

Schedule of Works Station Building – Landscape Interface

Schedule of Works
Ref: 9488-BUT-CP-XX-SH-A-00101

October 2025 | Construction Issue



Version history

Project name: Science & Industry Museum, Combined Projects | Station Building (focused fabric repair works)

Project number: 9488

Client: Science Museum Group

Rev:	Date:	Status	Name	Description
V1	04/09/2025	Costing	Alex Scrimshaw Associate	Costing
V2	16/09/2025	Construction	Alex Scrimshaw Associate	Construction Issue

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Buttress

Buttress Architects Ltd.
41 Bengal St.
Manchester
M4 6AF

T: 0161 236 3303
W: www.buttress.net

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1.0 Introduction

This document contains a description of the 'work items' that are to be undertaken as part of the project and it is to be read in conjunction with the Preliminaries and Specification.

A **Work Item** is either; a single operation, a series of operations or a complete element of the project and the cost for each 'work item' is to be entered in the Schedule of Works.

The **Schedule of Works** quantifies many of the 'work items' contained in this document; reference should be made to separate accompanying pricing document.

The **Specifications** 'Conservation & NBS' contain specifications and method statements, references are provided across drawings, schedules, specifications, documents etc. To be used as reference documents.

The **Drawings** that accompany the LBC / tender documentation have, where appropriate, been annotated with the 'work item' references used in this document.

1.1 Definitions

EMPLOYER'S REPRESENTATIVE means the person nominated in the Contract as Employer's Representative, Architect, Contract Administrator or Project Manager.

CA means both Contract Administrator/Accredited Professional. Inspections and approvals are to be dealt with by said representative individual.

REMOVE means disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, linings, and bedding materials, and dispose of unwanted materials. It does not include removing associated pipework, wiring, ductwork, or other services.

KEEP FOR REUSE means during removal prevent damage to the stated components or materials and clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.

REPLACE means remove the stated existing components, features, and finishes. Provide and fit in lieu new components, features or finishes which, unless specified otherwise, must match those which have been removed. Make good as necessary.

REPAIR means carry out local remedial work to components, features and finishes as found in the existing building, resecure, or refix as necessary and leave in a sound and neat

condition. It does not include:

- Replacement of components or parts of components.
- Redecoration.

MAKE GOOD means carry out local remedial work to components, features and finishes which have been disturbed by other, previous work under this Contract and leave in a sound and neat condition. It does not include:

- Replacement of components or parts of components.
- Redecoration.

The meaning of the term shall not be limited by this definition where used in connection with the defects liability provisions of the Contract.

EASE means make minor adjustments to moving parts of the stated component to achieve good fit in both open and closed positions and ensure free movement in relation to fixed surrounds. Make good as necessary.

TO MATCH existing means, use products, materials and methods to match closely all visual characteristics and features of the existing work, with joints between existing and new work as inconspicuous as possible, all to approval of appearance.

APPRAISE means the contractor is to appraise and carry out own independent assessment of the works detailed here within and update the scope of works as is necessary through consultation with the Architect.

SALVAGED refers to materials that have been removed and kept for reuse on this job: no second-hand or reclaimed material are to be used on this project.

CONSOLIDATION means the contractor is to make something physically stronger and solid. Returning / combing items into a single / coherent whole. Rake out and repoint / build with an NHL mortar. Return to match original profiles. Rebuild in association with structural ties / wall core gravity grouting etc

1.2 Precedence

General: Where, and to the extent that, documents conflict the following orders of precedence apply:

The contractor must read in association with all Landscape Architect, Structural, MEP & Civil Engineering packages. Separate landscaping, structural, MEP and civil engineering proposals take precedent over indicative architectural information, illustrated across architectural drawings.

2.0 General

2.1 Project Background

- 2.1.1 The combined project focuses on a number of areas within Science & Industry Museum complex. The Science and Industry Museum is located to the north-west of central Manchester, to the east of the River Irwell and within the Castlefield Conservation Area.
- 2.1.2 This schedule of works focuses on external fabric repair works to the north elevation of the **Station Building**, including area within the covered platform.
- 2.1.3 The site is within close proximity to Deansgate, Spinningfields and the Castlefield Basin. The site is well connected with Deansgate train station and Metrolink approximately 550m away. Refer to separate Design and Access Statement for detailed location information.

