JOHN D CLARKE ARCHITECTS

The Almonry

10205_S2_Schedule of Works rev C 16.01.20

1. Demolitions:

1.1.1. Remove existing clay pavers in the south east wing and courtyard and retain for reuse. Reduce ground level to formation level as indicated on detailed drawings and with reference to the WSI and cart away waste from site

1.1.2. Remove the existing brick pavers from the paths to the rear garden and retain for reuse. Reduce ground level as indicated on detailed drawings and with reference to the WSI to formation level and cart away waste from site.

1.1.3. Remove the existing gated entrance D5b from Western Avenue, including brick quoins to the courtyard (which is to become the community area)

1.1.4. Remove existing first floor walls and ground floor post in the community area as indicated on drawings 10205/05 and 10205/06. Retain post for reuse and cart waste away. Retain windows W18 and W24 and hand to employer.

1.1.5. Remove partitions in the existing meeting/utility/tea-point as indicated on drawing 10205-05 and cart away waste from site. Retain existing timber post for reuse in re-built wing

1.1.6. Remove existing sanitary ware and pipework from existing external WC, break out floor and reduce ground level to formation level with reference to the WSI and cart waste away.

1.1.7. Remove existing door to existing external WC and widen doorway with new lintel to structural engineer's specification.

1.1.8. Remove existing water butts and cart waste away.

1.1.9. Remove existing ground floor tea-point cupboards, sink and pipework and cart waste away from site.

1.1.10. Scabble existing screed in utility/tea-point by a nominal depth of 30mm and as indicated on drawing 10205-05 to facilitate the installation of new floor boards to match the existing in the southern part of the meeting room.

1.1.11. Remove partitions and door from the existing hall/parlour as indicated on drawing 10205/05 and cart waste away from site

1.1.12. Remove existing heating installation including pipework, boilers, radiators, thermostats and electrical wiring and cart waste away from site.

1.1.13. Remove all existing electrical cabling from site.

1.1.14. Retain existing CCTV installation. CCTV installation will require removal periodically to facilitate the repair works. Please allow for this in your tender and programme.

1.1.15. Remove existing sanitary ware and pipework from ground and first floor WCs

1.1.16. Remove existing, cupboards, worktop and sink from 1st floor kitchen

1.1.17. Remove existing clay tiles from catslide roof and retain for reuse. Remove existing structure as indicated on structural engineer's information. Ensure weather tightness is maintained for the duration of the works

1.1.18. Allow for the removal of the existing redundant pipework in the cellar and other asbestos containing materials by a licensed asbestos removal company.

1.1.19. Allowance to lift the existing floor finish in the first floor tea-point to view underlying structure.

1.1.20. Remove redundant flues from existing tea-point and c1st floor eaves cupboard above

1.1.21. Remove existing fascia from NW façade under the hanging tile above window W3

1.1.22. Remove existing step/fold out ramp at door D3d and remove from site.

1.1.23. Open up existing inglenook fireplace in the South West wing

1.1.24. Remove cementitious render to brick structure adjacent to bottom of chimney stack to south-east elevation

1.1.25. Remove cementitious render from the inglenook fireplace in the community office

1.1.26. Remove tile hanging from above the inglenook fireplace in the community area

1.1.27. Remove modern cowl from chimney on southwest elevation

1.1.28. Remove detritus within the roof void

1.1.29. Remove crazy paving from entrance courtyard as indicated on drawing 10205/04 and reduce ground level to formation level

1.1.30. Any intrusive groundworks associated with the proposed development will be monitored by an experienced archaeologist. Any mechanical excavator used for excavation of material above undisturbed natural geology will be fitted with a toothless grading/ditching bucket of suitable width wherever practical. All excavations and plant movements undertaken by the groundworks contractor will be carried out with due regard for the potential to encounter archaeological remains

1.1.31. Where intrusive groundworks reveal archaeological remains, adequate time will be made available for appropriate archaeological investigation by hand (taking site health and safety into account) in order to identify and record the remains, as far as possible within the limits of the works, to recover appropriate archaeological and environmental evidence. All work will be carried out in accordance with the ESCC Sussex Archaeological Standards (ESCC et al 2019), the relevant standards and guidance documents of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b).

2. Opening Up Works

2.1.1. There are a number of areas that indicate that there are issues with the underlying structure. The following opening up works are required in order to establish the underlying cause of the issues. Provisional sums are to be allocated against each of the repairs

2.2. Wall panel between Council Chamber and Stairs:

2.2.1. Carefully remove and safely store the dropped timber panel so that the underlying issue can be determined, complete any remedial works required and reinstall the panel.

2.3. Staircase Investigations:

2.3.1. Remove modern fibreboard from the cupboard under the staircase to facilitate inspection of the stair carriage, stringer and bearers and determine the extent of stair repairs. The floorboards on the landing are to be carefully removed, stored and replaced. Provisional sum required for replacement of carriage and strengthening of each tread.

2.4. Floor opening up in the existing Kitchen

2.4.1. Allowance for the existing hollow floor in the existing tea-point/utility to be opened up for inspection.

2.5. Wall panelling at the corner between the door to the WC and meeting room:

2.5.1. Carefully remove and safely store the corner timber panelling and door architraves if necessary to determine the root cause of the issue. Allow for the refurbishment and easing of the existing ironmongery and the repair of the underlying brick pier with toothing in of bricks to match existing.

2.6. Ceiling in current Barbershop:

2.6.1. Modern fibreboard ceiling panels to be removed. Allow for the installation/repair of lath and plaster ceiling.

2.7. Post/Beam in 1st floor office 2:

2.7.1. The bottom bearing of a post that has dropped (with the gap subsequently being filled with plaster) below the wall plate (with the beam bearing above) is to be opened up to exposed in order to quantify any repairs required. Provide dry oak packing to the gap between the post and the wall plate. Provisional sum for the scarfe repair of the bottom of the existing timber to be allowed for.

