

# LEE HOLMES

B.A.(Hons) M.A. Conservation (York)

*ARCHITECTURAL DESIGN & CONSERVATION*

*HISTORIC BUILDINGS CONSULTANT*

Chalk House, High Street, Binbrook, Market Rasen, Lincolnshire. LN8 6BH

Tel/Fax: 01472 399184

DEVELOPMENT CONTROL SECTION	
20 JUN 2014	
DATE RECEIVED	
Referred to:	

## **SPECIFICATION & SCHEDULES**

for

**RE-ROOFING  
THE NORTH AISLE**

to

**ALL SAINTS CHURCH  
GOXHILL**

**DIOCESE OF LINCOLN  
ARCHDEACONRY OF LINDSEY**

**April 2014**

## **SECTION NO. 1** **PRELIMINARIES & GENERAL CONDITIONS**

### **PROJECT PARTICULARS**

- A The project comprises the replacement of stolen lead sheet roofing with Terne coated stainless steel. The roof is currently sheeted in black polythene with some temporary felt coverings to the parapet gutter.
- B The Construction (Design and Management) Regulations 1994 with 2007 Revisions will apply to the contract works; the Main Contractor appointed to carry out the works will be appointed as Principal Contractor pursuant to Regulation 6 of the CDM Regulations.
- C The church exterior is available for inspection at any reasonable time. For a key to access the interior contact:
- Mrs Janet Shephardson**  
0778 4818212  
  
[janetshephardson217@btinternet.com](mailto:janetshephardson217@btinternet.com)
- D The CDM Co-ordinator will be Lee Holmes and a pre-contract Health & Safety Plan is attached to this document.

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Re-roofing the North Aisle Roof

All Saints Church, Goxhill

**THE SITE/EXISTING CONDITIONS**

- A The site is a Parish church accessed via the village of Goxhill, North Lincolnshire with limited vehicular access via a dead end lane.
- B The Contractor is to make all necessary enquiries concerning the off-loading of materials and plant, as no claim resulting from difficulties encountered in this respect, or for any other cause, will be entertained.
- C The Contractor must visit the church before submitting a tender in order to ascertain the precise nature and conditions under which the works will be carried out.
- D Parking of contractors vehicles will be at his discretion but will not inconvenience adjacent private dwellings or block access for church services.
- E Good relations will be fostered through an attention to site tidiness and general consideration of noise, dust, smells, smoke and other forms of potential nuisance. The contractor may be asked to stop work from time to time during church services.
- F The Contractor shall be responsible for checking all dimensions and taking measurements on site, testing the conditions of existing materials using ladders and probes where necessary.

**PROTECTION**

- G The Contractor shall maintain all public roads, footpaths and private roads and make good all damage caused to the same and pay all fees demanded by Local Authorities for reinstatement. All such surfaces shall be maintained clear of any mud and debris arising from the Works.
- H The Contractor will be held responsible for any damage sustained to boundary fences, gates, trees, existing adjoining buildings and grave markers resulting from any cause in connection with the Works. The contractor will allow for all adequate protection for the foregoing and pay all costs in the event of damage.
- I The Contractor will locate and mark the positions of all drains and rainwater installation affected by the works, and maintain the same, protecting from damage.
- J The site is to be kept adequately secure from intruders throughout the contract period using Heras fencing to create a secure compound.
- K The Contractor is to ensure that the ground water is not contaminated in any way during the Works.

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A The Fabric and its contents are extremely valuable and ancient or historic items or features cannot be replaced. The Church and the Churchyard is consecrated ground and this should be impressed on all workmen. No smoking will be allowed in the Church or when working on a scaffold. No transistor radios will be allowed on site.

B The churchyard is controlled by the parish. The Contractor will allow free access at all times for the public to tend graves. Work may be stopped for at least half a day in the event of a burial.

C Protection must be given where damage or injury is likely to occur as follows:-

Walkways, Seating Areas etc

D Covered by deals and/or railed with clear warning signs. The Employer will **NOT** be responsible for making good any damage caused by water ingress as a result of poor protection.

Open Window Tracery

E Hardboard templates shaped to suit and lightly wedged in reveals.

