

### **SECTION 3 : SCHEDULE OF WORKS**

ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BEFORE ORDERING MATERIALS.

#### **GENERAL**

The Contractor will be required to possess a high level of expertise in the repair of historic buildings and to carry out all of the work in accordance with current best practice. Read with section 2 'Materials & Workmanship'.

#### **3.1 PROTECTIONS**

3.1.1

- Altar frontals, curtains, hassocks and similar soft furnishings and hymn books, etc. in the vicinity of the works are to be removed to suitable storage/protection by the PCC.
- General protection; the Contractor shall be mindful of all operations and deliveries and ensure footpaths, churchyard monuments, gateways, doorways, walkways and other features the work may come into close proximity with are suitably protected from damage and dirt, paint or mortar, etc. inside & out.
- Organ; where dust may be generated (e.g. rubbing down window saddle bars for painting) protect the organ by double wrapping in heavy gauge polythene sheeting, taping all laps – each layer separately. When removing polythene carefully take off the outer layer first folding the sheeting carefully to cart away dust. Allow to vacuum clean the top, minimizing the spread of any dust.

#### **3.2 SCAFFOLDING**

Provide and maintain independent scaffolding, mobile tower scaffolding, ladders & roofing ladders as necessary for access, working and material loads.

- Form suitable support at the base of the scaffold including bridging over drains and accommodating buttresses and other projections.
- Take care to avoid damage to masonry and stained glass.
- Fully enclose the base of external scaffolding with 3.5m high corrugated steel sheeting.

#### **3.3 ROOF WORKS**

3.3.1 Replace missing/broken tiles as follows;

- Porch west slope, 4-6no matching imperial size orange smooth faced plain clay tile.
- Chancel north & south slopes, 300-500no matching imperial size orange smooth faced plain clay tile. For pricing allow 500no. new clay tiles.

3.3.2 Repair lead sheet roof coverings as follows;

- Nave north east parapet gutter bay; lead-burn 2no. splits nominally 500mm long each.
- Tower roof NW, SW & SE corners; lead-burn 3no. splits nominally 500mm long each where former flagstaff anchors penetrate. Also redress creep ridge at NW corner to alleviate ponding.
- Stair turret roof NW corner (adjacent tower roof); lead-burn split nominally 500mm long, opening up and redressing cover flashing as necessary.

### **3.4 RAINWATER GOODS**

- Ironwork generally exhibits corrosion particularly at joints and there are several fractures; porch W shoe outlet, organ chamber downpipe, porch east gutter and nave south chute outlet missing. Notably nave downpipes are both holed – an historic problem, where several holes have been plugged. Several more holes have appeared since. Hoppers are an unusual 'jelly mould' cone shape.
- Dismantle all of the cast iron gutters, downpipes and bracketry;
  - Porch ½ round 100mm gutters & round 75mm dia. downpipes,
  - Nave N & S round 100mm dia. downpipes & 'jelly mould' hoppers,
  - Chancel ½ round 125mm gutters & round 100mm dia. downpipes & eaves offsets nominally 500mm long (half height on north side),
  - Vestry round 100mm dia. downpipe & 'jelly mould' hopper,
  - Organ chamber round 75mm dia. downpipe (including ground level offset nominally 1m long) & 'jelly mould' hopper.
- **Option 1:** blast clean back to bare metal, prime, undercoat and repaint using linseed oil paint. Reassemble, sealing joints with red lead linseed caulking and refix.
- Allow to replace 3no. shoe outlets and porch east side gutter in matching cast iron.
- Allow to plug 6no. downpipe holes with moulten lead buttons to match existing.
- **Option 2:** Replace all but the hoppers which are to be blast cleaned, painted & refixed and provide & fix all new matching cast iron gutters and downpipes to suit complete with bracketry, shoe outlets & offsets, sealing joints with red lead linseed caulking.

### **3.5 EXTERNAL REPOINTING**

- Allow to carry out careful 'joint by joint' repointing in selected areas as directed on site using matching lime putty mortar.
- For pricing purposes allow to repoint & re-wedge tower roof flashings all round
- Similarly deep pack point vertical cracks in east & north sides of vestry & organ chamber, nominally 6m east face (10-15mm wide through parapet, beside window head and through window cill), 4m north face (10-15mm wide through parapet, beside window & head) and 2m organ chamber (through parapet and adjacent door)
- Similarly 3m inside vestry above, below & beside east window
- Also fire stop pipe/cable entry through NE corner of boiler room ceiling – hole nominally 75x75x75mm to be deep pack pointed in layers

### **3.6 STONE REPAIRS / REBEDDING**

- Tower parapet; There are large vertical cracks in the north and west parapets - in the embrasure openings – N first from W and W first from S approximately 5-10mm wide and such that the next merlon over is susceptible to high winds. There is a large vertical crack in the north-west facet of the stair turret caused by Buddleia, measuring some 10-20mm. The top of the facet requires dismantling to remove the Buddleia, clean out joints and re-bed the masonry.
- Using a safety harness appropriately anchored (i.e. strapped to a rope wrapped around the stair turret) and with the churchyard beath the north, west & south sides of the tower cordoned off with prominent notices each side "Danger, Keep Out – men working above" carry out the following first aid repairs;
  - Carefully lift off the 2no. easily levered merlons (coping & ashlar beneath, which may be separately removed if appropriate), set on timber bearers to prevent damage to the lead roof covering and clean off the merlon bed,

removing all old mortar. Set 2no. 10mm dia. threaded stainless steel dowels to secure the base of each merlon, extending 100mm into parapet and 100mm into merlon, and 1no. diagonal pin also 10mm dia. to stitch both sides of each embrasure fracture. Fix in parapet & merlon with epoxy resin and through embrasure with lime grout. Rebed each merlon in lime putty mortar. Position a temporary 10x10mm timber fillet along the outside edge of the bed joint to allow compaction of the mortar from the inside only, the fillet to be removed afterward and the resulting recess left open. If the coping is removed separately rebed with 2no. similar dowls extending 50mm up & down. Deep pack and point the vertical cracking, allow 500mm length each embrasure for pricing purposes.

