



JOHN D CLARKE ARCHITECTS

APD/11142

SCHEDULE OF WORKS FOR ROOFS, RAIN WATER GOODS, STONEMWORK REPAIRS AND WINDOW REPAIRS (VESTRY – KITCHEN AREA) AT ST WILFRID'S HAYWARDS HEATH

Preliminaries

See NBS MWD 2024.

Removals (Clergy Vestry, Choir Vestry, Kitchen, WC and Cupboard)

All works behind (Doors A and B) existing floor coverings, wall coverings, partitions, doors, screens, fixtures and fittings, sanitaryware, plumbing and electrical items all to be removed back to original structure.

Asbestos R & D survey to be carried out. Possible **asbestos** content tiles in WC and Kitchen, unknown under modern vinyl flooring in other rooms.

Drainage survey to be carried out for the existing connection from WC to check if it is a direct connection to the sewer in the road.

Clergy Vestry

Remove all other fixings and battens to the walls complete with vertical moulded boarding including the area forming a lobby to the room.

Clean off all paint to the walls.

Remove all loose and flaking lime plaster.

Remove all electrical redundant items.

Check existing perimeter timber cornice mouldings for decay, and remove decayed areas.

Check existing timber beams and side mouldings for decay and remove decayed areas.

Between existing beams, covered on top with t and g boarding, check for any decay and remove decayed areas.

Remove all doors and walls back to existing side walls floor to ceiling.

Remove all electrical items, cabling and trunking.

Remove all floor finishes back to original flooring.

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Choir Vestry

Remove all other fixings to the walls.
Clean off all paint to the walls.
Remove all loose and flaking lime plaster.
Remove all electrical redundant items.
Check existing perimeter timber cornice mouldings for decay, and remove decayed areas.
Check existing timber beams and side mouldings for decay and remove decayed areas.
Between existing beams, covered on top with t and g boarding, check for any decay and remove decayed areas.
Remove all doors and walls back to existing side walls floor to ceiling.
Remove all electrical items, cabling and trunking.
Remove all floor finishes back to original flooring.

Kitchen

Remove all other fixings to the walls.
Clean off all paint to the walls.
Remove all loose and flaking lime plaster.
Remove all electrical redundant items.
Check existing perimeter timber cornice mouldings for decay, and remove decayed areas.
Check existing timber beams and side mouldings for decay and remove decayed areas.
Between existing beams, covered on top with t and g boarding, check for any decay and remove decayed areas.
Remove all doors and walls back to existing side walls floor to ceiling.
Remove all electrical items, cabling and trunking.
Remove all floor finishes back to original flooring.
All plumbing items with the service pipes and wastes.

WC

Remove all other fixings to the walls.
Clean off all paint to the walls.
Remove all loose and flaking lime plaster.
Remove all electrical redundant items.
Check existing perimeter timber cornice mouldings for decay, and remove decayed areas.
Check existing timber beams and side mouldings for decay and remove decayed areas.
Between existing beams, covered on top with t and g boarding, check for any decay and remove decayed areas.
Remove all doors and walls back to existing side walls floor to ceiling.
Remove all electrical items, cabling and trunking.
Remove all floor finishes back to original flooring.
All plumbing items with the service pipes and wastes.
All sanitaryware and associated items.



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Cupboard

Remove all other fixings to the walls.

Clean off all paint to the walls.

Remove all loose and flaking lime plaster.

Remove all electrical redundant items.

Remove all doors and walls back to existing side walls floor to ceiling.

Remove all electrical items, cabling and trunking.

Remove all floor finishes back to original flooring.



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Externally

Roof 1 (plain clay tiles)

This is a roof recently been re-covered, with new modern plain tiles, breathable felt and 32x25mm softwood battens. Allow for installation of new in-line tile vents top and bottom of the existing pitch. Vent tiles to colour match and texture match. Total 9no.

Allow for cleaning off all moss.

Allow for stripping back a few courses to allow for the roof junction of Roof 6, to be altered.

Allow for the first strip of lead flashings both sides to be removed and replaced with code 5, in 1.5m lengths and screw fixed with stainless steel screws, and calder's lead sealant finish.

Stone Cappings 1 and 2 to be totally lifted and retained for re-use. Allow to identify the correct side and order as the existing on re-installation.

Once the capping stones have been lifted, clean up the masonry beneath with lime mortar pointing. Allow for a natural slate closer to the top of the wall the full length, but set back from both edges slightly to allow for 25mm recess for the lead to be tucked in and secured.