Glazing (especially Stained Glass)

F Hardboard templates shaped to suit, on side where damage may occur and lightly wedged to jambs, transoms and mullions. Templates are not to be forced but shaped correctly.

Wall Monuments

G Light deal framing and hardboard sheeting

Organ

H Enclosed on top and all sides with tied sheeting and closed joints. With large or irregular profiles a light deal framework and sheeting is required. It is essential that no moisture or dust is allowed to enter the mechanism of the organ.

Light Fittings, Pictures, Moveable Objects

I Carefully removed and stored or protected with sheets or hardboard subject to the agreement of the Contract Administrator.

Floor Tiles, Pavings, Monumental Brasses

J Canvas dust sheets or soft coverings.

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Exposed Arises, Reveals, Jambs, Plinths, Moulds, Gravestones, etc

- A Must be protected with deals, planking and sheeting.

Polished Surfaces

- B Dust sheets.

Floors where Re-plastering or Grouting is in progress

- C Layer of sawdust or soft covers.

**RECORDING**

- D Allow to take a photographic record of the works, recording all significant stages of the repair process and at least a daily record of weather conditions. This record should be provided to the contract administrator digitally on completion.

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**Form of Contract and Articles of Agreement**

A The Form of Contract will be the current edition of The Agreement for Minor Building Works 2011, issued by the Joint Contracts Tribunal and Supplementary Clauses, this, together with the Specification, Schedules, Contract Drawings where applicable and Form of Tender will form the Contract Documents.

B The Contract will be for Works to be carried out on a **FIXED PRICE** basis and will not be subject to fluctuations.

C The Articles of Agreement will be completed as follows:-

Clause 2.2 Period for carrying out and completing the Works'  
To be proposed by Contractor on Form of Tender

Clause 2.8 Damages for non-completion  
At the rate of £250 per week or part week

Clause 2.10 Defects Liability  
Delete - Three months  
Insert - Twelve months

Clause 4.11 Contribution, Levy and Tax Changes  
Delete Clause 4.11 complete

Clause 5.3.2 Insurance – Personal Injury or Death  
In addition to this clause as written the contractor must have the following cover:

Employers Liability – unlimited  
Public Liability - £5,000,000

Clause 5.4 Insurance - Fire etc  
Delete - Clause 5.4a  
Insurance to be by the employer in joint names

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- A The Contract between Employer and Contractor will become effective from the date of acceptance of a Tender, in writing, by the Contract Administrator.
- B The Tender Sum shall be deemed to be a **Fixed Price** for acceptance within 3 months from the date of the Tender and remain fixed throughout the Works.
- C The Contractor must indicate on his Form of Tender the length of time required to carry out and complete the Works.
- D A preliminary site meeting will be arranged before any Works are commenced in order to clarify the details and programming of the Works.
- E Application for Interim Payments shall be made at calendar month intervals and must be accompanied by written valuations of Work carried out and materials on site.
- F Interim Certificates will be issued by the Contract Administrator to cover Interim claims and payment will be made within 14 days of certificate.
- G A retention of 5 % will be deducted from each Certificate subject to a limited Retention Fund of 2.5 % after the Date of Practical Completion.
- H The date of Practical Completion will be confirmed by a Certificate together with release of one half of the Retention.
- I A Defects Liability Period of 12 months will commence from Practical Completion. Any defects arising from faulty materials or workmanship during this period shall be made good at the expense of the Contractor.
- J Where, for any reason, the Works or part of the Works are not completed in accordance with this Specification an appropriate deduction or addition will be made to the Contract Sum, based on either a valuation in accordance with the General Contractor's Schedule of Daywork rates and cost of materials or based upon rates and/or similar items in the priced Schedule.

**PRIOR NOTIFICATION/PROGRAMME**

- K The Contractor shall liaise with the Contract Administrator and inform him of commencement dates and restrict disturbances to the adjoining properties to a minimum.
- L The Contractor shall notify the Contract Administrator of the commencement date, sequence of Works and completion date.
- M The Contractor shall provide a detailed Master Programme in a form acceptable to the Contract Administrator and the Planning Supervisor.
- N The Contractor shall notify the Contract Administrator before any Work is closed up, in order for it to be inspected. The contract administrator reserves the right to order any part of the Works to be opened up for inspection if it has not been approved.

