



PROPOSED SCHEDULE OF WORKS

To be read in conjunction with HL Roof Condition Survey Report and HL drawings
 23038-HL-00-02-DR-A-2002 - Works to Palace Green Library Roof
 23038-HL-00-02-DR-A-2003 - Works to Education and Learning Centre Roof
 23038-HL-00-XX-DR-A-2100 - Proposed Elevations Palace Green Library
 23038-HL-00-XX-DR-A-2101 - Proposed Elevations Education and Learning Centre
 23038-HL-00-XX-DR-A-2200 - Proposed Sections

Item Repair Works

1. Fully refurbish stone slab roof coverings to
 - A. Roof over Wolfson Gallery
 - B. Roof over Deane Room
 - C. Roof over Stairwell
 - D. Roof over Education & Learning Centre
 Allow to carefully remove all existing stone slabs. Inspect slabs and all those in good condition to be cleaned, graded and set aside for refixing. Clean and remove all algae and biological growth off existing stone slabs where present. Allow for replacement slabs to match existing where required (allow for 15% to be replaced and 85% to be retained). Allow for new twin 25 x 50mm roof battens (set 15mm apart), new 25 x 50mm counter battens laid over existing sarking boards and fixed through to existing rafters and new tilting filets etc. Stone slabs fixed using Cleft Oak Pegs roughly square sectioned and dried before use. (Green pegs must not be used). Length to suit thickness of slabs. Allow to drill new holes by freehand in replacement slabs and existing slabs to be refitted. New TLX Batsafe breathable membrane throughout. Underlay laid over existing singly ply upstand to flat roof at ELC eaves.
2. Specialist Damp and Timber Survey to be carried out to check the condition of the roof timbers for the presence of any rot and any wood boring insects following the removal of the existing roof coverings. Contractor to carry out all required timber treatment works as required following survey.
3. Remove all existing stone ridge tiles and hip tiles to roof areas A, B, C and D identified for refurbishment. Clean and remove all algae and biological growth off where present prior to re-bedding and pointing. Clean and remove all algae and biological growth off existing stone copings and finials where present. Allow for re-bedding and pointing. Ridges, flaunching and copings to be repointed / built up using Vicat Prompt Natural Cement. Bedding mortar to be lime-based. (Upon verification at the time of the works that they are free of any defects and of satisfactory condition to be reused, otherwise replace defected stones with new of matching material, colour, shape, size and thickness to the existing).
4. Clean and remove all algae off existing ventilation terminals to the Wolfson Gallery roof of Palace Green Library and re-decorate them prior to reinstating them, (upon verification at the time of the works that they are free of any defects and of satisfactory condition to be reused). Renew lead flashings.
5. Fully renew flaunching to the library stairwell chimney stack of Palace Green Library using Vicat Prompt Natural Cement.
6. Fit vent cowl to the chimney pot of the library stairwell chimney stack of Palace Green Library.
7. De-shale any eroded stonework to the library stairwell chimney stack of Palace Green Library by lightly brushing and removing all loose stone back to a solid face. Rake out and re-point the stonework the full height of the stack in lime-based mortar mix.
8. Renew any broken/cracked rainwater goods determined beyond repair. Allow for new to match existing where required (allow for 25% to be renewed). Re-fix any loose support brackets, reform/reline/treat all joints to rainwater goods. Treat all signs of rusting, prepare and redecorate all rainwater goods. Remove hopper to the southern end of the Education and Learning Centre. Repair base of hopper and refit. Cut back downpipe approx 1m above ground (to sound metal) and replace bottom section of downpipe including new shoe. Prepare and redecorate. Repair defective timber boards to box gutter to Education and Learning Centre roof. Re-fix any loose support brackets, prepare and paint. Reline gutter with new Code 6 Lead lining.
9. Remove all debris and vegetation growth from existing rainwater goods. Clean out all rainwater gullies around the perimeter of the buildings ensuring that they are free of any obstructions.
10. Remove and re-decorate existing snow guards to the Wolfson Gallery roof of Palace Green Library prior to reinstating them, (upon verification at the time of the works that they are free of any defects and of satisfactory condition to be reused).
11. Rake out and re-point stonework and brickwork to areas indicated on elevations in a lime-based mortar mix. A sample of the mortar is to be provided to the Contract Administrator for approval prior to application. Complete an area of each type of mix/pointing profile/finish and arrange for inspection/approval before proceeding with the remainder.
12. General Contractor to allow for making good holes to stonework following removal of fixings for scaffolding.

