

MILL END COTTAGE SCHEDULE OF WORKS

This schedule is to be read in conjunction with drawings no's 01.0 & 02.0. All documents to be read as one to describe the full extent of the works.

1.0	Preliminaries	
1.1	Show here the amount for contractors preliminaries to include all overheads, insurances, administrative costs and attendance on sub contractors etc.	ITEM
1.2	Provide temporary welfare and storage accommodation for the contractors use to comply with H&S requirements for the duration of the contract. Electricity for the works will be metered and paid by the contractor, water will be paid by the client.	ITEM
1.3	Price for the removal and disposal of debris and materials arising from demolitions.	ITEM
1.4	Price for erecting scaffolding, adjusting as necessary during the works and dismantling on completion.	ITEM
2.0	Chimneys	
2.1	Take down chimneys to the bottom of the banding courses as shown on drawing 02, retain bricks suitable for re use.	ITEM
2.2	Raise height of chimneys using bricks saved in item 2.1 made up with new handmade bricks to match laid in 1:2 NHL 3.5 lime : sharp sand replicating the existing banding course details.	ITEM
2.3	Install class 1 flue liners to serve wood burning stoves and provide HETAS certification on completion.	
2.3	Re fit chimney pots.	ITEM
3.0	Rendering	
3.1	To the north west gable, strip the existing cement render and dispose.	ITEM
3.2	Check over the timber frame and report any areas of decay and repairs necessary to the client. Repairs to be carried out in green oak.	ITEM
3.3	Fill any voids in the wall with sheep's wool insulation.	ITEM
3.4	Fit sawn oak laths to the gable and re finish with 3 coats Chalk render.	ITEM
3.5	Decorate with 3 coats limewash	ITEM

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