

200296

High Street Baptist Chapel.
Schedule of Works as known 30.10.2020, 23.11.2020

Roof over Office & Kitchen.

Strip off concrete slates & ridge tiles cart away.
Strip low pitch roof structure on south side.

Allow for lead work to heating flue pipe

Strip UPVC rwg's, capping fascia, SW sub fascia & soffits.

New SW roof laid to existing purlins.

New UB's to support.

Replace fascia etc in SW, replace rwg's in cast iron or aluminium

New Welsh Penrhyn slate on SW battens with breathing felt. 24" x 12 "slate.

Allow treating existing roof timbers.

Make good lead two adjacent gable ends.

Cut new lead to gable ends south side, make good existing walls on north side.

Lead secret gutter, allow for re-use of existing lead abutment flashings – one side.

Main roof

Strip weaving shed ridge tiles and set aside for re-use 20% new provisional sum
Provisional sum to repair lead capped ventilation.

North roof strip off existing asbestos slates and cart away. Allow asbestos removal costs.

South roof strip off existing Penrhyn purple slates and set aside for re use

New roof slate roof in Penryn 24" x 12". Allow 20% replacement on South elevation.
Reuse weaving shed Terra Cotta ridge tiles, allow 20% new.

Clean and repair cast iron gutters, down pipes and hoppers on North elevation.

Replace new cast iron or aluminium ogee gutters and down pipes on South elevation

North elevation a provisional sum to overall or replace the dental cornice and features.

New treated softwood painted timber fascia to South elevation.

New barge and soffit to West elevation and East elevation.

Allow for timber treatment to extg. Rafters.

Allow for maintaining building watertight. It is envisaged that the proposed ceiling void roof insulation will be inserted from the top at this stage.

Instal 250 mm fibre glass quilt insulation over ceiling. Access from above before reslating.

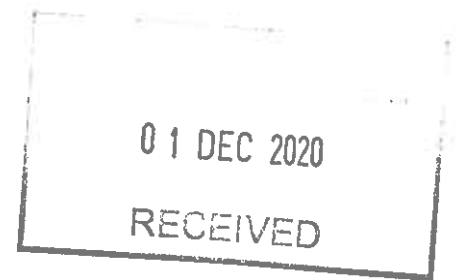
West Gable Wall.

Demolish masonry gable 'Townscape Mural' wall and cart away.

Allow a provisional sum of £ 5,000.00 for Artisan & Artist painter to replace mural.

100 mm dense concrete block set to 50 mm cavity as gable end block look outer skin.

Set off 450 by 225 mm x 36 Kn. concrete foundations. Allow dpc and expansion joints construction joints at junctions.



Parextherm render and insulation to smooth render finish, Masonry paint priming coat for mural.

Single Storey Toilet extension on South side.

Demolish single storey building built off boundary walls including roof etc. Considered to be structurally unsound. Grub up slab for new foundations.

Demolish internal partitions in Toilet and Office area to enable new floor plan, including section of South wall of original listed school room wall and floor to extent shown.

Insert new steel beams and replace existing SW rafters scarfed, strengthened, and repaired. As existing works of repair not well executed.

Build new Toilet block to plan shown with amended circulation patterns from main church. New foundations and insulated floor slab.

New flat single ply membrane roof finish dressed to lantern rooflights.

Internal hall.

Take down suspended ceiling & cart away to expose barrel ceiling.

Allow complete redecoration of hall and all rooms.

2 new hardwood entrance doors double entrance doors take away existing.

New SW soffit to fire exit door.

New windows in HW to pattern match existing.

Stores.

Take down SW & plasterboard stud partitions forming ground floor Stores.

Build new storeroom and internal stair enclosure leading to first floor office and store.

Move Boiler from Boiler House to new Cleaner Store in Toilet Block.

Office.

Demolish existing SW partitions and take down suspended ceiling.

Build new ceiling rafters at wall plate height.

Build new partitions to new layout with additional doors and room divider.

Floor Repairs.

Investigations reveal that the hall floor was originally constructed as a sleeper floor but has been hardcore filled and topped in concrete with a T&G SW floor re-laid to the existing SW joists.

Allow for partial repair softwood T&G floor finishes in end spayed floor zone adjacent to west gable.

Allow dry rot treatment to floor adjacent to south and west walls.

External walls to Hall

After works to open and expose the construction the original wall is confirmed on the north elevation as solid masonry. The south wall has not been opened up but cannot be assumed to be masonry as the inside of half of the west wall is brickwork. The south wall shows patterns of cavity wall tie failure in the render. To be confirmed.