**INSURANCE**

- A The Contractor shall indemnify the Employer against all claims arising from accidents to his employees or third parties and be responsible for the Insurance of his own plant and tools and materials.
- B The Contractor shall indemnify the Employer against damage to the building and contents arising from his negligence and that of his employees and ensure that all Sub-Contractors are similarly insured. The Contractor shall produce proof of the extent of this insurance cover and, if necessary, shall take out additional insurance, the premiums for which shall be chargeable as part of the cost the Works. Any damage caused shall be made good by the Contractor to the satisfaction of the Contract Administrator.
- C The Contractor shall indemnify the Employer for an unlimited number of incidents at £5,000,000 per incident in respect of Public Liability.
- D The Contractor shall be responsible for all unfixed materials intended for or on site.

**INSPECTION**

- E The Contractor should plan his work assuming that the designer will visit at weekly intervals. Prolonged Works will receive unscheduled visits.
- F The standard of Work is expected to be high and the Contractor must not object if Work, which in the opinion of the Contract Administrator is sub-standard, needs to be done again. In the event of a dispute, an independent Arbitrator will be appointed and his decision will be final. Labour and materials used in repeated Work will not be chargeable.
- G The Contractor shall arrange for site meetings to be held at intervals to be agreed with the Contract Administrator. He shall attend all such meetings and inform sub-contractors when their presence is required.

**QUALITY, STANDARDS CONTROL**

- H The Health and Safety at Work etc. Act 1974 (HSW Act), the Approved Code of Practice on the Management of Health & Safety at Work Regulations 1992 (MHSW Regulations), and other health and safety legislation supplemented by the CDM Regulations and the approved Code of Practice L54 apply to Employers and the self-employed carrying out construction work. This Code has special legal status and Contractors must allow for following the relevant provisions unless they can show that they have complied with the law in some other way in terms of higher standards.

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All Saints Church, Goxhill

**FEES AND CHARGES**

- A Planning and Building Regulation Fees will be paid direct by the Employer.

**TEMPORARY SERVICES**

- B The Contractor shall provide all necessary and adequate temporary power, lighting and water which may be required for the execution of the contract works.
- C All temporary electrical power, Services and plant shall conform to the current Factory Acts and Health and Safety Regulations.
- D The use of any existing Services in the existing buildings will be allowed by prior arrangement with the employer but only after the Contractor has ensured that they are suitable for use. Any damage caused to such Services shall be made good at the Contractor's own expense.

**MATERIALS**

- E All new materials for the Works shall be the best of their respective kind, guaranteed free from defect and in conformity with the current British Standards and Codes of Practice.
- F The type and colour of all surface materials shall be in accordance with the Specification/Schedule of Work and are to be submitted to the designer for approval before being fixed.
- G Secondhand or reclaimed materials may be specified in certain circumstances and samples of all such materials shall be submitted to and approved by the Contract Administrator before Work commences.
- H The Contractor shall be responsible for providing adequate handling and storage facilities on site for materials including a lock-up shed for all perishables, toxic or inflammable materials.
- I No materials shall be stored in the building without the prior approval of the Contract Administrator and even then must be removed on request.
- J Under no circumstances will the storage of lead be allowed when the building is unattended.
- K Unless otherwise directed all old materials or fitments taken down shall be carefully stored on site and shall be the property of the Employer. Surplus, waste or defective materials purchased for the Works shall be the property of the Contractor and must be removed as the Work proceeds.
- L Any scrap lead, or other precious metal, shall be taken by the Contractor to a public weighbridge and a signed weightticket handed to the Contract Administrator before the material is disposed of to the satisfaction of the Contract Administrator.

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**WORKMANSHIP**

- A The Work shall be of the highest possible standard and carried out by reliable tradesmen experienced in the type of work in hand.
- B Traditional tools and methods shall be used where new methods are not suitable or will not produce a satisfactory result or finish.
- C In the event of any query on site or regarding the Specification, the Contract Administrator must be consulted before Work proceeds.
- D The working of materials shall be in accordance with the manufacturer's instructions, together with current Codes of Practice and the relevant Appendices attached to the Specification.
- E The Contractor must order materials known to be in short supply well in advance and delay opening up of roofs etc, or taking down gutters etc, until the replacement materials have arrived on site.

