



R24022

SCHEDULE OF WORKS RELATING TO:

**REPAIRS AT
CEMETERY,
WETHERBY**

PREPARED ON BEHALF OF

WETHERBY TOWN COUNCIL

DATED: NOVEMBER 2024

CEMETERY WALL, WETHERBY – REPAIRS TO BOUNDARY WALL

SCOPE OF WORKS

Works comprise repairs to the Cemetery boundary wall to the north boundary along Hallfield Lane and to Masons Field. The works include: Stone repairs, rebuilding and repairs to metal gates.

SCHEDULE OF WORKS

The Contractor should price each item separately.

Locations/Descriptions are given as facing the wall from the north.

PREPARATION WORKS

1.0.1 Protection and Access

- a** The Contractor shall provide all necessary protection throughout the course of the works to prevent damage occurring to the retained existing building components to the extent of the site and the areas immediately adjacent thereto. The Contractor will be responsible for making good any damaged caused to the complete satisfaction of the Contract Administrator (CA). The Contractor shall be responsible for making good any internal damage as a result of rainwater/weather penetration occurring during the course of the works, including redecoration, repairing and renewing as necessary to the satisfaction of the CA. The Contractor shall afford adequate protection to the paved and metalled surfaces adjacent to the site, likely to be detrimentally affected by the works, all processes associated, and/or undertake to reinstate the aforementioned to their original condition on completion of the works.
- b** The Contractor shall adequately maintain approaches to the site and keep clear of all mud and debris at all times by regular cleaning and prohibiting permanent or temporary storage of plant and material in these areas.
- c** The Contractor shall provide all scaffold and access equipment necessary to facilitate the works.
- d** Provide heras style fencing to create 2 m perimeter to the work area to secure the wall and gates for the duration of the works.

1.0.2 Schedule of Condition

- a** The Contractor is to prepare a full and comprehensive schedule of photographs of the internal and external accommodation in the vicinity of the works (exact location to be agreed on site with the CA) before works commence and provide CA with an indexed set of photographs.
- b** The Contractor will be responsible for making good at his own expense any damage caused during the course of the works. The schedule of photographs may be used to identify any areas of damage.

1.0.3 Preliminaries

- a** The site will be in use for the duration of the works. The contractor shall segregate the works and maintain safe access to the cemetery at all times. Do not use the site for any purpose other than for carrying out the works.
- b** The nature and condition of the materials cannot be fully and certainly ascertained before it is opened up. There are no known significant hazards on site. The contractor shall make their own assessment before commencing and report any potential hazards to the CA. Report immediately any suspected materials discovered during execution of the Works.
- c** Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works. Noise levels from the Works: Maximum level: 85 dB(A) when measured from site.
Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
Restrictions: Do not use:
Percussion tools and other noisy appliances without consent during the hours of 5pm - 8am.
Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.
- d** Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by Construction Industry Publications and The Fire Protection Association (The 'Joint Fire Code').
- e** Keep the site clean and tidy and avoid the accumulation of dirt and debris. Collect all dirt and debris in suitable containers and remove frequently and dispose off site in a safe and competent manner.

1.1 WORKS TO CEMETERY WALL

The works to the Cemetery Wall are detailed on the drawings numbered R24022 – 100 and 200.

1.1.1 Demolitions

- a** Carefully dismantle the gateposts A and B to both sides of the gate opening, label and set aside for reuse. Carefully dismantle the boundary wall from gatepost B up to the line C-C as shown on drawing R24022-200 and take down to a firm base (at pavement level on the north side). Set aside stone suitable for reuse. Stones not suitable for reuse and the existing capping stones are to be removed from site. Prepare the wall on line C-C ready for reconstruction of removed section of wall. New masonry to be block bonded to existing.
- b** Carefully sort sections of the stone wall and gatepost B which are collapsed and lying on the ground adjacent. Select stones suitable for re-use and set aside. Cart all other debris from site. All stones forming gatepost B are to be set aside for reuse following repair where necessary.
- c** Allow for carefully removing the wrought iron gates and all fixtures and fittings and set aside for repair.

1.1.2 Stone Repairs - Rebuild

- a** Where the existing wall was dismantled from gatepost B to line C-C construct new masonry to the same dimensions as the existing wall (prior to demolition) in limestone rubble, with new limestone capping. Limestone to be selected from masonry previously set aside, allowing for the supply of new stone for 30% shortfall.
- b** Limestone shall be constructed in 1:3 Naturally Hydraulic Lime (NHL 5) coarse sand mix and pointed to a flush profile as the works proceed.
- c** Stone leaves (road side and cemetery side) to be connected with Catnic Stronghold stainless steel wall ties set into the bed joint at max 400 mm horizontal and 225 mm vertical intervals. Allow for mortar grout fill to cavity bedded in NHL 5 lime mortar to the full extent of new build wall.
- d** New wall to be block bonded to existing.
- e** All stones are to be correctly bedded with natural beds at right angles to loadings unless directed otherwise.

