminaries and Workmanship and Materials sections of the specification and drawings as given in clause A11/110.

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### 1. Works to Exterior of Tower

To be read in conjunction with drawings 867503/01-03.

- 1.1 Liaise with residents in adjoining property through Sevenoaks District Council regularly regarding access, working times and general matters.
- 1.2 Erect access scaffolding necessary to undertake the works. Encase base of scaffolding in 3m steel hoarding, debris net scaffolding above and link to lightning conductor.
- 1.3 Price to install alarm system linked to monitoring station.
- 1.4 Reinstate garden destroyed by scaffolding in adjoining property.
- 1.5 Provide welfare and toilet facilities on ground adjacent to remains of gatehouse behind cedar tree.
- 1.6 Provide generators on site for electrical power.
- 1.7 Provide water on site and store correctly.

#### South Elevation

- 1.8 Remove all cement-based pointing from plinth as shown in red on drawing No. 02, depth 50mm and repoint as clause C41/821.
- 1.9 To return wall marked 'A' on drawing 01, remove all cement-based pointing to a depth of 50mm and repoint as clause C41/821.  

Allow provisionally for 50% of area.
- 1.10 To band of brickwork above door shown in blue install lead weathering Code 4 to protect brickwork and throw water off masonry below.
- 1.11 To area of brickwork below item 1.10 apply 1 No. 10mm lime render coat to protect friable brickwork.
- 1.12 To bottom of doorway jambs shown in blue, remove cement-based repairs and pointing and repoint as clause C41/821.
- 1.13 To staircase door opening remove cement-based pointing shown in red to depth of 50mm and repoint as clause C41/821.

## 2. Works to Interior of Tower

To be read in conjunction with drawings 867503/04-07.

### Generally

- 2.1 Erect internal access scaffolding as necessary to undertake the works. Do not fix to fabric. Remove on completion.
- 2.2 Provide generator on site for electrical power.
- 2.3 Provide water on site and store correctly.

### South Wall (Drawing 04)

- 2.4 In area marked in blue, carefully cut out severely decayed bricks, under direction of the architect and supply and install new bricks as clause C41/366.

Allow provisionally for 50 No. bricks.

- 2.5 Undertake selective repointing as clause C41/821.

Allow man for 3 days. Scope to be agreed on site.

### South West Elevation (Drawing 05)

- 2.6 Carefully remove cement-based pointing in two areas shown in red and repoint to a depth of 50mm as clause C41/821.
- 2.7 To window remove small cement-based repair marked in blue.

### West Elevation (Drawing 05)

- 2.8 Remove any remaining cement-based repairs to window jambs shown in blue and reinstate in lime mortar to original profiles as clause C41/521.

### North West Elevation (Drawing 05)

- 2.9 Carefully remove areas of cement-based pointing to brickwork around fireplace and repoint to depth of 50mm as clause C41/821.

### North Elevation (Drawing 06)

- 2.10 Carefully remove areas of cement-based pointing to brickwork around window shown in blue to depth of 50mm and repoint as clause C41/821.
- 2.11 In areas marked red on two-light window, remove remaining cement-based repairs and reinstate all areas using lime mortar to original profiles, as clause C41/521.



North East Elevation (Drawing 07)

- 2.12 Carefully remove remaining cement-based mortar repairs in areas shaded red to two-light window and reinstate all in new lime mortar repairs to original profiles, as clause C41/521.

East Elevation (Drawing 07)

- 2.13 Carefully remove cement-based pointing surrounding two-light window shaded blue to depth of 50mm and repoint as clause C41/821.
- 2.14 Carefully remove remaining cement-based mortar repairs to window jamb shown in red and install new lime-based mortar repairs to all to original profiles as clause C41/521.
- 2.15 In area marked A allow for 20 No. new bricks as clause C41/366 and isolated repointing as clause C41/821.

Allow provisionally for a man for 3 days for the pointing.

## 2.4 To blocked window on stair turret.

- Grout and point up jamb stones to ensure secure as clause C41/391 and 820 ✓ 4.108.
- Grout and point cracks in jamb stones as clause C41/391 and 820
- Lime shelter coat with 3 No. thin coats jamb stones as clause C41/822
- Insert lead weathering above into bed joint projecting 75mm. Code 4.

## 2.5 Repoint and reform concrete cap to all walls. 4.106 Protect the top of the walls with projecting stonework.

## 2.6 Overhaul lighting conductor including air terminals Install 1 No. down tape in position to be agreed and earthing rods under archaeological supervision. Provide test certificate.