**WORKING HOURS**

- F The Contractor should Tender and plan assuming a 40 hour working week without overtime or other additional payments above the regional rate except by specific agreement.
- G Where dayworks are authorized the Contractor is responsible for obtaining dayworks sheets from Sub-Contractors.

**FIRE PRECAUTIONS**

- H The Contractor shall provide and maintain on site adequate hand operated fire extinguishers, kept available at the place of Work.
- I All lead burning or similar operations must be completed two hours before the end of work for the day. Two workmen must be on site at all times, with suitable fire-fighting equipment to hand. Prior to leadburning, the site must be cleared of readily flammable material. After leadburning, the site must be checked for heat or flame every half hour and appropriate action taken. The Contract Administrator shall agree to when leadburning is to take place, and if possible, the Contractor will arrange for further checks to be made in the evening.
- J Asphalt boilers and similar containers shall not be used on combustible roofs and floors.
- K All flammable rubbish shall be disposed of quickly and not allowed to accumulate on site.

**EXISTING FEATURES**

- A Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features which are to remain in position during the execution of the Works. Protect all adjacent grave markers.

**ADJOINING PROPERTY**

- B Take all reasonable precautions to prevent damage to adjoining property.

**CLEARING UP AND MAKING GOOD**

- C All debris, rubbish, waste materials etc, should be disposed of as the work proceeds.
- D All paint spots, cement and plaster droppings etc, are to be removed. Windows are to be washed down with soap (not detergent) and water rinsed and wiped down.
- E All traces of debris, damage etc, shall be removed from floors and left to the satisfaction of the designer.
- F Washing water containing paint, cement, lime, plaster or other harmful residues shall not be tipped down rainwater gullies. Any gullies or drains to be found to be blocked as a result of the Works must be cleaned by the Contractor.
- G The Contractor is not expected to restore all polished surfaces of floors and fittings but should take all possible precautions to protect them throughout the Works.
- H Where it is described to make good, the item or area concerned is to be repaired as described and re-finished to match the properties, texture and colour of adjoining surface.

**REPOINTING - Workmanship/Materials**

**Sand**

- I The sand will be sharp, coarse, angular and well graded ranging evenly from 2.36mm to 150microns and free from deleterious matter and a sample submitted to the contract administrator for approval prior to the works.

**Cement**

- J Cement where specified will be white cement or Ordinary Portland Cement as scheduled which will be slurried before adding to wet lime/sand mixes, and stored and kept dry prior to use.

N.B. – Unless specifically instructed **NO** cement will be used on this contract.

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Lime

- A Lime will be non-hydraulic white lime-high calcium or dolomitic - in the form of lime putty obtained from Lincolnshire Lime Co, Northfield Farm, Dam Lane, Thornton Curtis, Lincolnshire DN39 6XN Tel: 01469 531227, Fax: 01469 535055 email: [limelincs@btinternet.com](mailto:limelincs@btinternet.com) or Hirst Conservation, Laughton Hall Farmhouse, Laughton, Sleaford, Lincolnshire, NG34 0HE or other source approved by the contract administrator.

Hydraulic lime

- B Where specified, hydraulic lime will be NHL 3.5 St Astier or Singleton Birch or other approved, available from Lincolnshire Lime Co, as above.

Brick Dust

- C Brick Dust where specified will be ground dust smaller than 150 microns.

Mortar

- D Unless otherwise specified, the mortar mix will be three parts sand to one part lime putty, mixed using the minimum amount of water and which will adhere when mixed to an upturned trowel. Mixing should be by chopping, ramming and beating until a workable mortar is obtained or by the use of a mortar mill. This coarse stuff is to be stored in air tight bins until required for use.

Grouting

- E Grout for void filling of masonry walls to be a mix of lime: low sulphate pulverised fuel ash (PFA) and bentonite at 1:1:1/2.

