

	DESCRIPTION	QTY/ AREA	UNIT	NOTES
1.00	PARK HALL - LISTED BUILDING CONSENT SCHEDULE OF WORKS			
2.00	EXTERNAL WORKS			
3.00	All works should be taken in accordance with:		Note	
4.00	English Heritage (2012) Stone, Practical Building Conservation, Farnham: Ashgate Publishing Ltd Historic England's 'Repointing Brick and Stone Walls' Henry, A (ed) (2006) Stone Conservation: Principles and Practice, Shaftesbury: Donhead Publishing Ltd.		Note	
5.00	LANDSCAPE			
6.00	Boundary Wall - Listed Building Consent		Note	
7.00	Allow to repoint the stone boundary wall where required using a Limelite Natural Hydraulic Lime NHL 2.5, 1:2 sharp sand mix, clean and well graded. Sample has been agreed on site with the Conservation Officer 1st October 2024.		Item	
8.00	Allow to supply and install metal railings to low level boundary wall, as per the manufacturer's guidance. Contractor to provide method statement and confirm sample approval with Conservation Officer. Options have been provided via email for approval.		Item	
9.00	Allow to gentle relift coping stones to boundary wall, prepare walls and beds ensuring free from vegetation, plants, mortar snots etc and rebed the coping stones walls where required. Mortar should be mixed using a Limelite Natural Hydraulic Lime NHL 3.5, 1:3 sharp sand mix, clean and well graded.			
10.00	Contractor to allow to supply and install new 1200mm privet hedging as per Architect's Proposed Site Plan to enclose the boundary and form security between the stone walls on Huyton Church Road and enclose the TPO.		Item	
11.00	Contractor to allow to prepare cast iron gates to Huyton Hey Road with rust inhibitor and decorate with Delux Weathershield Black or similarly approved as per the manufacturer's specification.		Item	
12.00	Allow to ensure hinges serving main cast iron gates to Huyton Hey Road are secure using and point with a mortar mix using a Limelite Natural Hydraulic Lime NHL 3.5, 1:3 sharp sand mix, clean and well graded. Installation in accordance with NHBC 6.1.11			
13.00	Cycle Store			
14.00	The Contractor is to allow for the design and construction of the roof to the cycle store, to match the existing lean to timber profile roof. The purpose of the covering is to create a watertight space for the cycle store underneath which is to have external lighting and provide a space for residence to lock their bike securely. The roof is to have a timber lean to roof structure with a slate covering and to drain adequately. The design should be in accordance with BS EN 1991-1-1, BS EN 1991-1-3 and BS EN 1991-1-4 to carry the dead load of the slate covering.		Item	

15.00	Ensure all natural slate tiled coverings are in accordance with BS EN 12326 and a sample should be provided and in agreement with CA before commencement of any works. Slates should be installed using a maximum 1/3 length overlap using clout or slate nails. Flashing details should be provided in rolled lead sheets in accordance with BS EN 12588 and Flashings, gutter linings etc. should: be a minimum of code 4, and soakers a minimum of code 3 sections should not exceed 1.5m in length. Fascia, bargeboards and soffits should be pretreated with preservative, free from defect and ready for decoration. Drainage should be fixed in accordance with the design, using the correct type of fittings for internal and external angles, outlets etc to ensure efficient drainage of the roof	Item	
16.00	Allow to undertake brick repairs to the cycle store using the existing reclaims bricks on site. Allow to point and relay with a mortar mix using a Limelite Natural Hydraulic Lime NHL 3.5, 1:3 sharp sand mix, clean and well graded. Installation in accordance with NHBC 6.1.11.		
17.00	Allow to supply and install aluminum amosite down lighting to match existing to door entrances.		
18.00	Allow to install black uPVC trim to the centre of rooflights to match existing and give metal bar effect.		
19.00	Allow to supply and install new external hardwood doors to main entrances to match original profile of Park Hall doors. Entrance doors to be complaint and in accordance with Part M and Part Q of the Building Regulations.		
20.00	Allow to supply and install heritage grass mix to all landscaped areas and ensure appropriate wildflower is included as per the Architect's Site Plan drawing. All works should be install in accordance with NHBC 10.2.9.		
21.00	Contractor to allow for the supply and install of new tarmacadam hardstanding to car parking area as per the Architect's Site Plan and ensure in compliance with BS EN 13108.	Item	
22.00	Contractor to allow for the supply and install of new aco drainage or similarly approved to car parking area as per the Architect's Site Plan and ensure in compliance with BS EN 13108 and NHBC 5.3.1. Contactor to ensure water adequately flows and is connected to soak away drainage.	Item	
23.00	Contractor is to install new thermoplastic lining and delineate car parking area as per Architect's Site Plan drawing and ensure compliance with BS 4994:1987.	Item	