## 2.7 Shelter coat decaying quoin stones and undertake mortar repairs to quoins to shed water as clause C41/521. ✓ 4.111

Allow to work on 50% of quoins.

voids are appearing in the brickwork at the top of the gable. X 4.113

## 3. Exterior Fourth Scaffold Lift

To be read in conjunction with drawings 867502/09 - 11.

Staircase

4.89.

Surviving gangway?

## 3.1 To north east elevation. Remove all hard pointing and repoint as clause C41/820.

Allow 100% of area.

## 3.2 To north east corner point and grout movement crack as shown on clause C41/391, 820 and allow 4 No. stainless steel pins as clause C41/640.

## 3.3 Allow a mason for one day to lime shelter coat window on north east elevation as clause C41/822.

To Summary

- 3.4 Remove all hard pointing from the west, south west, south, south east, east and north elevations of the stair turret and repoint as clause C41/820. ✓

Allow provisionally for 100%.

South Elevation 4.93

- 3.5 Carefully remove plant growth and hard pointing from wall and repoint as clause C41/820. ✓ 4.93

Allow provisionally 100% of area.

Garderobe South East and West Elevations 4.94

- 3.6 Carefully remove all hard pointing from all three walls to a depth of 35mm and repoint as clause C41/820. ✓

Allow provisionally for 100% of both walls.

- 3.7 Carefully remove hard cement based repairs to windows in west elevation, and allow architect to inspect. Replace with new lime repairs as clause C41/521. ✓ 4.95

- 3.8 Carefully remove hard cement based repairs to window and allow architect to inspect. Replace in new lime based mortar repairs as clause C41/521. The cill is in poor condition X 4.95

- 3.9 Carefully remove hard pointing from wall and repoint as clause C41/820.

Allow provisionally for 100%.

West Elevation

- 3.10 Carefully remove hard cement based repairs from window and allow architect to inspect. Replace in new lime based repairs as clause C41/521. ✓

To Summary

- 3.11 Carefully remove hard pointing from wall and repoint as clause C41/820. ✓

Allow provisionally for 100%.

North West Elevation

4.100

- 3.12 Carefully rake out and remove hard cement based pointing and repoint to a depth of 35mm as clause C41/820. ✓ 4.100

Allow provisionally for 100% of area.

North Elevation

4.101

- 3.13 Carefully rake out and remove hard cement based pointing and repoint to a depth of 35mm as clause C41/820.

Allow provisionally for 100% of area.

Work is required to ensure water does not get in around gnomon. 4.101

- 3.14 Carefully lime shelter coat and lime mortar repair window jambs and cill to slow down rate of decay as clause C41/822. 4.102

Allow mason for three days.

North East Elevation

4.103

- 3.15 Carefully rake out and remove hard cement based pointing and repoint to a depth of 35mm as clause C41/820. ✓

Allow provisionally for 100% of area.

- 3.16 Carefully remove all hard cement based repairs to the window masonry and allow architect to inspect. ✓ 4.103

- 3.17 Insert code 5 lead weathering to cill. ? ✓ 4.103

- 3.18 Undertake mortar repairs to window as clause C41/521 and lime shelter coat as clause C41/822.

Allow provisionally for a mason for three days.

To Summary

**East Elevation**

4.104

- 3.19 Carefully remove all hard cement based pointing and repoint to a depth of 35mm as clause C41/820. ✓

Allow provisionally for 100% of area.

- 3.20 Carefully cut out and replace cill as clause C41/240 to original profile as agreed with archaeologist. ✓

- 3.21 Carefully remove all hard cement based repairs to jambs and allow architect to inspect. ✓

- 3.22 Carefully cut out jambs and replace in new stone as clause C41/320 to original profile as agreed with archaeologist. ✓

Allow provisionally for 100%.

**General Items**

- 3.23 Provide mason for three days to lime mortar repair quoins generally as clause C41/521. ✓

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#### 4. Exterior Third Scaffold Lift

To be read in conjunction with drawings 867502/12-15.

**Staircase** (west, south, east, north east and north facets).

- 4.1 Carefully remove hard cement based pointing and allow architect to inspect. Rake out to a depth of 35mm and repoint as clause C41/820. ✓

Allow provisionally for 100% of the east, north east and north facets.

Allow for 10% of other two facets.