2.8. Attic Floor Above Office 1:

2.8.1. Allow for carefully lifting upper layer of the floorboards in the attic above the beams that support the ceilings in offices 1, 3 and 4 to facilitate the inspection of the joints in these beams.

3. Interior repairs

3.1. Entrance Hallway

3.1.1. Allow for the careful removal and realignment of the timber panelling to the right of the entrance doorway.

3.1.2. Allow for resin repairs to the timber panelling raised and fielded panels either side of the entrance door

3.1.3. Holes in central panels to the right of the door to be infilled to match timber finish

3.1.4. Allow for the repair of several drilled holes in the entrance door

3.1.5. Allow for resin repair to the bottom of the existing first floor window W14

3.1.6. Remove fibreboard from ceiling and allow for the repair of the existing lath and lime plaster/installation of new lath and plaster ceiling.

3.1.7. Make good walls following the removal of the redundant cables

3.1.8. Steam off artex finish from walls and repair wall plaster finish

3.1.9. Resin and timber splice repair to skirting adjacent to WC where heating pipe has been routed

3.1.10. The existing panel above the WC door is loose. Carefully remove panel, allow for the repair of the underlying structure and reinstall

3.1.11. Remove fibreboard panel above doors into the WC and existing Council Chamber and repair/install lath and plaster

3.1.12. Supply 2130mm x 730mm multi-fold portable wheelchair ramp

3.2. WC at Ground Floor

3.2.1. Steam off existing embossed wall paper and allow for repairing the underlying plaster

3.2.2. Refurbish existing timber steps: carefully remove existing steps and allow for the repair of the existing carriage/stringer and add additional structure of 50mm x 50mm treated softwood. Resin repair to existing treads where necessary and reinstall.

3.2.3. Decorate steps to match

3.2.4. Carefully remove existing quarry tile cill to window W12 and reinstall.

3.2.5. Remove the brace to the top of the existing door and move to the rear of the door (to be the same side as the original door braces) and decorate to match

3.2.6. Prepare and decorate tongue and groove panelling as NBS M60 14A

3.2.7. Prepare and decorate plastered surfaces as NBS M60 10

3.2.8. Timber repairs to the tongue and groove panelling where the existing pipework is removed

3.3. Existing Barbershop (New Reception)

3.3.1. Resin repair to timber window on left hand side (looking out) bottom rail and mullion.

3.3.2. Allow for timber/resin repairs to existing timber panelling when the existing Georgian wired glass partition is removed.

3.3.3. Allow for the replacement of missing beads to the top raised and fielded panel to the left of the window and decorate to match existing

3.3.4. Repair splits in timber panelling to the reveals of the windows and joints have opened

3.3.5. Repair splits in the panels below the window

3.3.6. Carefully remove and safely store the timber panelling on the north-east (roadside) wall. Allow for the installation of new treated timber battens to support the retained panelling.

3.3.7. Allow for resin repairs to 6 no. timber panels

3.3.8. Remove tape that has been used to seal the gaps in the fielded panels and decorate to match

3.3.9. Allow for new bead to fielded panel and repair of panel to the right hand bay (to the right of the central post) and panel replacement

3.3.10. Allow for the repair of the panels that are coming away from the central post

3.3.11. Resin repair to top central vertical timber on the left hand panelling (window side of street side wall)

3.3.12. Panelling adjacent to fireplace has one board with wood worm. Resin repair required

3.3.13. Fireplace has 6 no. bricks that have deteriorated. Allow for carefully cutting these bricks out, and supply and install new to match existing in size, colour and texture

3.3.14. Remove soot build-up from inglenook fireplace. Allow a provisional sum of £225 + VAT for sample cleaning and a further £1,040 + VAT for two number fireplace poultice cleaning.

3.3.15. Remove cementitious pointing with fireplace and repoint with lime mortar

3.3.16. Remove fibreboard to the top of the timber panelling and allow for repair/installation of lath and plaster finish

3.3.17. Carefully remove existing floorboards and allow for removal of built up detritus from between the existing floor joists. Reinstall floorboards.

3.3.18. Carefully remove the existing fibreboard ceiling between the joists and allow for the repair/installation of the lath and plaster ceiling using the suspension technique.

3.3.19. Allow for the patch repair of the existing ceiling when the partitions have been removed.

3.3.20. Sand floor boards back to a uniform bare timber and decorate the entire floor with Osmo Oil Stain and with a top coat of Osmos PolyX Raw so that the combined reception floor has a consistent finish.

3.4. Existing Council Office (Council Chamber)

3.4.1. Repair fielded Georgian wired glass panels to door D1a with new beads to match existing and decorate to match. Replace existing Georgian wired glass with 9mm Pilkington Pyrodur installed to manufacturer's recommendations.

3.4.2. Remove failed plaster on ceiling above the fireplace under the brick hearth support to a sound line

3.4.3. Allow for suspension plaster repairs to 5 no. bays of the existing ceiling

3.4.4. Replaster ceiling above hearth with lime plaster

3.4.5. Remove wall and soffit plaster to a sound line adjacent to window W4, retaining the existing 2 no. fleur de lis in position

3.4.6. Caulk gaps in mitred timber window cill to match timber finish

3.4.7. Allow for repair of the existing wall by taking out cracked bricks and tooth in replacement bricks to match. Any repairs to be agreed with the structural engineer and architect on site. When existing failed plaster has been removed to a sound line, rake out joint in masonry to a depth of 25-25mm.