Provide new code 5 lead soakers to tiled roof edge and code 5 lead flashings in 1.5m lengths, and re-use the sound pieces of lead where possible.

At the pitched junction to the horizontal cappings allow for a code 6 lead saddle in one piece as the transition of the waterproofing layer.

Allow for the repairs to the broken edges of the capping stones with "plastic repair".

Clean all stone pieces of mortar before re-laying. Bed on lime mortar with lime mortar pointing. Saint Astier Hourdex HL5 (mix 1:2½ sand 0-3mm), use ground charcoal to colour match the existing and grit from the damaged pieces of stone that are being replaced.

Stone Capping 1 –

3x corner edge repair,
1x plastic repair previous location,
1x outer edge repair,
1x top edge repair,

Stone Capping 2 –

3x inner edge repair,
2x outer edge repair,
1x top edge repair.

Roof 1 top edge abutment -

At buttress abutment top of capping – 2x drip mould edge repairs.

At top of Roof 1 abutment to tower – 3x drip mould edge repairs.



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Roof 2 (plain clay tiles) North Aisle

Allow to clean off all moss.

Allow to lift all the clay plain tiles, and stack on site all the sound tiles for clients use elsewhere. Assume 100% new tiles to be same size, type, colour and texture of the existing from the Tudor range, with top and eaves tiles and 1 ½ tiles to verges.

Allow for lifting any underlay, tile battens and removal of all fixings.

Check the integrity of the roof supports.

Allow for a timber worm treatment, see provisional sums to cover this item.

Allow for new code 5 lead soakers to side abutment, and new code 5 lead flashings 1.5m lengths and screw fixed with stainless steel screws, and calder's lead sealant finish.

Check top edge cover apron flashing for repairs. Allow to re-secure and point edge of flashing with calder's lead sealant.

Provide new treated tile battens, 38x25mm laid at same gauge, breathable roofing membrane, and plain clay tiles, with 1½ tiles at edges in alternate courses. Top tiles and eaves course tiles.

Allow for type 1F felt strip to eaves course with a new tilt fillet to match the existing.

Allow to check the existing lead valley between the Porch roof (roofs 3 and 4). Assume to lead is sound and allow for cut tiles to edges with lime St Astier Hourdex HL5 edge pointing.

Allow for 3 positions of code 6 lead saddles to 3D junctions.

To base of all 3 downpipes provide code 6 lead spreader sheet, prior to discharge onto new lead spreaders further down the pitch.

Allow for code 6 lead spreaders as shown each side of the new and existing rainwater pipes, 300mm long with 35mm upstand secured to tile batten beneath.

All bedding of verges, undercloak tiles in lime mortar St Astier Hourdex HL5 (1:2½ (sand 0-3mm)), use ground charcoal to colour match the existing and grit from the damaged pieces of stone that are being replaced.



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Roof 3 and 4 (plain clay tiles) Porch

Allow to clean off all moss.

Allow to lift all the clay plain tiles, and stack on site all the sound tiles for clients use elsewhere.

Assume 100% new tiles to be same size, type, colour and texture of the existing from the Tudor range, with top and eaves tiles and 1 ½ tiles to verges.

Allow for the valley cuts each side.

Allow for lifting any underlay, tile battens and remove all fixings.

Check the integrity of the roof supports.

Allow for a timber worm treatment, see provisional sums to cover this item.

Allow for new code 5 lead soakers to gable abutment, and new code 5 lead flashings 1.5m lengths and screw fixed with stainless steel screws, and calder's lead sealant finish.

Provide new code 5 lead saddles at locations shown.

Provide new treated tile battens, 38x25mm, breathable roofing membrane, and plain clay tiles, with 1½ tiles at edges in alternate courses. Top tiles and eaves course tiles.

Allow for type 1F felt strip to eaves course with a tilt fillet to match the existing.

Allow to carefully remove, clean up and re-use all the ridge tiles.

Allow to check the existing lead valley between the Porch roof (roofs 3 and 4).

Allow to check the existing lead soakers and stepped cover flashing below the main roof eaves each side of the Porch. Allow to re-point top edge of flashings with calder's lead sealant.

All bedding of ridge tiles in lime mortar St Astier Hourdex HL5 (1:2½ (sand 0-3mm)).



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Roof 5 (plain clay tiles) – Cupboard lean-to roof

Allow to lift all the clay plain tiles and remove including all top edge lead flashings.