To Summary



- 4.2 To window in north east facet remove sand and cement repairs and replace in lime repairs as clause C41/521. *? Necessary?*

South Elevation

- 4.3 Carefully remove vegetation from wall. ✓
- 4.4 Carefully remove loose cement based pointing and allow architect to inspect. Repoint as clause C41/820 to depth of up to 35mm. ✓

Allow up to 20% of wall surface.

South West Elevation

- 4.5 Rake out joint above stringcourse and install code 4 lead weathering as shown from garderobe to corner of elevation. Weathering to cover stringcourse with a weltd drip on outer edge. ✓ *u.74.*
- 4.6 To brickwork remove hard cement based pointing and repoint as clause C41/820.

Allow provisionally for 100% of area.

- 4.7 Remove cement based repairs to window head and replace in lime based repairs as clause C41/521. ✓

West Elevation

- 4.8 Install lead weathering above window head set into joint above, code 4, to protrude 50mm with weltd edge. ✓
- 4.9 Provide mason for two days to lime shelter coat and lime mortar repair head as clause C41/521 and 822. *u.75.*
- 4.10 Carefully rake out hard pointing and repoint as clause C41/820.

Allow provisionally for 100%.

North West Elevation

- 4.11 Carefully rake out hard pointing and repoint as clause C41/820. ✓

To Summary

Allow provisionally for 100%.

North Elevation

- 4.12 Carefully rake out hard cement based pointing and repoint up to 35mm in depth as clause C41/820. ✓

Allow provisionally for 100%.

North East Elevation

- 4.13 Carefully rake out hard cement based pointing and repoint up to 35mm in depth as clause C41/820.

Allow provisionally for 100%.

East Elevation

- 4.14 Carefully rake out and remove all hard cement based pointing up to 35mm in depth and repoint as clause C41/820. u.89.

Allow provisionally for 100%.

\* Replace fractured brick?

- 4.15 Allow mason for up to three days to lime shelter coat and lime mortar repair window as clause C41/521 and 822.

\* Remove plant growth

## 5. Exterior Second Scaffold Lift

To be read in conjunction with drawings 867502/16-18.

Staircase West Elevation

- 5.1 Carefully cut out decayed quoins as shown and supply and fix new quoins to original profile as agreed with archaeologist as clause C41/341. u.42.

— No mention of filling void X

- 5.2 To door opening remove jamb stones and supply and fix new stone to original profiles agreed with archaeologist as clause C41/341 leave head in place. ✓ u.47

Consolidation of the Greenmans - as a matter of urgency To Summary X u.46

SECOND FLOOR

South Elevation

- 5.3 Rebuild lost brick corner to opening as clause C41/366 with cant brick edge 4.67

Garderobe West Elevation

- 5.4 Remove all sand and cement repairs to window and allow architect to inspect.
- 5.5 Replace repairs with new lime based mortar repairs as clause C41/521.
- 5.6 Extra over cost to replace all jambs and cill in new stone to original profile agreed with archaeologist as clause C41/341. 4.51

South West Elevation

- 5.7 Carefully remove cement based repairs from windows and allow architect to inspect.
- 5.8 Reinstate repairs to lime based mortar as clause C41/521 and lime shelter coat other areas as clause C41/822.

West Elevation

- 5.9 Remove sand and cement repairs to windows and replace in lime repairs as clause C41/521.

East Elevation

- 5.10 Remove all hard cement based pointing from brickwork and repoint up to 35mm in depth as clause C41/820.

Allow provisionally up to 100%.

- 5.11 Remove all hard cement based repairs to window jambs and replace in lime mortar repairs as clause C41/521.

General

Windows & cill 4.62 \*

To Summary



- 5.12 Rake out additional hard cement pointing and repoint as clause C41/820.

Allow provisionally for up to 10m².

## 6. Exterior First Scaffold Lift

To be read in conjunction with drawings 867502/ 19-12.

Staircase West Elevation

4.16 De-lamination of the jambstones

- 6.1 Rebuild brick cill as clause C41/366.

- 6.2 Remove ivy and plant growth. 4.17.

South West Elevation

- 6.3 Carefully remove existing sand and cement repairs to window and replace in lime mortar repairs as clause C41/521.

General Items

- 6.4 Remove cement based repairs for quoins and replace in lime mortar as clause C41/521.

Allow up to 10 No. quoins. \* ✓ 4.17.

- 6.5 Allow mason for up to four days to undertake lime mortar repairs to dressed masonry as clause C41/521.

