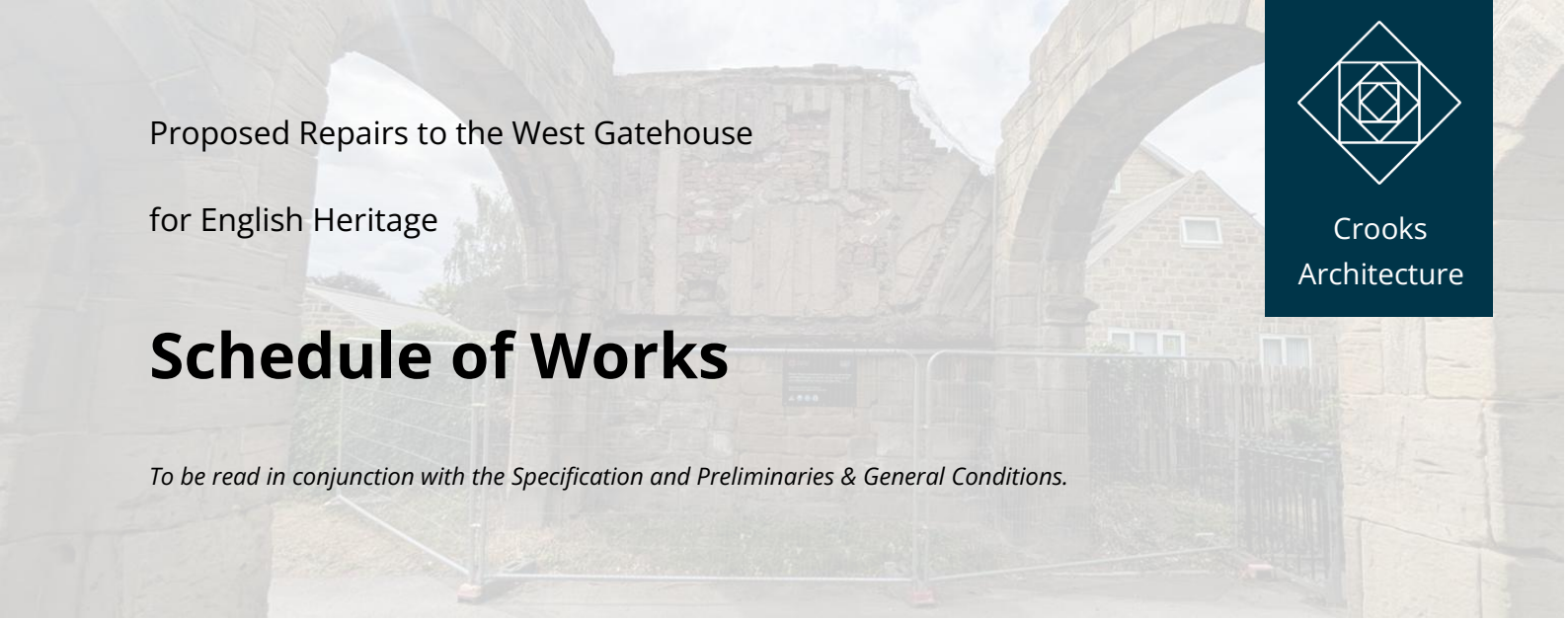

Proposed Repairs to the West Gatehouse

for English Heritage

Crooks Architecture

Schedule of Works

To be read in conjunction with the Specification and Preliminaries & General Conditions.

1.0 Preambles

£

1.1 This Schedule of Works is to be read in conjunction with Architect's drawings, Preliminaries, plus all Pre-Construction Information. All works necessary to fully execute the contract as indicated on the Architect's drawings are deemed to be included irrespective of whether they are fully described below.

Enter costs for items 1.7 to 1.13 only if not included in the Preliminaries.

A priced copy of this specification is to be submitted with the Contractor's tender.

1.2 All workmanship is to conform as a minimum to the requirements of BS 8000: Basic Workmanship, to the extent that the recommendations therein define the quality of the finished work.

Where BS 8000 gives recommendations on particular working methods or other matters which are properly within the province and responsibility of the Contractor, compliance therewith will be deemed to be a matter of general industry good practice and not a specific requirement of the Architect under the Contract.

