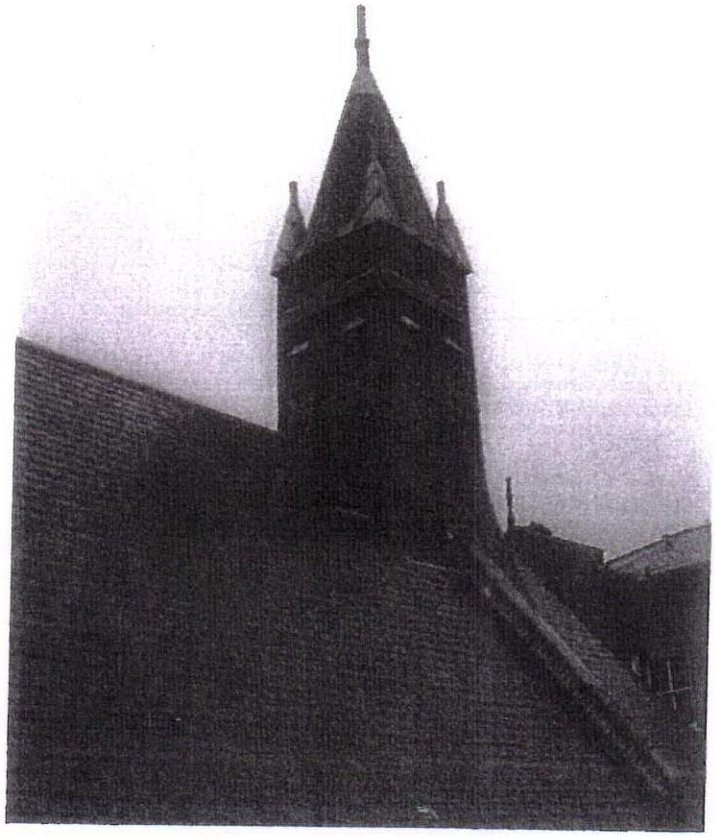


ALL SOULDS LOUDON ROAD

SPECIFICATION FOR REPAIRS TO HISTORIC FABRIC

AMENDED MARCH 21 2005

INTRODUCTION

The building is to be converted into a number of flats, with a community space at the east end. This specification details the proposed works to be undertaken to the historic fabric and those parts of the building which will retain historic fabric and contents. It does not detail any of the new work to provide the flats.

The condition of the building and its contents is detailed in

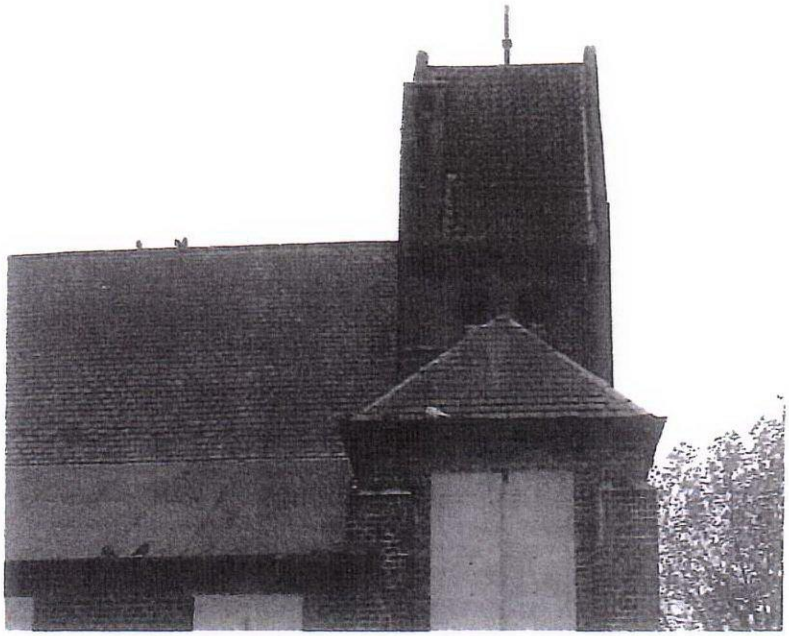
"REPORT ON THE CONDITION OF THE FABRIC AND FITTINGS
AS FOUND ON
NOVEMBER 2nd 2004
DECEMBER 2nd 2004"

Although he building appears to be in a sound structural condition., the building has been unused as a church for some time. It has been vandalised, and used by squatters which has led to the deterioration of a number of internal fittings and fabric. Damage was also caused to some areas of the building by the removal of some fixed contents.
The walls and arcades have been sprayed with aerosol, as has the pulpit.

SCOPE OF WORKS

- To renew the roof coverings with natural slate and lead to match the original fabric
- To repair and repoint the brickwork
- To replace rainwater goods with cast iron pipes and gutters
- To repair damaged plaster to apse
- To conserve the roundels in the apse ceiling
- To repair and make good the original wall tiling in the apse
- To clean the graffiti from the stone, brick, and monuments
- To insert a new timber floor on top of the retained tiled and mosaic floor at the east end
- To eradicate dry rot in the south aisle

A ROOF COVERINGS



A1 NORTH AISLE AND NAVE ROOF
New natural slate roof

.1 Strip existing coverings including all slates; felt to aisle; battens; ridge and hip tiles;; lead; felt; bituminous products; nails; and prepare boarding to receive new finishes

