

SCHEDULE OF WORKS

5 PRIMROSE HILL STUDIOS

Note: The attached schedule of works should be read in conjunction with all sections of this specification, any drawings and the Listed Building Consent.

Asbestos

The contractor is to refer to the full refurbishment survey as attached in Appendix

It is noted that the flue outlet is asbestos. Remove in accordance with Health and Safety guidelines and supply and fix GC1 gas terminal.

The contractor is to allow a **provisional sum of £1,000.00** for the removal of any asbestos, if required as identified in the report.

1,000 00

4.1 GENERAL

4.1.1. Prior to commencement of works, the contractor shall undertake a photographic survey of all internal and external areas of the property and provide this to the C.A. in a disc format.

4.2 WORKS

4.2.1. The works include roof renewals and window repairs, external envelope repairs, redecorations and internal wiring to 5 Primrose Hill Studios.

Scaffold/Access Requirements

4.2.2. Supply, erect and maintain and strike upon completion scaffolding to all elevations in accordance with the items contained in the Preliminaries section. The scaffolding is to be finished with debris netting, with double boarded fans over entrances with polythene sheeting between the boards.

4.2.3. Supply and fix Heras fencing around the scaffolding at ground level to leave fully enclosed (or an approved equivalent) to prevent unauthorised access onto the scaffold. Access to the scaffold for contractors shall be via a ladder access hatch which shall be hinged and locked when not in use. The contractors shall allow to remove ladders to ground floor level of the scaffold when not in use, overnight, weekends and Bank Holidays.

4.2.4. Allow for an adequate goods hoist should it be required to undertake the works as specified. The price should include for erection, testing, protection, dismantling and carriage. Allow for hoist gates and any adaptations required to the scaffolding.

4.2.5. **Provisionally** provide a Permanex or equal approved monitored alarm system to the first lift of the scaffolding to all elevations of the building. The alarm is to be connected to a manned response unit. Include for a telephone connection and all associated costs with the installation.

4.2.6. Allow for making good and all costs associated with the erection of the scaffolding, including any damage caused to adjoining owners' properties. Notify any adjoining owners and occupiers of dates and proposals to erect the scaffolding as well as keeping them informed and notified of key critical updates that may affect them.

4.3 **ROOF RENEWAL**

Pitched Roofs

4.3.1. Strip roof completely including slates, battens, felt, asphalt, lead flashings and the like. Carefully remove ridge tiles, set aside for re-use. Set aside sound slates for re-use.

4.3.2. **Provisionally**, carefully take up boarding beneath the slates and set aside for re-use.

4.3.3. Note the boarding on the underside of the rafters which forms the ceiling to the habitable accommodation below. This is to remain and to be protected during the course of the works. Any damage caused to the ceiling below shall be rectified by the contractor at his own expense.

4.3.4. Supply and lay 100mm thick (provisionally) Kingspan Kooltherm K7 insulation laid carefully on the existing structure between the rafters the exact thickness to be specified by the C.A. once the roof has been stripped and the CA can confirm the details. De-nail joists as necessary.

4.3.5. **Provisionally** re-fix boarding previously set aside, allow to make up numbers from 100mm x 25mm plain edged boarding. Allow 20LM run.

4.3.6. Supply and install DuPont Tyvek Supro breathing membrane to the whole roof area fixed strictly in accordance with the manufacturer's recommendations including all details around penetrations etc.

4.3.7. **Provisionally** lay 38mm x 19mm treated softwood counter battens fixed to roof boarding above line of each rafter.

4.3.8. Supply and fix minimum 38mm x 50mm softwood treated slate battens fixed to every rafter (or counterbattens as appropriate), all joints to be staggered in accordance with the supplier's recommendations. Slate sizes and spacing are to as closely match the existing as possible and to be in accordance with the supplier's recommendations.