Assume 100% new tiles to be same size, type, colour and texture of the existing from the Tudor range, with top and eaves tiles and 1 ½ tiles to verges.

Allow for lifting any underlay, tile battens and remove all fixings.

Check the integrity of the roof supports.

Allow for a timber worm treatment, see provisional sums to cover this item.

Allow for new code 5 lead apron flashings 1.5m lengths and screw fixed with stainless steel screws, and calder's lead sealant finish under hood drip mould string course.

Once roof is removed, check existing top edge of the external walling, and allow for a slate closer to cap bedded in lime mortar.

Provide new treated tile battens, 38x25mm, breathable roofing membrane, and plain clay tiles, with 1½ tiles at edges in alternate courses. Top tiles and eaves course tiles and undercloak tiles.

Allow for type 1F felt strip to eaves course with a tilt fillet to match the existing.

All bedding of verges, undercloak tiles in lime mortar St Astier Hourdex HL5 (1:2½ (sand 0-3mm)), use ground charcoal to colour match the existing and grit from the damaged pieces of stone that are being replaced.



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Roof 6 (asphalt roof) Vestry, Kitchen and Toilet

It is proposed for all the asphalt roof covering and upstands to be removed, along with all sub base materials including the boarding and removed from site.

Check all the flat roof joists, decayed timbers to be replaced.

Allow to provide new 22mm wbp ply sheeting over the existing firrings and joists set back from edges 12mm.

Provide new treated timber free standing kerbs, to allow for a 150mm upstand at the edges, 100mm base, with 20° slope. Stainless steel eml, stainless steel stapled to the kerb. Allow a clear gap 12mm behind the kerb to the external walls.

To the flat area secure a vapour control layer.

Allow for new services penetrations for extracts to Kitchen and WC.

Allow for a 60mm thermal insulation (type Recticel powerdeck insulation 0.024 – achieves 0.35w/m²°K) to be bedded in hot bitumen to the vapour control layer, insulation close butted together, including move joints to be staggered, a margin to be left to all the perimeter kerbs to allow for asphalt infill. All to BS8218: 1998. Roof falls should be min 1:80 falls.

Allow for a separating membrane over the insulation.

To the flat area 20mm two coat asphalt system to be laid.

To the perimeter kerbs 20mm three coat asphalt system to be laid with angle fillet to connect to the flat area.

Allow for a solar reflection paint / chippings to the laid over the flat area.

Allow to re-form the existing trough gutter area, with insulation to the existing outlets in the external wall.

Allow to re-form new code 6 lead chutes through the wall.

Allow for new code 5 lead flashings to the perimeter of the flat roof in 1.5m lengths, and screw fixed with stainless steel screws, and calder's lead sealant finish.

Allow for 4no. 100mm diameter extract vent flat roof cowls with mushroom tops in black with collar.

Allow for 2no. svp stainless steel cage to top of vent pipe with collar.

Horizontal Parapet Stone Capping Roof 6 -

3x edge repairs,

1x plastic repair previous location,

1x crack repair.

Roof Tiles

Tudor Roof Tiles, Dengemarsh Road, Lydd, Kent TN29 9JH.

Type clay peg tiles 270mm x 160mm

A mix of colour 50% English Oak and Dark English Oak.



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Rain Water Pipes 1

RWP1 is a cast metal in black, (cast iron) with a number of joints and fixings to a swan neck to Gutter 5.

Gutter 5 to be cleaned of all debris and the existing downpipe to the existing gully.

All the vertical joints to be cleaned and re-sealed with new 'O' rings, greased to allow sealing, and then top perimeter sealed with a clear silicone, shaped to shed water.

All joint fixings that are removed to access the pipe, to be replaced with new stainless steel bolts and decorated gloss black.

Location of previous leaks, stonework to be cleaned and joints to the stonework where weathered from the leak to be raked out and re-pointed. To be carried out from the gully to the 3rd vertical joint, approx. 500mm wide x the buttress depth return, the bottom 3 horizontal courses approx. 1m beyond.

Rain Water Pipes 2

Existing RWP2 to be removed complete with all brackets and fixings. The stone needs to be made good with a plastic fill repair colour matched.

Rain Water Pipes 3

Existing Hopper 1 and RWP3 to be removed complete with brackets and fixings to pavement ground socket. The stone needs to be made good with a plastic fill repair colour matched. New cast iron 4" round pre finished semi-gloss black downpipes with ears. Stainless steel coach screw to stonework and finished black. New cast iron hopper head, no. 3 rainwater head 4" outlet black (size 245mm ht, 295mm width, 245mm depth). From Castironsuperstore.co.uk. 01296 674099.

