

SCHEDULE OF WORKS

Please note that the ground floor commercial unit will be vacant at the time of the works.

1 PREPARATORY WORKS

Asbestos

- 1.1 Include the **provisional sum of £** for a refurbishment and demolition asbestos survey of the ground floor commercial unit. Survey to be carried out by a surveyor accredited by the United Kingdom Accreditation Service (UKAS).

Electrical Services

Note: The ground floor commercial unit's CCU houses the electrical supply for the first floor level dwelling. These individual supplies must be clearly identified and the supply to the dwelling must be maintained throughout the duration of the works.

- 1.2 Allow to clearly mark-up and label the separate electrical supplies between the ground floor commercial unit and first floor dwelling for future identification.
- 1.3 Disconnect all power to the entire ground floor commercial unit prior to commencing works. Allow to maintain electrical supply to first floor dwelling.
- 1.4 Range over cables throughout ground shop floor level. Identify, cut and remove from site any redundant cabling. All remaining cabling should be neatly clipped and set aside in preparation for reinstatement works.
- 1.5 All electrical work to be carried out by a qualified NICEIC electrical contractor and compliant certificates are to be provided to the surveyor upon completion of the works. All electrical works are to comply with Part P of the Building Regulations.

Gas Supply Pipework

- 1.6 Expose the gas supply pipework located underneath the north eastern side of the shop floor and call CA to site for joint inspection. Allow to remove all flooring layers above the joists to enable the works below.

- 1.7 Form temporary protective boxing with 18mm thick plywood around the full length of the gas supply pipework and secure to the concrete floor underneath the joists. For pricing purposes allow for 200mm x 200mm boxing for a length of 8 metres.
- 1.8 **Provisional:** Allow to remove temporary protective boxing on completion of the works and cart from site.
- 1.9 Alternative arrangements will be made with SGN regarding the temporary isolation of the gas supply in order to carry out the removal and reinstatement works. Allow to liaise with the CA and SGN engineers regarding timings for isolation.
- 1.10 Include the **provisional sum of £** for additional protective safety measures required to enable work activities. Sum to be expended as directed by Surveyor or deducted in full.

Water Supply Pipework

Note: There is a water supply pipe serving the first floor level dwelling located underneath the suspended timber floor system as indicated within Section E – Architectural Drawings. The water supply is to be maintained throughout the duration of the works, although short term isolation may be required to adapt and protect the supply pipework.

- 1.11 Locate the water supply pipe and stopcock. Allow to clearly mark-up and label the water supply pipe prior to commencement of removal works.
- 1.12 **Provisional:** Notify CA and resident of first floor level dwelling of timings for water supply isolation required for temporary adaptations.
- 1.13 **Provisional:** Isolate and remove section of supply pipe required during agreed timeframe and reconnect using temporary MDPE flexible water pipe for the duration of the works. Ensure full reinstatement of water supply upon reconnection.
- 1.14 **Provisional:** Upon completion of timber removal and steel protection works, notify CA and resident of first floor level dwelling of timings for water supply isolation required for permanent reinstatement.

- 1.15 **Provisional:** Isolate and supply new copper pipework to match existing in thickness. Lay and run new pipework into web of adjacent steel beam and protect with plywood boxing around the beam. Allow to clearly mark-up and label boxing to identify live water supply.
- 1.16 Include the **provisional sum of £** for new plumbing materials for possible adaptations required to enable the proposed reinstatement works. Sum to be expended as directed by Surveyor or deducted in full.

2 DRY ROT REMOVAL & TREATMENT WORKS

- 2.1 Ensure that all areas are left clear ready for the dry rot removal and treatment works.
- 2.2 The contractor is to **include the sum of £** for the dry rot removal and treatment works which are to be carried out as per Section D BWT South East - Report. The works are to be undertaken by BWT South East Ltd. Please contact and liaise with:
- BWT South East Ltd
172 Old Shoreham Road
Hove
BN3 7AP
Tel: 01273 737312
Email: bwtbrighton@gmail.com
- 2.3 Allow for contractors overheads, profits and attendance involved in liaising with BWT South East Ltd.
- 2.4 Include the **provisional sum of £** for possible further timber removal and treatment works found during the works. Sum to be expended as directed by Surveyor or deducted in full.