4.3.9.	Supply and fix natural Welsh slates to match existing size, thickness, texture and colour. Every slate is to be nailed in accordance with supplier's recommendations and clipped where necessary at edge details. Re-use salvaged slates previously set aside, allow 15% salvage.	
4.3.10.	Refix previously set aside ridge tiles and supply and fix new clay ridge tiles to match existing. Allow for 50% refix and 50% replacement of ridge tiles.	
4.3.11.	Supply and fix new Code 5 lead flashings with Code 4 soakers and details at party parapet walls, chimney stacks, rooflights, service projections and the like. All leadwork is to be installed strictly in accordance with the Lead Sheet Association Guidelines. Upon completion, treat with 2no. coats of patination oil. Any staining of slates which occurs as a result of failure to apply patination oil in a suitable time will be the responsibility of the contractor to replace any stained slates.	
4.3.11.1.	Take up asphalt from valley gutter between roof slopes and cart away.	
4.3.11.2.	Allow the provisional sum of £500.00 for any repairs necessary to the decking, to be expended only on the instructions of the C.A.	500 00
4.3.12.	Allow for central timber roll from 50mm x 50mm wrot softwood in larger bays as necessary. Supply and lay 200-220g/m ² polyester Geotextile felt underlay to valley board and up roof slope. Supply and lay Code 5 lead, all laid in accordance with Lead Sheet Association Guidelines. Lead to extend a minimum 150mm vertically up roof slope each side, up and over and including pre-treated tilting fillet.	
4.3.13.	Form new lead catch pit at gutter outlet in existing location, from lead, cut, folded and lead burned to fit, including 100mm diameter (provisionally to be confirmed on site) outlet to connect to existing internal downpipe.	
4.3.14.	Prior to fixing catch pit in position, rod downpipe to ensure no blockages. Leave clear running.	
4.3.15.	Supply and fix new galvanised wire balloon to outlet.	
4.3.16.	Provisionally allow for timber repairs to roof structure as follows: 5 no. 150mm x 50mm rafter feet, assume 1m in length. New section to be bolted at 300mm centres to existing with M12 bolts staggered and to be cut to suit the existing wall plate detail.	
	<u>Rooflights</u>	
4.3.17.	Remove Flashband and similar flashings from rooflights and cart away. Renew flashings in Code 5 lead as previously specified.	
4.3.18.	Cut out rot affected timber and splice in new sections. Note resin repairs are not permitted.	
4.3.19.	Allow for cutting out and replacing:	

75mm x 50mm cills 3no. 400mm long.

75mm x 50mm cills 3no. 600mm long.

50mm x 50mm glazing bars 3no. 200mm long

50mm x 50mm glazing bars 3no. 100mm long

4.3.20. Prices shall include for carefully removing and replacing glass upon completion. Any glass broken as a result of the works shall be the contractor's responsibility to replace.

4.3.21. Renew glazing to 1no. rooflight where cracked in Georgian wired glass as existing.

4.3.22. Leave watertight upon completion.

Parapet Wall

4.3.23. Hack off render as necessary to parapet wall to allow re-fixing flashing. Re-render upon completion in cement : lime : sand, 1:1:6.

4.3.24. Rake out and repoint joints in coping in cement:lime:sand mortar 1:1:5.

4.3.25. Carefully cut out rendered soffit to a neat edge where damaged. Rerender to a flush finish with adjoining surfaces in cement:lime:sand render, including supplying and fixing 25x 10mm softwood laths.

Chimney Stacks

4.3.26. Supply and fix 1no. clay pot to stack where missing, to match existing. Neatly flaunch in cement lime sand, 1:1:6. Check the chimney is not in use prior to working on the flue. Temporarily remove or make inoperable any fires whilst work is in operation.

Rainwater Goods

4.3.27. Carefully take down cast iron ogee gutters from fascia. Carefully clean off all paint etc from joints.

4.3.28. Prior to re-fixing gutters, prepare prime and paint two coats of undercoat and one coat of gloss to rear of gutters.

4.3.29. Refix gutters to fascia boards, replacing clips as necessary, align to correct fall. Remake joints including new bolts and gaskets.

4.3.30. Connect to existing downpipes.

4.3.31. Clean off interior of gutter, remove all loose and flaking material, prepare for and paint 2no coats bituminous paint internally.

4.3.32. **Provisionally** take off PVCu rainwater goods to rear kitchen extension and cart away. Renew in cast iron to match remainder as closely as possible.