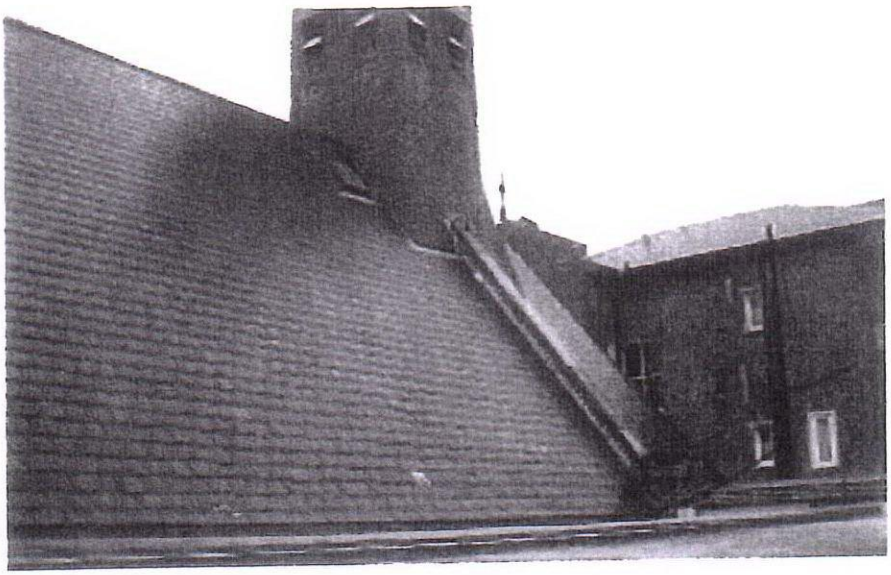
.2 Slates are to be fixed to battens and to be supported on counter battens.
Battens and counter battens are to be tanalised : and to be cut from one of the following species : European and home grown Redwood, Whitewood, Sitka Spruce, Scots Pine, Canadian Spruce – Pine – Fir, Douglas Fir, Larch and Hemfir.
All material should be free from any sign of decay or insect atttack, splits, shakes, knots or knot holes greater in size than one-third of the width of the batten, measured at right angles to its length. Wane is admissable on only one arris and should not exceed in any part one third of the width of either surface.
Nails for battens and boarding 65 x 3.75dia copper cut nails

.3 Sarking to be spun bonded polyester breathable felt lapped 150mm at joints
Nails for sarking to be 20x3mm copper felt nails

.4 Fix new slates
Slates to be new plain edged natural slates to BS 680:pt2:1971; colour and size to match existing slates retained; to be laid with min 100mm head lap, and with double course at eaves.
Slating to be carried out in accordance with BS5534:pt1:1990
Nails for slates to be 38x 3.35 copper clout nails

.5 ridge capping

.6 Provide new lead soakers and flashings at all abutments Code 4 lead soakers, 1 per slate Soakers shall be turned up walls min 75mm and be min 175mm overall width.
Code 5 lead stepped and apron flashings at all abutments



A2 SOUTH NAVE ROOF
New natural slate roof

.1 Strip existing coverings including all slates; battens; ridge and hip tiles;; lead; felt; bituminous products; nails; and prepare boarding to receive new finishes

.2 Slates are to be fixed to battens and to be supported on counter battens.
Battens and counter battens are to be tanalised : and to be cut from one of the following species : European and home grown Redwood, Whitewood, Sitka Spruce, Scots Pine, Canadian Spruce – Pine – Fir, Douglas Fir, Larch and Hemfir.
All material should be free from any sign of decay or insect atttack, splits, shakes, knots or knot holes greater in size than one-third of the width of the batten, measured at right angles to its length. Wane is admissable on only one arris and should not exceed in any part one third of the width of either surface.
Nails for battens and boarding 65 x 3.75dia copper cut nails

.3 Sarking to be spun bonded polyester breathable felt lapped 150mm at joints
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.4 Fix new slates
Slates to be new plain edged natural slates to BS 680:pt2:1971; colour and size to match existing slates retained; to be laid with min 100mm head lap, and with double course at eaves.
Slating to be carried out in accordance with BS5534:pt1:1990
Nails for slates to be 38x 3.35 copper clout nails

5 ridge capping

.6 Provide new lead soakers and flashings at all Code 4 lead soakers, 1 per slate
Soakers shall be turned up walls min 75mm and be min 175mm overall width.
Code 5 lead stepped and apron flashings at all abutments

A3 NORTH AISLE

New Lead Covering

.1 Temporary roof cover to be secure before stripping starts

.2 Carefully lift existing roof covering from the roof structures , including all flashings and fixings.
The flashings are to be removed with care to prevent damaging the brickwork.

.3 Reboard to half span to provide 75mm drip
ALL NEW TIMBER TO HAVE A MOISTURE CONTENT OF 14-18%, AND WITH LOW-ACIDITY
61 x 50 trimmer on existing boarding
74 – 50 x 50 firrings @ 400 crs to provide fall of 1:60
150 x 25 spruce boards with "penny" joints laid diagonally
Sisalkraft 234 building paper

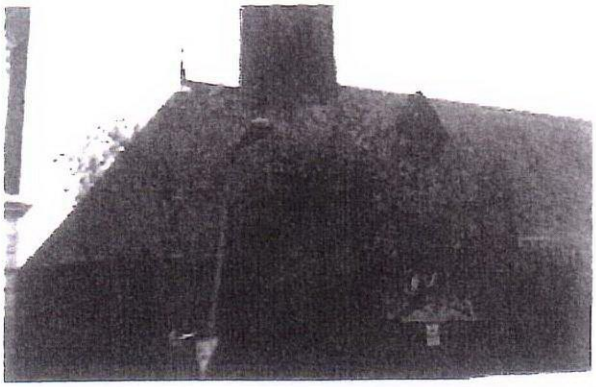
.6 Code 8 milled lead sheet bays approx 600 between wood cored rolls. Length of sheets as drawing. Sheets fixed with two rows of copper clout nails at the top of sheet. Top sheet dressed 200mm up slope of slated pitch.