Rain Water Pipes 4

Existing Hopper 2 and RWP4 to be removed complete with brackets and fixings to pavement ground socket. The stone needs to be made good with a plastic fill repair colour matched. New cast iron 4" round pre finished semi-gloss black downpipes with ears. Stainless steel coach screw to stonework and finished black. New cast iron hopper head, no. 3 rainwater head 4" outlet black (size 245mm ht, 295mm width, 245mm depth). From Castironsuperstore.co.uk. 01296 674099.

Rain Water Pipes 5

Existing swan neck and downpipe to remain in-situ, cleaned up and prepared for re-decoration including fixings.

Allow for cleaning out existing pipe to ground level.

Rain Water Pipes 6

Existing swan neck and downpipe to remain in-situ, cleaned up and prepared for re-decoration including fixings.

Allow for cleaning out existing pipe to ground level.



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Rain Water Pipes 7

Existing swan neck and downpipe to remain in-situ, cleaned up and prepared for re-decoration including fixings.

Allow for cleaning out existing pipe to ground level.

Rain Water Pipes 8

Existing swan neck and downpipe to remain in-situ, cleaned up and prepared for re-decoration including fixings.

Allow for cleaning out existing pipe to ground level.

Rain Water Pipes 9

Existing swan neck and downpipe to remain in-situ, cleaned up and prepared for re-decoration including fixings.

Allow for cleaning out existing pipe to ground level.

Rain Water Pipes 10

Existing swan neck and downpipe to remain in-situ, cleaned up and prepared for re-decoration including fixings.

Rain Water Pipes 11

RWP 11 to be removed full length along roof pitch and down to ground complete with all brackets and fixings. Fixings may need to be drilled out of the stone. The stone needs to be made good with a plastic fill repair colour matched. Re-use two brackets and length with bend to form a shoe at the base onto Roof 2. Allow for code 6 lead spreader piece and lead spreaders described in Roof 2.

Rain Water Pipes 12

It is proposed for most of this pipe to remain to the last joint on the vertical pipe to hopper 3.

Allow to re-use parts of the removed pipe to form the last vertical piece with bend to form a shoe. At the base of the shoe allow for a code 6 lead spreader piece, which leads to code 6 lead spreaders, 300mm long with 35mm upstand secured to tile batten beneath.

Allow to remove all surplus pipe and fixing brackets with fixings. Fixings may need to be drilled out of the stone. The stone needs to be made good with a plastic fill repair colour matched.

New Rain Water Pipe from Gutter 1

Allow for matching cast iron downpipe and shoe complete with fixing brackets, all to be decorated to match including fixings. New lead saddle spreader at base of pipe, to shed water to new lead spreaders.



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Gutters 1

Gutter 1 to be lifted off supports and taken down upto RWP10, all cleaned up. Remove all loose paint decorations, to be checked if paint has lead content. To be carried out in a safe manner. All fixing supports to be removed and cleaned up all loose paint. Allow for new paint coating to gutters and fixing brackets. All joints to be bolted with stainless bolts with washers and decorated, all joints to be double sealed. Allow for bitumen decoration to inside face of gutter full length. Gutter to be re-aligned laid to falls to suit rainwater outlets.

Gutters 2

Gutter 2 to be lifted off supports and taken down upto RWP6, all cleaned up. Remove all loose paint decorations, to be checked if paint has lead content. To be carried out in a safe manner. All fixing supports to be removed and cleaned up all loose paint. Allow for new paint coating to gutters and fixing brackets. All joints to be bolted with stainless bolts with washers and decorated, all joints to be double sealed. Allow for bitumen decoration to inside face of gutter full length. Gutter to be re-aligned laid to falls to suit rainwater outlets.

Gutters 3

Gutter 3 to be all cleaned up. Remove all loose paint decorations, to be checked if paint has lead content. To be carried out in a safe manner. All fixing supports to be removed and cleaned up all loose paint. Allow for new paint coating to gutters and fixing brackets. All joints to be bolted with stainless bolts with washers and decorated, all joints to be double sealed. Allow for bitumen decoration to inside face of gutter full length.

Gutters 4

Gutter 4 to be all cleaned up. Remove all loose paint decorations, to be checked if paint has lead content. To be carried out in a safe manner. All fixing supports to be removed and cleaned up all loose paint. Allow for new paint coating to gutters and fixing brackets. All joints to be bolted with stainless bolts with washers and decorated, all joints to be double sealed. Allow for bitumen decoration to inside face of gutter full length.

