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EXTERNAL SURFACES SPECIFICATIONS

5.6 UPVC WINDOWS COMPLETION:

- Manufacturer of UPVC components: Rehau.
- Supply and fix outstanding glazing bars externally and internally.
- Supply and fix outstanding UPVC cover strips externally and internally.
- Supply and apply outstanding sealants externally and internally.
- Remove all protection film and labels.
- Clean glass.
- Label and handover keys for locking handles.
- Supply and apply approved obscuration films to windows W9 and W15.

5.7 TIMBER WINDOW/SCREEN REPAIRS:

- Supply and fix missing timber profiles.
- Remove perished sections of timber, apply approved timber treatment and fillers.
- Prepare for re-decoration.

5.8 STAINED GLASS REPAIRS:

- See Condition Survey and Report by Lightworks Stained Glass Ltd dated 18 August 2026
- Recommended and approved repairs to be carried out by Lightworks Stained Glass Ltd.

5.9 UPVC WINDOWS:

- Standard: To match existing.
 - Finished external colour: Smooth, plain, to match existing.
 - Finished internal colour: Smooth, plain, white to match existing.
- Manufacturer: Rehau to match existing.
- Profile: Casement Windows TOTAL70.
- Guarantees: To match existing.
- Exposure category to BS 6375-1/Design wind pressure: 2000 Pa.
- Operation and strength characteristics: To BS 6375-2.
- Thermal performance: Installed window assembly shall achieve a U-value of 1.6 w/m²°C minimum.
- Reinforcement: Stainless steel sections.
- Window type: Patterns as drawings.
- Glazing details: Double glazed.
- Glass & Glazing to BS 952-1 and BS 6262.
- Pane material: 28 mm argon filled dual sealed insulating glass units to BS 5713, Kitemark. 5 year guarantee.
- Inner pane: 4 mm clear toughened Pilkington's K glass (coating face to cavity) or similar approved.
- Outer pane: 4 mm clear toughened glass.
- Surround/bead: PVC-U. Profile: Chamfered externally, Sculptured internally.
- Bead fixing: To match existing.
- Glazing system: proprietary gasket sections to approval. Minimum life expectancy 10 years.
- Locate insulating units centrally in surround using setting and location blocks.
- Install gaskets and fit beads as recommended by the frame manufacturer. Cut gasket sections over length to ensure a tight fit without gaps at corners.
- Ensure that drainage and ventilation holes are not obstructed.

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5.9 **UPVC WINDOWS: continued**

- Ironmongery/accessories:
To approval and subject to the following:
All fittings shall be fully protected against corrosion (marine environment) and suitable for the size and type of window.
All fittings shall have a minimum life expectancy of 10 years and shall be easily replaceable.
All windows shall have restrictor devices which shall check the opening light at an aperture of not more than 100 mm. The restrictor shall be capable of being unfastened with a key or special tool.
All opening lights shall have key lockable handles.
Weatherstripping: To all opening lights. Minimum life expectancy, 10 years.
- Fixing: Screwed to timber or masonry.
- Other requirements:
- Trims: The window installation shall include new PVC-U sub-sills and new junction trims at heads and jambs externally and internally.
- Apply approved polysulphide sealant to the external and internal perimeter junctions between frames and surrounds and where applicable before and after render or plasterwork.
- Compatibility of materials: New windows shall contain materials which are safe for users. All materials in the installation shall be compatible and shall be compatible with surrounding existing materials.
- Environmental conditions: New windows shall function within the following parameters:
 - ambient air temperatures between -20°C to +30°C.
 - maximum surface temperature on exposed face of 80°C.

5.10 **EXTERNAL TIMBER DOORS/ FRAMES REPAIRS (D1 & D3):**

- Supply and fix missing timber profiles to match.
- Remove perished sections of timber, apply approved timber treatment and fillers.
- Prepare for re-decoration as clause 7.12.
- Re-place transom glass on door D1. Glass to be clear with thickness to match existing.

