

Schedule of Works

CBRE

CBRE Limited
Henrietta House
Henrietta Place
London W1G 0NB

The Crown Estate
12 Waterloo Place
London
SW1Y 4AU

Our Ref: 50PJM0510674

Item No.	Description
1.	Works to first floor flat roof.
1.1	Remove existing defective rainwater outlet, and infill penetration with a concrete repair mortar.
1.2	Relocate new rainwater outlet to more central position, core drilling a new penetration through the clay pot slab and installing a new 100mm Harmer cast iron roof outlet, or similar product.
1.3	Re-create flat roof falls to direct rainwater to new outlet, preventing ponding.
1.4	Re-line the flat roof covering applying two coats of Bauder LiquiDEK waterproofing resin, or similar product, to existing liquid applied roof covering, obtaining the appropriate Guarantees directly from Bauder.
1.5	Inspect and repair any deficiencies to adjacent flat roof including unblocking rainwater outlets and downpipes.
2	External patent aluminium glazing system repairs and cleaning.
2.1	Repairs / replacement of cracked glazed units, replacing rubber gaskets where required.
2.2	Undertake cleaning of patent aluminium roof light glazing system.
3	Internal rainwater downpipe relocation.
3.1	Core drill new penetration through ground floor slab adjacent to structural column.
3.2	Create vertical opening in modern plaster boarding to structural column to allow concealment of 110mm PVC-U rainwater drainpipe. Enclose pipework behind modern plaster boarding, and decorate in line with retained finishes.
3.3	Re-run 110mm PVC-U pipework from roof outlet to Lower Ground Floor rain water disposal pipes, via new route concealed within ceiling voids and behind plaster boarding to structural column.



4 Water damage repair works.

4.1 Repair and replace water damaged areas of suspended modern plaster boarding and metal stud laths to the ceilings on a like for like basis.

4.2 Undertake repairs to the investigation holes to the modern plaster board walls.

4.3 Undertake repairs to the water damaged decorative plaster details surrounding the lightwell with an appropriate lime based plaster on Expanding Metal Laths.
