

**Specification Part 2
Schedule of Works
Cleaning and Repairs to the Stonework
and Glazing Works to:**

The Town Hall
Banbury
Oxfordshire

For Banbury Town Council

RI 16_190



**Acanthus
Clews**
architects

Tel: 01295 702600

Fax: 01295 702601

architects@acanthusclews.co.uk
www.acanthusclews.co.uk



Prepared by:

Acanthus Clews Architects Ltd
Acanthus House
57 Hightown Road
Banbury
Oxfordshire
OX16 9BE

April 2017

Revision No.	Architect Andrew Salter	Checked	Date of Issue 5.5.17
--------------	----------------------------	---------	-------------------------

SCHEDULE OF WORKS

GENERAL & PRELIMINARIES

The specification, schedule of works and drawings shall be read concurrently and the tender sum shall include for the whole of the works as described from these documents.

Work in accordance with the drawings, specification and schedule of works.

Allow for all Preliminaries costs in connection with the works.

CDM requirements, the works are notifiable. Allow for all RAMS and the duties of the Principal Contractor accordingly under CDM Regulations 2015.



1.0 General

1.1

All Elevations - Stone Cleaning

Doff clean all stonework using approved skilled and experienced specialists.

1.2

To east porch roll mould to brackets, north and south, allow for poulticing 5 linear metres, to remove carbon crust.

1.3

Allow for the removal and reinstatement if all bird netting and reinstate on completion, fixing into stone joints.

1.4

To windows, replace black woven polypropylene bird netting, fixing into stone joints using proprietary perimeter stainless steel restraint cables and stainless steel rings. Samples to approval.

1.5

To all Window ferramenta, rainwater goods, Ironmongery, metal brackets and other blackwork, redecorate, top coat colour black.



2.0 South Elevation

2.1

Remove 'no smoking' sign and adhesive residue behind sign.

2.2

Replace aluminium vent grill with cast iron to match adjacent existing pattern, colour black.

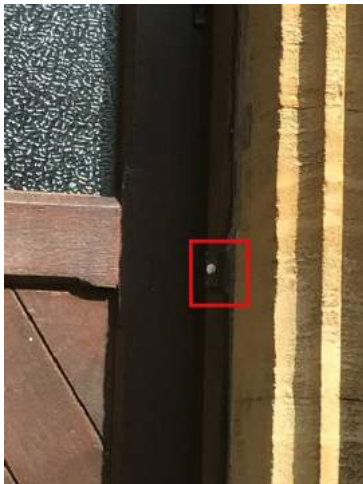




2.3

Main Entrance

Remove redundant entry phone and make good.



2.4

Main Entrance

East Reveal

Remove redundant bell push and wiring and make good.



2.5

South Elevation Entrance Ramp, East End

To missing area of stone, piece in and pin new section of stone.



2.6

Carefully remove glass, clean sign and glass and reinstate.



2.7

Remove 'no smoking' sign and adhesive residue behind sign.



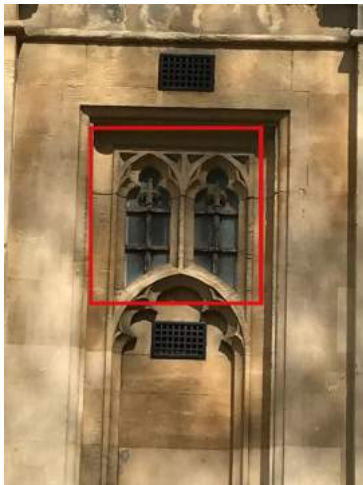
2.8

Remove redundant security alarm sounder housing and wiring and make good.



2.9

Make good holed glass quarry.



2.10

Ground Floor To West Of Gable

Replace acrylic sheet with glass.



2.11

To West Side Of Gable

To area of open joints illustrated to stonework,
allow for repointing 5sq mtrs of stonework.



2.12

To West Side Of Gable

To area of open joints illustrated to stonework, allow for repointing 5sq mtrs of stonework.



2.13

South Elevation Gable

Point up all open joints to whole of coping and string course.



2.14

To east end of south elevation, open joints to stonework adjacent to downpipe, point up open joints and paint downpipe.



3.0 East Elevation

3.1

Remove lower weathering and mesh to base of vent duct. Extend vent duct down to string course in matching sheet metalwork and redecorate.