## 7. Roof and Drainage Repairs

4.114-116

To be read in conjunction with drawings 867502/ 22, 23, D1, D2, 1310/1, P1.

- 7.1 Provide all necessary support off the scaffolding to the existing roof structure to allow safe dismantling and repair. Provide detailed risk assessment before work commences. ✓

- 7.2 Remove all existing felt roof covering and roof deck and dispose. ✓

To Summary

- 7.3 Carefully remove failed trimmer timber in south east corner and dispose.
- 7.4 Supply and fix new 75 x 295mm trimmer timber as clause G20/211 built into wall as engineers recommendations. Connect existing main rafters as engineers details to trimmer. ✓
- 7.5 Replace rotten sections of wall plate as clause G20/211 fixed into walls as engineers details. ✓

Allow for 50% of total length.

- 7.6 Provide additional timber support to one side of rafters where ends are rotten, 75 x 295mm timbers length 1500mm bolt fixed as engineers details as clause G20/211 bearing on to wall plate. ✓

Allow up to 8 no. repairs.

- 7.7 Install additional noggins between rafters, as clause G20/271. ✓

Allow 3 times original number.

- 7.8 Install new 25mm marine plywood roof deck as clause G20/272. ✓

- 7.9 Supply and fix new sump and sump upstand in 25mm marine plywood as clause G20/270 and 272. ?  
x Design?

- 7.10 Supply and fix new outlet and downpipe as clause R10/26 and 35. x where??

- 7.11 Excavate under archaeological supervision drain run from base of internal downpipe to stream south of tower, install drain and gully as clause R12/14 and 51 and back fill. external?

- 7.12 Install new roof covering as clause 341/13 including timber fillets. ?

Garderobe Roof

- 7.13 Construct new roof over garderobe as drawing 867502/D1. ✓

Staircase

To Summary

- 7.14 Construct new roof over staircase as drawing 867502/D2.

✓  
Mothball?

## 8. Interior Top Lift

To be read in conjunction with drawings 867502/ 22-25.

### South Elevation

- 8.1 (To be read in conjunction to repairs noted in garderobe section) rebed, repoint all loose brickwork in area shown in blue as clause C41/820. Block hole with tile repair full depth as clause C41/366 tile fill batten recess to stabilise wall in area as clause C41/361.
- 8.2 To garderobe entrance door (read with drawings for scaffold lift below). Remove left hand jamb stones and supply and fit new jambs to original profiles agreed with archaeologist full height as clause C41/341. Allow to rebuild brickwork under to allow jambs to be installed.
- 8.3 Allow mason two days to mortar repair/ stabilise right hand jambs as clause C41/521.
- 8.4 Rebed arched headstones and rebed material above as clause C41/820.
- 8.5 Repoint and rebed brickwork in area marked in red as clause C41/820.

### South West Elevation

- 8.6 Carefully cut out decayed jamb stone shown in red and supply and fix new stone to original profiles agreed with archaeologist as clause C41/341.
- 8.7 Remove cement repair to stone below in blue and allow architect to inspect.
- 8.8 Carefully cut out stone and replace in new stone to original profile as agreed with archaeologist as clause C41/341.

To Summary

- 8.9 To window blocking allow rake out of hard cement based pointing and repoint as clause C41/820.

Allow for 50% of window area.

#### West Elevation

- 8.10 Carefully cut out jamb stones shown in red and supply and fix new stones to original profiles agreed with archaeologist as clause C41/341. 3.107
- 8.11 Carefully remove cement repairs to left hand jamb shown in blue and allow architect to inspect. 3.107
- 8.12 Consolidate and mortar repair jamb stone as clause C41/521. 3.107

#### North West Elevation

- 8.13 Install soft wood centering to fire place arch to support brick arch. Centering to provide even support all around with compressive layer between timber and brickwork. Provide drawing to architect for approval before installing. 3.108  
stakeholding

#### North Elevation

- 8.14 Provide temporary support to window lintol if necessary to undertake the works. 3.112.
- 8.15 To right hand jamb remove sand and cement repairs to jamb stones shown in red and allow architect to inspect.
- 8.16 Carefully cut out jamb stones and supply and fix new stones to original profiles agreed with archaeologist as clause C41/341.
- 8.17 In right hand jamb between jamb stones and window carefully remove cement based pointing to bricks as shown and repoint as clause C41/820.
- 8.18 Extra over cost to replace bricks in item above as clause C41/366.
- 8.19 To left hand jamb remove sand and cement repairs to jamb stones shown in red and allow architect to inspect.