5.11 **NEW EXTERNAL DOOR & FRAME (D2):**

- Manufacturer: Door and frame shall be designed, manufactured and delivered by an approved specialist joinery supplier.
- Thermal performance: Installed door and screen assembly shall achieve a minimum U-value of 1.6W/m² K.
- Timber: Generally, to BS EN 942.
 - Species: Iroko or equal approved.
 - Appearance class: J5, J10 for trims and beads.
- Moisture content on delivery: 13 to 19%.
- Glazing details: None.
- Profiles:
 - Frames: Square (nominal) to approval.
 - Door: Pattern to match Existing.
- Finish as delivered: Primed for site decoration as clause 7.12.
- Ironmongery: Hinges, levers, locks, and full weather-stripping as Ironmongery Schedule.
- Frame fixing: Screwed to masonry with stainless steel screws.

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5.11 **NEW EXTERNAL DOOR & FRAME (D2): continued**

- Other requirements:
 - Provide samples of profiles for approval.
 - Proprietary draught proofing to approval.
 - Proprietary low-profile threshold for disabled access.
 - Apply approved polysulphide sealant to the external and internal perimeter junctions between frames and surrounds.

5.21 **IRONMONGERY:**

- To Employer's requirements, allow provisional sum item for supply and delivery.
- See Ironmongery Schedule for installation.

6.1 **SLATING REPAIRED:**

- Condition survey:
 - Based on site inspections:
 - South facing roof slating is comprised of 600x300mm natural slates fixed to 38x18mm nominal timber battens with galvanized nails, and a non-breathable underlay (Monarflex) laid on 50x65mm nominal timber rafters at 400mm ctrs. The slating has been patched repaired in places and there are instances where slates and nails can be lifted off. Ventilation of the roof void is not clearly provided and the non-breathable underlay is inappropriate. Accordingly, the south elevation is to be completely re-slatted. Existing slates are to be carefully removed and set aside for re-use.
 - North facing roof slating is comprised of 600x300mm natural slates fixed to 38x18mm nominal timber battens with a combination of mortar and galvanized nails. The timber battens are fixed to 50x65mm nominal timber rafters at 400mm ctrs. The fixings are not identified and there is no underlay. Ventilation of the roof void is not clearly provided and the lack of an appropriate underlay is not satisfactory. Accordingly, the north elevation is to be completely re-slatted. Existing slates are to be carefully removed and set aside for re-use.
- Slating repairs:
 - Substrate: Rafters as existing.
 - Pitch: Approximately 30 degrees.
 - Underlay: Klover, Permo Forte or similar approved breather membrane.
 - Direction: Parallel to eaves.
 - Head lap (minimum): 150 mm.
 - Battens:
 - Size: 50 x 25 mm.
 - Fixing: 65 x 3.35 mm galvanized round plain shank nails.
 - Slates:
 - Existing slates re-used on North elevation.
 - Existing slates re-used on South elevation.
 - Additional slates required on South elevation shall be second hand slates from local sources to match existing to approval.
 - Colour: As existing.
 - Size: 600 x 300mm to match existing.
 - Head-lap (minimum): To match existing.
 - Fixings: Two nails each slate.
 - Verge slates: Project 50mm beyond face of wall finish.

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6.1 **SLATING REPAIRED: continued**

