

Outline Scope of Works Rev. A (15/01/2024)

Masonry Repairs and Consolidation of Render at
Jackdaws Castle
Highclere Castle

Item		Quantity	Unit Price	Total Cost
1.00	Scaffolding and Protection			
1.01	<p>Provide tubular static scaffold to the west elevation to enable works to the string course to be completed. This should also afford access to the coping stones of the pediment and also to the section of masonry to be opened up to the internal face.</p> <p>Provisionally include for similar scaffold to the east elevation.</p>			
1.02	<p>The stone capitols are particularly finely carved and delicate in nature. The contractor should include for boxing out and protection of each of the capitols from the scaffold during the course of the works.</p> <p><i>Please note: the contractor will be responsible for overseeing the erection of the scaffold and ensuring the safety of all carved stone elements to this structure during the course of all works by themselves and their subcontractors.</i></p>			
2.00	<p>West Elevation Masonry Repairs</p> <p><i>The intention is to retain and secure the remaining existing render. This is heavily cracked and displaced to the string course. The intention is to mechanically fix this back to the brick substrate, grout and protect the repair.</i></p> <p><i>Collapsed sections of string course are unusable. This area to be renewed in 3 coat render mixed and profiled to match.</i></p>			
2.01	<p>Temporarily stabilise the string course insitu prior to undertaking drilling to install stainless steel coach bolts and rawl plug fixings, countersunk as show on the proposed drawings. These to be based initially on a 300mm centre staggered installation. All fixings are to be countersunk, include here for making good in matching Roman cement mortar mix using natural cement mix/hydraulic lime mix 1:3.</p>			

Item		Quantity	Unit Price	Total Cost
2.02	Include for localised dressing in and finishing of all mortar repairs to sit harmoniously with the colour and texture of adjacent renders.			
2.03	Following tying, consolidate all cracking and open joints using a natural cement/hydraulic lime mortar mix prior to grouting the full length of the crack with lime grout to fill to the top of the weathering. Grouting should be monitored and attended to to prevent any overspill across the structure.			
2.04	Record existing profile and remove loose sections of remaining render adjacent to collapse. Prep brick substrate. Form joint above columns. Undertake insitu run render repair in 3 coat work profiled to match existing. Render mix to be tested, assume roman cement mix of lime mortar with natural (white) cement or prompt (pulverised fuel ash).			
2.05	Form new bed joint at the base of the lime render panel immediately above the weathering (full length). This to extend a minimum of 25mm into the brick substrate beyond i.e. a 50-75mm chase. Install Code 5 lead weathering as shown on the drawings with welted joints, maximum length of each bay of lead to be 1500mm long. This to be centred from the centre line of the elevation.			
2.06	Provide access to the base of the pediment to either side to allow access for inspection of the joint in the masonry. Provisionally include for raking out and consolidation in a matching lime mortar mix.			
2.07	Include for mortar analysis of the lime render (orange).			
2.08	Provide access to the entablature throughout to enable inspection of the joints to the pediment copings. Include for raking out and repointing 50% minimum 25mm deep using lime mortar. Note: 2 joints per pitch.			
3.00	North, South and East Elevations			
3.01	Provide access to the pediments to enable inspection of the joint between the pediment and flat coping. These are noted to be cracked in part extending down into the frieze beneath and some vegetation growth is present. 8no. in total (2 per elevation).			

Item		Quantity	Unit Price	Total Cost
3.02	Rake out cracks complete, remove all vegetation and treat the area locally with herbicide.			
3.03	Consolidate cracking and deep repoint and pack the joint using flexible lime mortar.			
4.00	Preliminaries			
4.01	Include here for any preliminaries broken down as you see fit.			
5.00	Contingency			
5.01	Include a contingency sum of £1500 to be expended in whole or part as directed by the architect.			£1500

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