To Summary



- 8.20 Carefully cut out jamb stones and supply and fix new stones to original profiles agreed with archaeologist as clause C41/341.
- 8.21 Carefully remove hard pointing to area of brickwork in left hand jamb and repoint as clause C41/820.
- 8.22 Extra over cost of replacing brickwork in item above as clause C41/366.

#### North East Elevation

- 8.23 Carefully remove any hard pointing in area of brickwork shown in blue, rebed any loose bricks and repoint as clause C41/820.

Allow 50% of area.

*stabilise.*

3.115

- 8.24 To all jamb stones shown in red remove hard cement work and allow architect to inspect.
- 8.25 Allow for the following repairs to the jamb stones.

- Carefully cut out and replace 4 No. stones as clause C41/341 to original profiles agreed with archaeologist.
- Allow a mason for two days to mortar repair and consolidate masonry as clause C41/521.

3.116

#### East Elevation

- 8.26 To brickwork (excluding rebuilding to staircase opening noted separately) rake out loose, decayed and cement based pointing and rebed loose bricks. Repoint as clause C41/820.

3.119.

*imminent likelihood of collapse \**

Allow provisionally for 50% of wall area.

- 8.27 Carefully remove loose cement based repairs only to jamb stones and allow architect to inspect.
- 8.28 Carefully cut out and replace decayed stones as shown in red to original profiles agreed with archaeologist as clause C41/341.

To Summary

### Staircase Entrance

To be read in conjunction with drawings 867502/23, 24, 27, 28 and 39.

- 8.29 Left hand jamb rebuild brickwork to original profile down to cill level as lower lift. Allow for rebedding and consolidation of brickwork behind and external corner bricks to have 50mm cant detail cill as clause C41/366.
- 8.30 To right hand jamb carefully rebuild as necessary original brickwork in area marked in blue as clause C41/321 down to cill level on lift below ready for rebuilding missing jamb specified elsewhere. Reuse all bricks and allow 40% new bricks to match as clause C41/366 to make up short fall. Retain batten slot detail in brickwork.

### Other Works

- 8.31 Replace all anti bird mesh to windows with new black mesh fixed to 50 x 75mm softwood frame screw fixed into joints to all opening reveals.
- 8.32 Allow for the following additional repair quantities.
- Additional repointing of brickwork to depth of 35mm 5m<sup>2</sup>.
  - Replacement of up to 5 No. additional stones to original profiles agreed with archaeologist 200 x 200 x 500mm.

## 9. Interior Third Scaffold Lift

To be read in conjunction with drawings 867502/ 26-28.

To Summary

South Elevation

- 9.1 Allow a mason for one day to carefully repoint up around loose brickwork to floor beam scar following architects inspection as clause C41/820.

- 9.2 Rebed loose brickwork to cill area of garderobe entrance as clauses C41/820.

Allow 3m<sup>2</sup> of repointing and rebuilding.

- 9.3 To right hand side of garderobe entrance up to 2m<sup>2</sup> of modern brickwork detaching. Remove modern brickwork and allow architect to inspect void behind.

- 9.4 Consolidate void behind and rebuild brickwork with new brick to match originals as clause C41/366 Corner bricks to have a 50mm cant on them. Ensure new brickwork supports masonry above.

South West Elevation

- 9.5 Carefully remove areas of modern brickwork as shown over floor beam pockets and allow architect and archaeologist to inspect.

Allow provisionally 3m<sup>2</sup> in total.

- 9.6 Allow architect to inspect and rebuild using tile repairs to support surrounding material as clause C41/361 to depth of up to 300mm.

West Elevation

- 9.7 Carefully remove areas of modern brickwork as shown over floor beam pockets and allow architect and archaeologist to inspect.

Allow up to 3m<sup>2</sup> in total.

- 9.8 Allow architect to inspect and rebuild using tile repairs to support surrounding material as clause C41/361 to a depth of up to 300mm.

3.91

Re-build 60's  
but work as  
not attached!

3.90.

urgent  
consolidation  
stabilisation

3.93.

urgent need of  
significant rebuilding of  
the brickwork

3.94.

All brickwork  
is loose and  
about to fall.

## North West Elevation 3.94.

- 9.9 Carefully remove areas of modern brickwork as shown over floor beams and allow architect and archaeologist to inspect.

Allow up to 3m<sup>2</sup> in total.

- 9.10 Allow architect to inspect and rebuild using tile repairs to support surrounding material as clause C41/361 to a depth of up to 300mm.