3.4.8. Replaster with lath and lime plaster ~~(allow for renewal of laths)~~

3.4.9. Repoint stone to hearth and rebed existing hearth stones with lime mortar

3.4.10. Allow for suspension repairs to the existing ceilings. Repairs to consist of stainless steel washers countersunk into the existing ceiling and fixed to the existing joists with stainless steel wires. The ceiling is then to be patch repaired with plaster to match existing.

3.4.11. Remove existing carpet finish and make an allowance to refurbish the existing timber floor

3.4.12. Carefully remove existing wall panelling to the wall adjacent to the staircase and retain

3.4.13. Install 2 x layers of 15mm Fermacell board to the existing structure and reinstall the timber panels in correct position following remediation of the stair issue

3.4.14. Carefully clean and refurbish timber panelling.

3.4.15. Investigate movement of timber beams from first floor within Office 1: remove existing carpet and store for reinstallation. Carefully remove existing floorboards (without cutting) to view existing timber beams from above. Allow provisional sum for strapping. Re-install floorboards in their current position and reinstall carpet

3.4.16. Refurbish timber to window W3: loose bottom rail to one casement and rot externally to the bottom of one mullion. Resin repair required.

3.4.17. Supply temporary rubber threshold ramp to facilitate wheelchair access into this room

3.5. Existing Council Chamber (Meeting Room)

3.5.1. Sand existing wood block & timber floor boards back to a consistent finish and seal with Osmo PolyX to manufacturer's recommendations

3.5.2. Steam off existing embossed wall paper from walls, ceiling and around window and repair plaster

3.5.3. Resin repair required around latch to door D3a.

3.5.4. Remove unsympathetic night latch to door D3 and timber mount and install new Slim Style Rim Lock by A&H Brass

3.5.5. Ease door D3a at the bottom and repair damage to wood block floor.

3.5.6. Defrasse the low wall than separates the meeting room and multi-use room and decorate.

3.5.7. Remove loose terracotta skirting tiles and reinstall Seciltek adhere Cal Tile adhesive

3.5.8. Carefully remove existing timber wall panelling and repair underlying wall with lime plaster (this is related to the external masonry repairs)

3.5.9. Resin repairs to 20% of the panels

3.5.10. Carefully remove window W8 internal cill board and install flush with rear (street side) board

3.5.11. Remove existing fibreboard panels to ceiling and repair/install lath and plaster ceiling

3.5.12. Repair area of brick to inglenook fireplace

3.5.13. Repoint brick hearth with lime mortar

3.5.14. Toothing in of brickwork to the bottom left reveal of inglenook fireplace

3.5.15. Repoint brickwork to fire back

3.5.16. Leave damaged mirrored reveal to window W8

3.5.17. Steam off woodchip wallpaper to the central timber framing adjacent to where door D22 is to be installed. Allow for re-fixing bowed plaster with stainless steel screws and repair plaster

3.5.18. Where partitions have been removed, install 130mm wide pine floorboards to match existing and decorate to match up to the line of the new micro screed topping in the tea-point.

3.5.19. Repair existing ceiling where partitions are to be removed

3.5.20. Repair quarry tile cill to window W6

3.5.21. Repair split in timber cill of window W7

3.5.22. Adapt door D3 as detailed in drawing 10205-11

3.6. Cupboard off Council Chamber

3.6.1. Steam off artex to ceiling

3.6.2. Remove existing services pattress

3.6.3. Repoint the brickwork where it has failed with lime mortar

3.6.4. Remove rawl plugs on street side wall and repair the existing lime plaster

3.6.5. Allow for lime plaster repairs where services are removed

3.6.6. Repair door where lock has previously been fitted and decorate to match door

3.6.7. Caulk between door panels

3.7. Existing Tea-point at Ground Floor

3.7.1. Remove all existing plaster from the wall adjacent to Western Avenue to the masonry

3.7.2. Plaster wall adjacent to Western Avenue with lime plaster

3.7.3. Allow for pointing 1m² of existing wall before plastering

3.7.4. Remove bars to window W5.

3.7.5. Remove tiles over quarry tile cill to window W5 and make quarry tile cill good. Allow for 50% replacement of cill tiles

3.7.6. Remove boxed out conduits for services

3.7.7. Retain lath and lime plaster ceiling and remove plasterboard ceiling. Upgrade floor/ceiling over tea-point as detailed. Install new lath and lime plaster ceiling where original ceiling has been removed and plasterboard ceiling installed (approximately 13.5m²)

3.7.8. Remove existing quarry tile floor finish

3.7.9. Install 3mm Architop Charcoal finish throughout tea-point and new build

3.7.10. Allow for opening up the existing floor adjacent to window W5 to determine why the floor is hollow here.

3.7.11. Install Newton mesh to the courtyard side wall and plaster with lightweight gypsum plaster. Lime plaster to internal face of existing courtyard wall

3.8. Town Clerk's Office

3.8.1. Sound modern ceiling lath and plaster?

3.8.2. Steam off artex from the walls and ceiling

3.8.3. Lime re-pointing to brick fireplace

3.8.4. Remove brown paper stuffing to flue and install egg crate ventilation grille with damper on 18mm WBP ply and paint

3.8.5. Tidy existing plaster repairs around the moulded beam along window W17.

3.8.6. Remove plasterboard/hardboard to wall on courtyard elevation to determine if there is an underlying issue with the timber structure and install lath & plaster finish.

3.8.7. Ease the door D7. It sticks on the bottom. Refurbish the floorboards as required to match rest of floor

3.8.8. Remove historic tape repair and splice in timber and resin repair on the window W17

3.8.9. Resin repairs required to bay window frame around the bottom all the mullions of window W17.

3.8.10. Remove fibreboard soffit to bay window and install lath and plaster ceiling.

3.8.11. Wall between the two offices. Remove over boarding and repair the underlying plaster

3.9. 1st floor Corridor

3.9.1. Steam off existing Artex

3.9.2. Allow for lime plaster repairs to the wall and ceiling

Allow for ceiling plaster suspension repairs.