3 STRUCTURAL REINSTATEMENT WORKS

- 3.1 The structural design and calculations for the proposed suspended timber flooring system has been produced by Ellis Structures as per Section C Structural Design & Calculations.
- 3.2 Additional design drawings have been produced by Stuart Radley Associates for the purpose of Listed Building Consent as per Section D Architectural Drawings. These

drawings are indicative only.

- 3.3 All dimensions are to be verified on site prior to any order or manufacture of materials.

Installation of Concrete Padstones

- 3.4 Temporary works design and methods statements to be approved by the structural engineer prior to commencement of works.
- 3.5 Provide temporary supports to the existing steel beams throughout the cellar in accordance with approved temporary works method statements.
- 3.6 Remove slate packings and carefully cut out surrounding brickwork to form suitably sized pockets for new concrete padstones. Allow to set aside existing removed brickwork for possible reuse.
- 3.7 Supply and install 6No mass concrete padstones 330mm x 100mm x 150mm within the previously made pockets under the 9" x 4" RSJs as per the structural engineer's drawings. Allow to make good around concrete padstones
- 3.8 Supply and install 4No Class B engineering bricks within the previously made pockets under the 6" x 3" RSJs as per the structural engineer's drawings. Allow to make good around the new engineering bricks.
- 3.9 Carefully remove temporary supports and transfer loadings onto the newly installed concrete padstones.

Existing Steelwork Protection

- 3.10 All steelwork protection is to be undertaken in accordance with the structural engineer's specification as per Section C Structural Design & Calculations.
- 3.11 Clean existing steel beams, including bearings, using abrasive blast cleaning or mechanical means to achieve a bright metal finish.
- 3.12 Brush apply a cleansing solution and allow to stand for a few minutes. The solution should be thoroughly rinsed off with clean fresh water; ensuring any residual film or

grease or other contaminant is completely removed from the surface. Allow all surfaces to adequately dry out.

- 3.13 Brush apply one coat of zinc phosphate primer to the cleaned steel and allow to dry out. Wash the primed surfaces with clean water and allow to dry.
- 3.14 Brush apply an epoxy based paint top coat such as Macropoxy 400 or similar approved and allow to dry.
- 3.15 Include the **provisional sum of £** for possible replacement steel beams identified by the structural engineer during exposure works. Sum to be expended as directed by Surveyor or deducted in full.

Localised Brick Repairs

- 3.16 Undertake localised brick repairs in accordance with the structural engineer's specification as per Section C Structural Design & Calculations.
- 3.17 Cut out all cracked bricks and cut open all joint cracks for full depth of brickwork as indicated on the 'Brick Repair Detail'.
- 3.18 Supply new bricks or use matching reclaimed bricks where possible, or new bricks to match existing in size, colour, texture and appearance. Where new bricks are to be used, allow to provide a sample to CA for approval prior to reinstatement.
- 3.19 Bed new bricks on mortar and allow to cure overnight. Mortar mix to be confirmed with the structural engineer prior to works proceeding.
- 3.20 Dry pack end soffit at prepared joint and junction of all old to old and new to old brickwork.
- 3.21 Replace cracked and damaged brickwork within the sub-floor in accordance with items 3.16 to 3.20. Allow for provisional quantity of 20No bricks for pricing.

