

Thetford British Legion Building External Fabric Repairs

Schedule of Works

No.	Location	ELEMENT Sub-element	Works Required	Approx Quants	Unit
	All	All	Provide all necessary access scaffolding to safely carry out the works including all ladders and hoists and arranging scaffolding licences for erection on highway. Provide and maintain protection to all tubes and poles in public areas.	1	Item
	All	All	Include for temporary protection to existing roof coverings in the works areas and provide protection to prevent water penetration during roof recovering works.	1	Item
1	All	ROOFS Roof Drainage	Lead box gutter behind parapet, external gutters and courtyard gutters. Leave clean, clear and free flowing on completion of works.	1	Item
2	All	ROOFS Roof Drainage	Reseal joints of rainwater goods in courtyard to include taking sections apart, cleaning and drying joints, resealing with black rubberised gutter sealant and replacing gutter bolts. Refix to new fascias in conjunction with flat roof recovering.	1	Item
3	All	ROOFS Roof Drainage	Allow to replace gutter and pipe at lower end of corrugated roof with black cast aluminium 100mm half round gutter and 63mm circular rainwater pipe.	1	Item
4	All	ROOFS Roof Covering	Carry out localised repairs to fix slipped slates and/or replace broken slates using copper tingles and copper nails.	10	Nr
5	All	ROOFS Roof Covering	Strip and recover flat roof over WCs. Recover in high performance built up felt roof with warm roof insulation to achieve U value 0.18 W/m ² K. Include for vapour control layer below insulation, underlay and mineral surfaced cap sheet which must be a cold applied system. Allow for all alterations and adjustments around the roof perimeter including timber fillets to restrain rigid PIR insulation board, new fascias, upstands and drip battens, lead abutment and cover flashings, and shorten any rainwater pipes discharging on to this roof.	14	m ²
6	Court- yard	ROOFS Roof lights	Remove damaged corrugated roof sheets over courtyard. Replace with Vistalux 8/3 Iron Corrugated profile PVC Roof Sheets Heavy Duty screw fixed with washers and caps. Allow to replace all roof supports with preservative treated structural grade timbers.	2.5	m ²
7	All	SPACE HEATING AND AIR TREATMENT Heating with ventilation	Carry out service of roof mounted AC compressor and internal cassette unit and provide test certificate/report.	1	Item
8	Court- yard	ELECTRICAL INSTALLATION Power Supplies	Replace wall mounted electrical enclosure with IP66 rated GRP polyester cabinet with plain door with 3-point closure, handle and lock. Allow for temporary disconnection and reconnection of power supplies.	1	Item

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9	Court-yard	DRAINAGE Surface Water	Courtyard gulley obscured at time of inspection. Allow to clear gulley, rod through, rebuild surround with blue engineering bricks and re-haunch gulley.	1	Item
10	Court-yard	EXTERNAL WALLS External enclosing walls	Remove all plant growth from brickwork in courtyard. Rake out and repoint brick joints.	2	m ²
11	Court-yard	WINDOWS AND EXTERNAL DOORS Windows	Redecorate courtyard windows including preparation, spot prime, replacing putties, undercoat and gloss finish.	3	Nr
12	S1	SITE WORKS Surface treatments	Remove loose masonry behind external step. Replace with stone cut to size and bedded on suitable foundation.	1	Item
13	S1	WINDOWS AND EXTERNAL DOORS External doors	Carry out splice repairs to jambs of door frame and replace quadrant bead on face.	2	Nr
14	S1-5	WINDOWS AND EXTERNAL DOORS Windows	Redecorate all previously painted surfaces including windows, doors and ironwork (air vents). Prime, 2 undercoat and gloss to all new joinery.	1	Item
15	S2	WINDOWS AND EXTERNAL DOORS Windows	Cut out and remove decaying window cill. Replace with hardwood cill; renew parting beads; and carry out splice repairs to sash box linings.	1	Nr
16	S2	EXTERNAL WALLS External enclosing walls	Cut out and replace 10 nr weathered bricks including headers and stretchers.	10	Nr
17	S2	EXTERNAL WALLS External enclosing walls	Remove all plant growth from brickwork. Rake out and repoint brick joints.	3	m ²
18	S2	EXTERNAL WALLS External enclosing walls	Loose coping stones to small gable. Allow to lift, rebed and repoint.	1	Item
19	S3	WINDOWS AND EXTERNAL DOORS Windows	Remove window and replace with purpose made window to match original joinery on east elevation.	1	Nr
20	S3	EXTERNAL WALLS External enclosing walls	Remove all plant growth from brickwork. Rake out and repoint brick joints.	2	m ²
21	S3	EXTERNAL WALLS External enclosing walls	Localised damage to brick faces. Cut out and replace 2 nr course of brickwork below plinth. Allow to lift and relay paving slabs to facilitate brickwork repairs at ground level.	18	m ²
22	S2-5	EXTERNAL WALLS External enclosing walls	Straight and corner plinth bricks damaged. Obtain special bricks to match; cut out and replace all plinth bricks with new. Allow to lift and relay paving slabs to facilitate brickwork repairs at ground level.	40	Nr
23	S4	EXTERNAL WALLS External enclosing walls	Remove all plant growth from brickwork above the lead capped cornice. Rake out and repoint brick joints on both sides of the parapet.	5	m ²
24	S4	WINDOWS AND EXTERNAL DOORS Windows	Remove windows and replace with purpose made window to match original joinery on east elevation.	2	Nr
25	S4	EXTERNAL WALLS External enclosing walls	Rake out and repoint brick joints; all courses below the plinth and course above.	4	m ²

