

Works to bring the chapel building at Crowlas Cemetery back into usable repair

Schedule of Works and Specification

Chapel Building at Crowlas Cemetery, off the A30 outside Crowlas, entrance lane opposite Croft Hooper

1. General

1.1. SITE ACCESS:

The chapel building is situated off the A30 and accessed via a single track access lane leading to a small turning area (a car may turn, anything bigger cannot). There is a grassed area inside the cemetery gate in which larger vehicles may be able to turn. Vehicles inside the cemetery are usually restricted to funeral cars and grave-digger access. Any works access should make every effort to reinstate the grassed area of the cemetery after works.

1.2. SCOPE OF WORK:

External – repair of cracks, fix window keystone, repointing with natural mortar. Replace gutter fixings.

Roof – replacing of rotten purlins, and possibly other rotten roof timber

Doors and windows – replacement of rotten timber and re-glazing where glass is missing

Internal – removal of lime plaster and replace with new. Removal and replacing of tongue and groove ceiling planks.

Lean-to building – replace broken roof sheet

1.3. ASBESTOS:

An asbestos survey will be provided. From the visible building materials, the potential asbestos risk would be in the cement roof tile – this will be established before the contract is awarded.

If any suspected asbestos containing materials are discovered during the course of the works then the contractor shall cease works immediately, then inform the parish clerk and await further instruction.

1.4. CDM REGULATIONS 2015

The works are not considered notifiable under the Construction (Design and Management) Regulations 2015. However the contractor should have a Health and Safety Assessment and Safe Working Methodology.

1.5. WORKS PROGRAMME

To be agreed. Works to commence after April 2021

£	

2. Preparation phase – stormwater drainage and parking area

2.1. CONSTRUCTION OF A BURIED STORMWATER DRAINAGE SOAKAWAY. The purpose of this is bring run-off water from the roof away from the building, to prevent further subsidence of the ground. Soakaway to be at least 5m from the chapel and from the boundary walls). The drainage to the soakaway to be by a gulley at each side of the parking area (see main below), for down pipes to drain into, with 100mm underground sewerage pipe to take the water away.

2.2. CONSTRUCTION OF PARKING AREA

A parking area to be constructed from the end of the tarmac drive, right up to the chapel building. The car park area to incorporate the soakaway (see above) and ideally a turning area. Once the soakaway has been constructed, the area to be surfaced with compacted 803 aggregate and a surface dressing of gravel.

Important note:

The cemetery has been a burial ground since at least 1899 (the date-stone on the chapel). The council holds burial records dating back to 1901.

Burial records in the late 1800's and early 1900's are not always complete and so care should be taken when digging anywhere in the cemetery. If there should be any sign of human remains then digging should cease immediately, the site be made safe and the clerk to the parish council to be notified immediately.

Main works phase

3. External structure

3.1. First window, northern side, keystone to be put back into position, and the crack above and below the window to be repaired.

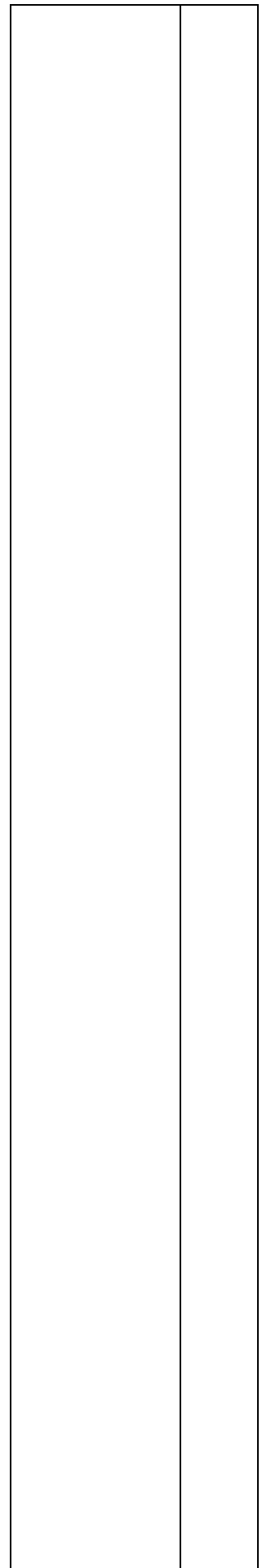
3.2. Repointing – the whole of the chapel building to be repointed. Any existing pointing to be carefully removed without damaging the stonework and replaced with a natural hydraulic mortar (1 part NHL3.5 lime to 3 parts graded sand). No cement to be used in any repairs or repointing. All pointing to be carried out to leave new mortar flush with the adjoining surfaces. The appearance of the replacement mortar to match the original, existing. Any cement mortar to be removed, even if stable.

4. Chapel building - roof

4.1. Replace rotten purlins with new

4.2. Where the tongue and groove ceiling has been removed, if any timber-work other than the purlins are also rotten, this to be notified to the council to seek agreement for any additional timber identified as rotten, to be replaced.

4.3. Replace tongue and groove ceiling cladding with new



- 4.4. Replace any tiles removed and damaged during the works with tiles to match existing
5. **Lean-to building**
- 5.1. To be repointed and the broken roof sheet to be replaced
- 5.2. wooden door to be repaired/replaced
6. **Gutters and downpipes**
- 6.1. failing fixings to be replaced
7. **Doors and windows**
- 7.1. Repairs to sections of rotten timber in the chapel door and the window frames. Missing sections of timber in the window frames to be replaced.
- 7.2. Windows – those without glazing to be re-glazed.
8. **Internal walls**
- 8.1. Either as part of these works, or at a later date – the existing lime plaster to be removed and replaced with new lime plaster.
9. **Internal floor**
- 9.1. Replace concrete slab inside entrance

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Calculation

Paragraph no:

		£
1.	Prelims	
2.	Stormwater soakaway and parking area	
3.	External works	
4	Roof purlins and ceiling planks	
5	Lean-to	
6	Gutters and downpipes	
7.	Doors and windows	
8.	Internal walls	
9.	Internal floor	
	Allow a contingency sum of £1,000	£1,000.00
	Total:	