Installation of Suspended Timber Floor System

- 3.22 Construct new suspended timber floor to replace previously removed, as indicated on the structural engineer's drawing.
- 3.23 Supply and install new 47mm x 169mm C24 timber floor joists in the same direction as existing with maximum 400mm centres.
- 3.24 Joists to be supported by existing steel beams with timber packing inserted where required.
- 3.25 Supply and install new 47mm x 145mm C24 timber noggins where required to support WBP plywood floor as indicated in Section 1-1 of structural engineer's drawing.
- 3.26 Form new hatch opening as indicated in Section 2-2 of structural engineer's drawing. Bolt 2No 47mm x 169mm C24 timbers together with M8 bolts at 600 centres to form the perimeter opening. Supply and install galvanised joist hangers and all associated fixings in accordance with the structural engineer's details.
- 3.27 Supply and install proprietary recessed floor access hatch with overall clear opening size 900mm x 600mm complete with galvanised steel or aluminium frame and lift-out recessed cover designed to receive and support the incoming tenants floor finish.
- 3.28 Access hatch cover to be flush with adjacent finished floor level and fitted with concealed lifting points. No exposed hinges, handles or checker plate finishes permitted.
- 3.29 Provide and lay 18mm dry and sealed WBP plywood over the timber joists and screw down at 300mm centres. Ensure all junctions are supported by noggins or joists. To include access hatch infill tray as required to achieve flush finish throughout.
- 3.30 **Provisional:** Install 100mm thick Kingspan Thermafloor TF70 insulation boards, friction fitted between the joists and supported on 25 x 25mm treated timber battens secured to the joists. All in accordance with manufacturer's recommendations.
- 3.31 Remove any dirt and debris from new WBP plywood and ensure substrate is clean in preparation for the installation of the incoming tenants floor finishes.

SUB-FLOOR VENTILATION

Note: This section is entirely provisional and subject to further approval through Listed Building Consent from the local authority.

Shop Front Exposure & Telescopic Vents

- 4.1 Carefully remove timber window boards, plasterboard linings and timber skirtings forming the low level boxings at the base of the shop front glazing and cart waste from site.
- 4.2 Carefully remove loose debris, infill materials and obstructions within the void behind the shop front to fully expose the masonry construction and existing air bricks. Clean the area and make available for inspection.
- 4.3 Arrange a joint inspection with the CA and Conservation Officer (if required) to review the exposed construction and existing air bricks and agree the proposed ventilation strategy prior to proceeding.
- 4.4 **Provisional:** Carefully cut out and remove localised areas of brickwork agreed with the CA and Conservation Officer within the sub-floor underneath the shop front in preparation for underfloor vents.
- 4.5 **Provisional:** Supply and install proprietary adjustable telescopic underfloor vents with external inlets to be connected to the existing air bricks within the shop front elevation. Telescopic vents to be suitably sized to incorporate the existing air bricks and to be installed in accordance with the manufacturer's recommendations.
- 4.6 **Provisional:** Carefully insert and secure internal outlet vents within the openings previously made within the sub-floor brickwork and make good to match the existing construction.
- 4.7 **Provisional:** Upon completion, arrange a final inspection with the CA and Conservation Officer to verify the installation prior to reinstatement.

Mechanical Extraction

- 4.8 Include the **provisional sum of £** for possible mechanical extraction and associated ducting. Sum to be expended as directed by Surveyor or deducted in full.

Shop Front Reinstatement Works

- 4.9 Include the **provisional sum of £** for possible replacement timber framing required to the boxings following exposure works. Sum to be expended as directed by Surveyor or deducted in full.
- 4.10 Supply and install new moisture-resistant plasterboard linings to reinstate vertical faces of the boxings. Tape, joint, fill and sand all board joints, corners, fixings and abutments to provide a smooth and even surface suitable for decoration.
- 4.11 Apply mist coat and two coats of Dulux Matt White Emulsion to all new plasterboard linings and associated areas made good as part of the works.
- 4.12 Supply and install new timber window boards to match the existing profile, dimensions and arrangement beneath the shopfront glazing. Window boards to be securely fixed, jointed where necessary and prepared for decoration.
- 4.13 Supply and install new softwood timber skirtings to match the existing profile and dimensions. Mitre and scribe all joints and securely fix to the boxings. Prepare all new timber window boards and skirtings, including knotting where required, filling, sanding and priming.
- 4.14 Apply one coat of Dulux Trade Wood Primer followed by one coat of Dulux Trade Undercoat and two coats of Dulux Trade High Gloss to all new timber window boards, skirtings and associated joinery.

