

31, 33, & 35 Charrington Stret

SCHEDULE OF WORKS

4.1 Description of the Works

4.2 The works are to renew all roof coverings and associated works, including the renewal of lead flashings, gutters etc.

4.3 The works involve the removal of all artificial slate coverings and installation of natural slates in line with the Listed Building Consent.

4.4 Generally

4.4.1 All descriptions, and left and right designations, are defined when looking from the specific external elevation.

4.5 Noise and Vibration

4.5.1 The London Borough of Camden has specific rules in relation to noise emanating from construction sites. These rules restrict noisy building and construction works and also set out the hours where noise is permitted in relation to construction and building works (Section 60 and 61 of the Control of Pollution Act 1974). The hours of operation continue to be:

- Monday - Friday, 8am - 6pm.
- Saturday, 8am-1pm.
- No noisy works on Sundays or Bank Holidays.

4.5.2 Additionally, construction works are required to be undertaken by employing the best practicable means available to reduce any noise or vibration disturbance.

4.5.3 It is the Contractors responsibility to notify any local residents affected by the works in the vicinity, if any works are to be undertaken out of the normal working hours stipulated in this document. These works are to be agreed in writing within advance of any undertaking.

4.6 Drawings

4.6.1 The Contractor is to note the drawing dimensions are for indicative purposes only. It is the contractor's responsibility to attend site, undertake accurate measurements and price accordingly, as part of their tender submission.

4.6.2 No claim for additional monies as a result of any discrepancy between the drawings and actual measurements obtained by the Contractor will be assessed.

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4.7 Supervision and Staffing

4.7.1 The Contractor will be required to always provide adequate supervision on site. The Contractor will appoint a Site Manager to be employed full time for the duration of the contract period. A contracts manager is also required (not necessarily full time) to oversee the project.

4.7.2 The Contract Administrator will be advised of the names and experience for all of the individuals identified as Contract Manager or Site Manager.

4.8 Statutory Approvals

4.8.1 The Contractor will be responsible for submitting any Building Control documents, at the appropriate time and with sufficient notice, in order to gain the relevant Building Control approval, and necessary certification, with assistance from Baily Garner, where requested.

4.8.2 The Contractor is to liaise with the London Building Control to organise site visits with the appointed specialist, when required. This is to be included within the Contractors price.

4.9 Contractor Access

4.9.1 The Contractor will agree, in advance of the work, the locations for compound, storage and welfare facilities with the Contract Administrator.

4.9.2 On completion of the work, the Contractor will be required to remove all protective measures compounds etc. and any damage to the building, access roads or external areas, caused by the Works, will be required to be made good by the contractor at their own expense.

4.10 Scaffolding

4.10.1 Note all scaffold, or access, requirements, including additional security measures, such as scaffold alarm system, are to be priced separately in Section 3 General Conditions, under clause 3.20.

4.11 Delivery Programme

4.11.1 An updated construction programme is to be submitted with the tender offer.

4.11.2 It shall be the Contractors responsibility to submit and revise any such programme during the course of the works and present it at all progress meetings for assessment of the overall project.

4.11.3 External remedial works of this occupied residential dwelling is to prevent further water ingress into the property, which has had previous localised repairs carried out.

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EXTERNAL WORKS

4.12 Works to Roof

4.12.1 The contractor is to arrange for the erection, maintenance, adaptations as necessary and the removal of the scaffold to access the roof works for the whole contract period.

4.12.2 The existing roof has a butterfly design with a central valley gutter falling to the rear elevation which is finished with natural slates and ridge tiles. With scaffold in place for access, carefully remove slates, ridge and hip tiles and set aside for re-use (Re-use or just replace) where possible. Remove all lead flashings, lead covering to pitched areas, lead linings to scupper and hopper. It is not considered that the lead elements to the roof can be re-used as the folds and dressings will already have been bent, so will be thinner at these points, so the lead should be carted away from site, and any credit for the materials applied.

4.13 Stripping out

4.13.1 Carefully remove from site any debris and rubbish once the timbers have been exposed and allow for a survey to be undertaken of the existing timber rafters for any rot or infestation. Allow for a provisional sum of £3,000 for any defective timber repairs.

4.13.2 Any water decayed timbers will be replaced to match the existing prior to renewing the roof coverings as instructed by the Contract Administrator.