2.2 Familiarisation

- 2.2.1 The contractor must fully familiarise themselves with the buildings / assets and their construction, as well as site wide access and logistics, prior to submitting their tender.

2.3 Preliminaries and General Particulars

- 2.3.1 The contractor must include for all necessary scaffolding, temporary public access, building / asset protection, perimeter hoarding to all scaffold / storage and welfare facilities, internal access provisions etc. Include for protection of historic features and fabric accordingly. Include for all necessary access provisions, taking into account that the site complex is a live environment and may require alteration to said access components at any given time. Prior to submitting a price, the contractor must have visited the site to assess the logistics and access requirements.

2.4 Drawings

- 2.4.1 All dimensions are in millimetres unless noted otherwise.
- 2.4.2 The existing general arrangement base drawings (plans, sections, and elevations) are based upon 2010 data and in some instances, may not reflect the current arrangement. Dimensions and arrangements must be checked for accuracy onsite by the contractor, prior to any works commencing, ordering or manufacture / fabrication of any elements or components.
- 2.4.3 Any discrepancies / irregularities must be reported to the CA immediately. No work shall commence until any such discrepancies have been resolved.
- 2.4.4 In any project involving fabric repairs, the tendered drawings may have been prepared well in advance of the contract period and are reflective of the condition / arrangement at the time of survey.
- 2.4.5 The marked-up drawings are based upon surveys from ground level and other accessible vantage points only.
- 2.4.6 The contractor and/or subcontractor must allow a period of two weeks in their programme, to reappraise the drawings and confirm the scope of works to each identified area, once appropriate and safe access has been provided.
- 2.4.7 All areas for repair are to be marked up from the drawings onsite by the contractor and agreed with the Architect, prior to commencing any works.
- 2.4.8 Quantities / areas identified are for tender purposes only.
- 2.4.9 Specific drawing references are provided against each of the work items throughout this schedule, however the contractor must read and appraise all drawings, schedules and specifications provided, against those specifically referenced. If the contractor believes that they are not in possession of the correct and/or relevant information, they must advise and report to

the CA immediately.

2.5 Limitations

- 2.5.1 The drawings are based upon existing data and no concealed and / or hidden spaces have been exposed and / or opened up for inspection, unless specifically highlighted. Therefore, the arrangement and interfacing illustrated across details are purely indicative / approximate only. The accuracy of the survey data graphically presented cannot be confirmed. These drawings are for tender purposes only.
- 2.5.2 Limited and focused opening up works have been undertaken, to inform build-ups as existing. All detail arrangements and build-ups beyond external visible surfaces are purely indicative / approximations only with suggested construction and interfacing arrangements. The contractor must check all existing build-ups once appropriate safe access has been provided and will advise the Architect of any discrepancies.
- 2.5.3 No hidden or concealed spaces have been assessed or opened up, unless otherwise noted.

2.6 Fabric Repairs, Specifications Generally

- 2.6.1 The schedule of works must be read in conjunction with separate Architectural Specifications, as follows:
- 2.6.2 Architectural Conservation Specification ref: **9488-BUT-CP-XX-SP-A-00002**
- 2.6.3 The conservation specific content of which are summarised by the following (BUT**) headings and document references:

BUT01 General

BUT02 Specific Requirements

BUT03 Access Scaffolding

BUT05 Demolition / Removal

BUT07 Mortar and pointing

BUT08 Brick repair

BUT09 Pointing of brickwork

BUT10 Removal of organic growth

BUT16 Hotworks

C40 Cleaning Masonry

Note: Cleaning of masonry surfaces, stonework repairs, lead work, re-slating etc can all be found within the accompanying NBS section references.

2.7 Internal 'dilapidation' inspection of work areas

- 2.7.1 In order to record the condition of each internal work area:
- 2.7.2 Immediately prior to the work commencing in an area, undertake an inspection with the CA in order to record the existing condition of the areas. The inspection is to be limited to the space in and around the work area and the routes to and from the work area.

- 2.7.3 Provide a report of any significant defects together with a photographic record for each area.
- 2.7.4 Confirm the scope of work within each area with the CA and agree how any anomalies will be dealt with e.g. occupiers' fixtures and fittings, partition abutments, etc.

2.8 External 'dilapidation' inspection of work areas

- 2.8.1 Prior to the commencement of any work on site including the erection of scaffolding the contractor is to allow to undertake an inspection with the CA in order to record the existing condition of the existing building (areas not subject to change in particular) including roofs, footpaths, road and other external paved areas.
- 2.8.2 The contractor is to provide report of any significant defects together with a photographic record of the external areas.

