

SCHEDULE OF WORKS

12 PRIMROSE HILL STUDIO

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

Allow the provisional sum of £1,000.00 for the removal of asbestos if required as identified in the refurbishment report.

1,000 00

6.1. GENERAL

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

6.2. EXTERNAL WORKS

6.2.1. The works detailed in this section include roof renewals, window repairs, external envelope repairs and redecorations to 12 Primrose Hill Studios.

Scaffold/Access Requirements

6.2.2. Supply, erect and maintain and strike upon completion scaffolding to all elevations in accordance with the preliminary items. Scaffolding is to be finished with debris netting, including double boarded fans above entrances and finished with polythene sheeting between the boards. Allow to supply Heras fencing to the surround of the scaffolding at ground level to leave fully enclosed (or an approved equivalent) to prevent unauthorised access onto the scaffold. Any alteration must be stated at tender stage. Access to the scaffold for contractors shall be via a ladder access which shall be hinged and locked when not in use. All ladders shall be removed to the ground floor of the scaffold when not in use overnight and at weekends.

6.2.3. 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 tower, hoist gates and adaptations required to the scaffold as necessary.

6.2.4. **Provisionally** allow to provide a Permanex or equal and approved monitored alarm system to the first lift to 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.

6.2.5. The contractor is to note that access will be required on to adjoining property for the erection of scaffolding and permission shall be obtained from adjoining owners for this process. The contractors is

to allow for any making good and costs associated with the erection of scaffolding including any damage caused to adjoining owners properties in carrying out the works. The contractor is to notify any adjoining owners and occupiers of updates and proposals to erect the scaffolding as well as keeping them informed and notified of any key critical updates that may affect them.

6.3. ROOF RENEWAL

Pitched Roofs

- 6.3.1. Strip roof completely including slates, nails, battens, felt, lead asphalt to gutters. Carefully remove ridge and hip tiles, set aside for re-use. Set aside sound slates for re-use.
- 6.3.2. De-nail joists.
- 6.3.3. Note the boarding on the underside of the rafters 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 as a result of the works shall be rectified by the contractor at his own expense.
- 6.3.4. Supply and lay 100mm thick (provisionally) Kingspan Kooltherm K7 insulation laid carefully on the existing ceiling structure between the joists. Exact thickness to be instructed once the roof has been stripped and the CA can confirm the details.
- 6.3.5. **Provisionally** carefully take up boarding beneath slates and set aside for re-use.
- 6.3.6. Upon completion of insulation, **provisionally** re-fix timber boarding previously set aside. Allow to make up numbers from 100mm x 25mm plain edged boarding. Allow 20m run.
- 6.3.7. To rafters after installation of insulation or boards as appropriate, supply and lay DuPont Tyvek Supro breather membrane to the whole roof area fixed strictly in accordance with the manufacturer's recommendations including details around all penetrations etc.
- 6.3.8. **Provisionally** on to boarding, supply and fix 38mm x 25mm counter battens fixed to boarding above each rafter position.
- 6.3.9. Supply and fix minimum 38mm x 50mm softwood treated slate battens fixed to every rafter (or counter batten) with all joints staggered in accordance with the supplier's recommendations. Batten spacing to match 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.
- 6.3.10. Supply and fix natural Welsh slates to match existing in 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. Re-fix ridge tiles as existing with previously set aside, making up numbers as necessary. Allow 50% renewal of new ridge tiles to match existing.
- 6.3.11. Hack off render as necessary to parapet walls to allow re-fixing of flashing. Re-render on completion in cement: lime: sand 1:1:6.