## North Elevation 3.97.

- 9.11 Carefully remove areas of modern brickwork as shown over floor beam pockets and allow architect and archaeologist to inspect.

Allow up to 3m<sup>2</sup> in total.

- 9.12 Rebuild using tile repairs to support surrounding material as clause C41/361 to a depth of up to 300mm.

3.97.

No mention of voids #

- 9.13 In the batten scar allow for tile repair to support material above. Allow up to 2m run as clause C41/361.

## North East Elevation

- 9.14 Carefully remove areas of modern brickwork as shown over floor beam pockets and allow architect and archaeologist to inspect.

Allow up to 3m<sup>2</sup> in total.

- 9.15 Rebuilding using tile repairs to support surrounding material as clause C41/361 to a depth of up to 300mm.

## East Elevation

- 9.16 Carefully remove areas of modern brickwork as shown over floor beam pockets and allow architect and archaeologist to inspect.

3.100

All modern brickwork is base and coming out.

Allow up to 3m<sup>2</sup> in total.

To Summary



- 9.17 Rebuild using tile repairs to support surrounding material as clause C41/361 to a depth of up to 300mm.

Staircase Opening (South East Corner)

- 9.18 Following detailed inspection by archaeologist and architect remove all loose brickwork to cill of staircase opening ready for works.
- 9.19 Following detailed inspection by archaeologist and architect carefully remove loose modern brickwork to pockets and dispose and carefully lift all loose original bricks and set aside for reuse.
- 9.20 Carefully remove all plant growth and sterilize brickwork.
- 9.21 Carefully remove rotten remains of timber wall battens.
- 9.22 Protect brickwork to cill area with a geotextile fabric cut to edge of brickwork and cast lime concrete pad full width of wall up to level of original floor as shown as clause C41/830.
- 9.23 Prepare concrete for new opening jambs specified elsewhere.
- 9.24 To brickwork below cill level and on east elevation shown in red undertake the following.
- Rebed and rebuild all loose brickwork as clause C41/321.
  - Allow up to 30% of total area.
  - Rebuild timber batten slots in tile repair as clause C41/361.
  - Rebuild decayed and disintegrating bricks after architect's inspection as clause C41/366.
  - Allow 300 bricks.
  - Rebuild floor pockets in tiles as clause C41/361 up to 300mm in depth.
  - Rebuild collapsing areas of brickwork as clause C41/321 using up to 50% new bricks as clause C41/366. Allow for 5m<sup>2</sup> in total.

## 10. Interior Second Scaffold Lift

To be read in conjunction with drawings 867502/ 29-31.

### South Elevation

10.1 The south range doorway, insert timber centering to support the arch head.

10.2 Remove both left and right jamb stones full height and supply and fix new stone to original profile to be agreed with the archaeologist as clause C41/341.

3.64.  
is this the  
fallen  
masonry?

10.3 Consolidate arched head as clause C41/822 and point up and grout all voids above as clause C41/390 and 821.

10.4 To garderobe opening undertake the following works.

- Insert timber centering into the arch to support masonry.
- Point and grout voids to both jambs and above head both sides need repointing as clause C41/390 and 821, and pack voids.

### South West Elevation

10.5 Remove Portland cement concrete from window cill and replace in lime concrete weathering as clause C41/830. ✓

### West Elevation

10.6 Carefully remove cement based repairs from dressed masonry around window and replace with lime mortar repairs as clause C41/521. ✓

### North West Elevation

10.7 No work.

### North Elevation

10.8 No work.

To Summary

## North East Elevation

- 10.9 Carefully remove all cement based repairs to the dressed masonry around the window as shown and replace in lime mortar repairs as clause C41/521. ✓
- 10.10 Remove Portland concrete cill covering and replace in lime concrete as clause C41/830. ✓
- 10.11 Carefully point up panel of brickwork below window and rebed loose bricks as clause C41/821. ✓ *voids?*

## East Elevation

- 10.12 Carefully remove the remains of timber battens from the wall and tile pack recess left as clause C41/361. ✓
- 10.13 Carefully rake out decayed pointing and repoint as clause C41/821. ✓

Allow provisionally for 50% of area shown.

- 10.14 Carefully remove all cement based repairs from the jambs and replace in lime repairs as clause C41/521.
- 10.15 Provide a price to replace the external stone cill as clause C41/341 to original profile to be agreed with the archaeologist. ✓ *\* Good!*

- 10.16 Carefully remove concrete cill and replace with lime concrete as clause C41/830. ✓

## General Items

- 10.17 Replace all anti bird mesh with new mesh to all windows fixed with 75 x 50mm softwood frames screw fixed into joints in masonry. ✓
- 10.18 Allow for the following additional items.