2.9 Photographs

- 2.9.1 Provide a photographic record of each individual repair with at least one photograph before, during and after. Complex areas such as major rebuilding works will require a series of photographs to record the work properly and fully.
- 2.9.2 Photographs do not need to be presented in a document; however, each file should be renamed to have a prefix that corresponds with the unique reference number provided on the drawing.

2.10 Cleaning upon completion of works

- 2.10.1 All parts of the elevations, working areas are to be thoroughly cleaned down on completion of the works. Prior to dismantling the scaffold ensure that it is cleaned and clear of any debris that could damage the face of the building. As the scaffold is dismantled remove debris and brush clean all sills, ledges, and the like.
- 2.10.2 Clean down all paintwork and windows.
- 2.10.3 This item is specifically for cleaning upon completion. Cleaning during the works as required for good housekeeping is to be costed elsewhere within the preliminaries.

2.11 Samples / trial works

- 2.11.1 Prior to the commencement of any works, there may be a requirement to provide samples / trial works in advance of progressing full packages of works.
- 2.11.2 These must be provided in a timely manner, as outlined within the separate Architectural Conservation Specification.

2.12 Sub-consultants, specialists

- 2.12.1 General: The schedule of works must be read in conjunction with all available sub consultant / specialists' information, including drawings, schedules, specifications, and reports. Any discrepancies / anomalies identified are to be brought to the attention of the Architect as soon as they become evident.
- 2.12.2 Separate Landscaping, Structural, Civil and MEP Engineers proposals take precedent over indicative architectural information.

2.13 Dimensions

- 2.13.1 Dimensions: Do not rely on scaled dimensions.
- 2.13.2 All dimensions relevant to the existing buildings and any other assets or features must be confirmed by the contractor before, order, manufacture, and installation.
- 2.13.3 The contractor must undertake a survey(s) in order to ascertain sufficient information about the structures and their

surroundings, prior to undertaking any works.

2.14 Architectural information:

- 2.14.1 All construction must be undertaken and completed in strict accordance with all drawings, specifications, schedules, statutory building and planning regulations, health and safety regulations, all relevant British Standards, codes of practice requirements and manufacturers recommendations, standards, and instructions.
- 2.14.2 Any discrepancies and/or anomalies across construction information must be reported immediately to the contract administrator prior to commencement of any works.

2.15 Schedule of works, drawings, specifications, and reports:

- 2.15.1 General: The specification must be read in association with all available drawings, schedules, specifications, and reports etc. Copies of which are issued with the tender documents.
- 2.15.2 Architect's drawings numbered: See drawing issue sheet(s) accompanying tender.
- 2.15.3 The Contractor must note that anything mentioned or shown on the aforesaid drawings that is not contained in the specifications and/or schedules or anything which is in the specifications and/or schedules which does not appear in the drawings shall be deemed to be included in the tender figure.
- 2.15.4 The Contractor must fully acquaint themselves with the drawings, specifications, schedules, reports, during the tender period and if there should be anything which is ambiguous or otherwise not clear, the Contractor is to obtain clarification from the Architect before submitting their tender.

2.16 Work Items

- 2.16.1 Work item headings and sub-headings.

- **100 Station Building**

- 101 South Elevation – including covered platform

Note: references on drawings are presented with a numerical value of 1, followed by work item letter, as per the work item list below.

3.0 Schedule of Works

Work Item	Description	£
100	Station Building – Fabric Repair Works	

101 South Elevation – including covered platform

The below works are to extend across the elevations which interface with hard landscaped areas only.

- Read in conjunction with drawing(s): GOY (02) 001, 002, 003 for drawing mark-ups.
- Review to be undertaken by Structural Engineer to advise / highlight any additional scoping requirements relating to any structural matters / remediation.
- Review and input to be provided by MEP Consultant with respect to existing service / mechanical and electrical equipment which may require removal and/or other.

101.1

- a. Carefully temporarily remove all MEP items, allowing for unrestricted access to building fabric to undertake fabric repair works, tag & store within a safe location (or temp unclip / loose), reinstate and test upon completion of all fabric repair works.
- b. Carefully remove and dispose of any MEP items which are deemed and confirmed to be redundant. Make good any holes and repoint with a suitable lime-based mortar. MEP consultant to further advise / scope. Can the existing flood lights be removed for example.