NOTES:

Site Logistics, Welfare and Storage facilities are indicated on HL Drawings 23038-HL-00-00-DR-A-1700 - 1702. Final details to be agreed prior to commencement of works. Allow for timber hoarding to scaffolding at ground level as shown on drawing 23038-HL-00-00-DR-A-1703. Allow for internal timber hoardings as shown on drawing 23038-HL-00-00-DR-A-2000 to prevent access to working areas and fully protect adjacent areas from dust and debris during works. Allow to fully protect existing display cases in Wolfson Gallery from dust and debris during works.

Project Phasing to be agreed prior to commencement of works. ELC Roof works to commence at Southern end of roof. Slabs to be removed in sections, and stored on the scaffolding in designated areas, and re-laid sequentially to reduce weight on the scaffold. **CARE MUST BE TAKEN TO AVOID EXCESSIVE LOADS ON THE SCAFFOLDING.**

Cleaning of stone slabs to be carried out in-situ. Surface biological growth and algae to be removed by brushing with water. Brushes should be made from bristle or nylon (not wire) and must not scratch or abrade the surface. Water should be clean and a sponge used to collect any run-off.

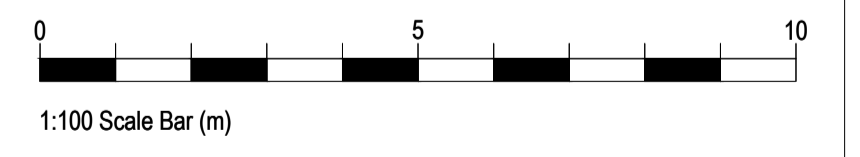
Allow for Fire Alarm Engineer to isolate of the zones of the VEDA Fire Alarm System in the working areas, and provide temporary site fire alarm linked into the main panel.

Allow for the isolation of the AHU to the Wolfson Gallery and protection during the works. Re-commission upon completion. Allow for a set of new filters.

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REV	DESCRIPTION	BY	CHKD	DATE
P01	STAGE 3 APPROVAL	PAC	DH	06/02/2024
P02	STAGE 4 APPROVAL	PAC	DH	15/03/2024
P03	Schedule of Works updated	PAC	DH	05/04/2024
	TENDER ISSUE			
P04	TENDER ISSUE	PAC	DH	12/04/2024

General Notes
 The property is Grade II Listed.
 All works are to be carried out in accordance with Listed Building Consent and are subject to submission to and approval by Durham University Heritage Officer and Durham City Council Conservation Officer.
 Drawings are based on survey information provided by amrGeomatics.
 Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by site measurement.
 All dimensions given in the descriptions and drawings are approximate.
 The Contractor, sub-contractors and suppliers must examine the existing site and drawings to ascertain the full extent of the works and take all necessary dimensions before preparing the tender submission.



PURPOSE: TENDER	
PROJECT: Proposed Re-Roofing Works Palace Green Library For Durham University	
DESCRIPTION: Proposed Roof Plan and Schedule of Works Palace Green Library Education and Learning Centre	
DRAWN BY: PAC	SCALE: 1:100
SHEET SIZE: A1	DATE: Jan 2024
PROJ NO: 23038	ORIG: HL
LEVEL: 00	VOLUME: 02
DR: A	TYPE: A
NUMBER: 2001	SUITABILITY: D2
REV: P04	

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