If there is any conflict or discrepancy between the recommendations of BS 8000 on the one hand, and the project documents on the other, the latter will prevail. -

1.3 The Contractor is reminded of his obligation to include at tender stage for all of the works shown on the drawings **and/or** described in the Specification/Schedule of Work. -

If the Contractor feels that any items have inadvertently been omitted/neglected in drawing up the Schedule of Work, then he is to seek instructions from the Architect. -

If items are described in the Schedule of Work but not shown on the drawings or shown on the drawings and not described in the Schedule of Work, the Contractor will be deemed to have included for them as if they were both described in the Schedule of Work and shown on the drawings.

The Contractor is to co-ordinate the sequence of trades of the works so as to ensure they are all carried out in a logical sequence. That need not necessarily be the same order in which the works are set out subsequently in this Schedule of Work.

1.4 All references to elevations are by geographic orientation.

1.5 The West Gatehouse is part of the wider Monk Bretton Priory remains which is a Scheduled Ancient Monument. All structures within the curtilage of the Priory are also Grade I "listed" and thus the Contractor is reminded that he is only to undertake those works included within the proposals, for which the appropriate Statutory Permissions have already been sought. In the same way, he is reminded that the building is of national architectural and historical importance.

The works are subject to an application for Scheduled Ancient Monument approval and planning approval (pending), a copy of which will be provided to the Contractor prior to commencement.

Building Regulations approval is not required for the works.

1.6 The existing **West Wall** of the **West Gatehouse** is in a poor condition with mortar missing and loose masonry. A wire mesh layer has been installed to prevent collapse, but this is also loose. A timber lintel is rotten to the centre of the wall, and this is progressively deteriorating. A layer of 20th century cementitious render has been laid across the face of the masonry which records an earlier timber frame building. However, this render is also now at risk of falling. A public footpath sits at the base of this wall and so the progressively deteriorating masonry is a direct risk to the public.

Following a review by FAS heritage consultants, the fabric has been found to largely consist of 20th century masonry infill following the removal of an earlier range to the West. The key significant fabric is the lower masonry of the wall, which is of an earlier date, and the imprint of the former building in the cementitious render.

As a result of the dangerous condition of the masonry, the 20th century infill fabric is to be removed and a temporary soft capping installed to the head of the wall, as described in drawings P-00 and P-01, until such time as the wall can be rebuilt with a new interpretation.

The Contractor should be aware that whilst the infill masonry is 20th century the surrounding fabric is still of high significance and care must be taken during dismantling and site set up.

1.7 Allow for fully protecting the existing fabric of the West Gatehouse and the proposed works and all associated structures from dirt and damage and for maintaining security during the works.

All works described subsequently are to be undertaken with the upmost care to avoid damage to the adjacent and existing structure/materials.

Particular attention is drawn (but not limited) to the protection of:

i) The existing **walls** and stone arches

ii) The **door and lintel** within the lower panel of masonry

iii) The **Priory boundary wall** to the East

iv) The neighbouring house's garden and property (through which some access will be required).

The protection of all these items and more is set out in detail in the Preliminaries and General Conditions. £

1.8 The Contractor is to include for the cost of all necessary protection of the existing fabric of the building and neighbouring buildings/structures.

Any existing damage to the property and/or its contents is to be photographed and reported to the Architect by the Contractor prior to commencement of works otherwise it will have been deemed to be as a result of the works and therefore rectifiable at the Contractor's own cost. £

1.9 Allow for transporting from site and the disposal of all waste and unwanted materials. Include for the hire of all necessary skips and tipping charges. £

1.10 Allow for locating, isolating & making safe with minimal disruption during the works all/any affected services within the working areas. £

1.11 The site is open to the public and can be viewed from the footpath accessed via Abbey Lane, Barnsley, S71 5QD.

The footpath has been diverted to the Eastern archway under a footpath closure notice. The Contractor is to liaise with English Heritage regarding the closure and update if the programme of work will impact the closure. -

1.12 The Main Contractor is responsible for the security of the site during the works from the day of commencement until Practical Completion and for ensuring that, every time they leave site, the hoarding is secured. £

1.13 Hoarding to the compound. Contractor to allow for full protection and containment of the compound. Allow for flame retardant, exterior grade plywood to a height of 4m, including plywood pelmet and skirting, to be treated with anti-climb paint. See 2.04 for more information on the hoarding.