- Slate fixing:
 - General: Fix slating and accessories to make the whole sound and weathertight at earliest opportunity.
 - Setting out: To true lines and regular appearance. Lay slates with slightly open (maximum 5 mm) butt joints. Align tails.
 - Slate thickness: Consistent in any one course. Lay with thicker end as tail.
 - Ends of courses: Use extra wide slates to maintain bond and to ensure that cut slates are as large as possible. Do not use slates less than 150 mm wide.
 - Top course: Head-nail short course to maintain gauge.
 - Fixing: Centre nail each slate twice through countersunk holes 20-25 mm from side edges.
 - Nails: Copper clout to BS 1202-2.
 - Nail dimensions: Determine in accordance with BS 5534 to suit site exposure, withdrawal resistance and slate supplier's recommendations.
- Underlay requirements:**
 - Laying: Lay underlay between supporting rafters to insure at 10mm sag between batten and membrane.
 - Vertical laps (minimum): 100 mm wide coinciding with supports.
 - Fixing: Copper 20 x 3 mm extra large clout head nails.
 - Eaves:
 - Provide Glidevale FV250 eaves vent and Glidevale Over Eaves Skirt. Fix in accordance manufacturer's instructions.
 - Provide Glidevale Rafter Ventilators RV900 to maintain 25 000mm²/m vent space above top of wall and loft insulation.
 - Side abutments: Turn underlay up not less than 100mm.
 - Penetrations: Use proprietary underlay seals or cut underlay neatly and turn flanges up to give a tight water shedding fit.
 - Handling: Handle carefully to prevent tears and punctures and any tears which occur.

6.2 **BATTENS:**

- Timber: Sawn softwood.
 - Standard: To BS 5534 clause 4.11.1. Fully machine graded to the permissible characteristic requirements of BS 5534, Annex D.
 - Moisture content at time of covering (maximum): 22%.
 - Preservative treatment: OS double vacuum as Wood Protection Association Commodity Specification C8 or equal approved.
 - Batten Identification to be in accordance with BS 5534, Clause 4.11.5. Delivery documentation and each batten marked showing supplier name, origin/species, grade to BS 5534 and size.
 - Fixing: Butt joints centered on supports and not occurring more than once in any group of four battens on any one support. No batten to be less than 1200 mm long. Provide additional battens where necessary to prevent underlay being opened at laps by wind suction. Splay nails at ends.

6.3 **RIDGE TILES:**

- Where existing tiles are removed for slating repairs: Re-use existing tiles.
- Where replacement tiles are required: Second hand tiles shall match existing.
- Fixing: Mortar bedding to match existing and with approved mechanical fixings in addition.

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6.4 **SLOPING ROOF WINDOWS:**

Roof pitch: 30 degrees.

Manufacturer: Velux.

W24 & W25

– GGU CK02 (550 X 780mm)

- Glazing details: (--70)

- Finish: Exterior - black lacquer, RAL 9005.

Interior - white painted timber.

Flashings: By window manufacturer; reference Velux EDN Pro+ Recessed Flashing, EDN CK02 2000, fitted strictly to manufacturer's requirements.

Accessories:

- Underfelt collar reference BFX.

- Insulation frame BDx

- Vapour barrier BBX CK02 0000

6.5 **CHIMNEY POTS:**

- All flues are to be disused.

- Provide ventilated weather caps to all existing square and round chimney pots such as Brewer Square Aluminium Disused Chimney Cappers or equal approved.

- Provide upstand skirt to castellated chimney pot to suit chimney capper.

- Flue tops at chimney CH2, determine the details of the flue tops and seek instructions.

- Sweep all flues before final capping.

6.6 **CHIMNEY FLASHINGS:**

- Inspect all flashings and report conditions. Seek instructions accordingly.

7.1 **EXTERNAL RENDER AND DRESSED STONWORK REPAIRS:**

- Cleaning:

- Clean existing dressed stonework, textured render, and smooth render using approved brushing and washing techniques. Do not use vibrating tools or high-pressure water or air jets.

- Render repairs:

- Render for removal: By sounding and visual inspection of each elevation identify detached, hollow, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.

- Removing defective render: Cut out to regular rectangular areas with straight edges.

- Horizontal and vertical edges: Square cut or slightly undercut.

- Bottom edges to external render: Do not undercut.

- Render with imitation joints: Cut back to joint lines.

- Cracks:

- Fine hairline cracking/ crazing: Leave.

- Other cracks: Seek instructions.