Preparation and Repointing

- F Rake out all old and decayed joints with a quirk of the correct size for the joint and a 2-4lb lump hammer, letting out dust as work progresses, irrigating the joint and flushing out all debris with clean water with the aid of a garden back pack sprayer or similar. Joints are to be cut out to a depth of at least twice their height and in any case a minimum of 38mm. All unless otherwise specified.
- G Cement strap pointing shall be removed using sharp chisels, and every effort must be made to minimise damage to arrises of surrounding stones. A masonry drill may be used to open up the joints initially but generally the work should be done with hand tools only.
- H The use of angle/disc grinding tools is specifically forbidden.
- I All prepared joints are to be well-wetted with clean water immediately before filling with mortar. Mortar shall not be applied over rounded arrises but kept back from the face of the stone to maintain in all cases the original joint width. A pointing key will be used to facilitate compaction to the rear of the joints - a trowel is not suitable.

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- A Fill all joints with mortar and brush off all surplus mortar to leave exposed face of mortar slightly recessed from general stone face. After initial hardening, mortar to be brush tamped with a bristle brush to raise the texture.
- B The General Contractor shall ensure that no lips or apertures are left in the mortar which may hold water and a sample area of pointing will be done for the general approval of the contract administrator before the works commence.
- C The new mortar pointing is to be protected from the weather and frost and the Contractor shall provide all required protection to prevent washing out and bleaching.
- D A sample panel of pointing will be prepared for approval before proceeding.

**SCAFFOLDING**

- E The Contractor will allow for, provide, fix and maintain any scaffolding, ladders, trestles, crawlers, etc, required for the safe execution of the Works. Such scaffolding shall remain erected for the duration of the Works.
- F All scaffolding should be suitable, free from defects and conform with the Health and Safety at Work Act 1974 and B.S. 1139. No putlogs or other members shall be inserted or fixed into the Fabric without prior approval of the contract administrator. Putlogs ends to be protected by plastic caps when in close proximity with the structure.
- G The Contractor shall be responsible for obtaining and allowing for the scaffolding requirements of any Sub-Contractor.
- H All scaffolding to the upper levels of the building shall be protected against lightning damage in accordance with BS 6651 - 1992, and scaffold boards must be securely restrained.
- I At the end of each working day, all scaffolding, ladders, etc, shall be secured or rendered inaccessible as far as possible, in order to minimise the risk of theft or vandalism. Where possible, ladders should be removed and locked inside the Church on obtaining permission of the Employer, via the contract administrator.
- J All scaffolding will be clad to a height of 3m from ground level in corrugated steel sheeting to prevent unauthorized access.
- K A scaffold alarm will be fitted to protect metal roofing sheets from theft.

## **STAINLESS STEEL ROOFING**

- A The roofing sheets will be grade 316 Terne coated stainless steel, 0.4mm in thickness using a coil width of 1000mm.
- B Joints along the line of the roof will be formed with a rounded profile treated timber roll, similar to that used for lead roofing, formed of ex 50x50mm softwood securely fixed to the decking. The stainless steel sheeting trays will be turned up against the roll and dressed  $\frac{1}{3}$  over the top curved section. A separate capping formed of 0.5mm gauge stainless steel in maximum 1m lengths will be pre-curved slightly more than the roll profile so as to grip the sides when installed. A 'pike's jaw' capping joint will be formed at the capping overlaps giving a 75mm overlap.
- C Joints across the line of the roof should not be required and each tray will be continuous from head to eaves.
- D Bay widths between rolls will match those found in the remaining lead roofing.
- E An acoustic underlay of Metmat non-woven polyester felt will be used under all new stainless steel roofing sheets. Metmat available from – Premium Roofing Products – 07000 785 780.
- F On site dressing of stainless steel should be kept to an absolute minimum to avoid unnecessary rippling of the sheet and help maintain panel flatness. Only minor undulations will be acceptable such as should disappear with normal weathering.
- G Fastening clips fabricated from 0.4mm gauge stainless steel will be 50mm wide and installed at 400mm centres, nailed once with ring shanked stainless steel nails to the roll and folded over the tray upstand to be concealed by the roll capping. At the head of the roof the roofing sheet should be nailed through the fastening clip to the roll to prevent slippage.
- H Nails will be stainless steel throughout ring shanked and large headed with a minimum 2.8mm wire shank diameter and 20mm grip length. Copper and aluminium nails will not be acceptable.
- I At the eaves a separate undercloak tray will be installed with a welted upper edge and a downstand of at least 50mm. The roofing trays are then turned over the eaves and welted as a continuous clip to the downstanding eaves undercloak. A soldered gusset on the end of the lowest roll capping will protect the end of the roll and also clip to the eaves downstand.
- J At the head of the roof an upstand of 150mm will be formed at the abutment and a coulisseau saddle detail used at the joint of each tray. The upstand will be weathered by a Code 5 lead flashing.