1.14 The works are to be executed under the English Heritage Conditions of Contract for Small Works with Contractor's Design Portion, which will be signed by the Contractor and the Client. The Architect will be the Contract Administrator.

Parties:

Client:
English Heritage
c/o Paul Collins
The Engine House,
Fire Fly Avenue,
Swindon
SN2 2EH
Email: [redacted]

Architect:
Crooks Architecture Ltd.
The Dovecote,
Hathersage Hall Business Centre
Main Road,
Hathersage, Hope Valley,
Derbyshire, S32 1BB
Tel: [redacted]
Email: [redacted]

Contract Administrator:
The Architect

Principal Designer (CDM & BSA):
The Architect

1.15 **Main/Principal Contractor (CDM & BSA):**
Will be the appointed Contractor

1.16 The **Contract Documents** will be this schedule (priced by the Contractor) and the accompanying
Architect's drawings: P-00 and P-01

1.17 The **Contract Period** is to be a fixed duration, set by the Contractor and submitted with their tender.

1.18 [redacted]

1.19 A 12-months **Defects Rectification Period** will apply.

1.20 The Contractor will be required to hold and provide evidence of his insurances, which, as a minimum should include:

Public Liability Insurance:
Employer's Liability Insurance: [redacted]

Professional Indemnity Insurance: [redacted]
(to cover Contractor's Design Portions)

Insurance of the works and existing building will be provided in Joint Names, by the Church, under or as an extension to their existing buildings insurance policy.

If the Contractor (or its directors) has been subject to bankruptcy, been directors of a company which has gone into administration, or subject to any legal action within the past ten years, they are to declare this at submission of their tender.

1.21 The Contractor should ensure that the works are planned and executed in full accordance with the **Construction (Design & Management) Regulations 2015**, under which the Contractor is deemed to be the "CDM Principal Contractor" and therefore must ensure full compliance with all the duties and responsibilities of that role.

Under those Regulations, the Architect is the "CDM Principal Designer" and English Heritage are the "Client".

The CDM Principal Designer and other "Designers" have assessed their designs to ensure they comply with the principles of the CDM Regulations and relevant health and safety information is included on the Architect's drawings.

The CDM Principal Contractor is responsible for supplying a Construction Phase Plan, prior to commencement of the works. This is to be proportionate to the scope of the project and needs only to cover relevant information/tasks and risk assessments and method statements should only be provided for unusual and significant hazards. "Normal" hazards and their management are deemed to be within the competency of the Principal Contractor. £

Total Preamble Costs taken forward to Summary Sheet:	**£**

2.0 Stripping Out, Taking Down, Demolition & Preparation £

To be read in conjunction with the Architect's drawings and Preliminaries and General Conditions:

2.01 **CONTRACTOR'S DESIGN PORTION:**
Supply and install scaffolding/hoarding to enable the safe execution of the works**.**

Ensure that any standing scaffolding/hoarding is erected early enough and/or dismantled late enough to suit the programmes of all subcontractors.

The scaffold is to be erected in accordance with BS 5973 and the Construction (Working Places) Regulations.

The Contractor will be required to submit to the Architect for consideration, a minimum 4 weeks before commencement on site, a Scaffolding Designer's drawing (with Engineer's calculations if necessary) for the proposed scaffolding, or confirmation that the installation complies with TG20.

A Certificate of compliance for the erected scaffold is to be provided by the Main Contractor to the Architect. Thereafter, the scaffold is to be inspected at weekly intervals by a competent person who is to certify to the Main Contractor that the standing scaffold complied in every respect with the statutory and regulatory requirements. The Contractor is responsible for maintaining a full record of all inspections on site.

All scaffold is to be free-standing from the building and self-supporting. **No fixing into the structure will be allowed without the express agreement of the architect. For tender purposes the Contractor is to assume that fixing will not be permitted under any circumstances.**

All cross poles are to be capped with plastic end caps to prevent any ferrous staining of existing fabric to be retained. Where adjacent to fragile or important detailing the ends are to be additionally padded with fleece or hessian.

All scaffolding poles are to be positioned on scaffold end plates so to distribute any downward pressure and all poles below 3m sheathed in yellow scaffold pole padding. Where poles bear onto the existing structure spreader boards of sufficient size shall be fitted.