Laps secured with 2 no 50mm wide lead clips welded to under sheet and turned over to allow 6mm min expansion gap.
Wood cored rolls formed as detail

.7 Form new stepped gutter to form 60 mm drip at mid span

.8 Code 5 flashings to roof sheets dressed into brickwork and fixed to lead with lead clips.

A4 APSE AND NORTH TRANSEPT
New natural slate roofs



.1 Strip existing coverings including all slates; battens; ridge tiles; lead; felt; bituminous products; nails; and prepare boarding to receive new finishes

.2 Slates are to be fixed to battens and to be supported on counter battens.
Battens and counter battens are to be tanalised and to be cut from one of the following species : European and home grown Redwood, Whitewood, Sitka Spruce, Scots Pine, Canadian Spruce – Pine – Fir, Douglas Fir, Larch and Hemfir.
All material should be free from any sign of decay or insect atttack, splits, shakes, knots or knot holes greater in size than one-third of the width of the batten, measured at right angles to its length. Wane is admissable on only one arris and should not exceed in any part one third of the width of either surface.
Nails for battens and boarding 65 x 3.75dia copper cut nails

.3 Sarking to be spun bonded polyester breathable felt lapped 150mm at joints
Nails for sarking to be 20x3mm copper felt nails

.4 Fix new slates
Slates to be new plain edged slates to BS 680:pt2:1971; size to match existing slates retained; to be laid with min 100mm head lap, and with double course at eaves.
Slating to be carried out in accordance with BS5534:pt1:1990
Nails for slates to be 38x 3.35 copper clout nails

.5 Code 8 lead ridge capping ridge capping. Maximum lengths 2 m and fixed with 50mm lead clips

.6 Code 6 lead apron.

.7 Provide new lead soakers and flashings at all abutments
Code 4 lead soakers, 1 per slate
Soakers shall be turned up walls min 75mm and be min 175mm overall width.
Code 5 lead stepped and apron flashings at all abutments

A5 TOWER
New clay tile roof

.1 Carefully strip existing coverings including all tiles; felt to aisle; battens; ridge and hip tiles;lead; felt; bituminous products; nails; and prepare boarding to receive new finishes. Set aside ridge tiles for reuse.

.2 New clay tiles to match existing in size, profile, colour, and finish.

.3 Tiles to be laid on 50 x 25 tanalised battens to provide 75mm minimum headlap, 345mm maximum gauge.
Battens fixed with wire cut nails to BS 5534 pt 1.

.4 Nails for tiles to be 65 x 3.35mm copper clout nails

.5 Provide new lead soakers and flashings at all abutments
Code 4 lead soakers, 1 per slate
Soakers shall be turned up walls min 75mm and be min 175mm overall width.
Code 5 lead stepped and apron flashings at all abutments

A6 NORTH PORCH
New Natural Slate roof with clay hip tiles and ridge

.1 Strip existing coverings including all slates; battens; ridge and hip tiles; lead; felt; bituminous products; nails; and prepare boarding to receive new finishes

.2 Slates are to be fixed to battens and to be supported on counter battens.
Battens and counter battens are to be tanalised : and to be cut from one of the following species : European and home grown Redwood, Whitewood, Sitka Spruce, Scots Pine, Canadian Spruce – Pine – Fir, Douglas Fir, Larch and Hemfir.
All material should be free from any sign of decay or insect atttack, splits, shakes, knots or knot holes greater in size than one-third of the width of the batten, measured at right angles to its length. Wane is admissable on only one arris and should not exceed in any part one third of the width of either surface.
Nails for battens and boarding 65 x 3.75dia copper cut nails

.3 Sarking to be spun bonded polyester breathable felt lapped 150mm at joints
Nails for sarking to be 20x3mm copper felt nails

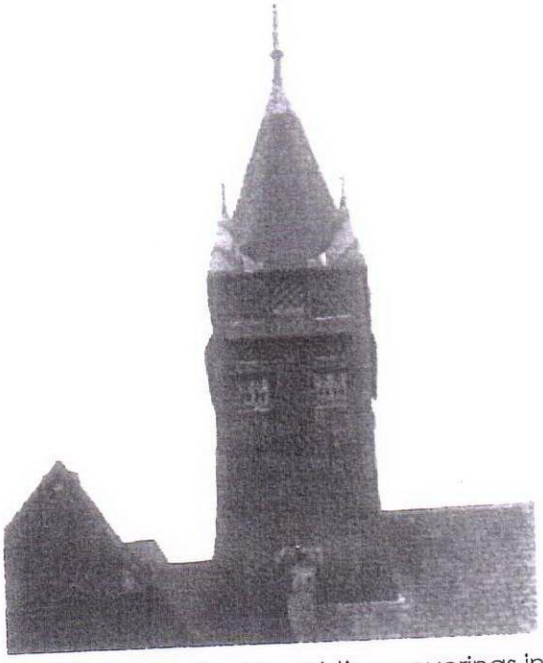
.4 Fix new slates
Slates to be new plain edged natural slates to BS 680:pt2:1971; colour and size to match existing slates retained; to be laid with min 100mm head lap, and with double course at eaves.
Slating to be carried out in accordance with BS5534:pt1:1990
Nails for slates to be 38x 3.35 copper clout nails

.5 Provide new lead soakers and flashings at all abutments
Code 4 lead soakers, 1 per slate
Soakers shall be turned up walls min 75mm and be min 175mm overall width.
Code 5 lead stepped and apron flashings at all abutments

.6 New code 5 lead valley gutter . Maximum lengths 1500mm. Minimum lap 150mm.