4.13.3 Allow to remove and cart away from site existing any loose fill insulation and provide and lay two new layers 280mm Rockwool insulation at 90 degrees to each other.

4.13.4 Carefully strip back lead flashings and lead valley gutter including scupper (allow for removal) and cart away from site.

4.13.5 Allow for any defective mortar and masonry upon strip out to be repaired to accommodate the lead flashings with London Stocks to match existing with a lime mortar mix with conservation officer approval.

4.14 Central valley gutter

4.14.1 Following removal of existing leadwork, replace defective plywood as instructed by CA using 18mm WPB plywood. Plywood to be extended 300mm up roof rafters to form gutter.

4.14.2 Lay 200g.m2 geotextile underlay in strips across the fall of the gutter, lapping the upper layer over the lower and stapling the lengths in position. Create an upturn at abutments over tilting fillet where leadwork will be dressed under slates.

4.14.3 Supply and install Code 5 lead to line gutter, in bays not exceeding 1500mm in accordance with the Lead Developments Association's guide. Lead to be dressed over timber fillet.

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4.14.3 Allow a full inspection of the rear elevation existing hopper and downpipe which is fixed to the masonry. An inspection of the down pipe shoe to ensure rain water is being discharged correctly in case of any blockages.

4.15 Preparation works

4.15.1 Allow for the clean down and scrape off any moss and detritus either side of the down pipe (500mm each side).

4.15.2 Rake out and repoint either side of the down pipe (500mm) down to ground level where necessary once agreed with the CA.

4.16 Roof Weather Proofing

4.16.1 Prior to undertaking any works to strip the existing weather proofing, the contractor is to allow to install, maintain, alter and adapt as necessary "tin hat" roof to the scaffolding to prevent rainwater ingress through the course of the works. Allow to strike and cart away from site at completion. Ensure that existing rafters are prepared to receive new breather membrane, battens and slate weather proofing. De-nail rafters to ensure that new sarking felt will not be damaged by existing nails when installed.

4.16.2 Allow to supply and install a breather membrane along with the provision of new treated soft wood timber battens (25mm x 38mm) to the gauge the pitched roof discharging to the central valley gutter.

4.16.3 Allow to supply and install new natural Welsh slates in accordance with the Listed Building Consent. The newly installed slates are to be centre fixed and nonferrous fixings.

4.16.4 Allow to provide and install cover and apron flashings using lead clips at appropriate centres and finish with BLM (British Lead Mills). The pitched element of the roof to have a stepped leaf flashing finish.

4.16.5 Finish to be Glendyne natural roof slates, by Cembrit, or similar and approved by the local authority conservation officer. Contractor to provide samples for approval by the local authority conservation officer.

4.16.6 The current ridge tiles are to be carefully removed and carted away.

4.16.7 Following the removal of the ridge tiles, supply and install 75mm treated timber battens to be finished with Code 4 Lead and allow to weld where ends are exposed. The lead rolled system should use treated soft wood and be have an undercut to the base to prevent wind uplift. The minimum dimensions are to be a height of 45mm with the base undercut at 25mm and width of 45mm. Large rolls, proportionate to the size of the roof for visual affect, may also be used on hips and ridges.

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4.16.8 An allowance for the supply and install of ventilators within the roof void require consideration. Allow to supply and install slate vents to prevent warm air condensing on cold surfaces. Dimensions of 500mm x 250mm and 8no. Locations to be proposed and agreed with conservation officer. It must be ensured that vents prevent the entry of birds etc (fabrication with 3mm-10mm openings) and should not be obstructed by insulation of structures.

4.17 Front elevation – Internal face of parapet Repairs

4.17.1 Allow to break out and cart away existing lead flashings and then prepare joints to recommended code 4 lead apron flashings and new cover flashings (where existing was removed) and cover with Code 4 lead complete with BLM sealant.

4.17.2 Clean down and clear copings of any debris/organic matter. Check, re-bed and repoint copings. This is subject to sample material information being provided to the London Borough of Camden's conservation officers for approval of pointing mix.

4.17.3 Allow to break out internal facing render of approx. 2m² and expose the substrate and re-render in lime rough cast. Decorate new render with a breathable paint .

4.17.4 Upon completion of all works allow for the testing of weather tightness using a simulated rain testing with the attendance of the Contract Administrator.

COMPLETION

4.18 Undertake final clean at completion of all roof areas, prior to removal of scaffolding.

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