3.9.3. Remove existing plastic stair nosing from beam protruding through floor and install 2 no. 1.2m long CAT BN9 brass nosings.

3.9.4. Allow for 6m² of suspension repairs to the ceilings. Repairs to consist of stainless steel washers countersunk into the existing ceiling and fixed to the existing joists with stainless steel wires. The ceiling is then to be patch repaired with plaster to match existing.

3.9.5. Remove existing failed repair to plaster above beam above bay window W25 and make good

3.9.6. Remove existing curtain rail in bay window W25

3.9.7. Repair plaster in the corridor in front of the tea-point

3.10. 1st floor cleaner's cupboard

3.10.1. Remove metal plate screwed to door and make timber good

3.10.2. Make good 4 no. holes to the door

3.10.3. Repair crack between wall and ceiling

3.11. 1st floor storage cupboard

3.11.1. Cupboard to become office when new build is completed

3.11.2. Repair door D19 with spliced in timber repair. Timber species to match existing door and decorated to match existing

3.12. Existing First Floor WC:

3.12.1. Remove existing sanitary ware as previously described.

3.12.2. Allow for investigation into floor where there is a depression in the existing floor finish

3.12.3. Install new Marmoleum floor finish and coved skirting. Specification and colour to be confirmed

3.12.4. Install new sanitary ware, pipework and water heater to M&E engineer's specification.

3.12.5. Steam off existing artex from walls and ceiling

3.12.6. Prepare surfaces as NBS M60

3.12.7. Decorate plastered surfaces with mineral paint as NBS M60 10A

3.12.8. Review existing drainage run from basin through tea-point

3.12.9. Resin repair to window W19 externally

3.12.10. Fill knot void to existing door and decorate to match rest of door

3.13. Existing First Floor Tea-point:

3.13.1. Remove existing floor finish, cupboards, sink and any associated pipework and cart away to tip.

3.13.2. Remove timber panel above the door and repair the plaster

3.13.3. Steam off artex

3.13.4. Remove timber board that is infilling a framed opening in the wall

3.13.5. Remove fibreboard panels to the ceiling and repair existing ceiling with suspension repairs as previously described

3.13.6. Repair holes in walls and skeiling with new lath and lime plaster where it has been cut out

3.13.7. Repair walls and skeiling where pipe work is removed

3.13.8. Install new kitchen counter units as NBS ware, pipework and water heater to M&E engineer's specification.

3.13.9. Prepare surfaces as NBS M60

3.13.10. Decorate plastered surfaces with mineral paint as NBS M60 10A

3.13.11. Install new Marmoleum floor finish. Specification and colour to be confirmed with employer

4. Stairs

4.1. Roof Void Access Staircase

4.1.1. Allow for strengthening works to roof void access staircase. Allow for the repair and levelling or 3no. timber treads. Allow for new top step to accommodate insulation at first floor ceiling level.

4.2. Main Staircase

4.2.1. Refer to structural engineer's information for stair repairs

4.2.2. Remove existing stair runner

4.2.3. Remove fibreboard soffit to under stairs cupboard to assess existing stair structural issues

4.2.4. Remove existing floor boards on quarter landing of existing main staircase and allow for strengthening works set out in the structural engineer's information

4.2.5. A provisional sum for the repair of the stairs is required. This will most likely involve replacing the carriage on at least one side of the stairs and some bearers with treated timber.

4.2.6. Repair 5 number timber spindles with invisible repairs

4.2.7. Remove timber fillets to edges of treads once stair has been repaired and remove waste from site

4.2.8. Repair existing loose newel post

4.2.9. Repair 3 no. existing loose finials on the banister

4.2.10. Remove existing carpet and supply and install new sisal carpet.

4.3. External Cellar Steps

4.3.1 Repair stonework to retaining wall

5. WCs

5.1. New Accessible WC

5.1.1. Remove existing sanitary ware as previously described.

5.1.2. Install floor finish as previously described

5.1.3. Install insulated plasterboard to thin external wall as indicated on drawings with 5mm kerdi board base for wall tiling.

5.1.4. ~~Plaster existing ceiling with lime plaster.~~ Upgrade ceiling/floor above as detailed in the drawing

5.1.5. ~~Install 5mm kerdi board to all walls.~~ Lightweight plaster to remaining walls on Newton M03 mesh membrane.

5.1.6. Install full height wall tile finish as specified. ~~indicated on drawings~~

5.1.7. Install Doc M suite as specified and water heater to M&E engineer's specification

5.1.8. Decorate plastered surfaces as M60

5.2. Existing Ground Floor WC:

5.2.1. Remove existing sanitary ware as previously described.

5.2.2. Install new sanitary ware, pipework and water heater to M&E engineer's specification.

5.2.3. Refurbish existing timber steps and stain to match existing colour

5.2.4. Allowance for sanding existing timber floor

5.2.5. Steam off existing wood chip paper from walls and ceiling. Make allowance for plaster repairs to all walls

5.3. Boiler room

5.3.1. ~~Install new studs to existing timber frame and 2 x layers of 15mm MR plasterboard internally and skim.~~ Remove existing lining internally and replace with 1 layer of 12.5mm thk Fermacell board fixed to existing studs. Skim joints and apply intumescent sealant at abutments.

5.3.2. Install 50mm mineral wool insulation in void.

5.3.3. Apply 1 layer of 10mm cementitious render board externally. Retain existing cement board externally.

5.3.4. Apply white ~~through~~ self-coloured silicone render to existing render board taking care to expose the existing timber frame.