3.2

Allow for the plastic repair if open joints and small recesses

within the area between the line of the springing point of the window arch and the top of the coping for the width of the wall.



3.3

East Elevation South Side

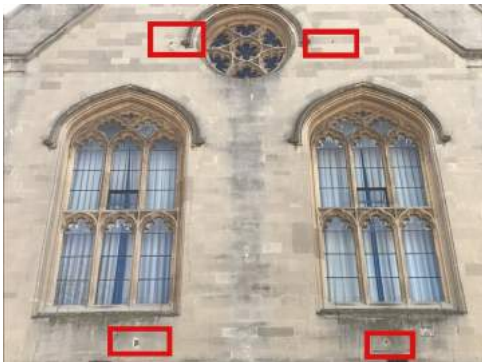
Insert two indents of stone and pin across cracks.



4.0 North Elevation

4.1

Point up open joints to stonework and reinstate roll mound to coping.



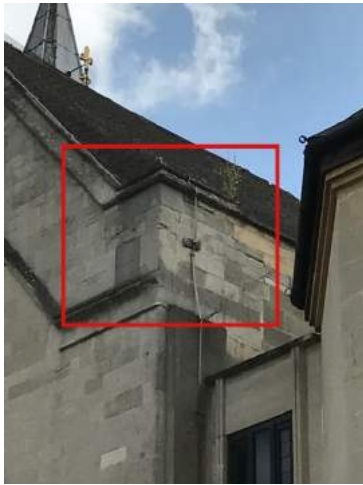
4.2

Carefully remove poor mortar patches and make good with plastic repair (lime mortar with stone dust).



4.3

Remove grill and replace with grill to match in cast iron pattern of cast iron grills adjacent.



4.4

Pin, point up and make good stonework to area.



4.5

Remove vegetation. Allow for making good with indents four damaged stones and point up open joints. Clear downpipe.



5.0 Tower

5.1

East Elevation Porch

Clear all outlets from roofs, platforms and balconies.



5.2

To Porch capitals (north and south) consolidate and sheltercoat friable stonework detail to conserve mouldings.



6.0

South Elevation Contd.

6.1

South Elevation

First Floor Window 3rd From West Make good leading edge of mullion with plastic repair.



6.2

South Elevation

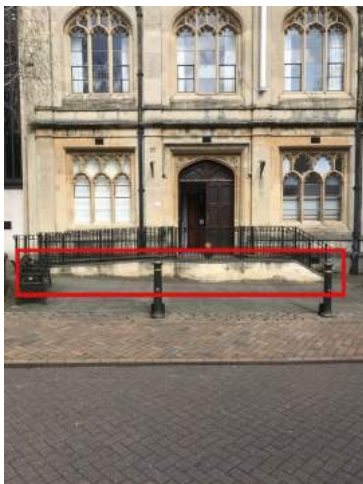
Make good and redecorate metal flue. Check lead slate and report on condition.



6.3

South Elevation Centre Chimney

Point up open joints and pin cracks. Reinstall form of cornice and delaminating stone with stone indents and plastic repair techniques. Check and make good flaunching, pinning and pointing, to head of stack.



6.4

South Elevation

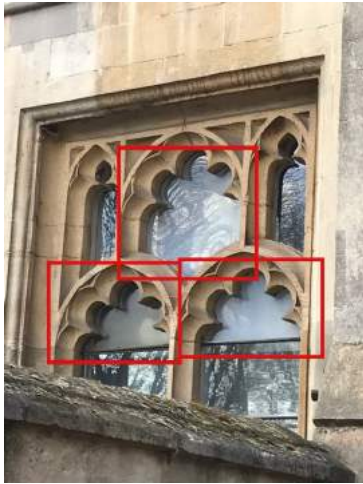
Clean ramp and point up open joints.



6.5

South Elevation

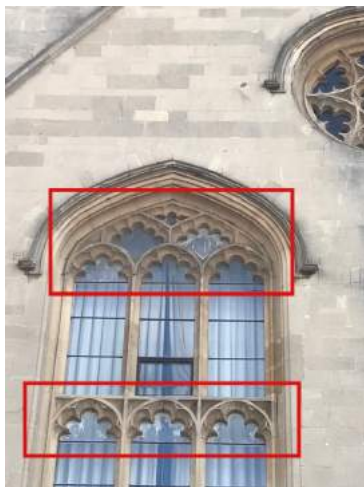
Protect notice boards during stone cleaning and remove and reinstall immediately prior to and following cleaning works.