**THE CONTRACTOR SHOULD UNDERTAKE TO MEET THE FOLLOWING OBLIGATIONS:**

**Site Meetings**

- A Hold site meetings when required by the Contract Administrator. Notify all Consultants. Attend such meetings and inform sub-contractors when their presence is required.

**Records, Measurements and Valuations**

**Measurements**

- B Give reasonable notice to the designer before covering up work which requires to be measured.

**Daywork Vouchers**

- C Must be signed by the foreman in charge as evidence that the time and materials shown are correct before being delivered to the designer for verification and signature.

**Notice of Completion**

- D Give the Contract Administrator at least two weeks notice of the anticipated dates of practical completion of the whole or part of the Works.

**Making Good Defects**

- E Make arrangements with the Employer and give reasonable notice of the precise dates for access to the various parts of the Works for purposes of making good defects.

**Maintenance Instructions**

- F Obtain and hand over to the designer on practical completion any maintenance instructions and guarantees provided by manufacturers, suppliers and sub-contractors.

**Locations**

- G Submit proposals of the intended siting of all spoil heaps, temporary works and services for approval prior to commencing Works.

**Maintain**

- H Alter, adapt and move temporary works and services as necessary. Clear away when no longer required and make good.

**Lighting and Power**

- I Provide electricity and all equipment for lighting and power for the Works and make temporary arrangements for distributing about the site.

**CONSTRUCTION (DESIGN and MANAGEMENT)**

**REGULATIONS 2007**

**Pre-Tender Health & Safety Plan**

**in respect of**

**Repairs to North Aisle Roof**

**at**

**All Saints Church**

**Goxhill**

**for**

**The Vicar & Churchwardens**

**LEE HOLMES  
(CDM Co-ordinator)**

**April 2014**

**Lee Holmes Architectural Design**

Re-roofing the North Aisle Roof

All Saints Church, Goxhill

**1. Project Details**

- Name of Client: **All Saints Church  
Goxhill**  
c/o Mrs Janet Shephardson  
0778 4818212  
[janetshephardson217@btinternet.com](mailto:janetshephardson217@btinternet.com)
  
- Designer/CDM Co-ordinator **Lee Holmes**  
BA (Hons) MA Conservation (York)  
Architectural Designer, Conservation,  
Historic Buildings Consultant  
Chalk House  
High Street  
Binbrook  
Market Rasen  
Lincolnshire  
LN8 6BH  
  
Tel: 01472 399184  
Fax: 01472 399184
  
- Site Location: **All Saints Church  
Goxhill  
North Lincolnshire**
  
- Description of Construction Works: **Replacement of North Aisle  
roof covering in stainless steel**
  
- Timescale for the Project: **Construction will commence in  
September 2014 and will be complete  
by November 2014.**

## **2. Existing Environment**

### **a) Surrounding Land & Premises**

- The site is bounded by churchyard and burial ground on all sides with an access road to the north and a tarmac parking area.
- The site is a Grade I Listed parish church in regular use for services of all kinds with a pedestrian access from the north and the south.
- There are mature trees close to and within the site which must be adequately protected but which may also drop leaves, twigs or larger limbs onto the working area.

### **b) Existing Services**

- The exact locations of services will need to be established prior to commencement of any works. The church has electricity and water connected at present.

### **c) Traffic Systems**

- The surrounding roads and lanes are generally quiet but used for access to residential properties.
- Access to the site is via a one way access road and vehicle manoeuvres must be undertaken with care.
- Delivery vehicles should not be parked such that junction sight lines are obscured or pedestrian safety compromised.

### **d) Existing Building**

- There is the possibility of unstable decking boards to the roof and caution should be exercised when working on it.

