

BUILDING CONDITION REPAIR WORKS

Table BC-1 Rev A

All CHURCH Options include for the following Building Conditions Upgrade works. BC-1 Table to be read in conjunction with Appendix I/ Conservation Appraisal, Section 6.

		repair category	note for cost inclusions/ exclusions
EXTERIOR FABRIC	Roof + rainwater disposal	Desirable	All upgrade works to the Porch/ Vestry will be superseded [not required] as a result of the proposed Church options since they will be demolished.
	Walls	Necessary	All upgrade works to the Porch/ Vestry will be superseded [not required] as a result of the proposed Church options since they will be demolished.
	External doors	Not required	All upgrade works noted in Building conditions report will be superseded by refurbishment works included for each Option. All Options include for new doors.
	Windows	Necessary + Desirable	Cost allowance for commissioning a qualified and experienced glass conservator to be included at this stage. Provisional costs for upgrade works, based on MA outline description to be included within the repair work cost allowance.
INTERIOR	Timber roof + ceilings	Urgent.	Allowance for rot report to be commissioned following removal of plaster from walls and ceilings. As scope is currently unknown, only minor repairs to the roof trusses to be included within each option.
	Plasterwork	Necessary	
		Necessary	Works to repair timber floor after fitted furniture [pew, pulpit removal to be included within each option].
	Flooring		
	Internal joinery	Desirable	
FITTINGS	Fixed pews, altar on raised platform and timber pulpit.		Allowance for removal of fixed pews, alter and timber pulpit to be included in each option.
M&E	Ventilation	Necessary	
	Heating	Necessary	
	Power + lighting	Desirable	
	Fire safety systems	Necessary	