

SCHEDULE OF WORKS**GENERAL REQUIREMENTS****General**

- A Provide all necessary plant, labour and materials to undertake the following work;
- Re-building of the earth retaining wall to the rear of 94 Heath Street.*
- Re-building of the earth retaining wall to the rear of 96 Heath Street.*
- Partial re-build and repair of the earth retaining wall to the rear of 98 Heath Street.*
- Removal of a mature tree located within the rear garden to 94 Heath Street adjacent to the earth retaining wall, and removal of a small tree located within the rear garden to 96 Heath Street adjacent to the earth retaining wall. **Note:** The mature trees shown on the drawing located within the rear gardens to 96 & 98 Heath Street adjacent to the earth retaining wall have already been removed.*
- All in accordance with the attached drawing;
- Retaining Wall Details – Drawing No. 30768 Rev 2.

Access

- B Access to the Estate is via the Porter - 020 7431 2137 / 07703 501229.
- C It is envisaged that access to carry out the work will be via the entrance off Heath Street which is located to the side of 98 Heath Street. At tendering stage the contractor is to inspect this access and note the limitations on accessing the working area.

Site Management / Supervision

- D Provide all necessary Site Management and Supervision for the duration of the work.

Access Equipment

- E Provide all necessary access equipment in order to carry out the work.

Excavating Equipment

- F Provide all necessary excavating equipment in order to excavate the rear gardens to 94, 96, and 98 Heath Street. The Contractor is to carefully consider how any excavating equipment is to be lifted into the Heath Street rear gardens.

Health and Safety

A Comply with Health and Safety legislation and requirements of the CDM regulations.

Supplies

B Electricity and water will be provided free of charge. Include to temporarily distribute supplies in order to carry out the work and remove all and make good on completion.

Welfare

C Toilet facilities are to be provided by the contractor on site. A portable WC should be allowed for by the contractor as there are no fixed facilities available. It is envisaged that the portable WC will be placed on the driveway adjacent to the Heath Street gate to the rear of Youngs Court. A room at basement level in Kendalls Hall, accessed from the car park area, will be made available to the contractor as an office/welfare area. If the facility is mistreated in anyway, the use of the room will be withdrawn immediately and the contractor will need to provide a separate welfare facility at the contractors own cost. The contractor will need to provide facilities, table, chairs etc.

D Electricity and water supplies are available near this room but must be temporarily distributed by the contractor.

E This room contains resident's stores and periodic access may be required by residents and must be allowed by the contractor.

F The contractor shall allow to clean and keep tidy the areas to be utilised and all surrounding areas of the building within the working area.

G No access will be allowed to any other internal parts of the building. A schedule of condition will be taken jointly of the welfare facilities and circulation prior to the contractors' use. Any damage or abuse will be made good by the contractor at their own cost to the CA's approval.

Storage

H Storage areas can be allocated to the contractor upon agreement with the CA. These areas must be maintained tidy and secure by the contractor.

I These areas, at this stage, are intended to be within the welfare area.

Special Conditions

J NO PARKING IS AVAILABLE ON SITE.

Working Hours	A	Work may be carried out Monday to Friday between 0800 – 1700 hours. Noisy work (i.e. excessive prolonged drilling, hammering or grinding) is strictly limited during the day, permitted only between 0900 – 1300 hours and 1400 – 1700 hours and must be carried out in a controlled and considerate manner, with prior notification to the flats in Young's Court and the Rotunda, and to the Heath Street houses.
Methodology	B	Prior to the work starting on site the contractor is to provide the CA with a methodology detailing how they propose to carry out the work. This is to include details of the sequencing of the work, any excavation equipment to be used, and details of temporary support/shoring etc. that will be required to be installed during the course of the work to ensure stability of the retaining walls and excavations.
Co-ordination of Work	C	The various elements of the work are to be carefully co-ordinated at all times to ensure that the work progresses in a timely manner.
	D	Prior to the work starting on site the contractor is to provide the CA with an itemised programme showing when each element of the work will be carried out.
	E	Allow to cordon off the work areas as necessary in order to execute the work safely.
Protection	F	The contractor is responsible for providing all protection in relation to the work. The contractor will be held responsible for damage which occurs as a result of his failure to adequately protect the work.
Photographic Schedule	G	Prior to starting work the contractor is to compile a photographic schedule in order to record the layout and condition of the gardens to 94, 96 and 98 Heath Street and also the path and plant boarder adjacent to the retaining walls on the Upper Hampstead Walk side. Upon completion of the work this schedule will be used to ensure that the gardens etc. are reinstated to their original condition.
Temporary Support / Shoring	H	Allow to design and install temporary support/shoring to be installed during the course of the work to ensure stability of the retaining walls and excavations.
Trees	I	Arrange for a specialist to remove 2 no. trees in the locations shown on drawing no. 30768-01. This is to include removal of the roots located in the ground adjacent to the retaining walls.
Pruning	J	Allow to prune and cut back vegetation overhanging the retaining walls in order to enable the work to be carried out.