No cavity wall tie replacement is therefore required.

Knock off render and ca on all three walls including the East Gable over low level roof.

Allow protections to slate roof under.

External Render – Parextherm Mineral Render System render on 60 mm of phenolic slab insulation plugged to wall with harling finish. The Irish NSAI Agrément detail to be specified using a fibre glass resin base coat.

See attached sheets.

New pc stone sills and over window cornice to copy existing detail.

Insulate curved suspended ceiling with 120 mm of Rockwool quilt insulation laid 100 mm and 150 mm lapped.

Make good to ceiling under and redecorate.

New lighting.

Rewire electric complete.

No allowance for heating in hall.

Kitchen Window.

Take out extg. Casement window.

Form new sash window to kitchen, enlarge opening, needle and pin, sills etc., m.g. to render.

Provisional Sums.

Electrical.

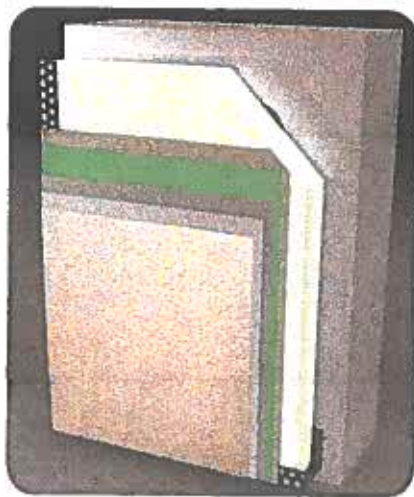
Make good to perimeter Chinese granite perimeter paving's - £5,000.00

Underpinning external wall to kitchen and office.

Scaffolding & protective tent over works.

PAREX THERM MINERAL RENDER SYSTEM

A MINERAL RENDER FOR THERMAL INSULATION SYSTEMS



DESCRIPTION

PAREX THERM MINERAL provides a high performance insulated render system with a decorative mineral render finish that complements traditional surroundings. The system offers full flexibility in finish and design onto many substrates for new buildings and renovation projects up to and including high rise level.

- Simple to install.
- A range of insulation systems available.
- Outstanding insulating properties offering excellent economic efficiency.
- Robust, shock resistant finishes.
- Finish can match the Parex standard range of renders.
- Optimum protection from algae and fungi.
- Excellent for levelling out uneven substrates.
- Suitable for use in conjunction with the BREEAM Green guide (BRE Environmental Assessment Method), an accredited environmental rating scheme for buildings.
- Meets the performance criteria laid down by the NHBC Standards and Zurich Building Guarantee Technical Manual.
- Suitable for applications onto dry-stacked inter-locking modular wall units e.g Durisol - (Consult manufacturers datasheets).



PAREX



APPLICATION PROCEDURE WITH EPS INSULATION

(Application may vary slightly subject to insulation type)



- 1 Fix starter profiles (base rail) in place.



- 2 Apply the MAITE adhesive in dabs or full notched trowel backing coat to the insulation and bond to the substrate.



- 3 Place insulation panels to leave a smooth surface and check the line and level.



- 4 When specified, mechanically fix the insulation panels after the adhesive has dried, then apply 1st coat of MAITE base coat.



- 5 Embed the 355 AVU mesh into the MAITE, apply a further top coat of MAITE, leaving a scratch coat effect. Ensure that the mesh joints overlap by a min. of 100 mm.



- 6 Spray 1st coat of mineral coating EHI/EHI GF. Thickness 3/5 mm.



- 7 Trowel the first application of EHI/EHI GF and when specified, embed the TV10 mesh. Ensure the mesh joints overlap by a min. of 100 mm.



- 8 Apply 2nd layer of EHI / EHI GF (1 coat for a scraped finish and 2 coats for spray textured). Minimum thickness of MAITE and EHI - 12mm.

Consult product datasheets for full application details.

The information provided in this document results from our knowledge of the products and our experience. On-site results may vary, in particular according to the product application methods adopted. Where application methods not covered by this document are used, customers must request specific additional information and/or carry out a representative test before using the products. The above mentioned information in no way constitutes a warranty relative to the use of the products. Our general terms and conditions of sale shall prevail, in any event, on the information provided in this document. Prior to application, customers and users are requested to check that they have the latest version of this document.