5.3.5. Supply and install new boarded solid core fire ~~external grade flush oak veneered~~ door D2 as detailed in drawing no 10205/11. Modify existing door frame as detailed.

5.3.6. Refurbish existing door D2a. Retain existing ironmongery and ease and refurbish

5.3.7. Resin repair to bottom of door D2a frame

5.4. Cellar

5.4.1. Remove vegetation growth to the external steps

5.4.2. Remove existing Supalux ceiling

5.4.3. Install 100mm Rockwool Flexi on 38mm x 38mm treated softwood battens so that the insulation is tight to the underside of the existing floor

5.4.4. Install MF7 onto existing joists to a level and screw fix MF5 Gyframe across the underside of joists and line with 2 layer of 10mm thk Fermacell boards ~~2 x layers of 12.5mm MR plasterboard~~ allowing a ventilation gap of minimum 25mm below existing timber structure.

5.4.5. Tape and joint ceiling and decorate as NBS M60 14A

5.4.6. Remake existing hopper windows as existing and fix shut. and install insect mesh to facilitate permanently open ventilation to void in MF ceiling (point 5.4.4 above)

5.4.7. Refurbish existing external door. Resin repair to bottom of door.

5.4.8. Install mechanical ventilation as detailed by M&E engineer

5.5. Loft

5.5.1. Clear loft of all failed torching and detritus

Install 130 x 50 joists @ 400mm centres and 18mm WBP plywood to 60% of the loft space to match higher level of loft floor boards

5.5.2. Allow for the installation of 100mm Thermafleece insulation in between the rafters fitted against the underside of type 1F membrane supported on nylon netting. Ensure airflow to ceiling void from eaves ventilation.

5.6. Decorations – To all areas except offices 1, 2, 3 and 4

5.6.1. Prepare all plastered surfaces as NBS M60 with the exception of the first floor offices

5.6.2. Supply and decorate all plastered surfaces with Keim Optil as NBS M60 10A. Coloured to be confirmed prior to ordering

5.6.3. Prepare all interior woodwork in the new build areas as manufacturer's recommendations and decorate as NBS M60 14A

5.7. Lighting

5.7.1. Supply and install lighting and associated cabling and controls throughout building with the exception of the first floor offices.

5.7.2. Retain existing luminaires in first floor offices and re-cable.

5.7.3. Supply and install all cabling, sockets and faceplates for small power distribution. Refer to electrical engineer's specification.

5.7.4. Supply and install AV equipment as specified by Ashdown AV (other suppliers can be considered)

6. Rebuilt south east wing

6.1. Floor

6.1.1. Install foundation, and sub-base as indicated in the structural engineer's information

6.1.2. Install steel portal frame and timber framing as indicated on the structural engineer's information

6.1.3. Build up 2 no. manholes and install two no. double sealed recessed manhole covers with brass edges

6.1.4. Install 1200 gauge Visqueen DPM over concrete slab/raft foundation and overlapped with Newton 508 membrane as detailed. dressed up the external face of the timber frame to a minimum of 300mm above top of screed level throughout the community area and accessible WC

6.1.5. Concrete slab/raft foundation to structural engineer's specification

6.1.6. 70mm Kingspan Kooltherm K103

6.1.7. Minimum 500 gauge separation layer

6.1.8. 65mm sand cement screed with wet underfloor heating

6.1.9. 3mm Architop Charcoal floor finish

6.1.10. Install CAT timberline 2/22 in Antique Brass at transitions with other floor finishes.

6.2. WT1- Existing masonry wall:

6.2.1. Remove existing gate and brick quoins and install 150mm stone with 100mm blockwork backing.

6.2.2. Repoint existing stone wall (nominal 440mm wall thickness) as set out in masonry specification

6.2.3. Build up wall to height in stone work with 100mm block backing tied to internal studwork to

6.2.4. Newton 508 waterproofing membrane fixed to existing wall to manufacturer's recommendations to formation level (concrete slab poured against membrane).

6.2.5. Install 12mm protection board against existing masonry below ground

6.2.6. 150mm timber frame to structural engineer's specification on 140x140mm Foamglas Perinsul HL as detailed with ~~DPC lapped with DPM and~~ breather membrane lapped with Newton membrane. Minimum 25mm gap to existing wall

6.2.7. ~~100mm PIR insulation~~ 50mm thk Kooltherm K12 insulation between the studs and

6.2.8. 32.5mm thk Kooltherm K118 insulated plasterboard

6.2.9. 3mm skim finish

6.3. WT2- Existing brickwork masonry wall:

6.3.1. Repoint existing brick wall (nominal 215mm wall thickness) as set out in masonry specification

6.3.2. Build up wall to height in second hand brickwork to match fixed back to timber studwork with wall ties to suit cavity.

6.3.3. Newton 508 waterproofing membrane fixed to wall to manufacturer's recommendations to formation level (concrete slab poured against membrane).

6.3.4. Install 12mm protection board against existing masonry below ground

6.3.5. 150mm timber frame to structural engineer's specification on 140x140mm Foamglas Perinsul HL as detailed with ~~DPC lapped with DPM and~~ breather membrane lapped with Newton membrane. Minimum 25mm gap to existing wall

6.3.6. ~~100mm PIR insulation~~ 50mm thk Kooltherm K12 insulation between the studs and

6.3.7. 32.5mm thk Kooltherm K118 insulated plasterboard

6.3.8. 3mm skim finish

6.4. WT3-Existing external 215mm brick wall

6.4.1. Existing 215mm brick wall re-pointed

6.4.2. Newton 508 waterproofing membrane fixed to wall to manufacturer's recommendations to formation level (concrete slab poured against membrane).