Gutters 5

Gutter 5 is a cast metal in black, (cast iron) with a number of joints and fixing brackets, assumed side rafter fixed, running outlet with 1no downpipe.

Gutter 5 to be cleaned of all debris each side of the outlet.

Running outlet junctions to be checked, cleaned and re-sealed as required.

Allow for bitumen decoration to inside face of gutter where reached from access scaffold.



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Hopper 1 and 2

Both replaced with new cast iron hopper head, no. 3 rainwater head 4" outlet black (size 245mm ht, 295mm width, 245mm depth). From Castironsuperstore.co.uk. 01296 674099. Lead chute to be totally replaced with new code 6, and dressed around opening and into hopper.

Hopper 3

No works to Hopper 3.

Allow to rod the remainder of RWP 12 to clean out the existing pipe.

Hopper 4

Allow to remove Hopper 4, taken down to be cleaned of all loose paint, prepared for new paint finish and a bitumen covering on the inside, once reinstalled, fixing back with stainless steel coach screws and washers, also decorated.



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Window A

Allow to remove all secondary glazing including all fixings, plant growth.
Allow to carefully remove all metal and leaded light windows in each of the bays.
Carefully cut out existing external window bars and retain for re-use.
Carefully drill out the remaining pieces of metal bars in the cill and window jambs.
Allow for all the external window repairs as shown on drawing 11142/13
Allow for all the paint to be removed from the stonework framing to the window, window stone cill, super-heated steam removal. Use a DOFF system to ensure the paint is removed back to the natural stone. To be used on the complete window stone surround area inside.
This will reveal the true extent of the stone erosion. Allow for cutting out cracks and repair.
After leaded light glass repairs and light cleaning not to affect the stained pieces of glass.
Existing metal lined bowl within the window cill to be cleaned and ensure the waste tube is unblocked.
Clean exiting metal plaque to internal reveal, allow to be removed for cleaning.
Externally two plaques below the window to remain unchanged.

Window B

Allow to carefully remove all metal and leaded light windows in each of the bays.
Carefully cut out existing external window bars and retain for re-use.
Carefully drill out the remaining pieces of metal bars in the cill and window jambs.
Allow for all the external window repairs as shown on drawing 11142/13
Internally repairs to joints on the jambs and mullion, a large repair to the stone chamfered window cill.
After leaded light glass repairs and light cleaning not to affect the stained pieces of glass.
Provide new matching leaded light framing with similar glass pieces. The coloured motif diamond central glass will ~~not~~ also be replicated. Bedded into the stone groove and lime putty sealed.

Window C

Allow to carefully remove all metal and leaded light windows in each of the bays.
Carefully cut out existing external window bars and retain for re-use.
Carefully drill out the remaining pieces of metal bars in the cill and window jambs.
Allow for all the external window repairs as shown on drawing 11142/13
Internally repairs to joints on the jambs and mullion, and two large repair to the stone chamfered window cill.
After leaded light glass repairs and light cleaning not to affect the stained pieces of glass.
Provide new matching leaded light framing with similar glass pieces. The coloured motif diamond central glass will ~~not~~ also be replicated. Bedded into the stone groove and lime putty sealed.



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Window D

Allow to carefully remove all metal and leaded light windows in each of the bays.
Carefully cut out existing external window bars and retain for re-use.
Clean up all openings, allow for all window repairs prior to re-fixing glazed units.
Allow to repair all leaded lights, and replace broken glazed pieces.
Opening window to be fully stripped back to bare metal and coated with a primer, 2x undercoat and 1x top coat.
Carefully drill out the remaining pieces of metal bars in the cill and window jambs.
Allow for all the external window repairs as shown on drawing 11142/13
Allow for all the paint to be removed from the stonework reveals, head and to the lower parts of the window jambs, window stone cill, head and internal reveals, super-heated steam removal. Use a DOFF system to ensure the paint is removed back to the natural stone. To be used on the complete window stone surround area inside.
Remove the timber formed ledge, make good all fixing locations.
After leaded light glass repairs and light cleaning not to affect the stained pieces of glass.
Bedded into the stone groove and lime putty sealed.