SYSTEMS COMPONENTS

Product Function	Product	Consumption - Subject to Substrate	Packaging
1 Mortar for bonding the insulation	MAITE MONOCOMPOSANT	2.6 to 3.5 kg/m ² (8.5 - 11.5m ²) per 30kg bag	Pallet of 40 x 30 kg bags
2 Expandable Anchors to fix insulation [Fixings to be specified by Parex and will be subject to insulation type, substrate or when required by a Parex specification] Fixings are generally not required for EPS or Graphite EPS systems.	Fischer ETAG or similar approved fixings. Length and type to suit application	Minimum 5 per insulation panel. Subject to location, type of structure and building design	Box of 200 fixings
3 Insulating panel to meet required thermal U value performance	EPS, Graphite EPS, Phenolic, Mineral wool, Wood fibre - insulation available from 40mm upwards in 10mm increments. Consult Parex on specific grades and requirements		
4 Mortar for the basecoat - 48 standard colours	MAITE MONOCOMPOSANT	4.5 to 6.6 kg/m ² (4.5 - 6.6m ²) per 30kg bag	Pallet of 40 x 30 kg bags
5 Mesh for base coat - Standard reinforcement - Heavy duty reinforcement	355 AVU Standard mesh 358.10 Heavy duty reinforcing mesh	50m ² per roll 23m ² per roll allowing for 100mm laps	Roll 50 x 1.1m Roll 25 x 1m
6 Top coat: Finishes: Fine or Medium Scraped, Sponge, Trowelled, Spray Textured, Smooth Spray Textured. Ashlar cuts can be incorporated into a thicker finish.	EHI or EHI GF	14 to 21 kg/m ² (1.4 - 2.1m ²) per 30kg bag according to finish	Pallet of 40 x 30 kg bags

THERMAL CALCULATIONS

U Value and Interstitial Condensation calculations available upon request. Please provide us with the full wall make up, including material type/thickness and cavity width where applicable.



Complies with the requirements for Class 0, as defined in paragraph A13(b) of Approved Document B, 'Fire Safety', to the Building Regulations 2000 when tested to BS 476: Parts 6 & 7. Test report numbers 189824 & 189829"



· EHI scraped finish onto mineral wool



· EHI scraped finish onto EPS with no fixings required (subject to substrate)

ACCESSORIES

Product Function	Product	Packaging
Starter profile/base rail length 2.5 m	Variable widths profiles to suit the insulation thickness. Available in powder coated galvanised, stainless steel and aluminium. All profiles can be colour matched powder coated. Special corner sections available	Box quantity will vary dependant upon insulation width.
Stop profile - length 2.5 m	Variable widths profiles to suit the insulation thickness. Available in powder coated galvanised, stainless steel and aluminium. All profiles can be colour matched powder coated. Special corner sections available	Box quantity will vary dependant upon insulation width.
Corner bead	A range of coloured UPVC beads are available.	Box of 50 x 2.5m
Vertical movement joint	A range of coloured UPVC beads are available.	Box of 25 x 2.5m Box of 25 x 3.0m
Mastic for joints and sealing around openings.	603 LANKOFLEX / 613 LANKOCRYL EXTERIOR	Box of twelve cartridges
Mesh and bead fixings	FIRTREE FIXINGS Place fixings sufficient to hold the mesh and bead.	Box of 1000 fixings

For details on beads and meshes refer to EIF's accessories on pages 115, 116 & 117. A range of specialist beads and profiles are available to meet particular construction demands. e.g. Fire breaks, horizontal movement joints etc.



