

Schedule of Works

Former Highgate Chapel Retaining Wall
October 2022

Rev 2: November 2022



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Introduction

The premise of the project is the complete repair and restoration of the Grade II listed retaining wall along Highgate High Street and Southwood Lane. The wall has had many cycles of intermittent and localised repair.

The structural proposals are designed and specified by Cobb & Company. These are separate to this report.

The works within this document capture the architectural works necessary in connection with the strengthening and repair of the retaining wall.

The project may be phased in some manner but this report has removed that complexity by looking at each item individually, so as to understand the quantum and scope of work required. It is assumed that at the outset of the project the area will be secured and all permissions in place for partial or complete closure of the adjacent roads, as required.

This report, alongside the proposed drawings, and specification will assist Sawyer & Fisher (Quantity Surveyors) to undertake preliminary costings for the project.

Any procurement strategy will need to ensure that contractors with suitable qualifications and experience are appointed to undertake these specialist works.

Preparatory Work

B1	Temporary Works & Protection	Qty	Unit	Rate (£)	Total (£)
B1.1	Contractor to provide temporary works design and structural calculations.				
B1.2	As far as possible, propping and bracing should not be fixed to the wall. If fixings are necessary, they are to be kept to a minimum preferably by bracing into existing openings.				
B1.3	If possible, temporary works should not impact on pedestrian flow or impede on the carriageway.				
B1.4	Take all necessary precautions to prevent further damage to the fabric of the wall whilst erecting and dismantling temporary works. Any damage is to be rectified, to the Client's satisfaction, at the Contractor's expense.				
B1.5	Provide adequate protection of the site area. Proposed hoarding or protection design to be approved. Ensure this is limited to those areas of greater work. Where possible, protection should be temporary and in place to safeguard the public.				
B1.6	Upon completion of the works, remove protections and carefully clean down the surrounding pavements.				
B1.7	Contractor is to provide all welfare facilities and workshops required for the duration of the project. The location for these is to be agreed with the Client. All areas will need to be made good at completion of project.				
B1	Sub-total				

B2	Samples & Recording	Qty	Unit	Rate (£)	Total (£)
B2.1	Prior to erection of scaffold, undertake a thorough photographic survey of the site to include all working areas and hand to CA before commencement of works.				
B2.2	Samples will need to be allowed for but as yet these are unknown. They are likely to include: • Lime mortar pointing • Salvaged brick and pointing • Paint/decoration to railings • Cleaning of brickwork				
B2	Sub-total				

Wall Works

C1	Masonry	Qty	Unit	Rate (£)	Total (£)
	General note 1: Please note proximity of headstones and potential grave sites to the wall. Protection and great care should be given to the existing graves and headstones when working in close proximity and all works must not infer, move or disturb the graves in any way. General note 2: Allow for full vegetation removal including ivy and tree suckers to entire length of wall, especially where exposed through temporary lifting of coping stones. Pollarding, and tree root works specified and undertaken by others.				
C1.1	Remove damaged bricks to areas where heli-bars will be inserted to Cobb & Company design. Brush down bricks and set aside for reinstatement. Allow for some brick replacements to most damaged bricks to match existing using reclaimed London Stock bricks to match. Refer to Donald Insall Associates drawings.				
C1.2	Re-lay bricks set aside and repoint in lime mortar.				
C1.3	Remove defective/decayed bricks. Allow for removal to sound bricks around.				
C1.4	Replace missing bricks with reclaimed bricks to match and approved by CA. Re-lay bricks set aside and repoint in lime mortar.				
C1.5	Rake out loose/inappropriate pointing and repoint in lime mortar. Allow for extra over.				
C1.6	Replace missing bricks with salvaged bricks to match and approved by CA. Re-lay bricks set aside and repoint in lime mortar.				
C1.7	Install Helibar bed joint reinforcement where indicated on the structural engineer's drawings in accordance with the manufacturer's instructions and to the detail on the Cobb & Company's SK20.				
C1.8	Remove sections of concrete render to base of wall as indicated to Bays 8 and 9.				

	Remove failed historic tile repair to Bays 8 and 9. Remove hollow section of brickwork at base of Bay 6 and 7 Cut out failed/delaminated 102 outer skin of wall working in sections less than 1m length to Cobb & Company detail. Reconstruct base plinth of wall in new/salvaged brickwork and stone to match existing; approximately 6 courses high. Coping				
C1.7	Replace defective/decayed brickwork with salvaged brickwork, or new bricks to match colour and texture. Lay bricks on edge to match top course coping detail.				
C1.8	Repoint brickwork to bricks on edge, including sky facing joints.				
C1	Sub-total				

C2	Stonework	Qty	Unit	Rate (£)	Total (£)
C2.1	Stabilise stone block and rebed. Bay 8 and Bay 9 Repoint in lime mortar.				
C2.2	Carry out stone indent to damaged stone block to match existing. Bay 9				
C2.3	Allow for stone mortar repair.				
C2.4	Replace stone block to match existing Portland stone and bed. Bay 9 Point in lime mortar.				
C2	Sub-total				

C3	Metalwork	Qty	Unit	Rate (£)	Total (£)
C3.1	Allow for the careful dismantling of deformed metalwork elements and subsequent straightening and reassembly. Refer to Donald Insall Associates drawings.				
C3.2	Allow for the repair of holes and fractures.				
C3.3	Allow for the preparation and redecoration of the existing railings, newel posts and gate along the whole length of wall.				

C3.4	Supply new fixings to match where fixings are defective.				
C3.5	Apply paint system composed of a zinc based primer, base coat and finishing coat in invisible green.				
C3	Sub-total				

C4	Cleaning	Qty	Unit	Rate (£)	Total (£)
C4.1	Brush down and light clean of entire wall.				
C4.2	Remove organic growth by hand and treat following assessment.				
C4	Sub-total				

C5	Tree Root Treatment	Qty	Unit	Rate (£)	Total (£)
C5.1	Client specified tree root treatment where live tree roots are found in the Bays 7-9 only in areas of scheduled brick replacements/indents, plinth rebuild and/or area of hollow brickwork. Root Diameter greater than 9mm: Trace live roots back to the edge of the area of brick repair and cut off. Enlarge a hole in the masonry to create a clear zone extending 100mm all around the end of the cut root and so that this mortar is not visible on the face of the wall/always at least half a brick from the facings. Pack this area with Limetec Eminently Hydraulic Lime Mortar (NHL5) to form a 100mm thick barrier around the cut end. Root Diameter of 9mm or less: Cut back and remove live roots within the extent of the proposed brick repairs. Root treatment is not to extend beyond the scope of the agreed brick intents unless agreed in writing by the Contract Administrator. Agree scope of root treatments with client/Contract Administrator prior to starting work on site.				
C5	Sub-total				

END