6.3.12.	Supply and install new Code 5 lead flashings, Code 4 lead soakers at details and surface penetrations. Ensure that lead work is applied to all areas including around the chimney stacks, flashings and the like. All lead work is to be installed strictly in accordance with the Lead Sheet Association Guidelines. Treat lead with 2no. coats of patination oil on completion. Any staining resulting from the late application of patination oil shall be rectified by the contractor at his own expense.		
6.3.13.	Re-fix hip tiles upon completion, making up numbers. Allow 10% renewal. New tiles to match existing exactly.		
6.3.14.	Renew sections of rotten fascia board and soffit to upper window and front elevation to existing dimensions. Prepare, prime and undercoat all round prior to fixing.		
6.3.15.	Take up asphalt gutter behind parapet wall to left hand side of the property.		
6.3.16.	Allow the provisional sum of £500.00 for any repairs to the gutter boarding.	500	00
6.3.17.	Extend gutter boarding up slate roof slope beneath the slates, terminating in tilting fillet. Supply and lay Kingspan Thermaroom TR27 LPC/FM insulation and scribed to roof slope as necessary. Include for vapour barrier beneath.		
6.3.18.	Carefully lift existing lead flashing, prepare and lay 2 coats asphalt, minimum 20mm thick with 3 coats 150mm minimum upstand. Prepare and paint 2no coats solar reflective paint.		
6.3.19.	Re-dress lead flashing over upstands.		
6.3.20.	Carefully lift the slipped lead coverings to copings and re-fix in position.		
	<u>Flat Roof</u>		
6.3.21.	Remove 2no. roof lights from flat roof, leaving upstands in place.		
6.3.22.	De-glaze lower section of large roof light and temporarily protect from the weather.		
6.3.23.	Cap off supplies to cold water tank within tank housing and drain down tank. Remove existing tank and housing from the roof, make good disturbed surfaces.		
6.3.24.	Allow the provisional sum of £1,000.00 for necessary plumbing alterations internally to re-connect all cold water services to mains supply.	1,000	00
6.3.25.	Lift existing asphalt from flat roof and cart away.		
6.3.26.	Allow the provisional sum of £1,000.00 for any repairs necessary to decking.	1,000	00
6.3.27.	Lay vapour barrier over whole surface and Kingspan Thermaroom T27 LPC/FM insulation as before specified.		

6.3.28.	Supply and fit 200mm x 100mm timber (may be in sections) to roof light as edge protection to insulation and upstand.		
6.3.29.	Supply and lay 2 coats asphalt to finish minimum 20mm thick with 25mm 3 coats work to upstands. Upstands to be minimum 150mm above finished roof level except within roof light.		
6.3.30.	New insulation and asphalt to be constructed to falls to allow roof to drain from the rear to the front drainage outlet as existing.		
6.3.31.	Hack off render to parapet wall as necessary to allow upstand to be tucked in to and including new chase in brick work. Make good render upon completion.		
6.3.32.	Supply and fix EML to exposed outer face of timber upstand previously specified within roof light opening and form asphalt upstand up and over top of timber.		
6.3.33.	Finish timber internally with 12mm ply. Prime ply and paint 2 coats undercoat and 1 coat gloss to exposed facing internally.		
6.3.34.	Re-glaze lower section of roof light previously de-glazed, glass to project beyond asphalt upstand and finish 50mm clear of asphalt flat roof. Seal between glass and asphalt internally with mastic.		
6.3.35.	Carefully lift lead cladding to sides of roof light, trim lead as necessary and re-fix including new clips to suit new level of asphalt.		
6.3.36.	Supply and fix new Code 5 lead, covering flashings over asphalt upstands, wedged and pinned to brick work with clips at maximum 500mm centres.		
6.3.37.	Form new lead chute through parapet wall in to hopper head. Supply and fix galvanised cage to outlet. Prepare for and paint 2no coats solar reflective paint to asphalt.		
6.4.	ROOF LIGHTS ON FLAT ROOF (2NO)		
6.4.1.	Take off glazing and framing to roof lights on flat roof and cart away.		
6.4.2.	Construct new top to roof lights from 50mm thick timber, scribed to falls as existing with GWC glazed top in ex 50mm x 50mm frame. Supply and fix Code 5 lead flashing to top and sides of frame and below glass on lower edge.		
6.4.3.	Supply and fix Code 5 lead flashing above asphalt upstands to roof lights.		
6.4.4.	Allow the provisional sum of £1,000.00 for repairs to the roof light on the right hand roof slope as viewed from the front.	1,000	00
	<u>Chimney Stack</u>		
6.4.5.	Allow the provisional sum of £500.00 for repair to the parapet/chimney stack junction.	500	00
	<u>Gutters</u>		