Window E

Allow to carefully remove all metal and glass to window.
Allow to remove the marked stones around the opening as these have been cement slurry coated.
Allow for new matching size stones to be fitted around the opening.
Allow for altering the electrical cabling through the sleeve in the wall to a better position.
Allow for all the external window repairs as shown on drawing 11142/13
Allow for all the paint to be removed from the stonework/brickwork reveals, head and sloping cill to the lower parts of the window jambs, window stone cill, head and internal reveals, super-heated steam removal. Use a DOFF system to ensure the paint is removed back to the natural stone/brickwork/finish. To be used on the complete window stone surround area inside.
Provide a new metal framed fixed window with 4mm clear toughened glass putty bedded. Butyl 66 glazing compound and Heritage Putty finished. Crittall style framing with a fixed glazed panel.

Door A

Existing external door and frame, to be cleaned up, oil hinges joints, and coated with beeswax internally, one coat.

Door B

Existing door, allow to oil all hinge joints and beeswax internally, one coat.

Door C, D, E, F, G

All doors to be removed including frames. Retain ironmongery for possible re-use, including locks.



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Internal Stone Walls

Allow to remove all fixtures and fittings except the wall mounted safe.

Allow to clean all the walls of existing paint using a super-heated steam removal system such as DOFF system to ensure the paint is removed back to the natural stone. To be used over the complete wall which is stone internally, and all external stone walls and inner stone wall to be decorated with white lime wash, allow for 5 coats.

Existing Water Supply

Allow to alter the existing mains water supply and tidy up the connections, provide a new stop cock mains control fitting, and lever ball valve connections to all new appliance's. Adapt for new connection to WC's, basins and kitchen sink and water heaters.

Ceilings

All suspended to underside of the existing timber boarding and downstand beams on a MF style system with 2x m.r. 12.5mm fireline board and skim finish. Perimeter edge trims to each of the fire walls taken to underside of roof structure.

Decorations

All inside faces of external walls and internal wall to the Church to be decorated with lime wash in white, 5 coats.

All other new internal walls decorated with Scuff-x interior matte N484, 2 coats. Colour to be agreed.

All new ceilings painted with Zinsser permawhite, 2 coats.

All timber that is not oak with a diamond eggshell, 2 coats. Colour to be agreed.

All timber oak Liberon liquid beeswax in clear, 2 coats.

Kitchen

All units from Howdens.

Range – Chilcomb shaker kitchens, with soft close doors/drawers, end panels, plinth, contessa hand grips in aged brass. Units colour to be agreed.

500mm base, 400mm corner base, 600mm sink base, 450mm slimline dishwasher, 150mm tray space, 600mm base, 400mm corner base and 400mm 4 drawer unit. 500mm wall unit, 400mm wall unit and 500mm wall unit.

Oak pre-finished 40mm thick worktop.

Franke Bell 1 ½ bowl stainless steel sink. Right hand drainer.

Victorian brushed aged brass swan neck mixer kitchen tap.



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Re-Pointing Stonework / Replacing Stonework

Areas hatched on the elevations for repair and re-pointing of the existing stonework see drawings 11142/13, 14, 15, 16, 17, 18, 19, 20 and 21.

Allow for raking out joints of lime mortar and any cement mortar previously carried out.

Lime Mix. Lime NHL 2 for the stone pointing, window surround pointing. 8-10% water content.

Lime Mix. Lime NHL 5 for the cornice pointing, and parapet capping stone pointing. 8-10% water content.

Allow for Stonework replacements as areas hatched on the elevations.

Stones to be similar type, and surface finish, shaped to suit the original stone pieces being replaced. Bedded on a lime mix. NHL 2. 12-14% water content.

All sand to be 0-3mm fine dry sand.

Finishing of the joints to be brushed and shaped to allow the shape of the stones to be retained.

Protected from the weather, and extreme temperatures.

Window Metalwork Repairs

Existing metal framing to external areas of the windows to be cut flush as possible to the stonework. Carefully removed and stripped back to bare metal. All metal work primed and coated with a paint finish in gloss black. Blast clean to Sa2½ BSEN ISO 8501-1:2007, 1st coat Macropoxy 400 - 125µm, 2nd coat the same, and final coat Acrolon 7300, from Sherwin Williams. 01204 556 457. Existing pieces of metal in stone to be removed, drilled out, and plastic repaired as required, allow for new piece on metal to be of matching size drilled pin for connection to the existing in bronze, pockets each side to be re-drilled and allow for sliding the horizontal two bars (windows A & D) single horizontal bar (windows B & C) in place, and the vertical bar partially lifted to allow for the re-seating. Stone plastic repair to the edges making good the stone jambs and cill pieces.