6.4.3. Install 12mm protection board against existing masonry below ground

6.4.4. 150mm timber frame to structural engineer's specification on 140x140mm Foamglas Perinsul HL as detailed with ~~DPC lapped with DPM and~~ breather membrane lapped with Newton membrane. Minimum 25mm gap to existing wall

6.4.5. ~~100mm PIR insulation~~ 50mm thk Kooltherm K12 insulation between the studs and

6.4.6. 32.5mm thk Kooltherm K118 insulated plasterboard

6.4.7. 3mm skim finish

6.5. WT3-Existing External Stone Wall in Kitchen/Archive

6.5.1. Remove existing plaster

6.5.2. re-plaster with lime plaster

6.6. WT4-Existing External Brick Wall in Kitchen/Archive

6.6.1. Remove existing paint

6.6.2. re-plaster with lime plaster

6.7. Existing masonry walls to accessible WC

6.7.1. Repair lower two courses of brickwork to courtyard entrance.

6.7.2. Install Newton 508 waterproof membrane

6.7.3. Install 42.5mm insulated plasterboard (to courtyard entrance wall only)

6.7.4. Install 5mm Schluter Kerdi Board

6.7.5. Install 10mm tiled finish on 3mm adhesive to tile manufacturer's recommendations

6.8. New Doors, Windows and Movable Partitions

6.8.1. Install Becker Monoplan 100 FR top supported movable partition number MP2

6.8.2. Install double door on hold open devices to door number D23 as drawing 10205/08 and 10205/11

6.8.3. Install sliding door Sunflex SF20 or Sliding stackable glazed screen specialist glazing manufacturer to movable partition MP1. ~~or fixed light with minimal frame and switchable glass~~

6.8.4. Install new fire rated (30/30) fixed glass screen ~~light~~ W33 in the Town Clerk's Office as detailed

6.8.5. Install new door D24 with 4-8-4 toughened opaque double glazing from the Original Glass Company ~~door with toughened glass and~~ on hardwood frame as detailed.

6.8.6. Install new flush oak veneered flush ~~solid core~~ door to D25 to accessible WC with accessible ironmongery

6.8.7. Supply and install new 44mm solid core, oak faced door D2 and associated ironmongery and decorate

6.8.8. Supply and install new steel framed window in oak sub frame with thin sealed 4-4-4 double glazed clear glazing to window W10, W30, W31 and W32 and decorate

6.9. New Roof Build-up

6.9.1. 42.5mm insulated plasterboard (insulation to be locally thinned to accommodate steel portal frame)

6.9.2. 100mm thk Kingspan Kooltherm K7 insulation between the rafters to be level with the bottom face of the rafters to create 50mm ventilated cavity

6.9.3. Steel portal frame to SE detail.

6.9.4. 50 x 150mm common rafters as specified by the structural engineer. Top edge to be level with top flange of steel

6.9.5. Supply and lay under the battens breather membrane ~~Type 1F roofing felt (bat-friendly)~~ with 150mm laps, tacked with non-ferrous clout nails over the counter battens. Supply and install Aitrak EC eaves carrier and F25 fascia vent as detailed.~~Ruberoid 5U polyester eave protection sheets at eaves level over the existing lead to the south parapet gutter and the valley gutter adjoining the north roof slope.~~

6.9.6. 38 mm x 25mm riven oak battens

6.9.7. Supply and fix to the north slope of the North Aisle Aldershaw hand-made clay plain peg tiles from Aldershaw Tiles (Pokehold Wood, Kent Street, Sedlescombe, Near Battle, East

Sussex, TN33 0SD – telephone 01424 756777 – email: tiles@aldershaw.co.uk) mixed 2/3 Dark Antique tiles to 1/3 Medium Antique tiles. Tiles to be well mixed before laying. Each tile to be twice nailed every fourth course with stainless steel nails at 95mm gauge. Supply and fix Aldershaw hand-made valley gutter clay tiles to abutment with existing roof.

6.10. Existing Inglenook fireplace

6.10.1. Following the removal of the cementitious render and tile hanging, plaster existing inglenook fireplace with lime plaster as indicated on the drawings.

6.11. Upgrade Existing Doors to 30 minute fire doors

6.11.1. Upgrade door numbers D3a, D6, D7, D9, D10, D11, D13, D14, D16, D18 and D19 to 30 minute fire doors with Envirograf Intumescent Paint to both sides of the doors.

7. External Repairs

7.1. Access Arrangements / Scaffolding

7.1.1. The Contractor is to provide, erect, alter and dismantle all necessary scaffolding for the proper execution of the works and remove at completion in accordance with the current Safety, Health & Welfare Regulations as described in the Preliminaries above (Item 11).

7.1.2. Scaffolding must be independent of the building with putlog ends fitted with plastic caps to avoid damaging adjoining surfaces. Buttressing may be required to the garden elevation. Ladders to be locked away at night. External scaffolding to be enclosed in 3.0m solid hoarding all round.

7.1.3. Internal scaffolding or scaffold platforms to be provided as required in order to carry out the works as shown. Where scaffolding is erected, the areas concerned are to be roped off to prevent public access.

7.1.4. Safe public access to the Battle Museum, Western Avenue and along A271 needs to be maintained at all times

7.2. Chimney repointing

7.2.1. Remove vegetation from all chimneys and brickwork

7.2.2. Remove cowl from chimney CH4 and add Roll Top chimney pot from Hepworth Terracotta (exact details and specification to be confirmed following further investigation)

7.2.3. Repoint all 5 chimneys as NBS M20 9A

7.2.4. Install vents to soffit of existing chimney in the reception

7.3. Re-covered roofs

7.3.1. Carefully remove the existing plain peg tiles as indicated on drawing 10205-06 from the southwest slope and south-east hip of the north-east (main road) range and the north-west slope of the north-west range.