### **e) Ground Conditions**

- The site is part of the historic churchyard and will contain human remains which must not be disturbed without permission.

### **3. Existing Drawings**

- Survey drawings have not been prepared.

### **4. Design & Construction**

- It is the responsibility of the Contractor to detail his proposals for managing the hazards identified.
- The Principal Contractor is to incorporate method statements explaining proposals into the Health & Safety Plan prior to work commencing on site.
- The control of noise, vibration, dust, dirt and other debris must be strictly managed to minimise the exposure of site operatives and adjoining land/building occupiers.
- The following work sequences cannot be avoided and will be a risk to the health and safety of construction workers, visitors to the site and close neighbours:
  - a) Handling of stainless steel sheets with sharp edges and weighing in excess of the safe limit for one man to carry.

### **5. Construction Materials**

- The following materials have been identified by designers as potentially hazardous but which cannot be avoided or designed out. It is assumed that the Contractor will be aware of the necessary precautionary measures:
  - a) Ordinary Portland Cement to BS12.
  - b) Lime to BS890 or lime putty.
  - c) Silicon sealant to BS5889.
  - d) Joinery adhesive to BS1204.
  - e) Ceramic tile adhesive and grout.
  - f) White spirit to BS245.
  - g) Turpentine to BS244 or 290.
  - h) Zinc phosphate primer.
  - i) Panel materials of all types (dust creation and formaldehyde glue).

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**6. Site-Wide Elements**

- Any compound to be located in the defined site area and be securely fenced.
- Temporary site accommodation to be located in the defined site.
- Method statement for location of unloading, layout and storage areas to be submitted to CDM Co-ordinator.
- Access to a telephone should be available at all times in case of emergency.

**7. Continuing Liaison**

- The Principal Contractor will be responsible for developing the Health & Safety Plan through the contract period. Approval of each construction phase must be obtained from the CDM Co-ordinator prior to the commencement of the work.
- The CDM Co-ordinator is to be advised at the earliest opportunity of unforeseen eventualities arising during construction. Any design work carried out by the Contractor or by sub-contractors should be assessed for Health & Safety implications in accordance with the CDM Regulations.
- The Principal Contractor shall display a copy of all notifiable particulars on site in accordance with the CDM Regulations.
- On completion of the works the Client will be supplied by the Principal Contractor with the updated Health & Safety File containing all relevant information including:
  - a) Maintenance procedures and requirements for the building structure and its equipment.

The Certificate of Practical Completion will not be issued until the Health & Safety File has been handed over to the Client.

- The Principal Contractor will from inception and throughout the contract liaise with the following:
  - a) The Designer/CDM Co-ordinator.
  - b) North Lincolnshire District Council Safety Officers.
  - c) The Health & Safety Executive.
  - d) All statutory authorities.
  - e) Emergency services.
  - f) All proposed contractors.
  - g) Adjacent operatives and trades and residents.
  - h) Any other interested parties.

## **SECTION NO. 2**

### **Schedule of Works**

#### **REPAIRS TO NORTH AISLE ROOF**

**Note the roof measures 18.4m x 5m**

- A The works must be timed to meet the requirements of Natural England in respect of the protection of bats. An advice letter will be provided and it will be deemed a condition of the contract that any constraints to work are fully adhered to.
- B Design, supply and erect access scaffolding to the North Aisle roof, maintain for the duration of the work and dismantle and take away on completion. Include the provision of a scaffold alarm due to the risk of further metal sheet theft at this church.
- C Allow for protecting the adjacent windows and grave markers as specified.
- D Clad the exterior of the scaffolding in corrugated steel sheeting to a height of 3m from ground level and remove all ladders when the site is unattended.
- E Include for the provision of a mechanical hoist for safe lifting and lowering of materials.
- F Protect the fixtures and fittings inside the North Aisle by means of additional sheeting and sheet down the entire extent of the Aisle floor, pews and other fittings. Sheet over the organ to prevent dust and debris from entering the instrument.
- G Cap the gutter outlet with a fine mesh to prevent debris from entering the downpipe and drains.
- H Strip the existing temporary sheeting from all areas of the roof and gutter and arrange a joint inspection of the exposed roof boardings.
- I Provisionally allow to lift a total of 50m lengths of roof decking boards where found to be defective and reinstate allowing ex 25x150mm boards of Douglas Fir, stained on the underside to match the existing roof.