**Garden
Excavation**

- A The ground to the rear gardens to 94, 96, and 98 Heath Street that is being supported by the retaining walls is to be removed at an angle until a safe angle of repose is created. Please note that the angle of repose depends upon the type and make-up of the soil and is to be established by the contractor on site.
- B The excavated material is to be stored in the gardens and reinstated once the retaining walls have been re-built / repaired.
- C Allow to remove grassed areas, borders, planting, hard landscaping, decking, dwarf walls, fencing, irrigation systems etc. in order to enable excavation. Retain in a safe place and reinstate upon completion.
- D Plants and shrubs that are to be retained are to be carefully removed by a suitably experienced gardener and are to be cared for during the course of the work to ensure that they survive. Any plants and shrubs that are removed and do not survive are to be replaced to match the type and size of the original. Under no circumstances are the contractors operatives allowed to remove or reinstate any plants or shrubs.

UHW Excavation

- E Allow to carefully remove any plants and shrubs that are worth keeping and also the border timber plank edging. Retain in a safe place and reinstate upon completion. The removal and reinstatement of plants and shrubs is to be carried out by a suitably experienced gardener as detailed above. Any plants and shrubs that are removed and do not survive are to be replaced to match the type and size of the original.

**Retaining Wall
Removal**

- F Carefully dismantle by hand the existing brick retaining walls and remove the foundations to 94 and 96 Heath Street as shown on drawing no. 30768 Rev 2.
- G Carefully dismantle by hand the defective sections of brickwork to the retaining wall to 98 Heath Street as shown on drawing no. 30768 Rev 2.
- H Retain as many of the existing London Stock bricks as possible (**not to include the red bricks to the earth retaining wall to 96 Heath Street which are not the original bricks**) to re-use as facing bricks in the new sections of wall. Allow to prepare the retained bricks in preparation for re-use and to store in a safe place.

New Bricks	A	Allow to provide a sufficient number of salvaged London Stock facing bricks to match the retained London Stock bricks in order to construct the new sections of wall as detailed below. The brick bonding pattern and style of pointing are to match the existing original London Stock brickwork. A representative sample of salvaged London Stock bricks will need to be provided for approval by the Contract Administrator and Planning Officer prior to work starting on site.
Ground Preparation	B	Excavate, prepare and level the ground in preparation to construct the foundations to the new retaining walls to 94 and 96 Heath Street.
No. 94 New Retaining Wall	C	Construct a new reinforced concrete foundation and brick retaining wall to No. 94 Heath Street all in accordance with drawing no. 30768 Rev 02.
No. 96 New Retaining Wall	D	Construct a new reinforced concrete foundation and brick / reinforced concrete / block retaining wall to No. 96 Heath Street all in accordance with drawing no. 30768 Rev 02.
No. 98 Partial Reconstruction of Existing Retaining Wall	E	Re-build 8m2 of the one brick thick retaining wall to No. 98 Heath Street, re-point the entire wall and core drill weep holes in the base of the wall all in accordance with drawing no. 30768 Rev 02.
Reinstatement	F	The rear gardens to 94, 96 and 98 Heath Street are to be reinstated to match their original condition. This is to include but not be limited to the reinstatement of grassed areas, borders, planting, hard landscaping, decking, dwarf walls, fencing, irrigation systems etc.
	G	Any plants that had to be removed but could not be retained for re-use or did not survive are to be replaced with plants of the same type and size. All planting is to be carried out by a suitably experienced gardener. Note: This does not include replacement of the 4no. mature trees mentioned in item 3/31 above.
	H	The boarder and path adjacent to the retaining walls on the Upper Hampstead Walk side are to be levelled off. Retained plants and shrubs, and the border timber plank edging are to be reinstated. All weeds and vegetation growth to the path are to be removed.
Surplus Soil	I	Following completion of the reinstatement work allow to dispose of any surplus soil off site.
Final Clean	J	Thoroughly clean all surfaces upon completion, removing all builders' debris and materials.