Window Glass Repairs

Allow to remove all the secondary glazing and make good.

Allow to remove all the leaded light panels to be sent away for repair to the lead comes and replacement of the broken, cracked, missing small pieces of glass. All glass and leadwork comes to be of similar type and thickness.

Allow to clean up the surround.

Prepare for re-fixing leaded light panels back to the original locations. Allow for (Window B & C) left hand side to have a new matching leaded light panel with similar glazing ~~without~~ including the coloured central feature glass.



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Internal Works

Making good existing floor surface.

Allow for horizontal DPC to be laid under all new internal partitions and abutments to external walls.

All new partitions based on the British Gypsum system A206035 MR1 (EN) with the moisture resistant layer on the channels and finished both sides with 12.5mm fermacell board and fine surface treatment. At abutment to existing walls allow a vertical dpc to cover the edges of the boards. 48 S 50 C studs at max 600mm centres, with 25mm isover acoustic partition roll (APR1200) in the cavity.

Partitions secured at floor to existing ceiling height. All partitions min. 30mins fire protection. Allow for acoustic sealant to all edges.

Ceiling system hung from the existing timbered ceiling structure, with 12.5mm fermacell board and fine surface treatment finish.

All door openings with additional framing around sizes to suit, heights 2090mm, widths as dimensioned.

Door frames all in oak with oak architraves – size 63x18mm double rounded.

Doors oak with frame and vertical 18mm t&g v jointed boarding.

Skirtings all in oak to the new walls – size 125x18mm single rounded.

Existing stone walls to be made good to the floor finish with no skirting.

Door ironmongery

D1 Clergy Vestry

1½ pairs hinges, ref:17490/3 AB

Intumescent strips 10x4mm in brown. Ref 13466/1

Draft seals (head/jambs). QL3005 AQ63 in brown.

Mortice lock europrofile cylinder Ref 24484 AB

Level set Ref 17111 AB

Door buffer Ref 17698 AB

Signage – Clergy Vestry

D2 Clergy Vestry Safe

1½ pairs hinges, ref:17490/3 AB

Draft seals (head/jambs). QL3005 AQ63 in brown.

Mortice lock europrofile cylinder Ref 24484 AB

Level set (half) Ref 17111 AB



JOHN D CLARKE ARCHITECTS

D3 Clergy Vestry Garments

2x 1½ pairs hinges, ref:17490/3 AB

Draft seals (head/jambs – meeting stile). QL3005 AQ63 in brown.

Top 200mm and bottom 150mm rear fitted knob slide surface bolts and location plates, ref:17688/3 AB and 17688/2 AB

Knob pull handles 1 pair 38mm round bun ref: 17359/3 AB

Magnetic catches 1 pair 46x15x14mm 6kg pull heavy duty ref:28565 BAB

Garments rail and end caps. 1x 25mm diameter rail ref: 26183, 2.5m length. 2x end caps ref:28552/1

D4 Unisex WC

1½ pairs hinges, ref:17490/3 AB

Draft seals (head/jambs). QL3005 AQ63 in brown.

Bathroom Lever set latch/indicator lock/coin release Ref 17398/2 AB & Ref 32052, Ref 17111 AB

Door buffer Ref 17698 AB

Signage – Unisex WC

D5 Unisex WC

1½ pairs hinges, ref:17490/3 AB

Draft seals (head/jambs). QL3005 AQ63 in brown.

Bathroom Lever set latch/indicator lock/coin release Ref 17398/2 AB & Ref 32052, Ref 17111 AB

Door buffer Ref 17698 AB

Signage – Unisex WC

D6 Unisex Accessible WC

1½ pairs hinges, ref:17490/3 AB

pivot hinge (for reduced swing door arrangement)

Draft seals (head/jambs/meeting stile). QL3005 AQ63 in brown.

Bathroom Lever set latch/indicator lock/coin release – accessible lever. Ref 17398/2 AB & Ref 32052, Ref 17111 AB

Signage – Unisex Accessible WC

D7 Kitchen

1½ pairs hinges, ref:17490/3 AB

Intumescent strips 10x4mm in brown. Ref 13466/1

Draft seals (head/jambs). QL3005 AQ63 in brown.

Mortice lock europrofile cylinder Ref 24484 AB

Level set Ref 17111 AB

Door buffer Ref 17698 AB

Signage – Kitchen



JOHN D CLARKE ARCHITECTS

D8 Flower Cupboard

2x 1½ pairs hinges, ref:17490/3 AB

Draft seals (head/jambs – meeting stile). QL3005 AQ63 in brown.