7.3.2. The existing ridge exhibits signs of timber distortion. Allow a provisional sum for timber repairs.

7.3.3. Set aside hogsback ridge tiles for possible re-use but allow for new Aldershaw hogsback ridge tiles in your tender.

7.3.4. Remove existing battens, counter battens (if any), old roofing felt, etc. and cart away to tip. Clean out voids between rafters if exposed with an industrial vacuum cleaner.

7.3.5. Denail the existing rafters or roof boarding.

7.3.6. Note that the Contractor is fully responsible for protecting the building from water penetration at all times. Special care must be taken once the roof has been opened up and before the new roof coverings are fixed.

7.3.7. Fix new 38x25mm treated softwood battens ~~riven oak battens~~. Dimensions to match existing.

7.3.8. Install new type 1F (bat-friendly) membrane.

7.3.9. Provide and install over fascia ventilation and in line tile vents at high level as detailed to locations indicated in the roof plan at drawing 10205/06.

7.3.10. Supply and fix Aldershaw hand-made clay plain peg tiles from Aldershaw Tiles (Pokehold Wood, Kent Street, Sedlescombe, Near Battle, East Sussex, TN33 0SD – telephone 01424 756777 – email: tiles@aldershaw.co.uk) mixed 2/3 Dark Antique tiles to 1/3 Medium Antique tiles. Tiles to be well mixed before laying. Each tile to be twice nailed every fourth course with stainless steel nails at 95mm gauge. Supply and fix Aldershaw hand-made valley gutter clay tiles to abutment with existing roof.

7.3.11. Supply and fix Aldershaw Dark Antique hogsback ~~saddleback~~ ridges, bonnet hip tiles, eaves tiles and tile and a half verge tiles. Ridges and bonnet hip tiles to be bedded in mortar mix as follows:-

2 parts playpit sand

½ part general builders sand

1 part 5.0 NHL hydraulic lime

7.3.12. Repair cracked and slipped tiles above the bay window W4

7.4. Entrance Porch roof

7.4.1. Remove existing lead to the roof and cart away from site

7.4.2. Install new code 7 lead roof as detailed in drawing no 10205/15~~, with drip detailing to lead sheet association details.~~ All lead works to be carried out in accordance with the latest edition of Lead Sheet Association manual.

7.4.3. Install new fascia to match existing with vent as detailed and paint black

7.5. Lead roof over 1st floor corridor

7.5.1. Remove existing lead to the roof and cart away from site

7.5.2. Install new code 7 lead roof as detailed in drawing no 10205/15~~, with drip detailing to lead sheet association details.~~ All lead works to be carried out in accordance with the latest edition of Lead Sheet Association manual.

7.5.3. Install new fascia to match existing with vent as detailed and paint black.

7.6. Lead roof over bay windows

7.6.1. Remove existing lead to the roof over the bay window off the 1st floor corridor and Town Clerk's Office and cart away from site

7.6.2. Install new code 7 lead roof as detailed in drawing no 10205/15~~, with drip detailing to lead sheet association details.~~ All lead works to be carried out in accordance with the latest edition of Lead Sheet Association manual.

7.6.3. Install new treated softwood fascia with vent as detailed to match existing and paint black.

7.6.4. Remove existing rainwater goods and omit.

7.7. Timber repairs to Jetty Timbers

Repair existing jetty timbers with timber resin repair system. Allow for splicing in new timber to match existing for three number jetty timbers.

7.8. Gutters

Please refer to repair drawings 10205-15/16/17.

7.8.1. Remove all Upvc guttering and downpipes and cart away to tip.

7.8.2. All new and replacement guttering and downpipes (as specified below) are to be cast iron Ogee profile to match existing (assumed to be 4.5") prefinished and fitted in accordance with manufacturer instructions with black painted stainless steel fixings.

7.8.3. Guttering fitted on black painted fascia brackets at max 900mm centres with a slight fall to the gutter outlets. Fascia board to be profiled to match existing and painted black. Guttering to be fitted tight under the roof tiles to prevent water blowing back against the building. Gutter sockets to be fitted after applying specialist rubberised bitumen gutter mastic spread evenly within the gutter socket and around jointing hole before placing the gutter spigot and compressing both parts using M6 x 25mm corrosion resistant mushroom head bolts ensuring the mushroom head bolt is inside the gutter. The washer and nut should be tightened from the underside to allow the sealant to squeeze out all round with excess sealant wiped flat on the inside of the gutter and removed from the external face. Do not over tighten nuts as this could result in gutter damage. Rubber seals are not to be used. Any cut components are to be treated with metal primer and bitumastic paint. Guttering and downpipes to be complete with all necessary fittings, stop ends, rainwater pipe outlets, etc. as required.

7.8.4. New cast iron rainwater pipes and gutters to replace existing PVC.

7.8.5. Allow for all necessary work in providing new 75mm/65mm diameter cast iron rainwater pipes to the extension as shown on the drawings. The new rainwater pipes are to be fitted with all necessary outlets, offsets, fixing points and shoes to discharge into new gulley at ground level. Fixings into stonework/brick to be by means of stainless steel coach screws with the square heads set at 45° to the horizontal and painted black upon completion.

7.8.6. New gully to rear (south-west) elevation connected to the existing underground drainage system

7.9. Vertical tile hanging

7.9.1. Carefully remove the vertical tile hanging, including corner tiles, from the northwest elevation and safely store unbroken tiles for reuse.

7.9.2. Remove any damaged existing battens, counter battens (if any) and failed torching and cart away to tip.

7.9.3. Install new battens (and counter battens if necessary), dimensions, species and cut (riven or sawn) to match existing.

7.9.4. Install new breather membrane

7.9.5. Install ~~new Nicholsons Airtrak LB45 layboard ventilator and~~ code 5 lead flashing~~. Flashing to be~~ dressed under breather membrane and over tilting fillet.