- Additional repointing as clause C41/821 5m<sup>2</sup>. ✓

To Summary

## 11. Interior First Scaffold Lift

To be read in conjunction with drawings 867502/ 32-33.

### South Elevation

- 11.1 Rebed isolated bricks as clause C41/821. 3.31 ✓

Allow provisionally for 10 No. bricks.

- 11.2 To south range entrance doorway undertake the following works.

- Remove all plant growth and tree roots, remove all loose material and consolidate exposed surface as clause C41/821.
- Cover exposed brickwork and cast lime concrete cill full width of wall up to bottom of stone jambs to support jambs and brace opening as clause C41/830.

- 11.3 Replace timber bressimer to lower doorway with a concrete lintol and point and grout brickwork above as clause C41/390 and 821. 3.34 ✓

### South West Elevation

- 11.4 Remove area of modern brickwork at junction with western elevation over beam bearing void. Pack with tile repair up to 300mm deep as clause 3.33 \*

### West Elevation

- 11.5 Replace timber bressimer with precast concrete lintol and pack and grout voids and brickwork above as clause C41/390 and 821. ✓ 3.42

- 11.6 Remove cement based repairs to window jambs and reinstate lime mortar repairs as clause C41/521. ✓ 3.42

### North West Elevation

- 11.7 No items.

To Summary



## North Elevation

- 11.8 Carefully remove cement based repairs to window reveals and replace in lime mortar repairs as clause C41/521. ✓ 3.51

## North East Elevation

- 11.9 Provide timber props and braces to timber bressimer off window cill in chamber below. ✓ 3.54

- 11.10 Remove all cement based repairs to reveal jamb stones and install mortar repairs full depth as clause C41/521. ✓ 3.55

- 11.11 Not to be carried forward.

Replace jamb stones in item above in new stone to original profiles agreed with archaeologist as clause C41/341.

East Elevation

- 11.12 Point and grout brickwork above window as clause C41/521 and 821 to remove voids. 3.59.

- 11.13 Between window and south east corner.

*In imminent danger of collapse.*

- Remove all plant growth and roots. ✓
- Remove modern brick repair shown in blue and rebuild in new bricks as clause C41/366. 3.59
- Rake out brickwork between window and south east corner and repoint as clause C41/821.

12. Interior Ground Floor

To be read in conjunction with drawings 867502/ 34-35.

## South Wall

To Summary

- 12.1 Remove Iron Gate and fixings into wall. Replace wall fixings with stainless steel. Refix and rehang gates. ✓ 3.7

South West Elevation

- 12.2 Remove cement based repairs from quoins at junction with garderobe entrance. Replace in lime mortar repairs as clause C41/521. ✓ 3.15

### 13. Garderobe Interior

To be read in conjunction with drawings 867502/36-37 and detail D1.

Top of turret above top scaffold boards.

- 13.1 Remove all remains of pigeon mesh, plant growth and trees and allow architect to inspect.
- 13.2 Rake out and repoint all walls 100% as clause C41/821 Rebed loose bricks, pack any voids with tile repairs. ✓

- 13.3 Install new roof over to cover turret and drain onto main roof. ✓ 3.137  
Work to include the following shown on drawing 867502/D1.

- Wall plate on wall above main roof 150 x 75 bolt fixed to wall as clause G20/230.
- Cut pockets in modern brickwork for rafters.
- Install rafters as clause G20/211 set into pockets with DPC shoes to isolate from brickwork.
- Plywood deck as clause G20/272.
- Three layer felt as clause 341/13 dressed up over parapet and ensure water drains onto lower roof. ?

Next Lift Down

To Summary

- 13.4 Rake out and repoint all wall above and to site of doorway 100% as clause C41/821 rebuild loose bricks and pack voids in tiles as clause C41/361 including reinstating material around door head.
- 13.5 To window point and grout up jamb stones and insert concrete lintols, pack up to brickwork above as clauses C41/390 and 821. ✓ 3.134
- 13.6 Replace bird mesh to window with new netting, and softwood frame screw fixed to joints. ✓
- 13.7 Point and grout voids in brickwork and door jambs as clause C41/390 and 821. ✓

Next Lift Down

- 13.8 Consolidate top of pit walls robbed out as clause C41/821. ✓ 3.128

Ground Floor

- 13.9 Replace bird mesh in window and new netting in timber frame screw fixed into brick joints.
- 13.10 Point and grout around window and rebuild lost right hand jamb in tile as clause C41/361, 390 and 821. 3.127

*Net door on ground floor?*

14. Staircase Interior

To be read in conjunction drawings 867502/ 38, 39, D2.

