

St Cross Clayton Repairs Project, Update Feb. 2019: Masonry Restoration Work to the External Walls.

St Cross PCC have made the decision to apply for grants, primarily from Heritage Lottery Fund, towards the costs of the Masonry Repointing & Repairs Works highlighted by the Quinquennial Inspection. The PCC have also made the decision to install permanent disabled access into the church. Ian Lucas, our Architect, has completed a schedule of works and drawings illustrating the repair and new works which will be carried out in two distinct phases.

Phase 1: Repointing to the south and west elevations including the Tower. [Repointing work carried out in many areas during the last century used an over-hard cement mortar which has led to accelerated decay and erosion to the brickwork. For this reason, the current mortar must be raked out and re-pointed and damaged bricks replaced].

Phase 1: level access works (permanent disabled ramp) proposed to the SW porch/entrance.

Phase 2: Repointing to the North & East faces.

We are confident of securing most of the funding we need from Heritage Lottery Funding. This is because St Cross is listed grade 2*. As such it is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural and historic interest. Built in 1866 and designed by William Butterfield, the external masonry of St Cross bears the distinct hallmarks of Butterfield’s design: Red brick with multiple bands of sandstone and blue brick (polychromatic) much blue brick diapering, and sandstone dressings; steeply-pitched slate roofs. The project will focus on the Masonry Repointing & Repairs Works highlighted by the Quinquennial Inspection.

We expect the Phase 1 project to be starting as soon as possible and the whole project to be finished by the summer of 2021.

Below are the anticipated project costs for the Phase 1 project only. We aim to raise just under £30k for match funding from other grant sources and activities.

C	Schedule Item	Quant	Unit	Phase 1
1.0	TEMPORARY ACCESS, PROTECTION AND REMOVALS			

A	The church & churchyard will remain in use throughout the contract. Management of risk to any particular area will need to be discussed and agreed with the Employer as and when work proceeds. The contractor should allow for any necessary barriers and signage to protect third party users as necessary.	-	item	
B	Allow for removing all fixtures and fittings capable of being dismantled to give access to the works and replace after works are completed.	-	item	
C	Provide adequate protection to all relevant external areas (e.g. grass, pavings, kerbs, hedges, walls etc.) in the vicinity of the works and the site generally. Remove protection upon completion and allow for making good any damaged/ disturbed areas.	-	item	
D	Remove all surplus materials/debris from the site as work proceeds and keep the site clean, tidy and free from obstructions. The Contractors site compound and rubbish skips are to be positioned in an agreed location within the Site.	-	item	
E	Supply and fix scaffolding designed by competent specialist with design details to be forwarded to the Architect/Contract Administrator including loading calculations for UDL of minimum 1.5 KN/sq.m for "standard" scaffold. All scaffolding to be self supporting and must not lend weight onto the existing building. Note: All scaffold pole ends within 150mm of the building are to be end cap protected. Allow for providing scaffolding in the following locations:	-	item	
	All elevations of tower walls externally including the south west porch.	-	item	20,000
A	West gable elevations	1	6000	6,000
B	South elevation & above South Aisle	1	6000	6,000
C	East gable elevation	1	6000	
D	North Elevation & above North Aisle	1	6000	
E	Allowance for scaffold alarm			1,000
F	All areas must be adequately protected prior to erection of scaffolding and all damaged areas are to be made good upon completion. No access must be gained from existing building onto temporary scaffolding.	-	item	1,500

G	Allow for 5m high profiled metal sheet hoarding to all external faces of scaffolding, with lockable access. No low level ladders or platforms must be left accessible in evening or outside of working hours with no obvious access points for unauthorised persons. Care should be taken to ensure that no existing fire escape doors are blocked. Allow for full debris netting to all scaffolded elevations.	-	item	3,000
	Carried to collection			37,500
2.0	EXTERNAL BRICKWORK AND MASONRY			
A	Record Keeping			
	Sufficient records (e.g. dimensions, sketches, photos etc.) must be taken of the original masonry prior to commencing any repairs to enable original profiles and details to be accurately re-produced.	-	item	500
B	Raking out and repointing of perished mortar to joints in brickwork fully to all four elevations to the Tower.			
	North	45	100	
	South	95	100	9,500
	East	60	100	
	West	115	100	11,500

C	Schedule Item	Quant	Unit	Phase 1
	West gable elevations	140	100	14,000
	South elevations	360	100	36,000
	East elevations	110	100	
	North elevations	400	100	
	South west porch	20	100	2,000
	Vestry elevations	50	100	

	Piecing in of new brick			
	Supply and fix brick piecing in repairs in accordance with drawings and specification. Allow following locations and quantities for initial pricing purposes:			
C	North Elevation			
	NE porch gable	10	50	
	North aisle elevation	15	50	
D	East Elevation			
	Tower	10	50	500
	East gable	40	50	
	East aisle elevations	45	50	
E	South Elevation			
	Tower	5	50	250
	SW Porch	10	50	500
	West end elevations	25	50	1,250
	South aisle	50	50	2,500
F	West Elevation			
	Tower	10	50	500
	W gable	10	50	500
	North aisle	5	50	
	South aisle	10	50	500
	Dressing back of decayed stone and new indents			