.7 New blue black clay hip tiles and ridge tiles to match existing in size, profile, and finish

A8 SPIRELET
Refix existing salvaged slates
New lead covering to pinnacles



.1 Carefully strip existing coverings including all slates; battens; ridge tiles; lead; felt; bituminous products; nails; and prepare boarding to receive new finishes. Set aside slates for re use.

.2 Slates are to be fixed to existing boarding or battens repaired where necessary

.3 Sarking to be spun bonded polyester breathable felt lapped 150mm at joints
Nails for sarking to be 20x3mm copper felt nails

.4 Refix existing slates to original pattern
Nails for slates to be 38x 3.35 copper clout nails

.5 Code 6 lead covering to pinnacles to existing detail. Lead . Fixed with 50mm lead clips. New code 6 lead gutter to pinnacles. New code 6 lead apron to top of spire to match existing.

.6 Provide new lead soakers and flashings at all abutments
Code 4 lead soakers, 1 per slate
Soakers shall be turned up walls min 75mm and be min 175mm overall width.
Code 5 lead stepped and apron flashings at all abutments

B EXTERNAL WALLS

B1 BRICK REPAIRS AND POINTING

SAMPLE AREA OF BRICKWORK AND POINTING
Rake out brickwork joints to an area approx 900 x 1200
Repoint as specified for approval.

NO OTHER WORK IS TO BE UNDERTAKEN UNTIL WRITTEN APPROVAL OF SAMPLES IS GIVEN

.1 Carefully cut out previously pointed cracks, or remove defective or cement pointing with hand tools as agreed on site with the architect. Repoint strictly in accordance with the specification.
All pointing tools are to be inspected by the architect before any pointing commences.

.2 BRICKWORK POINTING

MATERIALS

Lime Shall be matured lime putty as manufactured by Bleaklow Industries Ltd, Bakewell, Derbyshire, tel: 01246 582284, fax: 01246 583192, complying with BS 890: 1972 part 4. Hydrated lime where specified shall be fresh, dry white (high calcium) lime, or grey (semi-hydraulic) lime, to BS 890: 1972 part 2.

Quick lime where specified shall be fresh white (high calcium) quick lime, or grey (feebly hydraulic) quick lime or as specified to BS 890: 1972 part 3.

Cement Ordinary Portland cement complying with BS 12:1978 and packed in bags showing the BSI Kite mark, or white Portland cement where specified.

Sand Naturally occurring washed and graded clean sharp iron rich pit sand, free from impurities and in accordance with BS 1200: 1976 table

Aggregate Natural aggregates will be added to the sand to improve match with the existing material. Aggregates may be obtained from natural sands, gravels, brick, shells, chalk or flint, as appropriate.

.3 WORKMANSHIP

Mortar mixes for pointing
Shall be 1:2:9 mixes for weatherings and parapets and 1:3:12 for standard work, or as otherwise specified, materials to be batched by volume.

Mixing coarse stuff
Mortar must be carefully batched as coarse stuff, gauged and mixed in accordance with best current practice. Additives shall not be used. Coarse stuff must be left for minimum 48 hours before gauging with cement. Mixing shall preferably be carried out by one man to produce consistent results.

.4 POINTING

Carefully rake out defective pointing to a minimum depth of 25mm.
Clean out joint to ensure correct adhesion of new mortar.
Repoint brickwork in gauged mortar. Mortar is to be compacted well in. Pointing tools which fit within the joint thickness are to be used. The mortar is to be kept within the confines of the joint to ensure mortar does not stain surface of brickwork. Pointing to be finished with a flush joint set slightly back from the face of the brick surface and finished by stippling with a natural bristle churn brush.

NB Weatherstruck or ironed in joints are not to be used. The hard nature of any such pointing can cause erosion to the adjoining brick surfaces, as well as change the visual appearance of the wall.

.5 CUTTING OUT AND PIECING IN BRICKWORK

TEMPORARY SUPPORTS: Provide, maintain, alter and adapt temporary support of adequate strength to ensure the safety of the adjoining work. Submit to Supervising Officer structural calculations where appropriate, detailing proposed method of temporary support where complete stone is to be removed.

SUPPORT existing structure as necessary during cutting out, or replacement of structural parts.

PROTECT parts of existing structure as necessary during cutting of new openings or replacement.
Cavities so formed shall be protected to prevent water penetration during the works. Roof over South aisle to be protected at all stages during work to the south wall, and rainwater outlets to be kept in working condition.

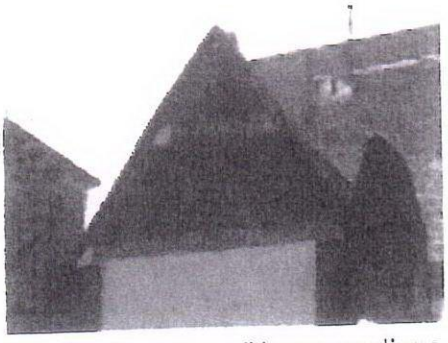
OVERLOADING: Prevent debris from overloading any part of the structure, or access system.

