

Schedule of Works for the Repair of the South Porch – November 2020

1. GENERAL

- 1.1. Allow for all preliminaries, supervision, craftsmen and materials for the works.
- 1.2. Comply with all Health and safety Regulations and with the CDM Principal Designer's requirements.
- 1.3. Provide welfare facilities for the workforce, in a position to be agreed on site.
- 1.4. Clear away debris as it accumulates.
- 1.5. Protect the fabric of the church from the works, using suitable physical protection.
- 1.6. Minimise and control noise and dust.
- 1.7. Carry out all the work to the highest standard.
- 1.8. Where reference is made to using conservators, you must use a qualified conservator e.g. Matthew Beesley of Gem Conservation.
- 1.9. Allow a provisional sum of £1,500 for contingencies.
- 1.10. At all times avoid providing routes for unauthorized access to leaded roofs and take suitable precautions that comply with the PCC's insurance. Scaffolding and enclosures are to comply with the EIG's current requirements to allow the church to be fully insured while the scaffolding is in place including 4m high plywood hoardings on studwork, internal and external lighting etc. if in doubt check with EIG when pricing.
- 1.11. Liaise with the PCC over services and activities taking place in the church and work round these to accommodate them.
- 1.12. Bats - Comply with the Ecologist's report on bats with measures required before scaffolding is erected, timing of the work, measures once scaffolding has been erected, measures of detail during the works, provision of bat entry points, preservation of routes for bats during the works, precaution during the removal of existing roof tiles and cleaning of voids, what to do if bats are found. Do not use spun or woven under slating felt.
- 1.13. Use NHL2 hydraulic lime mortar for any pointing and mortar repairs with sharp sand and crushed chalk.

2. Work to the south porch roof

- 2.1. Provide scaffolding and hoarding around the south porch. Maintain, alter and adapt the scaffolding as necessary for the works and remove on completion. Scaffolding and hoarding to comply with EIG requirements for keeping the church insured during the works.
- 2.2. Provide lighting to the scaffolding to comply with EIG requirements for keeping the church insured during the works.
- 2.3. Provide alarms for the scaffolding and link it to the existing roof alarms. Allow a provisional sum of £500 for the exiting alarm company to connect your alarm to theirs and to reinstate afterwards.
- 2.4. Protect the roof during the works to stop

water and weather entering the roof or building during the works.

- 2.5. Remove any existing remaining roof leadwork (thought to be minimal) and rolls, clear away and credit the salvage value against the cost of the works.
- 2.6. Check over and repair the roof timber work sufficient for the new finish to the roof. Allow for removing irregularities etc. remove/punch protruding nails etc.
- 2.7. Report back on any defective timberwork and allow a provisional sum of £750 for repairs.
- 2.8. Check the rain water gutters and pipes and report back on any defects.
- 2.9. Prepare and redecorate the rain water pipes.
- 2.10. Allow for taking down and for refixing the rain water pipes on the west and east sides of the porch using stainless steel spaced fixings.
- 2.11. Relead the gutters, sumps and outlets (form lead over weired overflow chutes, using code7 cast lead.
- 2.12. Finishing the roof using tern coated stainless steel with standing seams, at approx. 500mm centres. Include for suitable sound deadening underlay.
- 2.13. Check over all lead flashings around the roof and allow for repairs and replacement of any missing. Include for any preparation of chases, lead wedging and repointing in lime mortar.
- 2.14. Provisionally allow for replacing lead flashings around the whole roof using code 6 sand cast lead, ail detailed in accordance with the Lead Sheet Association's current recommendations.
- 2.15. Where three copings including the gable apex coping with cross have been dislodged by the lead thieves, raise them back up to the parapet, repair and refix the dislodged stonework. The coping on the west side and the gable apex coping and cross should be straight forward as they are thought to be in good condition (kept by the PCC), but the whole crenellation on the east side needs some consolidation and repair. It can be seen lying on the ground to the east of the porch. Please assess during pricing. Repoint in all of this stonework in lime mortar.
- 2.16. Prepare, wedge and repoint with lime mortar, open joints in the south doorway arched opening.

3. Extra Over cost for releading the roof

- 3.1. Provide and fix new wood rolls
- 3.2. Provide and install new code 7 sand cast lead sheeting to the roof with over the ridge laps alternatively from east and west, as shown on the drawings,
- 3.3. Allow for clips to hold lead edges down at laps.
- 3.4. Remove scaffolding and leave everything dean, tidy and reinstated at completion.