The scaffolding subcontractor is to ensure the scaffold is designed to take the loading of masonry as it is removed and to allow for the impact of falling debris to maintain a stable scaffold at all stages of the dismantling process.

The scaffold is to be erected with sufficient lifts and to be altered as necessary to allow the carrying out of the full scope of the repair works specified.

The Contractor will determine whether or not there is to be an electric or other hoist provided to the scaffold and make all necessary arrangements regarding the safety of any such installation. £

2.02 Undertake a full GPR radar survey of all services. Contractor to confirm the location of any and all services below ground prior to commencing works. £

2.03 Scaffold will need to be protected to prevent unauthorised access to the area of the Works as SCAF.4 in the specification. At no point during the erection of the scaffolding should the site be left unattended without the scaffolding being subject to the full protection measures described above. This means that lighting must be in place on day one and hoarding may need to be temporarily erected around exposed ends of scaffolding at the end of the day, pending continuation of the erection on the following day.

The Contractor will be required to provide photographic evidence of the “as left” scaffolding at the end of each working day, during erection, to seek confirmation of compliance, prior to scaffolders leaving the site.

2.04 **CONTRACTOR DESIGN: HOARDING – As SCAF.2 in the Specification:**
The area between the arches will also need protection in order to mitigate the risk of falling masonry to pedestrians. As a minimum requirement all external scaffold is to be fully enclosed by a hoarding to a height of four meters. The facing must comprise flame retardant plywood to 75mm x 100mm timbers. The timbers must be either clipped to the scaffolding by appropriate scaffold clips or secured to a substantial stand-alone timber frame complete with adequate internal bracing to prevent collapse if attacked.

If the scaffolding abuts low-level structures/lifts/features, then the height is to be increased to maintain 4m from the top of said structure.

All joints of the facing will be tightly butted to prevent tools being used to prise them apart and each joint to overlap a post on the timber frame by 75mm.
Sheeting will be required to be fixed to the timber frame using 75mm annular ring shank nails at 150mm centres. Tamper proof screws may be used as an alternative.
Contractor to allow for a minimum windloading of 1.5 to 2kN/sqm and should review this on site prior to construction.

The bottom of the hoarding will follow the contour of the ground leaving no gaps between the hoarding and the ground.

Where the hoarding abuts the Gatehouse walls the facing will be cut to match closely the contours of the building to prevent any gaps being formed.

Allow for one removable panel with mechanical fixings such as Tamper proof screws suitable to avoid being removed by the general public.

At no point during the scaffolding erection should it be left unprotected without complete, unbroken 4m hoarding. Therefore, at the end of the first day, the hoarding must be fully installed.

2.05 Allow for provision of signs and interpretation to be provided by English Heritage and securely fixed to the hoarding.

2.06 Contractor to undertake a detailed photo record of the wall ensuring the impression/relief of the former timber structure, which is cast in the concrete surface, is recorded.

2.07 Carefully remove the existing wire mesh which currently acts as a retention measure for the render/brickwork/timber. Undertake mitigation measures to ensure that any loose concrete, brickwork or debris does not fall and impact an operative, member of the public, or impact the wider historic masonry.

2.08 Ensure all ferrous metal is removed from the structure including any former fixings into mortars which may now have fallen away.

2.09 Carefully remove the existing timber lintel and the timber frame, which survives on the surface of the concrete render. Ensure the timber has been recorded prior to removal. Probe timber with a sharp object such as a bradawl, to establish whether the timber has the structural stability to be removed in one section. Carefully remove the timber and allow to store and protect the timber for the duration of the works. Timber to be retained by English Heritage - liaise with the client on the removal, recording and safe storage of this fabric.

2.10 Carefully remove the remaining concrete render, taking care to note any evidence within or behind the render which may provide further evidence of the former structures on site. Any evidence found must be recorded and brought to the attention of the Architect.

2.11 Undertake a careful dismantling of the brickwork and stonework of the wall. Allow to monitor and stabilise all masonry during the dismantling works to prevent injury to the public and damage to the neighbouring property from falling debris.

Masonry to be removed down to one course of stone above the course of chamfered stones on the West elevation and to the position of the timber lintel on the East elevation.

2.12 All masonry is to be carefully protected on site and, as a minimum, stored on pallets to prevent contact with damp ground conditions or surfaces. Following the dismantling works the brickwork shall be reused, where possible as part of the structural support for the remaining walls as described in item 3.05 of the Schedule of Work. All masonry to be stored and protected within the compound. Contractor to liaise with English Heritage on the removal of the masonry.