- f** Joints should be tamped back to within 25 – 50 mm of the face, ensuring no voids are left, and allow to settle completely before re-wetting and pointing.
- g** Include for the reinstatement of all pavement and soil surfaces adjacent to match existing. Include for grass seeding to the areas of repair.
- h** The mortar shall match the existing. All mortar should be thoroughly compacted into the recesses ensuring that no voids remain.
- i** Following initial set, the pointing should be lightly finished to remove tool marks and gently expose aggregate. All traces of mortar must be removed from adjacent stone. Pointing to be finished with a slight recess.
- j** Mortar should not be placed at less than 5 Degrees C with a falling thermometer. The mortar shall be protected from wind, sun and rapid drying by damp hessian laid over the areas of new pointing for a minimum of 2 days after application. The mortar should be kept damp by spraying of water during this period.
- k** Provide method statement indicating method of mixing and working of lime mortars for approval by CA prior to commencing repointing works. Prepare 1m² sample panels for approval by CA prior to commencing full repointing works.
- l** Construct gateposts A & B with stone sections previously set aside. Include for replacing stone section marked D on drawing R24022-200 in limestone to match exiting, mouldings and frost work to match the existing prior to erosion of detail. Provide sample of limestone for approval prior to commencement.
- m** Chips etc. to retained sections of stone forming the gateposts to be repaired with a mortar repair. Sample of mortar repair to be approved by CA prior to commencement.
- n** Include for 2 No. dowels to each stone bed, dowels to be austentic grade to comply with BS 1449: Part 2: Type 3, or 2/3 or 4. All pockets/recesses for dowels, etc, should be minimum 10 mm wide and dowel diameter. Fill all fixing holes with epoxy mortar ensuring minimum embedment of 75 mm as appropriate.
- o** Prior to working of moulded stones, accurate templates must be taken from original undamaged stones in areas to be agreed on site. Templates to be cut from zinc or acrylic sheet, from which bed and face moulds and sections should be prepared as drawings and template. All drawings and templates should be agreed with CA and should be retained for reference for the duration of the works after

which time they will be passed to the client for record purposes.

- p** To area of rebuilt wall provide and install new capping stones formed in limestone to match existing.

1.1.3 Cemetery Gates

- a** The cemetery gates are damaged from vehicle impact and are misshapen as a consequence. The works are to straighten and repair the gates to their original condition and to reinstate on the gateposts once these are repaired and rebuilt.
- b** Allow for removing the gates and for carting off site for repair. Include for removing all hinges and hinge plates etc. and set aside for reuse.
- c** Ironwork remaining on site shall be cleaned of remaining paint by mechanical means. Any lead ornaments shall be carefully cleaned by low temperature flame cleaning. Allow for all necessary precautions and provide all necessary PPE when dealing with materials of lead content.
- d** Elements removed from site shall be cleaned by chemical dipping. All elements for repair shall be dismantled and renewals made in puddle iron using traditional forge work methods. The gates shall be reinstated to a true and straight condition before being returned to site for reinstatement. Gates to be decorated off site as below.
- e** Overhaul to full working condition and reinstate gate hinges fixed back to the gateposts in their original position. Gates to be hung on newly refurbished hinges and shall hang straight and true with no obstructions to allow the gates to open and close fully. Include for the repair and overhaul of all fixtures and fittings and leave in full working order.