5 DRAINAGE INVESTIGATION & REPAIRS

Drainage Survey

- 5.1 Employ a specialist drainage contractor to undertake a CCTV survey of the drainage system serving the rear of the property prior to commencement of repair works.
- 5.2 Survey to include all accessible drainage runs associated with the defective drainage and soil pipework. Survey to identify fractures, displacement, open joints, root ingress, blockages, deformation and other defects affecting the performance of the system.

- 5.3 Submit CCTV survey report and recommendations to the CA prior to commencement of repair works.

Exposure Works & Investigation

- 5.4 Carefully remove existing plaster, plasterboard linings and associated wall finishes to the rear wall in the vicinity of the exposed drainage and soil pipes as required to fully expose the extent of the defective pipework and surrounding construction.
- 5.5 Carefully cut out and remove sections of masonry wall construction and break out localised areas of concrete and other obstructions as required to gain full access to the drainage and soil pipes.
- 5.6 Provide temporary support and propping as necessary to the wall and surrounding structure during the works. Temporary works design and sequencing to be the Contractor's responsibility.

Drainage Repairs

- 5.7 Thoroughly inspect exposed drainage and soil pipework and identify the location and extent of defects, fractures, failed joints, corrosion or other sources of water ingress.
- 5.8 Carefully remove defective sections of clay drainage pipe including associated joints and fittings as required to facilitate repair.
- 5.9 Supply and install replacement clay drainage pipework to match the existing pipe diameter and falls. New pipework to be connected to the retained drainage system using proprietary flexible couplings suitable for below ground drainage applications. For pricing allow to replace 1 linear metre of drainage pipework.
- 5.10 Carefully remove defective sections of soil pipe including associated joints and fittings as required to facilitate repair.
- 5.11 Supply and install replacement cast iron soil pipework to match the existing pipe diameter and alignment. New pipework to be connected to retained pipework using proprietary adaptors and couplings appropriate to the existing pipe material. For pricing allow to replace 1 linear metre of drainage pipework.

- 5.12 Test repaired drainage and soil pipework on completion and demonstrate that all defects, leakage and water ingress have been eliminated.
- 5.13 Upon completion of repairs, undertake a further CCTV survey of the repaired drainage runs and provide a completion report confirming that the system is free from defects and operating correctly.
- 5.14 Remove all debris, redundant pipework and waste materials arising from the works from site.

Reinstatement

- 5.15 Following completion of drainage repairs, rebuild removed sections of wall construction using matching reclaimed bricks where possible, or new bricks to match existing in size, colour, texture and appearance.
- 5.16 Allow to provide a sample of any new bricks to be used to CA for approval prior to reinstatement.
- 5.17 New brickwork to be bonded into existing construction and laid in mortar to match the existing historic masonry. Make good all disturbed masonry, joints, chases and openings associated with the drainage repair works.
- 5.18 **Provisional:** Supply and install precast concrete lintel above the drainage and soil pipework where required to remove masonry loading from the pipework. Final requirement, size and bearing lengths to be confirmed following exposure of the wall construction and agreement with the CA and Structural Engineer.
- 5.19 Include the **provisional sum of £** for possible additional localised masonry rebuilding and structural repairs during exposure works. Sum to be expended as directed by Surveyor or deducted in full.
- 5.20 Supply and install new plasterboard wall linings on treated timber battens as existing. Tape and joint or skim coat plasterboard linings as specified elsewhere in the works. Leave surfaces ready to receive decoration by others.

6 CONTINGENCY SUM

- 6.1 Include a **contingency sum of £** for unforeseen or additional works to be expended as directed by the Surveyor or deducted in full.