Top 200mm and bottom 150mm rear fitted knob slide surface bolts and location plates, ref:17688/3 AB and 17688/2 AB

Knob pull handles 1 pair 38mm round bun ref: 17359/3 AB

Magnetic catches 1 pair 46x15x14mm 6kg pull heavy duty ref:28565 BAB

Signage – Flower Cupboard

All ironmongery to be brass antique finish (AB).

D9 and 10 Choir Vestry Cupboards

2x 1½ pairs hinges, ref:17490/3 AB

Draft seals (head/jambs – meeting stile). QL3005 AQ63 in brown.

Top 200mm and bottom 150mm rear fitted knob slide surface bolts and location plates, ref:17688/3 AB and 17688/2 AB

Knob pull handles 1 pair 38mm round bun ref: 17359/3 AB

Magnetic catches 1 pair 46x15x14mm 6kg pull heavy duty ref:28565 BAB

Signage – Choir Vestry Garments

Garments rail and end caps. 1x rail 2.5m 25mm diameter ref: 26183, 2x “T” pieces ref:26204, 4x end caps ref:28552/1 all in SSSE.

See drawing 11142/22 and 23.

Sanitaryware

2x wall hung WC's Chartham Beyond, thin seat and cover.

2x frame with dual flush square button cistern.

2x wall hung basins Chartham 380 RHTH, grating waste, TMV3 mixing valve, chrome bottle waste and pipe exposed, fixings, self-closing press action tap

3x foam soap dispenser

2x dolphin elements 3 roll toilet roll holder, BC707-3W

3x Dolphin Excel plastic sanitary bin, BC981

3x Venesta hand dryer 0302520 slimline warm air.

4x Vent Axia extract fan closed grille, VASF100TC ref: 479088

4x SS coat hooks

1x Sanceram Doc M pack SCDMBTCCLWSS (stainless steel)

1x 600x1800mm tall mirror + 1x 450x400mm (accessible wc)

2x 400x1200mm (wcs)

2x back panel Venesta system



JOHN D CLARKE ARCHITECTS

Lighting

Ceiling lighting EM – illuma Proseal F, 2700K, in white, ref: D181060-WH/DL/E/927 (6no)

Ceiling lighting - illuma Proseal F, 2700K, in white, ref: D181060-WH/DL/927 (7no)

Fire Exit Sign – illuma Emlux Sign suspended. (1no)

Cupboard Lights – Click Knightsbridge LED batten, (safe – BATM2), (Garments and Flowers – BATM4)

Microwave sensors for toilets (all three).

Switches for the corridor, Kitchen and Clergy Vestry.

Heating

Electric Panel Heaters

WCs x2 – Stiebel Eltron CND75

Accessible WC – Stiebel Eltron CND100

Clergy Vestry – Stiebel Eltron CND200

Kitchen Area – Stiebel Eltron CND150

Lobby – Stiebel Eltron CND100

Water Heating

Electric Water Heater for wc basins and kitchen sink. (DEM3 and DCEX1012)

Potable water supply to all appliances.

Electrical items from the MK logic plus range.

All external walls and internal stone walls not to be chased, will be all surface mounted.

All studwork partitions can be recessed units and ceiling can be recessed.

Contractor to check existing electrical supply and confirm that all the new electrical items and appliances can be off the existing supply.

Provide a new distribution board for the altered rooms and all circuits labelled.

All cabling to be FP200 gold or similar approved.

Flooring

150x150mm red quarry tiles matt finish laid in a square pattern, with 6mm joints. All tiles bedded on the existing concrete finish.

Once floor surfaces have been removed, use Arditex CL Plus as a levelling compound.

Then apply Ardex DPM 1CR as a DPM

Then apply 3mm of Arditec CL Plus.

Adhesive Ardex X7R flexible rapid set tile grout

150x150mm red quarry tiles

Grout 6mm Ardex FL, colour to be agreed. (32 autumn red).



JOHN D CLARKE ARCHITECTS

Clergy Cupboards dwg 22 and 23 and 24

2x light fittings to be relocated and electrics altered to suit and made good.

Form both cupboards with double doors matching the existing panelling and finishes.

New ironmongery as per schedule of works D 9 and D10.

Applied film to be added to existing glass panel within cupboard, to be dark obscured.

Electrics to remain in position.

Dated 10-10-2025

Clergy Cupd notes added 29-10-2025

Rev A 03-07-2026