- c. Pending site inspection, allow for carefully and temporarily removing all existing wall fixed features including signage, clock, bracketry / pediment, tag, protect, set aside and store. All items are to be reinstated upon completion of all fabric repair works. Specific works for signage, clock and bracketry/pediment included elsewhere.

Work Item	Description	£
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- d. Supply and install new code 6 lead capping with continuous stainless-steel clips to the top of existing stepped coping stones (x3) to the west masonry panel, adjacent the Station Building, include for flashing in at wall / chimneystack interfaces.



- e. Carefully rake out and repoint stepped masonry return wall (West end of Station Building) including returns and capping with a suitable lime-based mortar. *Note: unable to access reverse side over the Station Building.*
- f. Carefully rake out and repoint low level masonry wall including returns and capping with a suitable lime-based mortar, to include visible elevations within the Station Approach, returns to gate and sides and capping / weathering's.

Work Item	Description	£
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- g. Carefully rake out and repoint full masonry elevation to former 'ticketing hall' with a suitable lime-based mortar, including all returns, apertures, features, cornice etc.



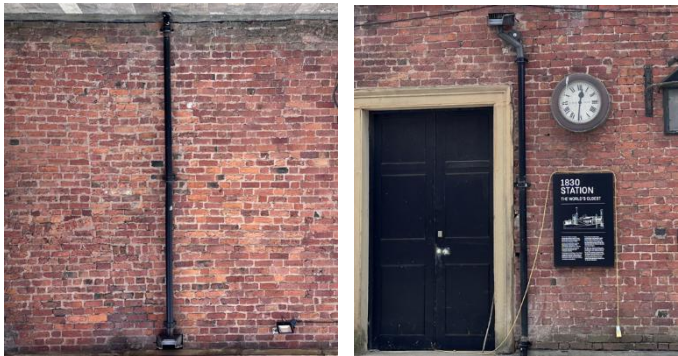
Work Item	Description	£
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- h. Carefully remove all redundant screws, fixings, plugs, cable clips, timber grounds etc from across full facades / surfaces and fill with a suitable lime-based mortar, say circa 150.



- i. Prepare and redecorate all existing rainwater goods including all associated items, elements and components with a suitable paint system.



- j. Prepare, wire brush to remove all loose friable material and redecorate all existing ferrous window bars with a suitable paint system. Allow for preparation and redecoration of all

Work Item	Description	£
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timber vertical sliding sash window externally with an appropriate paint system.



- k. Carefully remove all soft / woody vegetation growths from across all facades / surfaces and repoint any open mortar joints with a suitable lime-based mortar.
- l. Carefully cut out all defective and spalled bricks and indent new bricks to match existing in colour, size, texture and bond. Allow for, say 75. Bricks to be replaced are to be marked onsite alongside Architect and sub-contractor.
- m. Infill all voids / apertures as identified with masonry or other as described. Allow for x3 locations 0.5m² area.
- n. Carefully brush down all facades / surfaces (masonry / stonework) to remove all friable and loose surface material and dispose.
- o. Carry out a light DOFF conservation clean across all external masonry / stonework.
- p. Allow for conservation clean / polish of all existing wall fixed signage and reinstate upon completion of all fabric repair works.

Work Item	Description	£
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- q. Allow for conservation clean / polish of existing clock including polycarbonate shell / surround and reinstate upon completion of all fabric repair works.



- r. Allow for full repair and redecoration of existing bracketry / pediment. Wire brush and redecorate existing ferrous elements and components. Pending inspection, allow for full replacement of timber pediment, size and profile to match existing with a hardwood, prepare, fill and redecorate all timber elements and components with a suitable paint system. Reinstate within original location.



Work Item	Description	£
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- s. Pending site inspection redress / defrass all existing delaminating / friable stone features / surrounds to a sound / stable surface. It may be possible to undertake resin repairs to retain elements of fabric.
- t. Allow for full replacement of existing (west) 2-leaf timber panelled doorset in full (incl frame and all associated elements), like-for-like to match existing, allow for reusing existing ironmongery (clean/service&test). Pending inspection alongside joinery specialist, it may be possible to reduce the scope to cutting out and splicing in new timber elements at a lower level (full width) only, say up to mid-rail. For costing purposes, allow for both options, to be reviewed alongside joinery specialist. Contractor to provide fabrication drawings for comment, prior to order and fabrication.