7.0 Glazing

7.1

East Elevation North Side Replace acrylic sheet with glass.



7.2

North Elevation First Floor East Window
Replace acrylic sheet with glass.

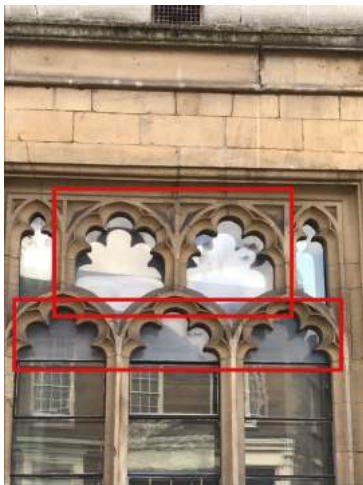


7.3

North Elevation First Floor West Window
Replace acrylic sheet with glass.



7.4
North Elevation Ground Floor West Window
Replace acrylic sheet with glass.



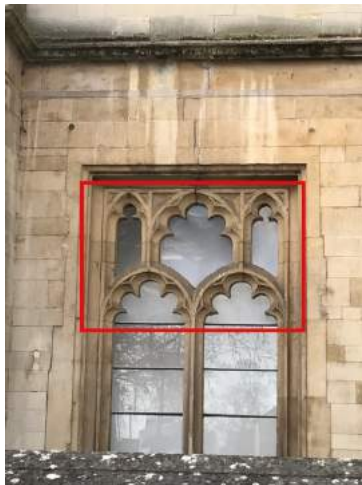
7.5
North Elevation Ground Floor East Window
Replace acrylic sheet with glass.



7.6
East Elevation First Floor North Window
Replace acrylic sheet with glass.



7.7
East Elevation Ground Floor South Window
Replace acrylic sheet with glass.



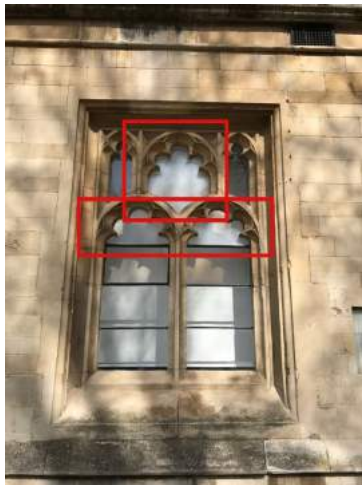
7.8
East Elevation Ground Floor South Side South
Window Replace acrylic sheet with glass.



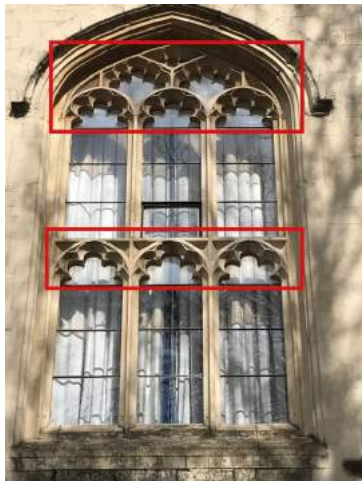
7.9
East Elevation Ground Floor South Side North
Window Replace acrylic sheet with glass.



7.10
South Elevation Ground Floor East Window
Replace acrylic sheet with glass.



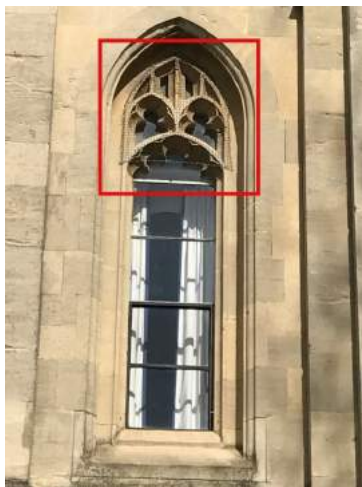
7.11
South Elevation Ground Floor Second Window
From East Replace acrylic sheet with glass.