- Patch repair textured and smooth render using materials and finishes to match.

- Dash finished render:

- Based on samples tested:

- Base coat: (existing sand:lime)

- Use 3:1 sand:lime mortar using sharp sand and NHL 3.5 lime.

- Thickness to match existing

- Dash coat: (existing sand:lime:cement and adjacent quarry aggregate)

- For mortar use 3:1 sand:lime mortar using sharp sand and

NHL 3.5 lime. (do not use cement as existing as likely cause of failures)

- For dash use aggregate from Heidelberg Materials quarry

- Thickness to match existing

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7.1 **EXTERNAL RENDER AND DRESSED STONWORK REPAIRS: continued**

- Where only top coat repair only is required, scratch base coat and use approved bonding agents.
- Smooth finish render:
 - From site inspections no smooth render repairs are required.
- Report any areas of failing render not identified on the drawings and seek instructions.
- Stonework repairs:
 - From site inspections no dressed stonework repairs are required.
 - Point junctions between dressed stonework reveals and window and door frames with 3:1 sand:lime mortar using sharp sand and NHL 3.5 lime.
 - Report any areas of dressed stonework repairs deemed necessary and not identified to date and seek instructions.

7.12 **EXTERNAL WOODWORK DECORATION:**

- Decorate with a primer, two undercoats oil paint, and one coat oil paint in a finish to approval; manufacturer and product reference to approval.

7.20 **EXTERNAL METAL DECORATION:**

- Manufacturer: Contractor's choice.
- Product reference: Contractor's choice.
- Surfaces: Internal: Previously coated steel, Pre-primed steel, and uncoated steel.
 - Preparation: As manufacturer's recommendations.
- Initial coats: As recommended by the paint manufacturer.
 - Number of coats: As recommended by the paint manufacturer for the surface. One coat minimum on uncoated surfaces.
- Undercoats: As recommended by the paint manufacturer for the surface.
 - Number of coats: As recommended by the paint manufacturer for the surface. Two coats minimum on new surfaces.
- Finish: Satin.
- Finishing coats: As recommended by the paint manufacturer for the surface.
 - Number of coats: As recommended by the paint manufacturer for the surface. One coat minimum.

9.2 **INCOMING ELECTRICAL SUPPLY DESIGN**

- Capacity: Determine the anticipated maximum demand for the installation.
- Establishing the supply: Confirm the existing supply is adequate for the maximum anticipated demand.
- Electricity supplier: To be confirmed.
- Incoming earthing arrangement: To be confirmed.
- Location: Overhead as existing.

9.11 **LIGHT FITTINGS:**

- To approval. Colour: Black.

9.22 **VENTILATING FANS TO WCS:**

- Standard: To BS EN 60335-2-80, and BEAB approved.
- Manufacturer: To approval. Product reference: To approval.
- Performance: Extract rate to be well in excess of 15 l/s.
- Mounting:

Men and Women WC: Wall mounted with connection through wall to vent grille with back draught shutter or equal approved terminal. Terminal colour: Black.

Unisex Disabled WC: Wall mounted and ducted to through wall external terminal with back draught shutter. Terminal colour: Black,

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9.23 **VENTILATING FAN TO KITCHEN:**

- Standard: To BS EN 60335-2-80, and BEAB approved.
- Manufacturer: To approval. Product reference: To approval.
- Performance: Extract rate to be well in excess of 30 l/s.
- Mounting:
Wall mounted with connection through wall to vent grille with back draught shutter or equal approved terminal. Terminal colour: Black.
- Controls: Overrun timer.

9.24 **CCTV SYSTEM:**

- To Employer's requirements. Provisional Sum Item.
- Camera Locations: See drawings.
- Camera Colour: Black.

9.25 **EMERGENCY LIGHTING:**

- Standard: To BS 5266-1:2016.
- System Manufacturer: To approval. Product references: To approval.
- Installation: To comply with current regulations.
- Locations: See drawings.

