

Schedule of Works

Horningsea Church
Level Access & QI Repairs 19.055

ITEM	DESCRIPTION	COST (£)
	NOTES	
1.0	GENERAL	
1.2	Allow for all preliminaries and preambles.	
1.3	Provide all temporary works.	
1.4	Provide protection as work proceeds including to all windows, the garden and planting.	
1.5	Provide Risk assessments and method statements for the work.	
1.6	Clear away debris as it accumulates.	
1.7	The site is a no smoking and no radios area.	
1.8	Provide welfare facilities in a position to be agreed.	
1.9	Electricity and water can be taken from the church by arrangement with the PCC .	
1.10	Allow a provisional sum of £500 for general contingencies.	
2.0	THE WORKS	
2.1	Allow for notifying the DAC archaeologist, Dr Tim Reynolds, te.reynolds@bbk.ac.uk, prior to the work starting so that they can carry out an archaeological watching brief on the project. Allow for this in your programme.	
2.2	Floor tiles: a) Carefully take up the Victorian porch floor, carefully clean and set aside all tiles for reuse. All tiles should be carefully labelled to allow for reinstatement; b) All labelling system needs to be reversible on completion. c) Allow for 20% replacement of tiles to match and for cutting them as necessary.	
2.3	Carefully excavate, under the archaeologist's watching brief, down to new construction level for the reduced floor levels for the floor construction. Clear away the excavated material following scrutiny by the archaeologist.	
2.4	The floor of the porch is to be rebuilt so that it is level with the outside of the new threshold under the door into the south aisle. The new	

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	porch floor level will be 25mm above the south aisle floor level.	
2.5	Build the new floor of the porch with breathable geotextile layer, 100 mm thick foam glass insulation, second geotextile layer, fibre reinforced lime concrete slab 100mm thick and re-used Victorian tiles bedded on and pointed in lime mortar. Assume for pricing that the floor goes under the side bench seats.	
2.6	<p>At the side walls there is boarding up to the level of the benches. It is not clear whether this is all boxed out from the wall or whether it conceals a thickened wall base. Proceed as follows:</p> <p>a) Investigate</p> <p>b) If the seat is hollow, dismantle and retain for reuse. Proceed to replace the floor including under the seats and reinstate at the same level but extending the support framing and adding a deeper skirting.</p> <p>c) If the seat is not hollow, retain but remove sufficiently to carry out the work to the floor and then reinstate the seating, boarding and skirting.</p>	
2.7	Carefully remove the existing threshold stones to the doorway into the South aisle retaining the mouldings to the jambs as low level, lower the waling beneath and provide and install a new shaped threshold at the lower level to match the south aisle floor level.	
2.8	Where the threshold has been lowered, review the details at the bottom of the jambs and allow for some working in to allow the door with its extension downwards, to open.	
2.9	Take off the door into South aisle, alter, and extend the bottom of the door in oak decorated to match existing to suit the lowered threshold.	
2.10	Allow a provisional sum of £250 for additional work to the bottoms of the door jambs.	
2.11	<p>Allow for overhauling /easing the existing ironmongery.</p> <p>Allow provisional sum for minor repointing/making good to stone joints to plaster and door jambs/reveals.</p>	
2.12	To the threshold of the gates out into the churchyard, take out the existing threshold and salvage the existing floor socket(s) for reuse in the new threshold. Provide and lay in a single piece a new 150mm thick sawn and shaped York stone threshold the width of the wall (approximately 550mm wide) at the new lowered level. Insert the sockets for the gate pivots and bolts in the new threshold.	
2.13	Where the external threshold has been lowered make good the reveals of the opening into the porch with stone to match the existing all in lime mortar.	

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2.14	<p>Carry out the following works to the iron gates and boarders</p> <p>a) Take off the Iron gates to the porch, repair, alter, and extend them down to the new threshold sockets in matching materials, complete with all works to ironmongery to make this work.</p> <p>b) Alter and extend the side boarders all to match but carry out this work without removing the boarders, but rather by forming lapped joints.</p> <p>c) Allow for de-rusting, preparing, priming and redecorating the gates and boarders.</p> <p>d) Reinstall the gates.</p>	
2.15	<p>Timber benches: Allow for carefully cleaning down timberwork, preparing surfaces and redecoration. Allow for providing a new timber skirting in height to suit the lowered floor.</p>	
2.16	<p>Provide and install a 2m long ACO RainDrain B 125 drainage channel with Antique iron gratings, all with a 150mm wide York stone boarder all round the channel at the outer edge of the porch, together with a new drain and soakaway. The drain to be in UPVC with granular bedding and surround and to a fall of 1 in 80. The soakaway to be one cubic metre capacity and formed with Aquacell units surrounded with geotextile. All excavated material to be retained in the churchyard and placed/spread in a position to be agreed with the PCC. All excavation work to be carried out under the watching brief of the DAC archaeologist.</p> <p>The Yorkstone boarder and ACO drain to be set 12mm lower than the porch threshold outer edge.</p>	
2.17	<p>Externally, carefully take up and adjust the path surface to join the new porch level with a slope not steeper than 1 in 21. Use compacted type one hardcore and reinstate the finish to match existing.</p>	
2.18	<p>Provide the external lavatory with a sloping external paved ramp up to 12 mm lower than the threshold level, using 75mm thick York stone on a mortar bed on 150mm of compacted hardcore.</p>	
2.19	<p>To the east of the entrance to the external lavatory pave the area using 50mm thick York stone slabs on a mortar bed and 150mm thick of compacted hardcore. This paving to fall to the south.</p>	
2.20	<p>Leave all clean and tidy at completion.</p>	