CUT OUT bricks back to their full depth taking care to avoid damage to the surrounding bricks, stone, windows or arises.

VACUUM OUT the cavity so formed until free of dust.

INSERT NEW BRICKS by wetting the cavity and filling the back of the cavity with the specified mortar mix and setting in the new brick, pressing back to displace mortar onto each face.

B2 STONE COPINGS TO GABLE WALLS OF NORTH "TRANSEPT"
Lead capping to existing stone copings



.1 Remove all loose sections. Fix retained coping sections where necessary with 6mm stainless steel dowels.

.2 Cover top section of coping with 19mm wbp ply.

.3 Code 8 lead sheet cappings to gables of north transept to cover stonework . Cappings secured with continuous copper clip .7mm thick along front and rear downstands. Welted joints formed at step in stone coping. Copper clips in welts at 200mm max centres. Clips set back 75mm from edge of stone.

C RAINWATER DISPOSAL
New cast iron rainwater pipes and gutters

.1 CAST IRON PIPEWORK

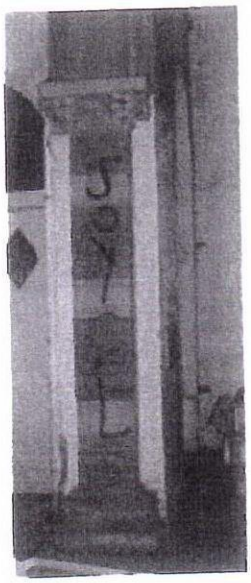
Pipes, fittings and accessories To BS 460. With projecting ears .
Sizes and profiles as existing .
Accessories: Rainwater shoes, hoppers as existing size and profile.
Jointing: Wedge joints with suitable material to prevent rattling .
Fixing: Cast iron holderbats immediately below every socket plugged and screwed to brickwork with 50 mm x 12 gauge stainless steel screws .

Paint all rainwater pipes before fixing EXCEPT FOR TOP COAT
Degrease the surface, wash down, and allow to dry.
Clean to BS 7079 pt A1:1989 St3
2 coats Dulux metal primer zinc phosphate @50um DFT per coat
2 coats Dulux undercoat @ 25um DFT per coat
Top coat 1 full coat black gloss

.2 CAST IRON GUTTERS
Gutters, fittings and accessories to sizes and profiles as existing
Gutter stop ends, running outlets as existing size and profile.
Jointing: Low modulus silicone sealant with galvanized nuts and bolts .
Brackets plugged and screwed to brickwork with 50 mm x 12 gauge stainless steel s screws .
Setting out: To true line and even gradient to prevent ponding or backfall. Position high points of gutters as close as practical to the roof and low points not more than 50 mm below the roof.

D INTERNAL WALLS

D1 Removal of graffiti from stonework and brickwork



.1 Trials on localised areas of each type of graffiti should be carried out with the range of cleaners listed below to determine the most
effective. The trial areas are to be agreed before work starts.

The work must be carried out to distinct boundaries to avoid unsightly cleaned areas.
The work must be carried out in accordance with BS8221-1:2000 and by a suitably skilled and experienced workforce.

.2 "Clean Film" paste by Stonehealth Ltd
No water is used with this process. A thin layer of film producing cleaning paste is used to avoid salts or chemical residues. Apply the product in accordance with manufacturers recommendations; leave 24 hours and peel off

.3 "Clean Film" paste by Stonehealth Ltd
No water is used with this process. A thin layer of film producing cleaning paste is used to avoid salts or chemical residues. Apply the product in accordance with manufacturers recommendations; leave 48hours and peel off

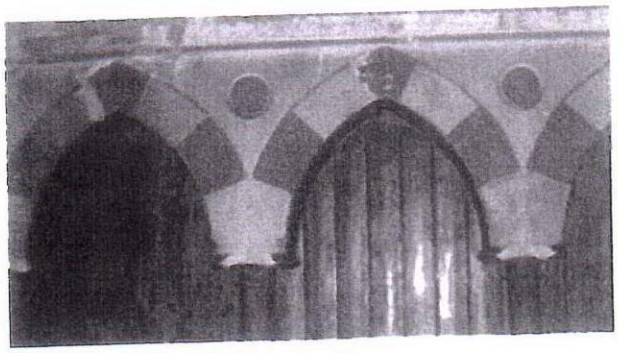
.4 "Cryptol" gel, Stonehealth Ltd, strictly in accordance with manufacturers Recommendations

If none of these are successful

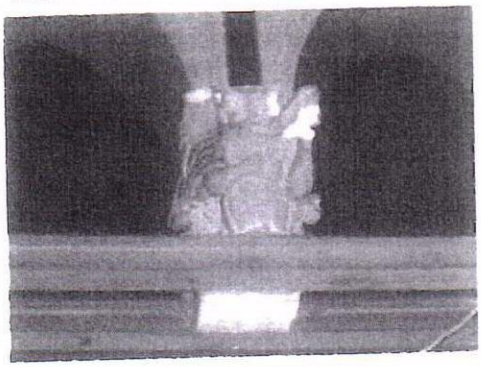
.5 The "Doff" System by Stonehealth Ltd. This system uses steam as the cleaning agent, and uses water. Protection of adjoining surfaces and areas may be necessary

NB The Doff system must not be used on any alabaster. Alabaster, a form of gypsum, should not be cleaned by running water as it is water soluble.