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26	S4	EXTERNAL WALLS External enclosing walls	Stone decay to base of each column. Stone repairs and replacement to include cutting out and piecing in new stone to each pedestal including base, die and cornice repairs. New inscription required on far left hand column. Determine exact wording with Thetford Town Council, by research or reference to archive records.	4	Nr
27	S5	WINDOWS AND EXTERNAL DOORS Windows	Remove windows and replace with purpose made window to match original joinery on east elevation.	1	Nr
28	All	EXTERNAL WALLS External enclosing walls	Clean all brickwork and stonework all elevations using Thermatech Super Heated Water System or similar approved. Allow for cleaning in repetitive stages to ensure removal of ingrained staining.	220	m ²
29	S6	ROOFS Roof drainage	Remove plastic rainwater pipe and hopper. Replace with cast iron including all necessary components. Apply high quality metal primer, 2 undercoat and gloss finish.	1	Nr
30	S6	EXTERNAL WALLS External enclosing walls	Rake out and repoint brick joints; to height of 12 nr courses above plinth and vertical band behind rainwater pipe.	12	m ²
31	S7	EXTERNAL WALLS External enclosing walls	Rake out and repoint brick joints; to height of 14 nr courses above plinth.	7	m ²
32	S6-7	WINDOWS AND EXTERNAL DOORS Windows	Redecorate all previously painted surfaces including windows, doors and ironwork (air vents). Prime, 2 undercoat and gloss to all new joinery.	1	Item
33	S7	EXTERNAL WALLS External enclosing walls	Damage to eaves brick on corner with Cage Lane Obtain special bricks to match; cut out and replace and repoint.	1	Nr
34	S8	EXTERNAL WALLS External enclosing walls	Rake out and repoint brick joints to whole elevation.	48	m ²
35	S8-9	WINDOWS AND EXTERNAL DOORS Windows	Redecorate all previously painted surfaces including windows, doors, ironwork (air vents) and plywood boarding. Prime, 2 undercoat and gloss to all new joinery; 2 coats black stain to plywood including 1 nr base and 1 nr top coat.	1	Item
36	S8	WINDOWS AND EXTERNAL DOORS Windows	Remove windows and replace with purpose made window to match original joinery on east elevation. Both windows to right hand side of central rainwater pipe.	2	Nr
37	S8	WINDOWS AND EXTERNAL DOORS Windows	Resin repair cracks in reconstituted stone cills.	2	Nr
38	S8	WINDOWS AND EXTERNAL DOORS Windows	Replace cill only to window to left of rainwater pipe.	1	Nr
39	S8	WINDOWS AND EXTERNAL DOORS Windows	Remove redundant Xpelair fan from glazing. Disconnect power supply and remove cable back to	1	Item

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			fused switched spur, remove fan unit and reglaze window.		
40	S9	WINDOWS AND EXTERNAL DOORS Windows	Decay in timber cill and broken glass behind ply sheet. Replace cill and glazing to one pane. Refix plywood.	1	Item
41	S9	SITE WORKS Surface treatments	External stone step heavily worn. Remove and replace with York stone cut to size and securely fixed and bedded on suitable foundation.	1	Nr
42	S9	EXTERNAL WALLS External enclosing walls	Rake out and repoint brick joints for up to 5 nr courses above pavement level; extend repointing works to return wall to 12 nr brick courses below coping (area above oil tank).	10	m ²