

Schedule of Conditions

Jamaica Hotel 142.144 Upper Parliament Street L8 7LG

Contents of 25 Studios pre-commencement conditions:

Condition 3	<i>Location, design and orientaion of any CCTV camera systems and External lighting</i>
Condition 6	<i>A samples of new brick and slate</i>
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Condition 8	<i>External metalwork</i>
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Condition 12	<i>External cleaning works to any brick or stone work</i>
Condition 13	<i>Details of the plants and trees (planting schedules)</i>

Condition 3 (Location, design and orientaion of any CCTV systems)

CCTV Camera system

All new CCTV camera system location is shown on the front and rear facade of the building. The external white colour cameras are located at the front facade to match with the existing colour and the external black colour cameras are located at the rear facade.

The cameras are all-weather 1 megapixel (1280 x 720 pixels) cameras with night vision up to 82ft/25m and also feature high definition image resolution, ideal for monitoring large areas such as gardens, driveways and car parks.

Technical Specification

- Lens Angle of view: 72 Degrees (approx.)
- Night Vision range: 10m
- IR LED: 850nm
- IR LED Start/shutdown: 2Lux On, 15Lux off



Front Facade of the building



Rear Facade of the building

Condition 3 (Location, design, height,orientaion and luminance of any external lighting)

External lighting

All new outdoor lighting is in the rear garden of the building. The external outdoor lighting Model YG 7000 location is shown at the rear boundary wall with an IP Rating: IP44.

Technical Specification

- Colour Finish: Black
- Bulb Type: GLS
- Bulb Socket Type: E27
- Max Wattage of Bulb: 60W
- No of Bulbs: 1
- Height: 101mm
- Width: 233mm
- Projection: 83mm
- Brand: Endon



Condition 6 (Slate design to match existing)

Forna Natural Slate

Any new slate required for roof repair will be Forna Especial Natural Slate to match with the existing design.

Forna is a dark grey coloured slate that is uniform, clean and pyrite free. It delivers an impeccable high standard finish right across the roof and will never stain or develop rust spots. A naturally stronger slate with a longitudinal grain that helps to minimise breakages through wind rock. It has consistent thickness, colour and finish requires no grading on site and includes BS 680 Part 2 requirements

Technical Specification

- Type Roofing slate
- Brand Harris
- Colour Dark grey
- Material Slate
- Width 500mm
- Length 250 mm



Slate

Condition 6 (Brick design to match existing) :

Old English Russet

Any new brick required for the front and the rear facade will be Old English Russet to match with the existing design and repair work to be reinstated.

The Butterley Old English Russet brick (65mm), manufactured by Hanson is a wire cut / extruded brick and brown in colour with an Indented texture. It is advanced by BES 6001 Responsible Sourcing certification.

Technical Specification

- Range Desford
- Brand Hanson
- Colour Brown
- Texture Indented Texture
- Height 65mm
- Width 215mm
- Length 102.5 mm



Brick

■ **RAL 9001** - All new brickwork and elements at front elevation (brick, lintels, windows frames) to match existing design and to be painted RAL 9001 Cream colour.

Condition 7 (Formation of new openings)

Natural Hydraulic lime mortar NHL 3.5

All brick and stonework repointing to the front and the rear facade is treated using appropriate Natural hydraulic lime mortar to match with the existing design.

Natural hydraulic lime mortar is particularly useful in designing mortars and renders to complement the strength of natural stone and soft brick construction. The high degree of whiteness facilitates production of quality architectural finishes and can be pigmented to supplement sand colours and provide matches for restoration work. Locally manufactured and supplied, easy to use.

A sample will be prepared in accordance with the condition.

Condition 8 (External Metalwork)

Ornamental Gates

The new proposed ironmongery and external metal work at the rear boundary will be Ornamental gates to match with the existing design and it is suitable for listed buildings and conservation areas. The Ornamental Gates from Jacksons are galvanized to BS EN 1461 as standard (post, pales and rails) and 100mm pale spacing complying with Building Regulations for anti-trap. It can be adapted in size and fixings to suit specific requirements.

It will be painted black with RAL 9005

Ornamental Gates from Jacksons is virtually maintenance free

Technical Specification

Fence panel heights	1.8m
Panel Width	1829
Post length	To suit fence height
Rails	50mm x 25mm
Pales	19mm diameter
Posts	60mm x 60mm



Ornamental Gates

Note: Please refer to submitted brochure for more detail.