	Carefully dress back ex. Decayed facing stone. Indent to 100mm depth to take new stone profiled to match existing section. Secure with epoxy resin and SS dowels prior to lime pointing. Allow following locations and quantities for initial pricing purposes:			
G	NE Porch steps and doorway 500 X 200 X 100 squared	1	300	
H	SW porch gable plinth and doorway 1500 X 200 X 100 profiled	1	1200	1,200
I	SE buttress 1500 X 200 X 100 squared	1	600	600
J	SW corner toilet block 500 X 200 X 100 squared	1	300	300
K	Repair poor cement infill pointing around the gas service entry to the North-West corner. Insert a new matching facing brick.	1	150	
L	Allow for taking down & rebuilding top 10.no courses to Chimney stack including rebuilding to inner masonry flues	40	200	
	Carried to collection			82,100
3.0	GLAZING REPAIRS & PROTECTION			
A	Anti-Bird Netting			
	Supply and fix anti-bird netting over Belfry openings with ss tension wire armature.	4	1000	4,000
	Carefully take down existing galvanised ms protective grills over windows. Allow safe storage, with fixing tabs, and refix upon completion.			
B	West elevation windows: 8no. total. 37 sq.m with 33 no. panes	37	250	9,250
C	North elevation windows: 12 no. total. 29 sq.m with 25 no. panes	29	250	
D	East elevation windows: 3no. total. 29 sq.m with 19 no. panes	29	250	
E	South elevation windows: 8no. total. 17 sq.m with 30 no. panes	17	250	4,250

C	Schedule Item	Quant	Unit	Phase 1
	Carried to collection			17,500
4.0	ANCILLARY REPAIRS AND OTHER WORKS			
A	Replace broken/damaged gutter and outlet to the East elevation Vestry wing	1	500	
D	Replace corroding hinges to the North door adjacent to the access ramp. Install stainless steel hinges.	1	150	
G	Install anti-roosting spikes to the internal window cill on the North wall of the SouthWest Porch	1	250	250
H	Install a painted metal handrail to one side of the West elevation Vestry door	1	500	500
I	Remove vulnerable lead flashings to the North Aisle East end. Replace with a non-lead substitute, such as Grey Ubiflex	1	750	
	Carried to collection			750
5.0	EXTERNAL DECORATIONS			
	Thoroughly prepare and redecorate ex. Cast iron hoppers & rw downpipes (High Level)			
A	West Elevation rwps linear m	25	40	1,000
B	North Elevation rwps linear m	131	40	
C	South Elevation rwps linear m	124	40	4,960
D	East Elevation rwps linear m	24	40	
E	Remove graffiti to the north wall of the west end lobby	1	500	500
F	Prepare and redecorate the North door adjacent to the access ramp	1	500	
G	Prepare and redecorate the West elevation door to the vestry wing	1	500	500

H	Prepare and redecorate the metal gates to the South-West porch	1	500	500
I	Prepare and redecorate the former West doors to the centre of the West elevation. Apply stain treatment to timber work and metal paint to decorative strap hinges.	1	900	900
J	Prepare and redecorate the handrails to either side of the access ramp to the NorthWest corner	1	500	
K	Re-apply anti-climb paint to the hopper and downpipe on the South elevation Lady Chapel	1	500	500
L	Re-apply anti-climb paint to the low level downpipes on the South aisle. Consider applying to all low level downpipes.	1	500	500
	Carried to collection			9,360
6.0	ACCESS & ALTERATIONS WORKS			
A	Install lighting bollards along the new West entrance path from Clayton St; as an extension to the existing floodlighting circuit. Allow for every third bollard to include emergency lighting.	-	item	5,000
B	Form new level access works to main entrance; stone flagged landing with new steps and painted galv. ms handrails. Allow for graded sw corner path in tarmacadam (wearing course & sub-base) together with reset memorial kerbstones and battered banking with topsoil and seeding.			
	Stone paving on sub-base including risers	30	140	4,200
	Painted galv. ms handrails	5	400	2,000
	Tarmacadam paving	24	100	2,400
	Kerb resetting on rc with haunching & soil banking	30	100	3,000
	External IP 65 rated lighting to entrance	-	item	2,000
	Carried to collection			18,600

C	Schedule Item	Quant	Unit	Phase 1
12.0	PROVISIONAL SUMS			
A	Allowance for additional masonry works	-	item	2,000
B	Allowance for new floodlighting works	-	item	3,000
B	Provisional repairs to roofing	-	item	2,000
B	General Contingency Sum for additional or other unforeseen works.	-	item	8,000
	Carried to collection			15,000
13.0	PRELIMINARIES			
	Scaffold hoist.	-	item	1,000
	Skip hire for disposal of debris.	4	200	800
	General preliminaries costs for 20 weeks period at say £1000 per week.	-	item	20,000
	Carried to collection			21,800

	COLLECTION			
1.0	TEMPORARY ACCESS, PROTECTION AND REMOVALS			£ 37,500
2.0	EXTERNAL MASONRY			£ 82,100
3.0	GLAZING REPAIRS & PROTECTION			£ 17,500
4.0	ANCILLARY REPAIRS AND OTHER WORKS			£ 750
5.0	EXTERNAL DECORATIONS			£ 9,360
6.0	ACCESS & ALTERATIONS WORKS			£ 18,600
7.0	PROVISIONAL SUMS			£ 15,000
8.0	PRELIMINARIES			£ 21,800
	Sub-Total for Construction Costs taken to Total Project Costs			£ 202,610
	VAT			36,802.00

A Project Enquiry Form was submitted on 25th February 2019 and we have been advised that a Support Officer will want to visit us to discuss the project. We have also been advised that the most important element of our preliminary discussions with Heritage Lottery will be the community engagement aspects of our project.