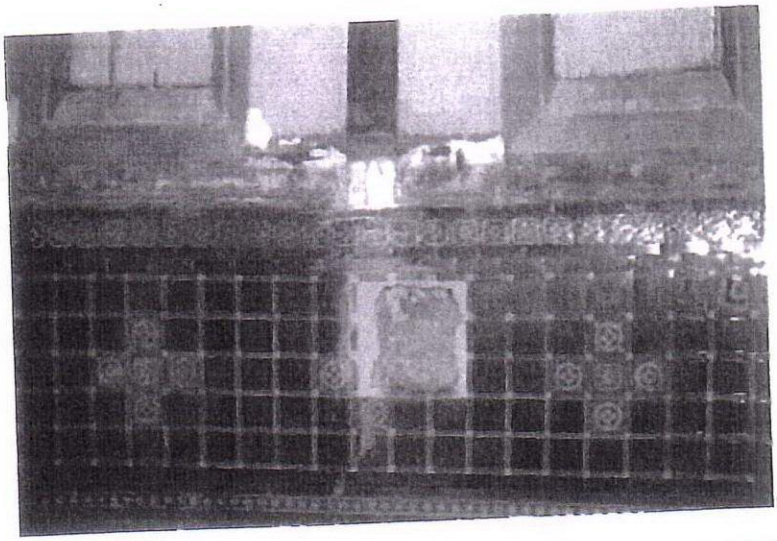
D2 REPAIRING CAPITALS



Carefully remove lose material from damaged captals and consolidate surfaces remaining with lime based consolidant.



D3 REPAIRS TO APSE WALL TILING



.1 Carefully cut out damaged areas of wall back to full tile edge

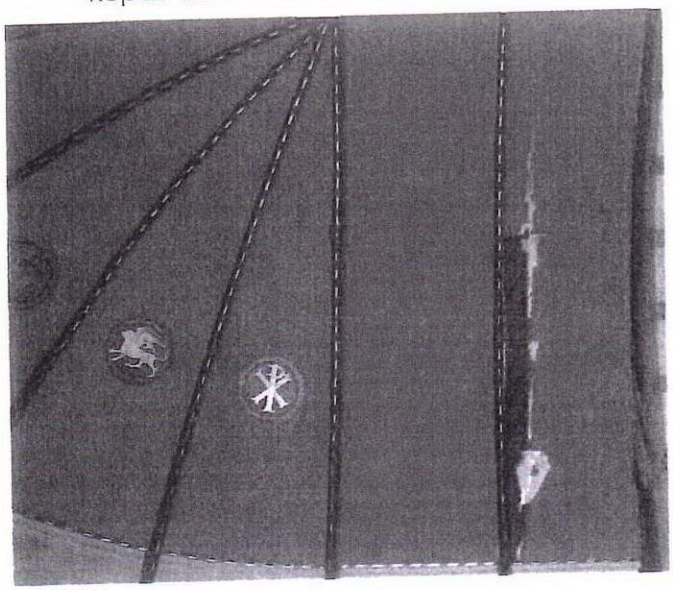
.2 Prepare backing to receive new tiling so that new surface is flush with existing.

.3 Fix new tiling to match existing in size, colour, finish and detail design.

.4 New painted timber dado rail from top of tiling to bottom of cill and pilasters. Flush square edged detail section to match pilaster detail and to project 10mm beyond pilaster surface.

E APSE CEILING

Repair and redecoration



.1 Cut out defective plaster on ceiling back to sound edges.
Re-plaster in lime plaster to existing profile and finish.

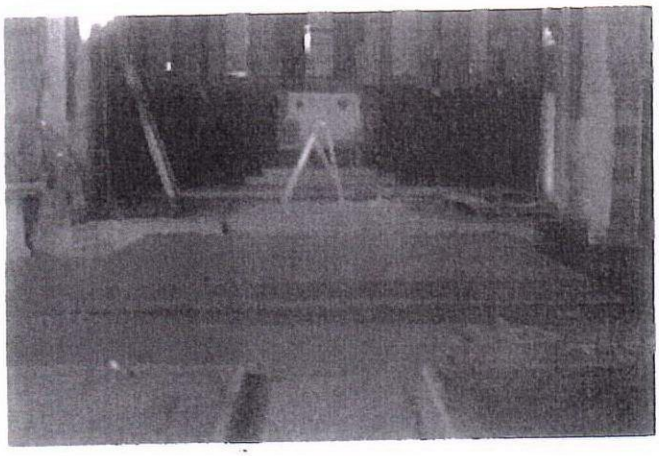
.2 Prepare all surfaces ;
prime all new plaster surfaces;
paint 3 full coats Classidur microporous paint to approved colour

Existing decorative features—roundels enclosing the Chi-Rho and symbols of the Evangelists, and painted chevrons on the ribs. are to be protected during painting.

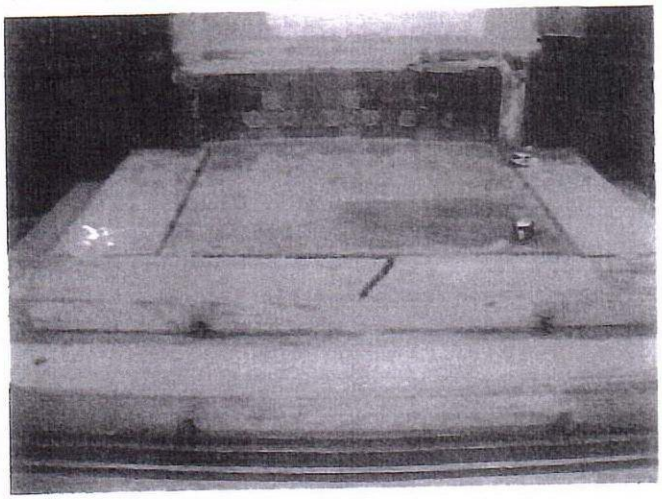
Roundel surfaces to be cleaned using "Fresco Clean" by Stonehealth Ltd, strictly in accordance with manufacturers recommendations.