7.12
South Elevation First Floor Gable West
Window Replace acrylic sheet with glass.



7.13
South Elevation First Floor Gable East Window
Replace acrylic sheet with glass.



7.14
South Elevation First Floor Window To West
Of Gable Replace acrylic sheet with glass.



7.15
South Elevation Ground Floor Window Second
From West Replace acrylic sheet with glass.



7.16

South Elevation Ground Floor Window Second From West

Replace glass with Pilkington Optifloat Opal. Allow for carefully taking down and reinstating the panelling to the internal room panelling and reinstating, with a facing towards the window of 6mm Masterboard or similar painted dark grey to conceal the battens when viewed externally.



7.17

South Elevation Ground Floor Window First From West

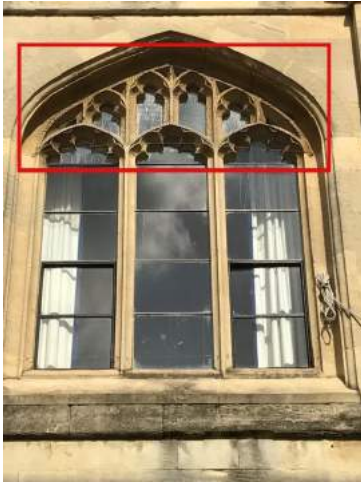
Replace acrylic sheet with glass.



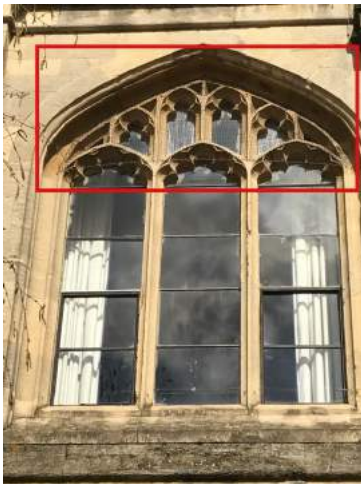
7.18

South Elevation First Floor Window Third From West

Replace acrylic sheet with glass.



7.19
South Elevation First Floor Window Second
From West
Replace acrylic sheet with glass.



7.20
South Elevation First Floor Window First From
West Replace acrylic sheet with glass.



7.21
Tower South Side
Replace glass with glass to match the adjacent
above.



7.22
Tower North Side
Replace four glass panes with glass to match the
adjacent.



8.0 General

8.1

Tower East Elevation, Above Porch

Stain timber doors as ground floor doors below.



8.2

East Elevation South Entrance To Substation

Stain door to match main east doors adjacent.
Remove and reinstate signs on completion of staining.



8.3

Tower Roof All Elevations

Repoint/plastic repair all weathered recesses and open joints to stonework and pin cracks. Allow for 20 stainless steel 316 grade pins to pin cracks to stones as a contingency. Provide stainless steel 316 grade armatures to weathered recess repairs. Allow for 18 recesses 150mmx75mmx75mm to be repaired as a contingency.

Allow for 50% of the stonework to be repointed to the sloping face as a contingency.



8.4

Tiled Roof Areas

To the four roof slopes, west wing north and south and east wing west and east, remove moss, clean parapet and valley gutters and outlets. Allow for the replacement of 10 tiles to each roof slope 40 in total, as a contingency. Allow for the removal and reinstatement of the bird netting to enable the works.



8.5

East Elevation Roof South Side

Clean all roofs of moss and allow to replace 20 tiles to each roof slope as a contingency.



8.6

East Elevation Roof North Side

Clean all roofs of moss and allow to replace 20 tiles to each roof slope as a contingency



8.7

North Elevation

Make good roll mould to coping, to reinstate form. Allow for the plastic repair of 8 linear metres as a contingency.



9.0 Secondary Double Glazing

9.1

Secondary Double Glazing

East Elevation Second from South

To the east elevation ground floor, first and second windows from the south and to the south elevation ground floor, first and second windows from the east (the gabled elevation), provide and fix internally, secondary double glazing in accordance with Architect's drawing 15_020/04A.



9.2

Secondary Double Glazing

East Elevation First from South

Provide and fix internally, secondary double glazing in accordance with Architect's drawing 15_020/04A.



9.3

Secondary Double Glazing

South Elevation First from East

Provide and fix internally, secondary double glazing in accordance with Architect's drawing 15_020/04A



9.4

Secondary Double Glazing

South Elevation Second from East

Provide and fix internally, secondary double glazing in accordance with Architect's drawing I5_020/04A.