

LEEDS METHODIST MISSION

SCHEDULE OF WORKS

FOR PROPOSED EXTERNAL REFURBISHMENT

OF

THE OXFORD PLACE CENTRE & OXFORD CHAMBERS

Graham Farmer
Chartered Architect
Ringwood House
1 Salisbury Street
SKIPTON
North Yorkshire
BD23 1NQ

LMM/1513
September 2015

LEEDS METHODIST MISSION

1 Scope of Works

Following the recommendations of the 2014 Quinquennial Inspection Report on the property, a schedule of proposed external refurbishment has been prepared.

The Scope of Works is summarised as follows:

- Re-pointing/replacement of brickwork.
- Re-pointing/repair of stonework.
- Door & window joinery repairs.
- Re-painting of doors & windows.
- Renewal of mastic pointing around window frames.
- Re-fixing of slipped roof slates.
- Replacement of glazing.
- Repairs to rainwater pipe.
- Clearing/cleaning of bird deposits, vegetation & gutters.

The extent of the works has been quantified as far as possible and is based on a visual inspection from ground level.

Where the amount of work required cannot be determined accurately without closer inspection, the contractor is requested to submit a rate per square metre or per linear metre.

2 Brickwork

Where mortar has weathered back to a depth equivalent to the joint width or is very loose, it should be raked out to a depth equivalent to twice the joint width, ie 20mm deep.

The brickwork should be brushed clean and wetted thoroughly prior to re-pointing in new mortar to match the colour of the existing.

Hydraulic mortar based on hydraulic lime to strength classification NHL 3.5 is required. This should be mixed with sand of largest particle size not exceeding one-third of the joint width, ie 3mm.

A suitable mortar mix would be 1 part Ionic 3.5 Old White to 3 parts Leighton Buzzard sand as supplied by Womersleys Ltd, Walkley, Heckmondwike, West Yorkshire, WF16 0PG. Tel: 01924 400651.
e-mail: info@womersleys.co.uk

A sample area of 1 sq.m. of re-pointing will be required for approval.

A flush finish is required to the joints.

Re-pointing of brickwork is required at the following locations:

Oxford Place

- | | | |
|-----|---|---|
| 2.1 | At the corner with Westgate elevation between 16 no. bands of stonework – panel size approx. 1.0m x 0.45m. | £ |
| 2.2 | Above circular window & disused double doors to right hand side of main entrance. Area approx. 1 sq.m. | £ |
| 2.3 | Above 2 nd floor stairwell window of Oxford Chambers. | £ |
| 2.4 | To pier at corner with Oxford Chambers. | £ |
| 2.5 | To corner of 1 st & 2 nd floors above the abutment of neighbour's roof adjoining. Approx. area of 2 sq.m. between bands of stonework. | £ |
| 2.6 | Ground Floor of Oxford Chambers in band between plinth courses & window sills; approx. area of 2 sq.m. | £ |

Westgate

- | | | |
|-----|--|---|
| 2.7 | The full elevation is proposed, except for an area which was re-pointed in the previous refurbishment. The excluded area extends from the corner with Oxford Row past the first window on the 1 st Floor and including the banded pilaster. In height, the excluded area is from the top of the wall down to 3 courses below the 1 st Floor window sill. | £ |
|-----|--|---|

Oxford Row

- | | | |
|-----|---|---|
| 2.8 | The full elevation is proposed, except for the area re-pointed in a previous refurbishment. The excluded area extends in width from the corner with Westgate past the first window on the 1 st Floor and including the stone banded pilaster beyond. In height, the excluded area is from the top of the wall down to 3 courses below the 1 st Floor window sill. | £ |
|-----|---|---|

Facing Oxford House

- 2.9 Between the corner with Oxford Row and the full height Chapel windows on the ground & 1st Floor. £

Roof

- 2.10 Copings and brickwork of parapet wall facing Oxford Place. £

- 2.11 The contractor should also provide a rate per sq.m. for taking out and replacing the mortar in brick joints. £

Replacement Bricks

A number of bricks appear significantly eroded when viewed from Ground Level and from roof level below arched section of parapet wall. Replacement of defective bricks with re-claimed bricks of matching size and appearance is required.

It is not possible to quantify the number of replacement bricks required without closer inspection.

- 2.12 The contractor should provide a rate per brick for removal and replacement. £

3 **Stonework**

Re-pointing Works:

Rake out and renew missing or defective pointing in stonework as described in Section 2 for brickwork.

