

Our ref: SJA\BEB\18585~Outline SoW

21 January 2019

OUTLINE SCHEDULE OF REPAIR WORKS

WALLED GARDEN, LITTLE PLUMSTEAD, NORFOLK

To be read in conjunction with drawings 18585/01 and 18585/02

The following forms an Outline Schedule of Works for the purpose of establishing a budget price for the repairs to the walls. The contractor is to price each item following their inspection of the walls. If any quantities are not stated, then an assumption should be made by the contractor and stated alongside their price.

Prices must be itemised.

The contractor should assume they have free access to the work on both faces of the walls, but in practise this will be dependent upon agreement between the Client and the adjacent school in respect to the west end south face of the south wall.

The contractor should include a provision against all preliminaries, site welfare etc as required, and for compliance with all appropriate Health and Safety legislation. Where appropriate, this should include for submission of details for the Health and Safety File.

1.0 Preliminaries and Site Set Up

- 1.1 Provisions for access, site security, welfare and all other inclusions as required to safely operate the site and provide appropriate attendance on paperwork and Health and Safety matters.
- 1.2 Include for temporary provisions for water and electricity as required, and for disposal of any waste to suitable facility. Vegetation may be piled and retained on site.

2.0 General

- 2.1 Remove vegetation to all walls, cutting back and removing ivy and other growth over the entire extent of the faces and copings to walls. Note the north wall is extensively overgrown, but trial removals proved successful.
- 2.2 Cut down all shrubs/grass within 2.5m of the inside wall face and clear a working margin to the outside of the wall face. In each case, do not remove any vegetation from the ground where the stem size exceeds 100mm diameter.
- 2.3 Brush back copings throughout to remove moss and allow inspection of the pointing.

3.0 North Wall

- 3.1 Rebuild approximately 6.0m of 225mm brickwork over the height of 5No.courses to **Bay 3**, plus the coping (half-round) where this has been displaced at a vertical bed joint.
- 3.2 Include in the above for 2.5m of new coping to match where the existing has been made up with cement mortar.
- 3.3 Localised pointing repairs (**Bays 1-6**), but not exceeding 5.0m² on the whole of the wall.

4.0 West Wall

- 4.1 Construct 3No. buttresses on the west face of the wall at existing pier positions. Each will typically be 800mm long and two bricks wide, and will extend approximately 2.0m high. They will be constructed on new concrete footings and be bonded into the existing pier/buttress positions. Proposed buttress locations shown on Block Plan, and details shown on cross section A-A.
- 4.2 Localised pointing repairs (**Bays 1-6**), but not exceeding 5.0m² on the whole of the wall.
- 4.3 Allowance for carpentry repairs to existing wooden gate (**Bay 6**).

5.0 South Wall

- 5.1 Construct 2No. buttresses on the north face of the wall at existing pier positions. Each will typically be 800mm long and two bricks wide, and will extend approximately 2.0m high. They will be constructed on new concrete footings and be bonded into the existing pier/buttress positions. Proposed buttress locations shown on Block Plan, and details shown on cross section B-B.
- 5.2 Localised pointing repairs (**Bays 1-7**), 20.0m² to north face and 20.0m² to south face, plus to south face the top 4No. courses to be repointed throughout (**Bays 1-7**), but excluding rebuild under item 5.5.
- 5.3 On the south face, 10.0m² (**Bays 4-6**) plus 7.5m² (**Bays 2, 3**) of half face reconstruction with temporary props in position cutting out existing defective bricks and replacing them with bricks to match originals.
- 5.4 Reconstruction of toe protection to south face where roots have penetrated existing duct (noting water pipe). Applies to full length (**Bays 1-7**). Allow for new materials, using 600x600x50mm paving slabs to top of duct and stock brick to supporting walls. Retain existing footing, and ensure wall face is protected during works, applying phasing/sequence as appropriate.
- 5.5 New coping (18.0m) to replace concrete copings with brick copings (**Bays 4, 5** and 1.5m of **Bay 6**) to match elsewhere (plinth and curved top brick), including rebuild 3No. courses immediately below.
- 5.6 On the north face, 300No. bricks (**Bays 1-7**) of half face reconstruction with temporary props in position cutting out existing defective bricks and replacing them with bricks to match originals.
- 5.7 To missing wall section, cross bond wall ends to form bonded reveals (**Bay 7**). Allow provisional sum for new timber gates.
- 5.8 Demolition of lean-to building (**Lean-to 1**).

6.0 Middle Wall

- 6.1 Localised pointing repairs (**Bays 1-6**), but not exceeding 5.0m² on the whole of the wall.
- 6.2 Stitch north reveal (**Bay 6**), where cracked against west buttress.

7.0 East Wall

- 7.1 Repair to 3No. full height cracks (**Bays 2, 3, 4**).
- 7.2 Repair to 1No. buttress (**Bay 5**).
- 7.3 Localised pointing repairs (**Bays 1-11**), but not exceeding 8.0m² on the whole of the wall.