7.9.6. Re-hang salvaged tiles with deficiencies to be made up with ~~Supply and fix~~ Aldershaw hand-made clay plain peg tiles from Aldershaw Tiles (Pokehold Wood, Kent Street, Sedlescombe, Near Battle, East Sussex, TN33 0SD – telephone 01424 756777 – email: tiles@aldershaw.co.uk) mixed 2/3 Dark Antique tiles to 1/3 Medium Antique tiles. Tiles to be well mixed before laying. Each tile to be twice nailed every fourth course with stainless steel nails at 95mm gauge. ~~Supply and fix Aldershaw hand-made valley gutter clay tiles to abutment with existing roof. Install an additional course of tiles (to the existing condition) to the bottom of the existing tiled area.~~

7.9.7. At abutments which finish square, the tiles should be cut and weathered with lead soakers or cover flashings as necessary, leaving a neat narrow parallel gap between the tiling and the abutment. At raking abutments, which would be found on a gable wall for example, the tiles should be splay cut.

7.9.8. On the north-east elevation of the internal courtyard, install a new top course of tile hanging with new Aldershaw tiles to match as above.

7.9.9. On Northeast elevation, remove existing bottom two courses of tiles and install new treated softwood tilting fillet and code 5 lead flashing. Install three course of tiles to maintain gauge.

7.9.10. Repair area of approx. 3.0sq.mts hanging tile on the south-west elevation ~~as indicated on elevations~~

Repair area of hanging tile on the south-west elevation as indicated on elevations

7.9.11. Replace area of approx. 2.0sq.mts damaged tiles on the south-east elevation

7.9.12. On north-east elevation of inner courtyard, install top course of tiles with code 5 lead flashing over and ventilated fascia as indicated on the drawings to match existing.

7.9.13. Replace damaged tiles on the north-east elevation of inner courtyard

7.9.14. On northeast ~~south-west~~ elevation of inner courtyard, renew the existing bottom flashing to window 34 and paint black

Repair area of tiling to south-west (rear garden) elevation as indicated on the drawings.

Replace any damaged or missing tiles on the south-west (rear garden) elevation

7.9.15. On south-west (rear garden), install top course of tiles with code 5 lead flashing over. ~~and ventilated fascia as indicated on the drawings to match existing.~~

7.9.16. Renew lead flashings and soakers to bay window W17

7.9.17. Repair tiles to the bottom of window W16

7.10. External soffits

Remove existing soffit and install new 18mm external grade WBP ply to the soffit of the roof adjacent to W16, W5 and W6. Seal with Osmo Polyx

8. Brickwork Repairs

8.1. Repointing

8.1.1. All brickwork on the southwest elevation to be repointed as NBS M20 9/9A

8.1.2. Repoint brickwork to north-east elevation of inner courtyard

8.1.3. Repoint brickwork to south-east elevation of inner courtyard

8.1.4. Repoint brickwork to south-west elevation of inner courtyard

8.2. Brickwork repairs

8.2.1. Repair brickwork to bottom of brick wall to WC in the rear passage opposite boiler room as previously mentioned in item 6.7.1

8.2.2. Where window W24 is removed, infill with brick toothed in to match in colour, texture and size.

8.2.3. Repair brickwork to brick structure adjacent to the bottom of the chimney stack on the southeast elevation following the removal of the cementitious render.

8.3. External Stonework Repairs

8.3.1. The external stonework is to be repaired as set out in the schedule of stone work repairs. The stone works repairs schedule was prepared with the assistance of DBR South. Other stone mason sub-contractors with the requisite level of skill will be considered.

9. Existing Window Repairs

9.1.1. Repair windows as set out in the window repair quotation prepared by Silver Stained Glass. Any specialist sub-contractor appointed to repair the windows to have demonstrable experience in the repair of leaded light windows in listed buildings

9.1.2. Carry out resin repairs as NBS L10 12 and as indicated in the window repairs schedule. ~~drawing~~

Infill window W30 with toothed in brickwork to match

9.1.3. Remove existing fascia/surround to window W15 and allow for repairs to the underlying timber

9.1.4. Renew soakers and flashings to window W17 and W25

10. External Works

10.1. Ramps

10.1.1. Reduce ground level to ramps to formation level and cart away waste

10.1.2. Install brick edging as indicated on the detailed drawings

10.1.3. Install bullet light fitting and associated armoured cabling into brick kerbs

10.1.4. Install 150mm well compacted MOT type 3 to ramps

10.1.5. Install 50mm soft sand blinding

10.1.6. Install new ramps/slopes as shown in drawing 10205/13 with brick paver finish to match existing. Ensure joints are flush.

10.1.7. Install ~~polyester powder coated,~~ galvanised steel handrails painted black as detailed in the drawing

10.1.8. Install lighting to passages between museum and arbour

10.1.9. Form brick steps and landing as detailed.

10.1.10. Clear out gully to south-east elevation

10.2. Inner courtyard Paving

10.2.1. Carefully remove existing pavers from the inner courtyard and set aside for reuse

10.2.2. Form subbase to falls as indicated on drawings 10205/5 and 10205/13

10.2.3. Install existing retained pavers

10.3. Entrance courtyard paving

10.3.1. Following the removal of the existing paving, supply and install 250mm MOT type 3 (no fines) subbase as indicated Supply. Note: CBR to be confirmed following lifting of existing paving

10.3.2. Supply and install new permeable Victorian Red Multi Pavers paving as indicated on drawing 10205/04 on 50mm grit sand bedding

10.4. Works to the Well

10.2.1 Install 3no. light fittings within the well with associated armoured cabling

10.2.2 Allow for removal and re-installation of existing steel grating. Redecorate.

10.5. Garden

10.5.1. Garden to be reinstated and made good following the works