6.4.6.	Carefully take down cast iron Ogee gutters from fascia. Carefully clean off all paint etc. from joints.		
6.4.7.	Prior to re-fixing gutters, prepare, prime and paint 2 coats undercoat and 2 coats gloss to back of gutters.		
6.4.8.	Re-fix gutters to fascia boards replacing clips as necessary, align to correct fall. Re-make joints including new bolts and gaskets.		
6.4.9.	Connect to existing downpipes.		
6.4.10.	Clean off interior of gutter and remove all loose and flaking material, prepare for and paint 2 no. coats of bituminous paint internally.		
6.4.11.	Provisionally take off PVCu rainwater goods to upper roof and cart away. Renew in cast iron to match remainder as closely as possible. Connect to drainage system.		
	<u>Walls</u>		
6.4.12.	Allow the provisional sum of £1,000.00 for repairs to wall on right hand flank as viewed from the front, access from the neighbouring property.	1,000	00
6.4.13.	Clean off the brick work and agree a schedule of brick repairs and repointing to all elevations with the CA. Rake out pointing from the brick work 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. Lime mortar to be finished with a neat flush joint with the mortar brushed back to expose the edges of adjacent bricks.		
6.4.14.	Allow for re-pointing of brickwork as follows: <ul style="list-style-type: none"> • Areas not exceeding 1m² – allow 20m² • Areas 1-2m² - allow 10m² 		
6.4.15.	Carefully cut out existing individual missing/defective bricks to the external elevations as identified by the CA. Cart away and provide 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 those existing in term of texture, size and colour and must be laid in bond to match the existing. Sample to be approved by CA prior to commencement. <ul style="list-style-type: none"> • Allow for 50no single brick replacements. • Allow for 50no brick replacements in areas of 2-5 bricks 		
6.5.	DOOR OPENING		
6.5.1.	Provide all necessary temporary support to brick arch. Carefully cut away steel strip supporting brick arch over main front door. Carefully remove all remains from brick work joints complete.		
6.5.2.	Supply and fix new galvanised steel strap to existing dimensions, including minimum 100mm building in to brick work each side.		
6.5.3.	Point in each side when mortar is set, dry pack between straps and arch with earth dry mix 1:1:6 well rammed in. When set, carefully remove temporary supports.		

6.5.4. Prior to installation, wash strap with mordant solution and leave ready to accept paint finish.

6.5.5. Re-point around door frame in cement, lime sand and mortar 1:1:6.

6.6. WINDOWS

6.6.1. Overhaul all sash windows to include taking off parting and staff beads, taking off and replacing defective obsolete ironmongery, taking out sashes and cramping frames, stripping old paint from concealed areas, priming all areas of timber that will be concealed on completion of the overhaul. Re-hang sashes on new cords of the appropriate weight and size or chain. Replace broken pulleys. Oil and ease existing pulleys where retained. Re-point around external perimeter of window.

6.6.2. Allow for reglazing 2no. broken panes in roof light and 1no. in bathroom window.

6.6.3. To bathroom window, cut away the external face of the existing cill back to the face of the frame and remove all rotted timber. Prepare exposed face and plant new hard wood front to cill. New section is to be throated, splayed and rebated to match the existing profile. Prime all bare timber surfaces.

6.6.4. Cut out and piece in repair to rail to bathroom window allow 300mm length, 55mm x 55mm.

6.7. MAIN ENTRANCE DOOR

6.7.1. Take off doors, cramp and re-wedge joints, re-hang on new hinges and ease and adjust to correct closure.

6.8. DECORATIONS

6.8.1. All previously painted external elements of the building are to be redecorated in accordance with details contained in the materials and workmanship 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.

6.8.2. Strip all windows back to bare timber, lightly abrade, knot stop and prime and apply 2 coats of undercoat and 2 coats gloss to all previously painted surfaces. All application are to be in accordance with the manufacturer's recommendations.

6.8.3. Other joinery surfaces to be rubbed down to a feather edge, removing all loose and viable materials, prime and bring forward paint 2 coats undercoat and 2 coats gloss in accordance with manufacturer's recommendations.

6.8.4. Previously painted metal work shall be de-greased prepared and scrapped back removing all existing coatings and sanding to a feathered edge any retained coatings in order that no curling occurs. Prime as necessary bring forward and paint 2 coats undercoat and 2 full coats gloss in accordance with manufacturer's recommendations.

6.8.5. Downpipes shall be taken down, backs brushed to remove all loose and flaking material and painted as before specified.

6.8.6. Clean off rendered and painted brick work to a clean surface. Apply stabilising coat and paint with 3no. coats of Sandtex smooth masonry paint to include all face filling. Include for painting of cills and all previously painted brick work to building and all elevations.

6.9. ELECTRICAL INSTALLATION

6.9.1. Strip out existing wiring complete and re-wire fully in accordance with the 17th Edition requirements as specified in Appendix B. Cable runs are to be surface mounted within trunking or conduit as appropriate. Allow for all builders work and making good to the property in connection with the re-wiring works.