

JOB TITLE: CHRIST CHURCH HAMPSTEAD
JOB REF: internal Reordering & External Repairs
TITLE: Schedule of Works
Item

REVISION: -
DATE: 19/12/2014
STATUS: Information
Description

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PRELIMS

Full covered and sheeted scaffolding to external walls to allow access to all elevations and roofs up to base of spire but including tower parapet, pinnacles and spire windows. All scaffolding will be erected at the same time to pre tender scaffolding design. Including:
Car Park - 18 car parking spaces to remain functional during works
Nursery - access and external play space to be maintained and protected
Church - 1 x east and 2 x west escape/access to be maintained and protected
Christ Church Passage - 1.8m width for public route required to be maintained
West window - Internal scaffolding required for repairs
Storage and protection of internal furniture and fittings.

(2-) PRIMARY ELEMENTS, STRUCTURE

2.1 External walls (including dpc, insulation copings etc)

Enabling Works: Analyse sample of mortar and source replacement stone. Main works: Subject to trial, gently steam clean the stone using (DOFF) cleaning system. Re survey and complete full stone replacement schedule. Re survey previous stone indents after cleaning to confirm if structurally sound. If acceptable aesthetically leave in situ. Stone details; pinnacles, molded copings and crosses to be cleaned and repaired by approved conservator not the contractor. All repairs shown are provisional and subject to inspection and recommendations by conservator on site. Rebuild sections of stonework which have eroded, cut out and reface severely worn patches or friable surface, repairs subject to Structural Engineers recommendations. Cut out any loose cement mortar re-pointing with specialist cutter and by hand; using specialist cutting tool and hand chiselling to remove any remaining mortar; re-point all areas where joints washed out or defective, in hydraulic lime NHL2 with sharp sand mix, 1:2; finish joints semi recessed with brushed finish. Outline proposals as per drawings D03,D04,D05,D06 are subject to survey after scaffolding erection and closer inspection.

2.2 Roofs - Tower parapet gutter Renew asphalt of the parapet gutters with new flashings. See drawing D02 for location.

2.3 Roofs - Nave, chancel, north asile, outer north asile, north porch roof, south asile, vestry roof Carry out closer inspection. Repair any loose slates, battens, underlay, flashings and remove any debris. See drawing D02 for location.

2.4 Roofs - West entrance porch roof Reroof felt roof with slate roof. See drawing D02 for location.

2.5 Windows Clean all plain glass windows in situ.
For leaded glass and stain glass, where possible clean and repair insitu, otherwise remove and repair in workshop. If remove, install a temporary board in light. If replacement lead required, retain as much as possible of existing lead. Replace broken quarries and refix to ferramenta with copper wire.

2.6 Window protection panels Replace polycarbonate window protectors with new black powder-coated stainless steel grilles set out within each individual light. See drawing D03, D04 for location.

(3-) SECONDARY ELEMENTS

3.1 West door Re-hang access door from west porch to nave with a rising butt hinge. To rise clear of access ramp. See drawing D12 for location.

3.2 New handrail to amended ramp Simple handrail in wrought iron. See drawing D12 for location.

3.3 To roofs - dormer rooflights Carry out closer inspection. Allow for full lead replacement.

3.4 Rainwater goods Clean out, repair or replace rainwater pipes where required. Replace any upvc goods with castiron. Replace hoppers and with stainless steel mesh cover. Repaint all rainwater goods. See drawing D02, D03, D04, D05, D06 for locations.

3.5 Below ground drainage Clear of debris and leaves, rod out pipes. Allow for CCTV investigation and digging out of drain and replacing. Allow for replacement soakaway drains to North porch and West porch door. Replace gully drain with access gully for ease of maintenance. For connecting RWP remove bottom section of pipe, at joint, and replace with cranked pipe. This will allow ease of rodding in future.

(4-) FINISHES

4.1 Floor finishes (screed, quarry tiles, wood, sheet, carpet etc) Remove carpet to chancel and chancel steps. Break up steps to chancel. See drawing D10 for extent of alterations.

4.2 Floor to Chancel & Chancel steps

Remove carpet to chancel floor. Check condition of floor build up; chipboard, timber beams, concrete slab. Replace chipboard with plywood, screwed to joists. Finish with Norfolk Pamment floor tiles (12inx12inx1in/ 304.8mmx304.8mmx25.4mm) on 1200 guage polythene DPM. Re align chancel steps to create a greater useable space at the front. Re make with stone steps and pammet tiles. Pammet tiles to be laid diagonal to steps. Repair any existing damaged mosaic tiles (within reredos) at rear chancel area. See drawing D10, D11, D13 for proposals.

4.3 Floor to nave and asile

Relay new timber butt jointed flooring throughout the nave and aisles - width 215mm or suitable to align on central aisle, flooring to be Oak or Columbian pine (colour match with existing, sample subject to Conservation Architect approval)
Replace joists - to suit re-aligned chancel steps and to re-route services
Retain existing pew flooring and edge detail - retain and rematch where relocated and pews adapted. See drawing D10 and D11 for proposals.

4.4 Ramp

Remove nave tiles and stop under existing door. Remake boarded ramp to 1:12 angle, by extending it to doorway. See drawing D12 for proposals.
All repairs to be undertaken in like for like materials, as per drawing D02. Except R03 and R06 to be replaced in slate, as per drawing D02. Lead repair to be in accordance with LSA details and specifications. Gutter between R05 and R08 to be repaired in Sarnafil.

4.6 Roof general

Two proposed roof ladders. To be black galvanised steel.

(5-) MECHANICAL SERVICES

5.1 Radiators

Two radiators are located to the rear of the pews, two to the front. These will require relocating in a realigned position with the pews. Two additional metal support legs will be provided to improve stability, as drawing D12. Make good below floor pipework to suit proposals.

(6-) ELECTRICAL SERVICES

6.1 Communications (bells, clocks, telephones, CCTV, audio etc) Add microphone to lectern and pulpit. Cable to be routed from electrical cupboard at rear. Data channel to be routed around south side of pews for new microphones at pulpit and lectern. Relocate any existing cables into this tray. Lay draw wires for any future need.

(7-) FITTINGS

7.1 Pulpit To be relocated as part of the Reordering project

7.2 Font and Stone Plinth Both to be relocated adjacent to entrance ramp. Remove concrete lower portion of font and replace with stone. Stone Plinth to be relocated from south of chancel steps, chamfered edge to be set so flush with floor finish. Font to be securely located in centre of Stone Plinth as per drawing D10, D11, D12.

7.3 Lectern To be relocated as part of the Reordering project. To be located on new fixed timber base with step.

7.4 Pews Some pews will be relocated and adapted as part of the Reordering project. See drawing D10 and D11 for proposals.

(8-) LOOSE FURNITURE & EQUIPMENT

8.1 General Storage and or protection of internal furniture and fittings during works.

8.1 South East Alter South East Alter relocated 300mm East.