F FLOORS

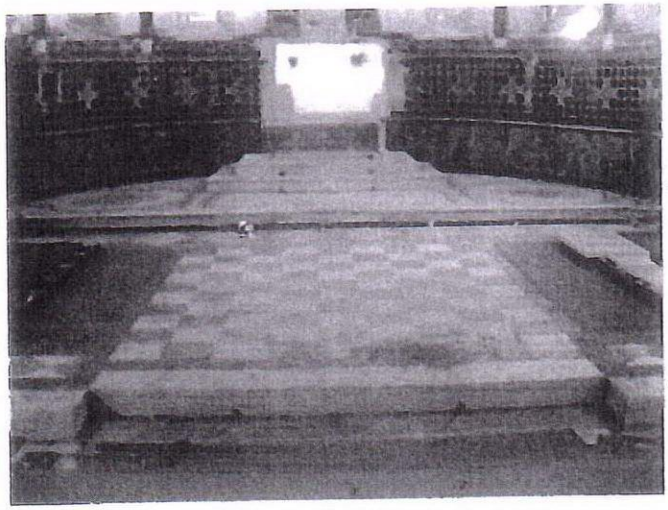
F1 COMMUNITY SPACE /SANCTUARY FLOOR



.1 Remove timber platform



.2 Remove damaged base to previously removed altar

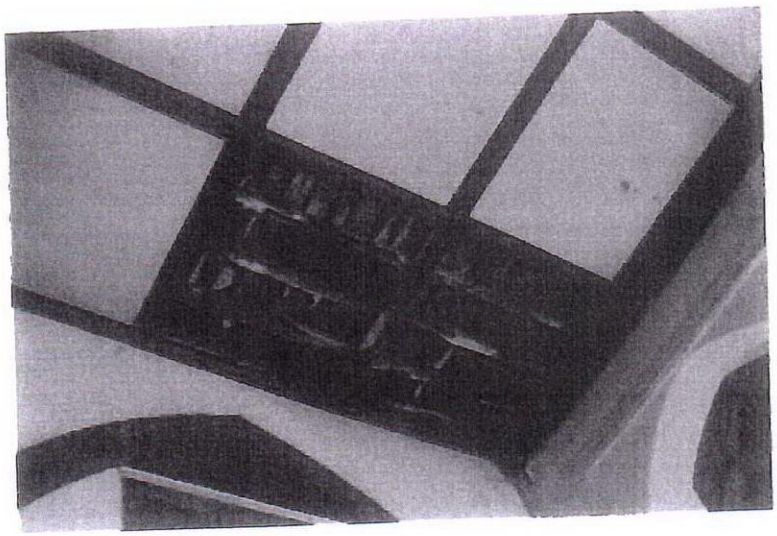


.3 New timber floor laid on retained existing floor tiling. This is to be cleaned of all loose debris and dirt and covered with a separating layer of building paper.

.4 Softwood joists to level floor as necessary to new single level.

.5 New hardwood plank composition flooring. 140mm wide natural finish oak boards with 6mm oak top layer glued to 15mm birch faced ply layer from Cathedral Flooring (www.cathedralflooring.com) 01962 888577 fixed in accordance with manufacturers instructions including underlay sheet and expansion joints at radiator pipes etc.

G CEILING REPAIRS
G1 SOUTH AISLE



.1 Locate joist positions on ceiling. Cut out small (225 x 225) inspection holes in plaster ceiling to determine extent of rotten timber and the current moisture content of the timber. Extensive removal of plaster is necessary only if it is suspected that timber is embedded in the walls and is at risk.
All new timber used in repairs should be pre-treated with a wood preservative. Detailed guidance on the treatment required for various timber components is given in the British Standard BS 5268: Part 5,

.2 Wall treatment.

The most important role of chemical treatments of the masonry is to prevent the fungus from obtaining access to a fresh food supply in the form of timber in adjacent areas, or replacement timbers being introduced into the area. For this purpose, localised chemical treatments of the masonry can create a useful barrier between the fungus in the wall and the wood. Examples of such treatments are:

- surface application of fungicidal fluid (which also helps prevent fruit-body formation during the drying phase)
- use of fungicidal renderings
- insertion of preservative plugs or pastes
- localised irrigation treatments.

The most effective treatment will be determined after the extent of the damage has been determined.

H WINDOWS

.1 Windows removed

The windows that have been removed have been kept in store by Chapel Studios. The apse windows will be repaired by an accredited repairer, returned and refixed in position.

.2 Relocation of windows
Windows WN1 to WN4 inclusive and WS1, 2, 1and 4 will be relocated in the church of St Mary Kilburn.