24.00	Allow to supply and install Marshall Sylvern Limestone Paving or similarly approved to the existing pedestrian pathways as per the Architect's drawings. Allow to reconfigure and/ or additional areas of pedestrian areas to match existing specification. Contractor to ensure finished surface level of paving to be minimum 150mm below the DPC. Allow to excavate the ground as required to ensure the required depths. Allow for 100mm MOT Type 1 aggregate laid and compacted in two layers of 50mm. Allow for a 30-40mm of Cementous mortar bed using 1:4 sharp sand. Allow to lay stones with minimum 10mm joints. Allow to lay stones in accordance with manufacturers specification.	Item	
25.00	ROOF		
26.00	Allow to gentle relift coping stones, prepare walls and beds ensuring free from vegetation, plants, mortar snots etc and rebed the coping stones at high level to the parapet walls where required. Mortar should be mixed using a Limelite Natural Hydraulic Lime NHL 3.5, 1:3 sharp sand mix, clean and well graded.	Item	
27.00	Allow to replace all broken slates throughout the slate coverings using a natural Welsh slate. Ensure all natural slate tiled coverings are in accordance with BS EN 12326 and a sample should be provided and in agreement with CA before commencement of any works. Slates should be installed using a maximum 1/3 length overlap using clout or slate nails.	Item	
28.00	Ridge Repairs - Listed Building Consent		
29.00	Contractor is to investigate ridge and retain as many tiles as possible, however, where the ridge is either broken or unlevel, Contractor to replace as required.	PS	
30.00	Allow to supply and install fluer-de-lys ridge tiles to main ridge, low levels to include circular ones and lower levels to have flush finished detail to tiles. Allow to install ridge tiles on a bed of mortar, mixed using a Limelite Natural Hydraulic Lime NHL 3.5, 1:3 sharp sand mix, clean and well graded.		
31.00	Contractor to allow for any coded lead repairs to rooflights, spire, flat roofing, parapet and tapered valley gutters, pitched roofs, vertical cladding, dormers, and bay roofs and canopies to be compliant with BS EN 12588 and best practice.	PS	
32.00	Allow to gently clean the slate roof covering and any associated roof areas using a handheld brush and a Doof Cleaning System. Ensure water is approximately 150 degrees and remove all algae, moss, debris, staining, mortar etc from the roof covering and ensure free flowing water to the typical drainage routes.	Item	
33.00	Flashing details should be provided in rolled lead sheets in accordance with BS EN 12588 and flashings, gutter linings etc. should be a minimum of code 4, and soakers a minimum of Code 3 sections should not exceed 1.5m in length.	Item	

34.00	Flat Roof - Contractor's Design Portion	
35.00	Allow to overcoat flat roof section to Unit 5 entrance serving utility to Unit 3 with Sika Liquid Plastics D-10 RoofPro to manufacturer's specification.	PS
36.00	ELEVATIONS	
37.00	Allow to carefully rake out any Cementous mortar using hand held tools such as tungsten-carbide tipped chisel entirely to a depth at least twice the height of the joint and ensure a square cut joint is left.	Item
38.00	Mortar Repairs - Listed Building Consent	
39.00	Allow to repoint the stonework to all the elevations where required only, using a Limelite Natural Hydraulic Lime NHL 2, 1:3 sharp sand mix, clean and well graded. All repointing should be as per BS 5628-1.	Item
40.00	Allow for stone indent repairs to stone lintels and window openings to all the elevations where required only, using a Limelite Natural Hydraulic Lime NHL 2, 1:3 sharp sand mix, clean and well graded.	Item
41.00	Allow for mortar/ stone repairs to all the elevations where repair neccesities it using stone indents to match existing stone colour and profile, using a Limelite Natural Hydraulic Lime NHL 2, 1:3 sharp sand mix, clean and well graded. Contractor to coordinate meeting with CA and Conservation Officer and provide a sample board to satisfy the planning condition before application.	Item
42.00	Contractor to supply and install new metal extraction grills to elevations as in accordance with M&E design and specification, using Ryton's A1 fire rated air brick, colour black.	Item
43.00	Windows - Contractor's Design Portion	
44.00	Contractor is to allow for the design, supply and install of new aluminium windows to circular openings and low level windows, in compliance with BS 4873:2009, Building Regulations Part L. Colour and specification to be agreed with CA and LA. Window schedule to be appended to this specification.	PS
45.00	Contractor to allow for the supply and install of stained glass windows as the Heritage Statement in the tender documents and allow for replacement of two stain glass windows to the east elevation. A method statement and sample of window design to be preapproved with CA for liaison with LA and discharge of a planning condition.	PS
46.00	Allow to install new rainwater goods, including gutters and downpipes in UPVC or metal.	Item
47.00	Allow to prepare and decorate external timber doors to Unit entrances Delux Weathershield or similarly approved. Colour to be agreed with CA.	Item
48.00	Allow to prepare and decorate external fascia's and soffits with Delux Weathershield Black or similarly approved.	Item

49.00	Allow to strip out all suspended floor and assoicated build up, including but not limited to joists, noggings, insulation and membrane. Allow to clear all debris in floor void and excavate ground to suit new requiried floor levels for new floor build up. Allow for preparation and install of new solid floor construction, including compacted 100-150mm of clean hardcore, 50mm sand blinding, 1200g Vis queen tucked in with mortar joints at minimum 150mm upstands, 100mm of Kingspan or similar, 100mm thick concrete slab and 75mm sand and cement screed			
	TOTAL WORKS COST			
<i>NB: All figures are exclusive of VAT</i>				

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