**Lee Holmes Architectural Design**

Re-roofing the North Aisle Roof

All Saints Church, Goxhill

- A Include a Provisional Sum of £1,000.00 to cover additional timber repairs to be expended only as instructed. It is expected that at least some of the boarding to the gutter lining will require attention.
- B Strip off the existing cover flashings and any mortar flashings to the disturbed section of the roof and cart away all debris. Credit to the contract the value of scrap lead.
- C Supply and lay Metmat non-woven polyester felt as an underlay to the stripped roof area with 150mm laps. Ensure that all nails to the decking boards are well punched home and plane off any sharp edges.
- D Supply and lay new grade 316 Terne coated stainless steel sheets to the parapet gutters following the existing profiles. Include for the creation of all drips and sump outlets (3No.) and turn up the steel sheet at abutments a minimum 150mm
- E Supply and lay new grade 316 Terne coated stainless steel roofing sheets, 0.4mm gauge using a coil width of 1000mm as specified to the whole extent of the roof area.
- F Form rounded profiled, solid cored rolls as specified at 500mm centres and using separate stainless steel roll cappings, including at the junction with the remaining lead roof sheeting.
- G Include a separate undercloak to the eaves to form a downstand and welted drip into the gutter.
- H Turn up the roof sheeting at abutments 150mm and include for the formation of a coulisseau saddle detail at all sheet junctions.
- I Allow to form new chases for cover flashings to a width of 18mm and a depth of 35mm.
- J Provisionally allow to lift and re-bed the eastern and western parapet copings to facilitate the insertion of flashings, all bedded and pointed in lime mortar as specified.

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Re-roofing the North Aisle Roof

All Saints Church, Goxhill

A Supply and fix new 5lb lead cover flashings to the abutments of the roof in maximum 1.5m lengths, screwed and plugged, using stainless steel screws and washers, into the back of the chase. Ensure minimum 75mm cover of all upstands and point the chase in lime mortar as specified.

Provisional Item

B As an alternative to lead allow for all new flashings to be Ubbink Ubiflex B3 in grey.

End of Provisional Item

C Clean off the roof on completion and clear out the gutters carting away all rubbish and surplus material. Remove temporary caps to outlets and rod the downpipes to ensure efficient operation.

**COLLECTION SHEET**

**Section 2**

Page 21 .....

Page 22 .....

Page 23 .....

**Total carried forward to Final Summary**

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**FINAL SUMMARY**

SECTION NO. 1.....

SECTION NO. 2.....

**ADD** for Insurance against injury to Persons  
and Property and Employer's Indemnity  
as Conditions of Contract and Preliminaries.....

**Total of Final Summary Carried  
to Form of Tender**.....

Contractor's Signature.....

Company .....

Address .....

.....

.....

Date .....

**Lee Holmes Architectural Design**  
Re-roofing the North Aisle Roof  
All Saints Church, Goxhill

## **FORM OF TENDER**

### **Re-roofing the North Aisle**

To: The Vicar & Churchwardens of All Saints Church, Goxhill  
c/o: **Lee Holmes** BA(Hons)MA Cons(York)  
Chalk House, High Street, Binbrook, Lincolnshire. LN8 6BH

I/We the undersigned, having carefully examined the Drawings, Schedules, Specification and Conditions of Contract for the above Works, hereby Tender and undertake to carry out and complete and maintain all the Works required to be performed on a **FIXED PRICE** basis for the sum of

£.....(in words).....

.....

I/We also undertake to enter into a Contract with the Agreement for Minor Building Works 2011 and that until such a Contract is executed, the said Drawings, Schedules, Specification, Conditions of Contract and the Tender together with the Acceptance thereof in writing shall be the Contract.

**I/We further offer and undertake to complete the whole of the Works within ..... weeks from the date of issue of the order to proceed.**

I/We understand the Employer will not necessarily accept the lowest of any Tender.

Signed .....

Company .....

Address .....

.....

Date .....