- u. Allow for full redecoration of existing (east) 2-leaf timber panelled doorset in full (incl frame and all associated elements). Pending inspection alongside joinery specialist, include scope to cut out and splice in new timber elements at a lower level (full width), say up to mid-rail, due to evidence of rot. Contractor to provide fabrication drawings for comment, prior to order and fabrication.



Work Item	Description	£
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- v. Allow for carefully cutting out defective stonework and indent with new to match existing in colour, size and profile. Contractor to provide sample(s) stone for approval. Example below requires full mullion to be replaced on a like-for-like basis pending inspection, including for all associated works with embedded window bars.



- w. Undertake resin repairs where identified across cracks / fissures.
- x. Allow for in-depth cleaning of existing external windows, prepare and redecorate with external grade paint system, include for recessed mastic seal to underside of timber cills.
- y. Replace existing cracked cast iron downpipe. New downpipe and all associated items, elements and components (sized to match existing) to be decorated to match existing with a suitable paint system.



- z. Allow for full preparation and redecoration of all external ferrous columns along full length of station platform including all associated items.

Work Item	Description	£
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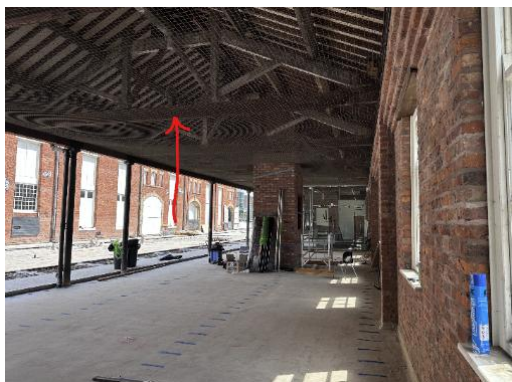


- aa. Following removable and disposal of existing bird prevention netting system, the full area / surfaces above this must be thoroughly cleaned to remove all dust, debris, guano etc across all elements and components (sarking, roof structure etc), prior to the installation of new bird prevention system. Note: cleaning is to extend to exposed t&g soffit and fascia, which runs the full length of the eaves.



- bb. Allow for full replacement of existing bird prevention netting system, currently installed horizontally to the underside of truss chords across the covered platform. System to be nylon to include all associated elements and components such as cables, eyelets, fixings etc. System must be installed to be removable, to allow for access to maintain void above.

Work Item	Description	£
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- cc. In addition to bird prevention netting horizontally, allow for new netting system to be installed vertically between the top of the wall plate beam which spans between columns to the south elevation, up to the underside of the roof soffit, to restrict bird access to the ledge and beyond. This is to extend across the full elevation, using a nylon net, installed with eyelets and removable clips to aid maintenance tasks in the future.
- dd. Redress / defrass stonework across stone cornice, full length to a sound surface. Exact extent of works to be confirmed, following site visit with Architect / stone mason. Allow for x2 full full carved stone indent pending inspect.



- ee. Renew burnt sand mastic fill / seal between all masonry / stonework and timber window frames / cills.

Work Item	Description	£
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ff. Prepare and redecorate all ferrous features, grilles, air bricks etc with a suitable paint system.



gg. Allow for removal of existing paint decorations to angled wall plate beam (all faces), scrape and remove defective paint.

Work Item	Description	£
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- hh. Pending inspection, clean, prepare and redecorate existing panelled doors (x4) and frames across the covered platform with a suitable external grade paint system.



- ii. Pending inspection, clean, prepare and redecorate existing vertical sliding sash windows to internal face only. Allow for servicing of each window, returning to good working order and include for each window to be fixed with x2 brass sash window stops per window to restrict opening of window.

Work Item	Description	£
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- jj. Supply and install / apply a clear anti-shatter safety film to all panes of glass to internal face. Contractor to put forward a proposal for Architect comment.
- kk. Supply and install new secure accoya timber access panel door with external grade ironmongery, deadlock and decorate including existing frame. Note: sized to suit existing aperture.



- ll. Prepare and redecorate existing low level access panel within chimneystack.

Work Item	Description	£
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mm. Allow for the construction of external grade timber cupboard which will mask and hide water services within alcove to east end of Station Building. Cupboard is to be vertically boarded full height of recess with a secure access door to provide unrestricted access. **Provisional Sum: £4,000.** Design intent drawing to be provided, dialogue / consultation with MCC required.



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