Re-pointing of stonework is required at the following locations:

Oxford Place

- 3.1 Between corner with Westgate and Oxford Chambers:
34 no. vertical joints x 360 mm deep. £

To Oxford Chambers

- | | | |
|-----|--|---|
| 3.2 | Ground Floor plinth courses & capping – 4 lin. m. | £ |
| 3.3 | 40 no. vertical joints x 360 mm deep. | £ |
| 3.4 | Projecting entablature at 3 rd Floor level below arched window. | £ |

Westgate

- | | | |
|-----|---|---|
| 3.5 | Ground Floor string course – 10 no. vertical joints.
1 st Floor string course – 10 no. vertical joints. | £ |
| 3.6 | Between several copings is parapet wall. | £ |
| 3.7 | To several joints in window surrounds. | £ |

Oxford Row

- | | | |
|-----|--|---|
| 3.8 | Ground Floor bay to corner with Westgate and 1 st Floor string courses – 15 no. vertical joints. | £ |
| 3.9 | Ground Floor plinth courses – 17 no. vertical joints.
Arched parapet at corner with Westgate – 5 no. vertical joints.
1 no. joint in projecting entablature below parapet. | £ |

Repair Works

Carry out patch repairs to eroded or damaged natural stone masonry by cutting back and bonding to their original profile using a lime-based repair mortar which is coloured to match the surrounding stonework.

A suitable stone repair mortar is LITHOMEX which can be supplied by Womersleys Ltd of Heckmondwike.

A sample area of repair work will be required for approval.

Repairs to stonework are required in the following locations:

Oxford Place

Between corner with Westgate & Oxford Chambers:

- | | | |
|------|---|---|
| 3.10 | 15 no. blocks in plinth courses. | £ |
| 3.11 | 5 no. plinth cappings. | £ |
| 3.12 | To edge of stone canopy over main entrance where the face has sheared off onto steps. | £ |
| 3.13 | Behind columns at both sides of entrance. | £ |

To Oxford Chambers

- | | | |
|------|----------------------------------|---|
| 3.14 | 25 no. blocks in plinth courses. | £ |
| 3.15 | 8 no. plinth cappings. | £ |

Westgate

For location reference purposes, the elevation is divided into 7 bays with a window at the centre of each bay. The bays are numbered from left to right (Oxford Row to Oxford Place).

- | | | |
|------|---|---|
| 3.16 | Stone blocks are eroding in the following bays:

Bay 3 – 2 no. at 1 st Floor level.
Bay 4 – 1 no. at Ground Floor level.
Bay 5 – 3 no. at 1 st Floor level.
Bay 7 – 3 no. in left hand pier. | £ |
| 3.17 | Stone window sills are eroding in the following bays:

Ground Floor Bays 1, 2, 4 & 5.
1 st Floor Bays 2, 4, 5 & 6. | £ |

Oxford Row

- | | | |
|------|--|---|
| 3.18 | 8 no. stone blocks in plinth courses.
1 no. Ground Floor sill nearest corner with Westgate. | £ |
|------|--|---|

Roof

- 3.19 An inspection of stonework features at roof level should be made and a provisional sum included for carrying out any necessary repair works. £

3.20 Water Repellent Treatment

Where weathered, porous masonry surfaces are evident to brickwork and stonework, treatment in the form of an aqueous penetrating liquid is proposed. This forms an invisible, micro-porous and water repellent barrier with the substrate and reduces the risk of further erosion due to advanced weathering.

BELZONA 5122 supplied by Belzona Polymerics Ltd of Harrogate (www.belzona.com) and applied in accordance with the attached "Instructions for Use" sheet is the recommended treatment.

The contractor should provide a rate per sq.m. for carrying out treatment to reduce water absorption rates into the masonry fabric. £

3.21 Stone Cleaning

Plinth courses of stonework are heavily stained with algae close to ground level, particularly to the Oxford Place elevation from the corner with Westgate up to Oxford Chambers.

The algae requires removing from the face of the stonework using a suitable cleaning product which the contractor should submit for approval. £

4 Door and Window Repairs

Doors

Repairs to defects in door joinery are required as follows:

- 4.1 Replace decayed section of door frame & fit replacement drip mould to the Fire Exit door from Oxford Chambers, located in the courtyard off Oxford Row. £

4.2 Make good to right hand leaf of double doors at right hand side of main entrance where a piece of door leaf is missing. £

4.3 Replace split beading around lower door panel at Children's Centre entrance on Westgate. £

5 **Windows**

Paintwork to window frames has flaked off in many places, exposing the timber to water ingress.