4.4 WALLS

4.4.1. Once scaffold is erected, carry out a brickwork survey to confirm areas of repair. To include any missing defective bricks and all necessary repointing works. Upon completion, this should be provided to the Contract Administrator and signed for approval.

4.4.2. **Provisionally**, cut out and renew 50no bricks to match existing in random locations. Carefully cut out existing bricks and cart away, supply and fix individual bricks to match the existing and fully bed in cement:lime:sand mortar, 1:1:6. Bricks are to be carefully selected to match existing in terms of texture, size and colour and must be laid in bond to match the existing. Samples are to be approved by the CA prior to commencement.

4.4.3. Rake out and repoint defective areas of external brickwork. Rake out pointing to a minimum depth of 20mm, clean out joint and lightly dampen. Re-point in cement:lime:sand mortar 1:1:6, coloured with sand to match the original mix for the building. Pointing to be finished with a neat joint to match the existing with the mortar brushed back to expose the edges of the adjacent bricks.

4.4.4. **Provisionally** allow 10m² in random locations not exceeding 1sqm.

4.5 WINDOWS

4.5.1. Overhaul, ease and adjust all existing windows.

4.5.2. Overhauling of casement windows shall include for all necessary dismantling and subsequent reassembly of the window as directed, easing and adjusting the casement, supply and fixing of new screws where the existing are found to be defective, refix existing ironmongery or supply and fix new ironmongery where the existing ironmongery is missing or defective. All new ironmongery shall match as far as possible in general style and type of original or adjacent unless otherwise specified.

4.5.3. Easing and adjusting a window shall include for removing whilst in position, paint or other finishes from timber surfaces to meeting edges as required to allow proper operation and closure on completion of decoration. Oil and adjust hinges and tighten/ adjust fitting as required to leave in proper working order.

4.5.4. Renew face of cill to 3no windows. Renewing face of window cill shall include for cutting away the external face of the existing cill back to the face of the frame and removing all knotted timber. Prepare exposed face and plant new hardwood front to cill. New timber sections to be throated, splayed and rebated to match the existing profiles. Allow 3no cills 1m long.

4.6 DOORS

4.6.1. Overhaul French doors to rear. Cut out section of rot to lower rail of French doors and renew in timber to same profile. Allow 50x50x400mm section.

- 4.6.2. Front and rear doors are to be overhauled to include for easing and adjusting. Thoroughly check all locks, hinges and ironmongery. Remove ironmongery generally prior to redecoration, thoroughly clean prior to refixing, oil and leave in good working order.

External Decoration

- 4.6.3. All previously decorated external parts of the building are to be decorated, in conjunction with Section 2 of the specification. All external previously painted or stained surfaces to the property including perimeter railings, fences and walls are to be redecorated.
- 4.6.4. Carefully release cables etc from fascia board to front elevation and temporarily loop away to allow redecoration of fascia board. Neatly refix upon completion after carefully cleaning off any surplus paint (taking care not to damage any cables). Any cables obviously redundant shall be removed.
- 4.6.5. Timber is to be stripped back to a firm edge, abraded back to give a feather edge, primed and brought forward and painted 2no coats undercoat and 2no coats of gloss. All paint to be applied in accordance with the manufacturer's recommendations including light sanding between coats.
- 4.6.6. Rainwater gutters have been specified to be removed and replaced elsewhere, carefully take down remaining gutters, downpipes, hoppers etc. Degrease, remove all loose and flaking materials, removing existing coatings and sanding back to a feathered edge to any retained coat. Prime, bring forward as necessary, paint 2no coats undercoat and 2no coats in gloss in accordance with manufacturer's recommendations.

4.7 ELECTRICAL INSTALLATION

- 4.7.1. Strip out the existing wiring and fully rewire the property in accordance with the 17th Edition Requirements and in accordance with the specification included within Appendix B The contractor shall allow for chasing in all new cables into existing walls and all builders work and making good in connection with the re-wiring.
- 4.7.2. Make good chases flush with existing surfaces, paint thinned coat emulsion and 2no full coat emulsion to walls and ceiling surfaces disturbed by the rewiring works. All finishes to match existing to the satisfaction of the CA.