ENVIRONMENTAL
MANAGEMENT
SYSTEM: ISO 14001



Bord Agairment na hÉireann
Irish Agairment Board

Ref: N° 09/0342



European Organisation
of Technical Approvals.
ETA 04/0124

NEW 2010 Approvals
Pending

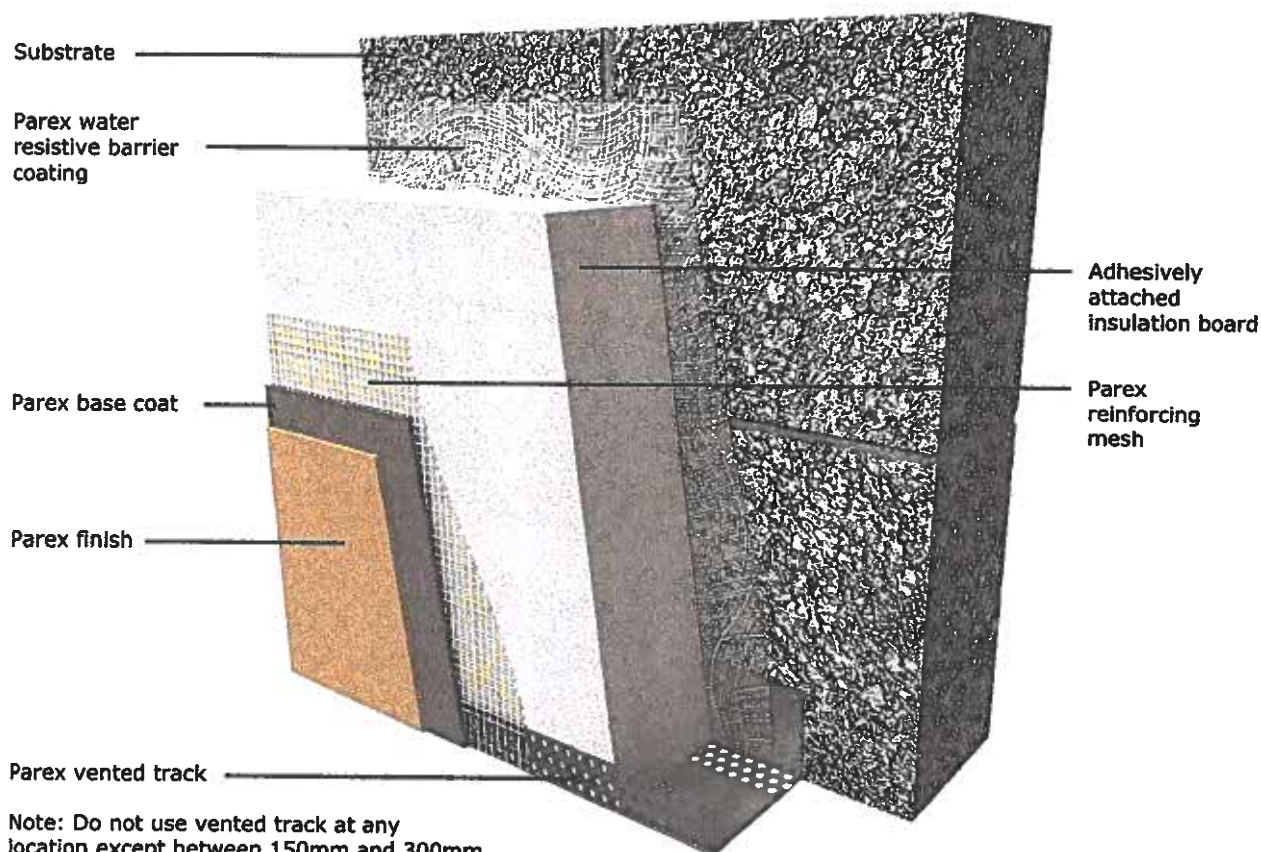


Figure 1: ParexLahabra EIF System Components

2.4.2 General

External Insulation Ireland prepare a site package for each project, including wind loading and U-value calculations, requirements for materials handling and storage, method statements for installation, building details, fixing requirements, provision for impact resistance, maintenance requirements etc. This document forms part of the contract documentation for circulation to the home owner and the installer. Installers will be expected to adhere to the specification. Deviations must be approved by an External Insulation Ireland technical representative. External Insulation Ireland technical representatives will visit each site on a regular basis to ensure that work is carried out in accordance with the project specific site package, including the Certificate holder's installation manual. Certificates of Compliance, External Insulation Ireland guarantee and home owners manual will be issued on successful completion and sign-off of completed projects.

Mineral fibre board and lamella must be protected from moisture prior to and during installation. It may be necessary to remove and replace any unsuitable/wet material.

External works that leave the external appearance of the building inconsistent with neighbouring buildings may require planning permission. The

status of this requirement should be checked with the local planning authority as required.

2.4.3 Site Survey and Preliminary Work

A comprehensive pre-installation site survey of the property shall be carried out by a suitably qualified External Insulation Ireland technical representative or External Insulation Ireland and NSAI Agrément approved contractor and all key information is recorded on the site survey form. The External Insulation Ireland pre-installation survey is also used to price the project and identify all the relevant factors/technical information which needs to be considered in the design of the external cladding system and important information to be included in the site specific pack. This pack would typically include wind load calculations and a fixing specification summary sheet, thermal bridging evaluation, condensation risk analysis, elemental wall U-value calculation, and a full set of project specific building details. The survey will also establish the suitability of the substrate, and the External Insulation Ireland technical representative will determine if pullout resistance testing is required and what substrate preparation is required.

The substrate must be free of water repellents, dust, dirt, efflorescence and other harmful contaminants or materials that may interfere with