

S2 – SCHEDULE OF WORK

TOWN HALL

The following work is to be carried out to the Town Hall only, i.e. to the areas south of the red boundary line shown on the drawing. Note this is a grade II* listed building, i.e. in the top 10% of all listed buildings. Special care is to be taken to protect the building fabric during the works.

In the following description of works all leadwork is to be carried out fully in accordance with the Lead Sheet Training Academy's publication 'Rolled Lead Sheet: The Complete Manual'. Reference should also be made to the record photographs accompanying this schedule of work, and the existing details are to be replicated unless described otherwise below.

1. Allow for full cost of scaffolding in accordance with NASC Technical Guidance TG20 and all other relevant NASC guidance. Scaffolding is to be erected, dismantled and altered in a safe manner. It is to be designed to carry the loads of materials throughout the works and to protect those accessing and using the building. The scaffold is to be inspected before first use and at intervals of no more than seven days by a competent person. Ensure the scaffold is left secure with access ladders locked away each evening. .

Price here to scaffold Town Council premises only:

2. Erect Heras fencing around the front paved area, within the area marked by the stone pavers set in to the pavement paving. This is the only space available for storage of materials at ground level and for this site toilet. Ensure safe access to the entrance door to the building is available at all times.
3. Provide temporary protection to the large Lantern lights on the front elevation and remove upon completion.
4. Carefully strip and clear away existing roof coverings including tile battens and underlay. This work is to be planned and executed such that at no time is the roof structure left exposed and unprotected. A temporary roof is not envisaged. Note that the existing underlay will have been tested for asbestos content prior to works commencing.
5. Supply and fix bitumen type 1F non-woven underlay, installed and sealed in accordance with the relevant codes of practice and the manufacturer's instructions, and 25 x 50 mm treated timber tiling battens to suit gauge, set out to ensure finished appearance matches existing. Include laps at hips and valleys.
6. Carefully strip and clear away lead linings to front parapet gutter and front and side (south) lead lined gutter, including flashings chased into brickwork.
7. Re-line gutters using code 5 lead sheet (or thicker as positions of existing steps dictate). Include for replacing tilting fillets. To lined timber gutters allow for welted joints as existing to leadwork covering the upstands (see photographs).

Carried forward to section summary £

8. To the cupola strip and re-cover the flat roof with code 5 lead, including new wood rolls, lead enclosure to cupola legs, and scalloped edge to lead as existing.
9. **Provisionally** allow to strip and re-cover the cupola dome in code 5 lead.
10. **Provisionally** allow to strip and re-cover the vertical lead cladding to the base of the cupola, the sloping lead running from here into the parapet gutters to either side, and the lead covering to the sloping surfaces of the pediment.
11. Supply and fit replacement roof tiles as Lifestiles "Woburn Reclamation" mix (contact Mike Chillery at Lifestiles on 07970 771192 or Mike@lifestiles.co.uk) with matching swept valley tiles, bonnet hip tiles and half round ridge tiles to match existing. Fix tiles according to manufacturer's calculated tile fixing specification as attached but note hip and ridge tiles are to be traditionally bedded in mortar as this is a listed building and the finished appearance is to match existing. Mortar to be lime mortar as 1:3 NHL5 lime: sand by volume, using BS882 washed sharp coarse sand.
12. Point verges and bonnet hipped tiles with lime mortar as above.
13. Supply and fit 5 No. bat access tile sets as supplied by Lifestiles.
14. Repair dormer on rear slope as described on drawing 08. Include here for replacement lead, cladding, and stained finish. Any timber repairs will be instructed following close inspection.
15. Allow provisional sum of £650 for timber repairs to rear dormer structure.
16. The new MVHR system recently installed has a temporary vent arrangement; allow provisional sum of £500 for altering the arrangement to exit via the north check of the dormer.
17. To lead lined timber gutters where shown on drawing form new overflow arrangement as detail A on drawing 07B.
18. To rear and side elevation take down and clear away gutters and rear elevation downpipe (side elevation downpipe and hopper head are sound) including support brackets. Supply and fit new gutters as Alutec Evolve Deep Flow, size 128 x 75 mm, complete with rise and fall brackets and all fittings, and full height replacement rear downpipes (x 2) as Alutec Traditional 'Tudor' circular, 76 mm diameter, with eared joints. Include swan neck arrangement and new hopper head as Alutec 'Ornamental Hopper, size 410 x 190 x 185 mm to suit downpipe size. All fittings to be in Heritage Black finish.
19. Remove all debris, wash windows and take down scaffolding. Sweep up and leave all paved surfaces clear.
20. Include contingency sum of £5,000 to be expended on instructions of the Contract Administrator.

NEIGHBOURING PREMISES

The following works are provisional, pending agreement with the neighbouring owner. If included they will be carried out concurrently but separately certified and invoiced.

21. Scaffold: allow for additional scaffold to carry out works to neighbouring property.

22. Re-roofing: extend works described above to include re-covering the neighbouring roof areas. Include 1 No. additional bat access set.
23. Allow to replace lead linings to parapet gutter and lead-lined timber gutter.
24. Include additional overflow to gutter as detail A.
25. Include replacing guttering to north side and rear elevation, in same materials as described above, including swan neck discharge into new hopper hear at rear.
26. Include any extra-over cost for dismantling and clearing away scaffolds, cleaning windows, etc.
27. See section 1 for additional preliminaries cost.
28. Allow additional contingency sum of £2,500 to be expended on instructions of the Contract Administrator on behalf of the building owner.