It is anticipated that decay will be found in some timber sections which should be replaced in hardwood.

As the extent of this remedial work cannot be established from inspection at ground level, the contractor should provide a rate per linear metre for the supply and fit of replacement frame sections. £

6 **Painting**

Paint has been flaking off doors and windows in some places for many years.

Exposure of the wood may have led to substrate degradation in places, particularly sills.

Repeated over-painting may have led to a substantial dry film thickness. This should be removed if tests show the coating lacks the necessary cohesive and adhesive strength.

Removal may be by burning off with blowlamps or hot air strippers, taking the necessary safety precautions, such as having fire extinguishing equipment on hand.

The contractor will need to assess the situation and include the most cost-effective solution to achieve a properly prepared surface to avoid premature coating failure.

If more limited forms of preparation prove to be suitable, this would include abrasion and cleaning, scraping off and/or sanding down of loose material, followed by cleaning to emulsify contaminants. Surfaces then need to be washed, rinsed and dried thoroughly prior to painting.

Where bare wood has been exposed for a lengthy period, the surface must be allowed to dry out in order for re-painting to be successful.

The outer layer of wood may have become 'denatured' or fibrous and offer a poor 'key' for paint. In such cases, the perished outer layer must be removed by careful scraping and glass papering.

A brush coat of timber preservative should then be applied, followed when dry by a thinned coat of primer to penetrate the wood.

Wet or dry abrasion to remove any sharp edges is required to avoid the chance of early decorative failure.

Spot priming of small areas should be undertaken.

Where filling of timber defects is appropriate, rather than replacement sections of new timber, a good exterior quality filler should be used, such as WEATHERSHIELD Exterior Flexible Filler.

Repaired areas should be brought forward with undercoat and the full coating of undercoat and finish applied overall.

6.1 Apply coatings by Dulux Trade to doors, frames and windows as follows:

Three part system – WEATHERSHILD comprising:

Preservative Primer (where applicable)
2 coats of Exterior Flexible Undercoat
1 coat of Exterior High Gloss

£

The paint system must be applied in accordance with the attached data sheets for the above WEATHERSHIELD products.

Re-painting in other locations is required as follows:

Prepare rendered surfaces and apply WEATHERSHIELD All Seasons Smooth Masonry Paint with a thinned 1st coat and 2 full coats in accordance with the attached data sheet in the following locations:

6.2 Rendered door surround to Oxford Row. £

Prepare metal surfaces and apply Dulux Trade Metal Primer and finish with the WEATHERSHIELD system in accordance with the attached data sheet in the following locations:

6.3 Metal windows at top of Tower. £

6.4 Cast iron rainwater pipe at low level in Courtyard near corner with Oxford Row. £

6.5 Security bars in Courtyard. £

6.6 Handrails and balustrades at side of steps and guardings to stairwells at both Basement entrances facing Westgate. £

7 **Mastic Pointing**

Mastic pointing around window and door frames is either missing or perished in many places.

Wherever it is defective, the remaining mastic should be completely removed and a new oleo-resinous mastic applied.

Once a skin has formed on the surface, the mastic should be painted with the window.

The contractor should provide a rate per lin. m. for renewing mastic pointing. £

8 **Roof Slating**

Several roof slates have been observed in the roof valley over Oxford Chambers which adjoins the party wall with the neighbouring property in Oxford Place.

Slates which have slipped down the roof should be re-fixed in their original locations and the roof checked for any other defects. £

- 9 **Replacement Glazing**
- A square pane of glass is broken at the centre of the circular window to the left hand side of the entrance canopy in Oxford Place.
- Replacement glass should be fitted in the window. £
-
- 10 **Rainwater Goods**
- The broken cast iron shoe at the bottom of the rainwater pipe to the left of the fire exit from Oxford Chambers should be replaced. £
-
- 11 **Removal of Bird Deposits, Vegetation and Debris**
- 11.1 Deposits of bird droppings have accumulated on window sills of toilets on upper floors in Oxford Chambers within the Courtyard.
- These should be removed, the sills cleaned and anti-roosting devices fitted to prevent a recurrence. £
- 11.2 Vegetation is growing on the building in several locations and should be removed as follows:
- From the parapet wall on Oxford Place adjoining the Westgate corner pier.
- From the stone balustrade of the Tower balcony facing Oxford Place.
- From the roof side of the parapet wall facing Oxford Place where weeds are growing out of open joints in the wall and between coping stones. £
- 11.3 Debris is accumulating in places in roof gutters. These should be inspected throughout and all debris removed. £