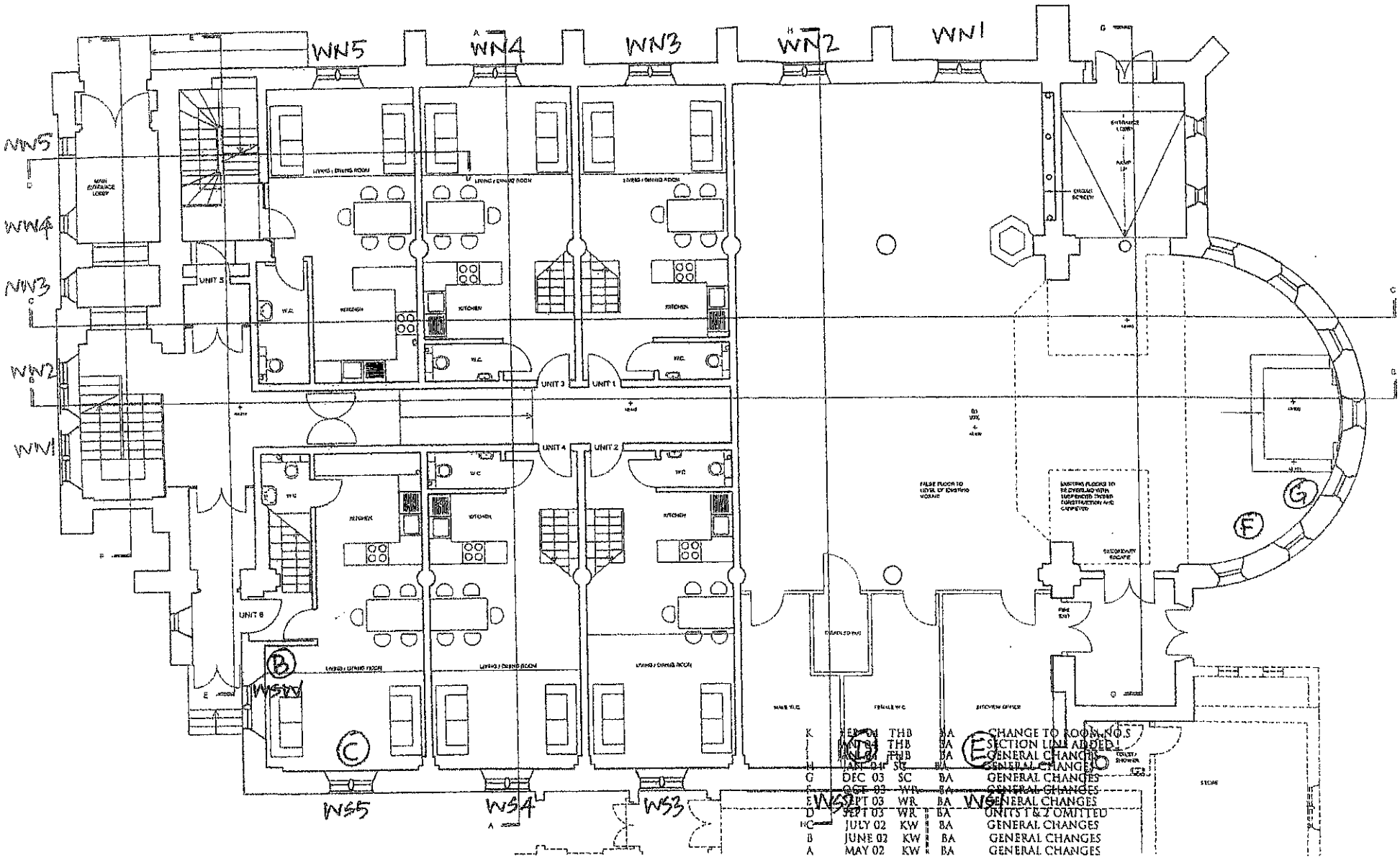
.3 The remaining severely damaged windows, WN5, WS 5 and WS 3 will be removed.

.4 The existing window openings will be reglazed with new metal framed windows as detailed on the drawings.

J MONUMENTS

All the monuments at present remaining in the building will be cleaned using the methods detailed above. Those in the north aisle will be carefully removed, and relocated on the north wall , adjacent to windows WN1 and WN2.

The monuments in the apse will remain in their present position.



REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
K	FEB 04	THB	BA	CHANGE TO ROOM NOS
J	JAN 04	THB	BA	SECTION LINE ADDED
I	JAN 04	THB	BA	GENERAL CHANGES
H	JAN 04	SC	BA	GENERAL CHANGES
G	DEC 03	SC	BA	GENERAL CHANGES
F	OCT 03	WR	BA	GENERAL CHANGES
E	SEPT 03	WR	BA	GENERAL CHANGES
D	SEPT 03	WR	BA	UNITS 1 & 2 OMITTED
C	JULY 02	KW	BA	GENERAL CHANGES
B	JUNE 02	KW	BA	GENERAL CHANGES
A	MAY 02	KW	BA	GENERAL CHANGES

CLIENT
HERITAGE RESTORATION (LONDON) LTD

PROJECT
ALL SOULS, SWISS COTTAGE

DRAWING TITLE
GROUND FLOOR PLAN AS PROPOSED

SCALE
1:100A3

DATE
MAY 2002

DRAWN
KW

CHECKED
BA

DRAWING NUMBER

REVISION

K FITTINGS

The only remaining fitting is the pulpit.

The pulpit originally stood on the south side of the nave before the aisle was built; it was moved to its present position in 1902 when the lower part of the screen was installed. It is of 1884, a large alabaster drum with & frieze of leaves and a roundel containing a foliate cross on the front, set on a hexagonal drum; the handrail of similar alabaster was added in 1923.

It has been extensively sprayed with aerosol paint

The handrail on the east side has been removed. There is some damage to the steps

Carefully clean surfaces as detailed above under internal walls.

Rebed steps