Condition 11 (Rain water pipe to match the existing profile)

Round Rainwater Cast iron pipe

All new gutters and rain water pipes for the front and the rear facade are to be round cast iron to match with the existing design.

The Traditional Express system from Hargreaves Foundry is a cast iron push-fit soil system replicating the appearance of a traditional caulked lead jointed system. Traditional express is particularly suitable for listed buildings and conservation areas.

■ **RAL 9005** - All new gutters and rain water pipes to match the existing RAL 9005 Black colour pipe work.

Technical Specification

Pipe size	65mm(2.5")
Overall length	1829
Overall width	150
Distance between fixing centres	110
Insertion depth of socket	63
Back of fixing to pipe centre	47
Internal diameter of socket	73
Thickness of ear	15
Outside pipe diameter	69



Cast iron pipe

Note: Please refer to submitted brochure for more detail.

Condition 12 (External Cleaning works to any brick or stone work)

TORIK stone cleaning system

The method of stone and brick facade cleaning that is proposed is to use a high pressure steam cleaning system for best natural and material friendly solution. The superheated water and steam also kills spores thereby eliminating the source of biological growth.

Technical Specification

- Torik generates superheated water in a diesel burner and an electric pump generates the controllable high pressure delivered through a high pressure lance.
- The operator has full control of pressure and temperature for optimal cleaning and surface protection.
- The 15° to 25° cleaning edge is created with a ceramic nozzle for optimal precision.



TORIK cleaning equipment

Condition 13 (Details of the plants and trees)

Trees

Species - **Betula pendula (Silver Birch)**

Dimensions: Eventual height 15-25m

Number of units: 2; delivered in a 10L pot

The silver birch is a medium-sized deciduous tree, typically reaching 15 to 25 m (49 to 82 ft) tall with a slender trunk usually less than 40 cm (16 in) diameter. The bark on the trunk and branches is golden-brown at first, but later this turns to white as a result of papery tissue developing on the surface.

It is one of the most widely used birches, grown for its narrow, conical shape and ability to grow in almost all soils and situations.

Some of the features are:

- Position: full sun or lightly dappled shade
- Soil: moderately fertile, well-drained soil
- Rate of growth: fast-growing
- Flower colour: yellowy-brown male catkins
- Hardiness: fully hardy



Silver Birch

Root Treatment of Silver Birch can be done as follows:

The process of aeration will help the root zone to improve root health, water and mineral uptake.

One effective aeration method employs a high-pressure, air-excavation device, which pulverizes soil with minimal detrimental impact to roots. This process alone can be beneficial, or it may be combined with incorporation of soil additives and top dressing with organic mulch. The mulch helps condition the soil, moderates soil temperatures, maintains moisture, and reduces competition from weeds and grass.

Shrubs:

Variety - **Goshiki Tricolor**

Species: *Heterophyllum*

Dimensions: eventual height 2m; eventual spread 2m

Number of units: 3; delivered in a 3L pot

A dense rounded shrub with holly-like, glossy, dark green, white and pink leaves and clusters of fragrant tubular white flowers.

Some of the features are:

- Position: Full sun or partial shade. Shelter from cold drying winds
- Soil: Well drained but moisture retentive
- Rate of growth: Slow to average
- Flowering Period: September to November
- Flower Colour: White
- Hardiness: Frost hardy
- Garden Care: Easy to grow. Prune if required after flowering.



Goshiki Tricolor

Root Treatment of Goshiki Tricolor can be done as follows:

If the roots have formed a dense mat at the bottom of the pot or have curled around the bottom then either cut the curled roots with a sharp knife or pull away the dense mat of roots. The root ball should not be disturbed; this action will encourage the roots to re-grow into the fresh planting soil.

Grass

Species – **Zoysia japonica**

Delivered in a 2L pot

Dimensions: eventual height 0.2 m (0ft 8in)

Zoysia is a medium textured grass. It is tolerant of high traffic conditions, drought resistant and slow growing grass.

Some of the features are:

- Traffic Tolerance : High Traffic Tolerance
- Type : Warm Season Grass
- Acidity : PH 6.0 -7.0
- Maintenance : Low Maintenance
- Growth Rate : Slow Growing
- Light : shade tolerant
- Watering: Drought Resistant
- Mowing Height :1-2"
- Root treatment : Aeration (removal of cores from your lawn)



Grass