- Carefully lift off the displaced facet of the stair turret (allow ashlar embrasure & 2no. courses Lias beneath), clean out all old mortar & Buddleia root. Rebuild masonry using lime putty mortar. Allow to provide 2no. dowels as above in positions to be agreed on site.
- Old Pound wall (NE boundary); North of the adjoining cow shed and alongside a parking area sign posted "The Old Pound" the east boundary wall coping in poor condition and the wall leaning outward. Repairs are required. Allow to:
  - To approximately 3.5m length of east churchyard wall adjoining the north boundary wall carefully remove the coping, laying stones in order for rebedding. Grub out and clean off all old mortar and plant root (there is an excessive overgrowth from the top of the wall which is also to be removed). Allow to take up, clean off old mortar and rebed the top most 2no. walling courses beneath the coping. Rebed the coping, all in lime putty mortar. Incorporate a tie in the abutment with the north wall. Dispose of all arisings.

### **3.7 CHURCHYARD MONUMENT REPAIRS**

- George Porter d. 1916? Red granite 'needle' in kerbed memorial – 10m north-east of the vestry leaning significantly (approximately 1/2 its width, more than the 1/3 considered the limit of stability) easily toppled. Allow to reconstruct with a new foundation;
  - Move aside (complete with upper & lower sections of needle, mid-base & plinth as one unit or in pieces), take up and set aside west half of kerbing and excavate nominally 500mm for the area of the kerbing (depth to be assessed by Architect on site). Lay new foundation 900x900mm comprising 2no. layers 900x600x50mm thick plain concrete paving slabs with staggered joints on 25-50mm bed of clean sharp sand. Build up foundation in clay brick and 1:1:6 cement:lime:sand mortar in diminishing courses (from 900x900mm to plinth width & length) and reset monument upright.
- Alice & William Collins, grey granite minor headstone in the churchyard extension 15m S of the chancel arch easily toppled. Allow to reconstruct with a new foundation;
  - Move aside. With Architect in attendance gently probe area beneath monument with a long screwdriver nominally 150mm deep. Assuming no casket within this depth allow to work over the top 150mm of soil with a fork & spade, finally compacting once more with the head of a sledge hammer or equivalent. Area of compaction to match base on monument. Allow to spread 25-50mm of sharp sand and reset monument upright.

**3.8 PAINTING & WINDOW REPAIRS**

- Porch gates; upper E quoin fractured by rust jacking of gate pintle. The pintle set in moulten lead. Attention to painting the iron right up to the lead might arrest the jacking, and should be tried.
  - Allow to lift off gate, chip and scrape ironwork of pintle to remove all rust and dirt, loose paint and debris. Allow also to pare back the lead sealing around the pintle, checking for the depth of rust into the lead. Allow for architect inspection. Allow to prime, undercoat and repaint the pintle with linseed oil paint, rehanging the gate when dry.
- Vestry & Organ chamber window saddle bars rusted & should be painted to prevent rust jacking – similarly the vestry E window vent. Here an overhaul and possibly re-leading necessary owing to structural movement that has widened the opening, detaching the glass. Allow for the following work;
  - Rub down and repaint iron saddle bars (inside all windows and outside vestry east), paying attention to the junction with stone where paint should touch to exclude air. Repaint with matt black Hammerite.
  - Carefully remove the external grille mesh & leaded glazing from the opening light of the east vestry window and set aside. Allow architect's inspection. Allow to rub down ironwork in-situ and repaint as for saddle bars, paying particular attention to stone interface.
  - Assume leaded glazing is sound and refix, setting in linseed putty and painting with Matt black Hammerite when dry.
  - Repaint mesh as above and refix.

**3.9 WALL PLASTER REPAIRS**

- Nave north wall centrally; under the N rainwater sump position decorative and minor plaster damage, probably damp from holes in the N nave downpipe.
  - Allow to carefully cut out 2sqm damaged wall plaster and replaster in three layer haired lime putty plaster. Under-cut edges of existing plaster to form a key.
  - Make good decoration, repainting the central panel between windows full height (stopping at a vertical line over the window apexes), and including the recessed area under the window to the west. Paint to match existing. Allow for plain white Earthborne Clay paint.

**3.10 COSTING SHEET**

To be submitted with the Form of Tender:

<b>S of W item</b>	<b>Form of Tender</b>	<b>£</b>
1. Preliminaries	.....	
1.27.1 Contingency	.....1,000 .....	
3.1 Protections	.....	
3.2 Scaffolding	.....	
3.3 Roof works	.....	
3.4 Rainwater goods	.....	
3.5 External repointing	.....	
3.6 Stone repairs / Rebedding	.....	
3.7 Churchyard monument repairs	.....	
3.8 Painting / Window repairs	.....	
3.9 Wall plaster repairs	.....	
<b>TOTAL:</b>		.....
<b>Rates:</b>		
• Labourer per hour		£
• Roofer per hour		£
• Conservator per hour		£
• Mason per hour		£
• Painter per hour		£
• Plasterer per hour		£