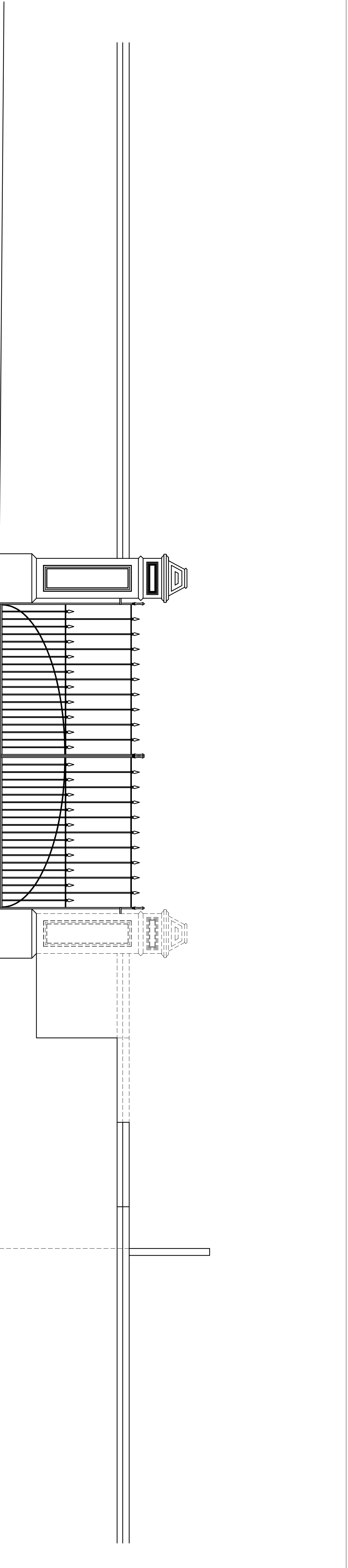
1.1.4 Paint General Metal Surfaces

- a** To all new and previously painted metal surfaces thoroughly sand down to remove all rust and shale or where there is an excessive build up of paint. Degrease and prime with single coat zinc phosphate metal primer and apply 1 No. undercoat and 2 No. finish coats Dulux, or similar equal and approved, good quality Exterior Eggshell paint, lightly rubbing down and dusting off between coats.
- b** The railings to balcony shall be decorated with an oil based single pack acrylic four coat paint system. Where possible the elements will be painted in the workshop by spray. All water traps shall be filled with paint by flooding prior to final finish. The water leaf sockets shall be filled to overflowing with a setting two pack resin.

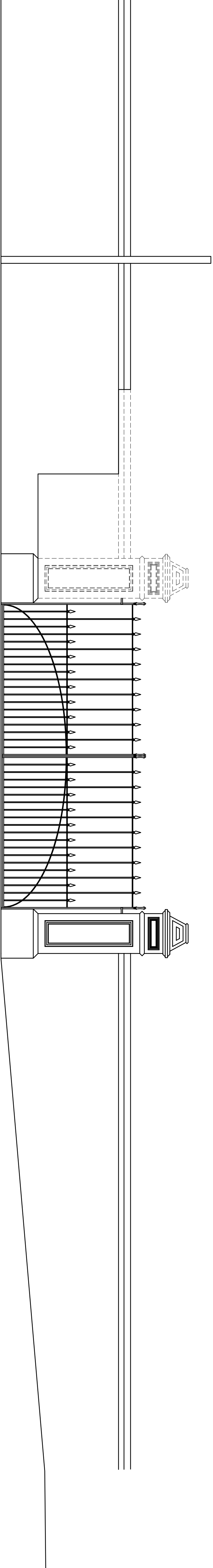
- c** Colour: To be selected from the standard Dulux Colour Dimensions range.

1.2 Contingencies

- a** Provide the provisional sum of £3,000.00 for contingencies and unforeseen works.



NORTH ELEVATION



SOUTH ELEVATION

REV	AMENDMENT	DRAWN	CHECKED	

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS

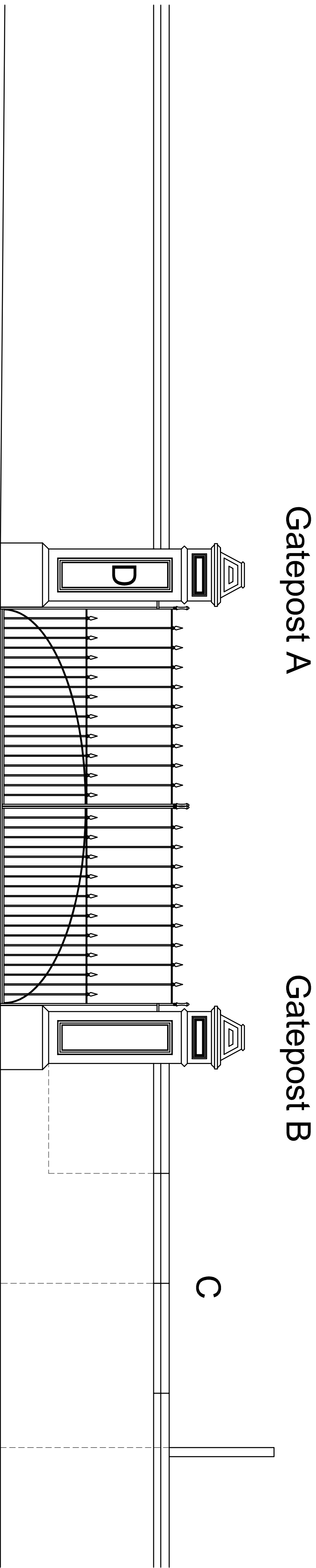
MADDISON JAMES ASSOCIATES LTD.
CHARTERED BUILDING SURVEYORS
AND HISTORIC BUILDINGS CONSULTANTS
PAVILION VIEW, NORTH STANLEY, RIPON, HG4 3LA.
TELEPHONE: RIPON (01765) 644 717