9.28 **CAR CHARGING SYSTEM:**

- Supplier and product reference: To approval.
- Type: DC.
- Post mounted. See drawings for locations.
- Other requirements:
 - To comply with Local Authority requirements.

9.31 **DETACHED EXTERNAL LIGHTING:**

- Supplier: To approval.
- Product: To approval.
- Type: LED column mounted, downlight.
- Column/ fitting colour: Black.
- Capacity/output: To approval.
- Controls: Photo cell and timer; to comply with current regulations

10.1 **CAST IRON PIPEWORK:**

- Manufacturer: Alumasc or equal approved.
 - Product reference: Heritage cast iron or equal approved.
- Sections/ Nominal sizes: Round, 75 mm dia. nominal.
- Finish/Colour: PPC; Black from standard colour range.
- Accessories: Offsets, shoes.
- Fixing: Integral ears or pipe clips to suit, plugged and screwed to masonry with approved screws and spacers as necessary in accordance with manufacturer's printed instructions.

10.2 **CAST IRON GUTTERS:**

- Manufacturer: Alumasc or equal approved.
 - Product reference: Heritage cast iron or equal approved.
- Sections/ Nominal sizes: Half round, 120mm x 60mm, nominal.
- Finish/Colour: PPC; Black from standard colour range.
- Accessories: Stop ends, running outlets, union clips, rise & fall brackets.
- Fixing: Rise and fall brackets set in masonry with resin; where necessary use fixings, fasteners and spacers in accordance with manufacturer's printed instructions.

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10.3 **RAINWATER INSTALLATION GENERALLY:**

- Discharge of rainwater: Complete, and without leakage or noise nuisance.
- Components: Obtain from same manufacturer for each type of pipework and guttering.
- Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
- Fixings and fasteners: Where not specified otherwise use plated, sherardised, galvanised or non-ferrous fastenings, suitable for the purpose and background, and compatible with the material being fixed or fixed to.

10.4 **PLASTICS WASTE BRANCH PIPEWORK:**

- Materials and standards: Plastics to BS 5255, BS EN 1451-1 or BS EN 1455-1 or BS EN 1566-1; Kitemark certified.
- Manufacturer: To approval.
 - Product reference: To approval.
- Colour: White where exposed to view internally and black externally.
- Jointing: Contractor's choice.
- Fixing: Plastic clips, to match pipe, at centres recommended by the pipe manufacturer.
- Accessories: Access fittings as necessary.
- Other requirements: Allow for waste branch layout as drawings.

10.5 **PVC-U SOIL/ VENT PIPE(S) AND WC BRANCHES:**

- Standard:
 - To BS EN 1329-1 Kitemark certified or BS 4514, Kitemark certified.
- Manufacturer: To approval.
 - Product reference: To approval.
- Colour: White where exposed to view internally and Black externally.
- Jointing: Contractor's choice.
- Fixing: Plastic clips (colour to match pipe) for vertical pipes, galvanised steel clips for horizontal pipes as recommended by the pipe manufacturer.
- Accessories: White wc connectors.
- Other requirements: Allow for soil pipe and branch layout as drawings.
Air admittance valve at high level for soil pipe in Cleaner.

10.14 **RODDABLE BOTTLE GULLY:**

- Standards:
 - Plastics: To BS 4660 and Kitemark certified, or Agrément certified.
- Material: Plastics.
- Manufacturer: Osma or equivalent to approval.
 - Product reference: 4D901.
- Sizes: DN 110.
- Outlet sizes: DN 110.
- Silt buckets: Not required.
 - Product reference: NA.
- Cover:
 - Standard: To BS EN 124.
 - Types: Grating.
 - Manufacturer: Osma or equivalent to approval.
 - Product reference: 4D708
 - Materials: Plastics.

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10.18 **PLASTICS INSPECTION CHAMBERS (PROVISIONAL):**

Manufacturer: Osma or equal approved.