2.13 **Risks/Hazards/H&S**

The Contractor is responsible for the protection of the masonry for the duration of the works and must include provision for prevention of collapse within their Construction Phase Plan.

The Contractor must take all necessary precautions to mitigate the risk of falling debris to site operatives or members of the public. Anti-social activity regularly happens on site and so the Contractor must plan to prevent access to site by unauthorised persons.

Dust from the demolition process may contain silica. Use a well-fitting dust mask should be used. Ensure eye protection, gloves and other PPE is worn. Dust extraction is unlikely to be required. Clean down surfaces post-completion to avoid disturbance of dust.

During the dismantling process the spread of dust and debris must be managed to limit inhalation and impact to the neighbouring property.

Total Stripping Out, Taking Down, Demolition & Preparation Costs taken forward to Summary Sheet:	**£**

3.0 Temporary wall protection: Lime Mortar, Masonry Support, Hoarding £

To be read in conjunction with the Architect's drawings and Preliminaries and General Conditions.

3.01 Following the works to remove the masonry to the upper wall (as shown on drawing *P-01-Proposed Repairs to the West Wall*), allow to install a loose lime putty capping to the head of the wall to protect the masonry until such time as the wall can be reconstructed. The masonry should be removed to the level of one course above the chamfered stone on the West Elevation. £

3.02 Prior to installing the cap to the wall head remove all debris and dust from the masonry to ensure a clean surface for good adhesion.

3.03 **LIME PUTTY WALL CAPPING:**
Wall capping to be as MOR.8 in the Specification. Preparation as MOR.9.

A sample of lime-based mortar should be prepared to agree and confirm the strength of the sacrificial capping with the Architect. 1 no. 200mm mortar sample biscuit to be provided for approval by the Architect – allow for 3 no. variations to achieve an acceptable finish. £

3.04 **TEMPORARY HOARDING – CONTRACTOR'S DESIGN:**
Allow to install a temporary timber hoarding to the West Wall from the adjacent property to a height of 4m from the ground. This is to provide protection to the neighbouring property until such a time as the wall can be reinstated. The design is indicatively shown on drawings P-01and P-02 but the Contractor is to provide their design no less than three weeks prior to installation, for the approval of the Architect.

No fixings into historic masonry will be allowed. The hoarding maybe stabilised by the temporary pilasters described below under 3.05, subject to the Structural Engineer's design and approval or into the mortar joints of the masonry buttresses which are known to be of 20th century construction.

£

3.05 Allow for the construction of two masonry pilasters to support the walls to the North and South following dismantling works. Details to the Structural Engineer's design. Approach to the supports to be confirmed with the Structural Engineer during the dismantling process as the stability of the wider structure is better understood.

Allow for provisional size of 400mm by 400mm by a 1000mm nominal height.

Where possible these will be built using the existing (removed) brickwork.

3.06 To facilitate a later phase of reconstruction, allow to prepare lime-based mortar samples for the re-pointing of the West Wall.

Contractor to undertake a mortar test of a sample of mortar from the wider priory structure, to be confirmed with the Architect. Mortar testing to be undertaken by Womersley's Ltd., Ravensthorpe Indust Est, Low Mill Lane, Ravensthorpe, West Yorkshire, WF13 3LN, Tel: [redacted] Email: [redacted]

Contractor to allow for carrying out up to 3no. samples of 1m2 for the approval of the Architect to achieve an acceptable lime-based mortar for the surrounding masonry. This is to inform a later stage of work.

3.07 **Risks/Hazards/H&S**

All operatives working with lime must have appropriate PPE to provide protection from chemical burns. The Contractor must maintain adequate first aid procedures to mitigate the risk of skin and eye irritation from contact with lime-based mortars.

The Contractor is responsible for ensuring the works do not undermine the wider structural stability and for mitigating the risk of falling masonry as described elsewhere.

£

Total Insulating, Plastering & Decoration Costs taken forward to Summary Sheet: **£**

Works Summary Sheet

Preambles & General Conditions	Collection page 13	£
Stripping Out, Taking Down, Demolition & Preparation	Collection page 15	£
Insulating, Plastering & Decoration	Collection page 16	£