Walls Above Top Lift

- 14.1 Remove remains of anti-pigeon mesh.
- 14.2 Remove all plant growth, trees, roots and debris. ✓ 3.152
- 14.3 Rake out and repoint all decayed pointing, point up movement cracks and rebed loose brickwork as clause C41/821. 3.152

To Summary

Allow provisionally for 100%.

- 14.4 Construct new roof covering as drawing 867502/D2.

3.152

Opening to Tower Top Level

- 14.5 Building off concrete cill specified elsewhere reinstate lost brick jamb as clause C41/366 with chamfered outer edge brick down to cill. Build up in tile within staircase scar to accommodate if necessary.

3.154

- 14.6 Collect fragments of fallen doorway arch at ground level, reassemble, pin together and install in original position as clause C41/821.

✓ yea!

Other Repairs

- 14.7 Replace all anti pigeon mesh in all window and door openings with new netting on softwood frames set into brick joints.

✓

- 14.8 Point up open joints and movement cracks in walls as clause C41/615.

✓

Allow up to 30 linear meters.

- 14.9 Point up decayed pointing in brickwork as clause C41/821.

✓

Allow for up to 5m<sup>2</sup>.

- 14.10 To ground floor arch allow mason for 3 days to mortar repair and consolidate masonry to prolong its life.

- 14.11 Not to be carried forward.

Replace all jambs and head stones of ground floor doorway as clause C41/341 to original profiles agreed with archaeologist.

✓✓

## 15. Gate House Exterior

To be read in conjunction with drawings 867502/40-41.

To Summary



## Stair Turret Roof

- 15.1 Provide access to undertake the works. As permanent scaffold to have heras fencing around it to match tower. 5.3.
- 15.2 Carefully rebed all hip tiles and allow for up to 10 No. replacements to match existing. 5.3.
- 15.3 Replace broken tiles generally, allow for up to 20 No. plain tiles to match. 5.4.

## Main Roof

- 15.4 Provide access as necessary to undertake the works. Any permanent scaffolding to have heras fencing around and agree access with adjoining property.
- 15.5 Replace missing and broken tiles generally to match existing plain handmade tiles.

Allow for up to 200 tiles.

- 15.6 Adjust guttering to ensure level and flowing correctly and remove any debris.

## Walling, West Elevation

- 15.7 Rebed loose bricks by wall plates as clause C41/821. ✓ 5.7.
- 15.8 Provisional sum of £750 for additional works once access gained. 750.00

## North Elevation

- 15.9 Provide support to windows, carefully remove glass and ferramenta removal central mullion and replace to original profile as clause C41/341 reinstate ferramenta and glass. ✓✓ Yes!
- 15.10 Allow skilled conservator for up to three days to mortar repair and shelter coat hood moulding as clause C41/521 and 822. 5.10

To Summary

15.11 Provide access as necessary to undertake works. Base of any scaffolding to have heras fencing around and allow to board up window when glass removed.

15.12 Lime mortar repair decaying quoin stones as clause C41/521.

Allow for up to 7 No. stones.

#### East Elevation

15.13 Provide access to allow work to be undertaken. Base of any permanent scaffolding to be encased in heras fencing.

15.14 Rebuild area of brickwork shown as clause C41/321 and allow up to 50% new bricks as clause C41/366.

15.15 Provide all necessary temporary support to roof.

15.16 To remains of inner doorway, remove all plant growth and repoint scar of lost wall as clause C41/821 to remove water traps, rebed bricks and leave secure.

15.17 Remove plant growth from based including all tree roots and rebed masonry securely as clause C41/821.

#### Turret Doorway

15.18 Allow conservator for up to five days to consolidate and mortar repair doorway as clause C41/521 and 822.

✓ Yes!

#### South Elevation

15.19 Provide scaffold access to undertake the works. Any permanent scaffolding to have heras fencing around base.

15.20 Remove pigeon mesh from window and reinstate on completion.

15.21 Provide temporary support to bressumer.

15.22 Replace mullion to original profiles back to glass line as clause C41/341.

To Summary