- Product reference: Universal IC – 450mm dia, reference to suit branches, plastics shafts to suit.

Bedding: 100 mm concrete

Surround: 150 mm concrete

Backfilling: 150 mm concrete

Access covers and seating:

In block paving:

Manhole Covers Ltd or equal approved.

Ref. MHC-8123/AAA (590 x 590) Recessed single seal stainless steel edge, locking screws and lifting keys.

In soft landscape:

Manhole Covers Ltd or equal approved.

Ref. MHC-5140 (532 x 532) solid cover, 4 No. stainless steel locking screws, lifting keys.

11.1 **PARKING AREA PERMEABLE PAVING (PROVISIONAL):**

- Paving units: Marshall's Drivesett Tegula Priora in Pennant Grey (PG) or equal approved.
- Kerb Units: Flush to approval.
- Paving installation:
 - In accordance with manufacturer's printed instructions.
 - Sub-grade: To test and approval.
 - Geotextile membrane: Marshall's MT120 Filtration Textile or equal approved.
 - Sub-base: 150mm of 20-4mm open graded crushed rock.
 - Laying course: 50mm of 6-2mm open graded crushed rock.
 - Joints: 6mm of open graded crushed rock.
- Kerb installation:
 - In accordance with manufacturer's recommendations for flush kerbs.
- Other requirements:
 - Contrasting colour blocks to form parking bays and disabled parking symbols.
 - Set aside for re-use existing paving stones arising from preparations for new paving.

11.2 **FOOTPATH PAVING (Provisional):**

- Paving units: Marshall's Drivesett Tegula Priora in standard colour or equal approved.
- Kerb Units: Flush to approval.
- Paving installation:
 - In accordance with manufacturer's printed instructions.
 - Sub-grade: To test and approval.
 - Geotextile membrane: Marshall's MT120 Filtration Textile or equal approved.
 - Sub-base: 150mm of 20-4mm open graded crushed rock.
 - Laying course: 50mm of 6-2mm open graded crushed rock.
 - Joints: 6mm of open graded crushed rock.
- Kerb installation:
 - In accordance with manufacturer's recommendations for flush kerbs.
- Other requirements:
 - Set aside for re-use existing paving stones arising from preparations for new paving.

11.3 **STONE WALLING REPAIRS:**

- To match adjacent walling.

11.4 **SOFT LANDSCAPING/ TOPSOILING (PROVISIONAL):**

- Non-vegetated areas: 150mm topsoil and seed to approval.

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11.5 **ENTRANCE GATES (PROVIONAL):**

- Supplier/ manufacturer: Gates & Fences UK or equal approved.
- Product: Cheltenham Sliding Gate or equal approved.
- Size: 4500mm wide x 1500mm high, verify.
- Finish/colour: 'Long Life' (galvanised & PPC), Anthracite grey.
- Operation: Manual with standard installation kit complete with posts.

11.6 **CYCLE SHELTER:**

- Supplier/ manufacturer: Shelters4Less or equal approved.
- Product: Ringwood Sliding Gate Compound - Single sided compound 6 racks/12 cycles or scooters
SR8855 H1975 x L4060 x W1975mm, Racks / 12 Bikes, extendable feet. Colour: Black; with 2 No. Sheffield Toast Racks – Galvanised.
- Product: Fixing bolts as recommended by manufacturer.
- Installation: For sub-surface fixing, assemble install in accordance with manufacturer's instructions.

11.7 **BIN STORE:**

- Supplier/ manufacturer: Rowlinson Garden Products or equal approved.
- Product: Rowlinson Large Timber Triple Wheelie Bin Storage - 8 x 3ft
- Material: Pressure treated wood.
- Installation: Assemble and install in accordance with manufacturer's instructions:

11.8 **HARDCORE PAVING:**

- Material: Quarry scalpings,
- Thickness: 150mm minimum.
- Laying: Rolled to approval.