Client
WETHERBY TOWN COUNCIL

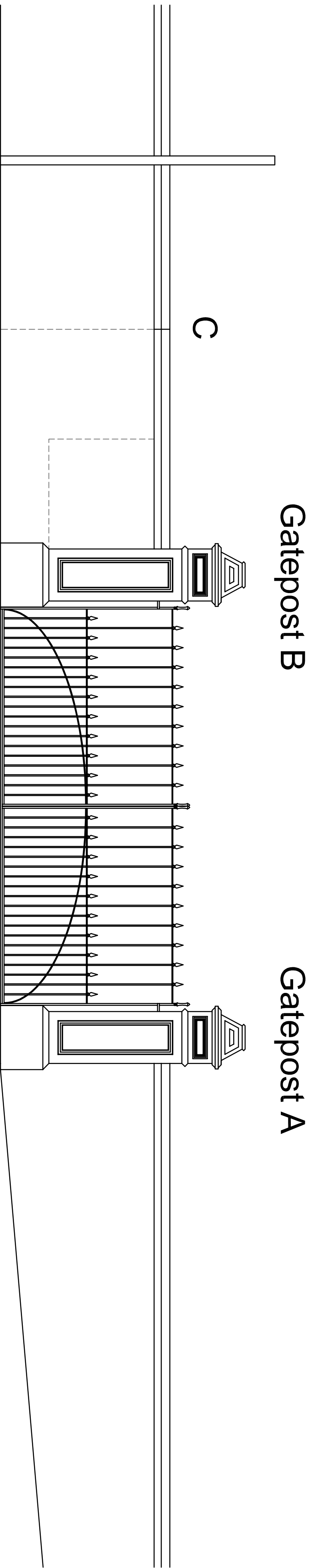
Job Title
ST. JAMES CEMETERY
WETHERBY

Drawing Title PROPOSED WALL REPAIRS EXISTING ELEVATIONS	
Scale 1:50@A3	Drawn RJM
Date NOV. 2024	Checked

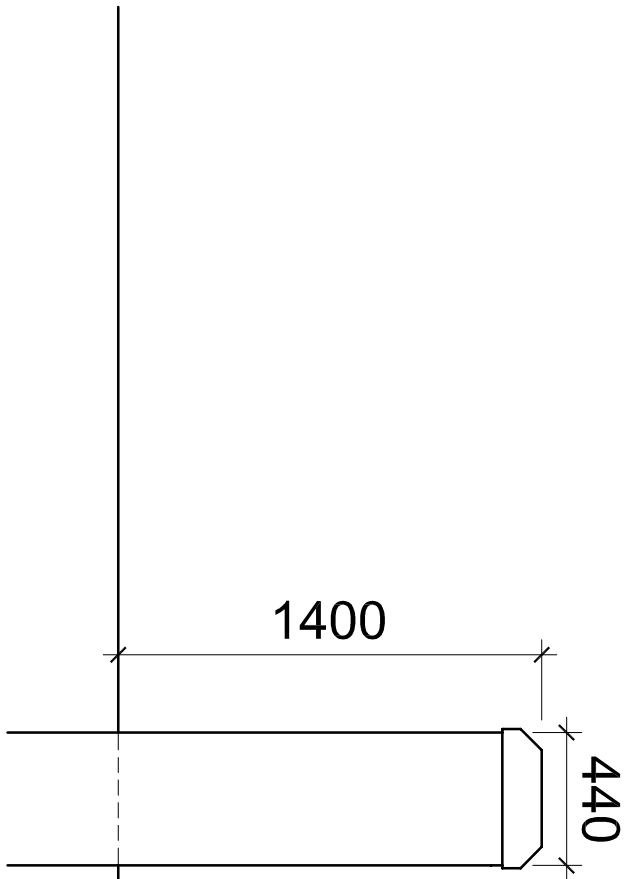
Drawing Number R24022 - 100



NORTH ELEVATION



SOUTH ELEVATION



Carefully support and demolish the existing wall between Gatepost B and line C-C. Set aside existing stone for reuse. Rebuild of sound base (at pavement level). Inner and outer leaf to be constructed in stone previously set aside connected with stainless steel cavity wall ties at every bed joint at 400 mm centres.

REV	AMENDMENT	DRAWN	CHECKED	

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Client

WETHERBY TOWN COUNCIL

Job Title

ST. JAMES CEMETERY
WETHERBY

Drawing Title	
PROPOSED WALL REPAIRS PROPOSED ELEVATIONS	
Scale	1:50@A3
Date	NOV. 2024
Drawn	RJM
Checked	

Drawing Number	R24022 - 200
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