

5.1 Mechanical & Electrical

Forster Road Boundary & Car Park

The site is bounded to the south by Forster Road, with a concrete panel fence separating the church car park from the road.

The car park is proposed to receive new lighting, in the form of lampposts or wall lights for general lighting, and bollards for car parking spaces.

Façade lighting is also proposed.

The boundary fence is to be replaced, also with new lighting – potentially up-lighting along its length.

New circuits and containment will run to these lights from inside the building from the nearest distribution board. Lampposts, bollards and uplighters will have underground runs in suitable containment (e.g. rigiduct), at an appropriate depth, and be coordinated with existing services runs and the proposed new surfacing.

Electrical runs will avoid root zones, in particular from the new planting along the fence line.

St Loy's Road Boundary

There are proposals for new lighting to the facades and fences of the boundaries on both sides St Loy's Road as well, with uplighters at the fence line. The fence is proposed to be "green" with plants hiding the existing fence.

New circuits and containment below ground will be provided to each of these lights, which require trenching and making-good of surfaces along the routes. More detailed investigation will be carried out to establish the best routes externally and internally back to the boards in the church.

It is also proposed that the planting along the fence line should be watered automatically. This will require a water supply from the building, with new pipework run in the ground at an appropriate depth (min. 750mm), and coordinated with other services. The type of irrigation is important, as the backflow prevention measures required by the Water Regulations varies – any irrigation system less than 150mm above ground requires fluid category 5 protection, which means a break-boost tank and pump system, but systems sufficiently clear of the ground may permit a lower category of (valved) protection depending on water authority risk assessment. The type of system and therefore protection required should be clarified at the next stage.

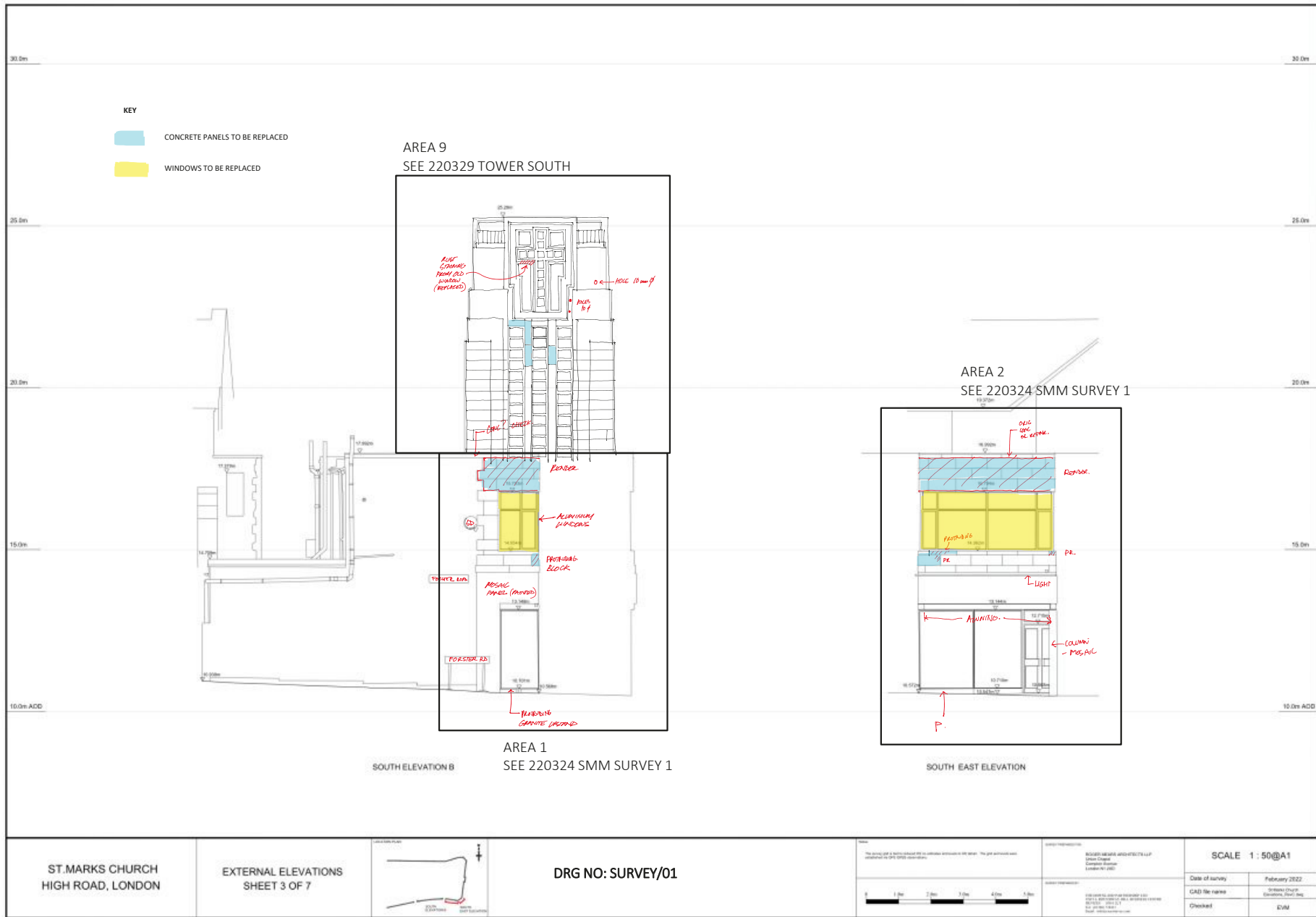
Building Services
Engineering &
Environmental Design

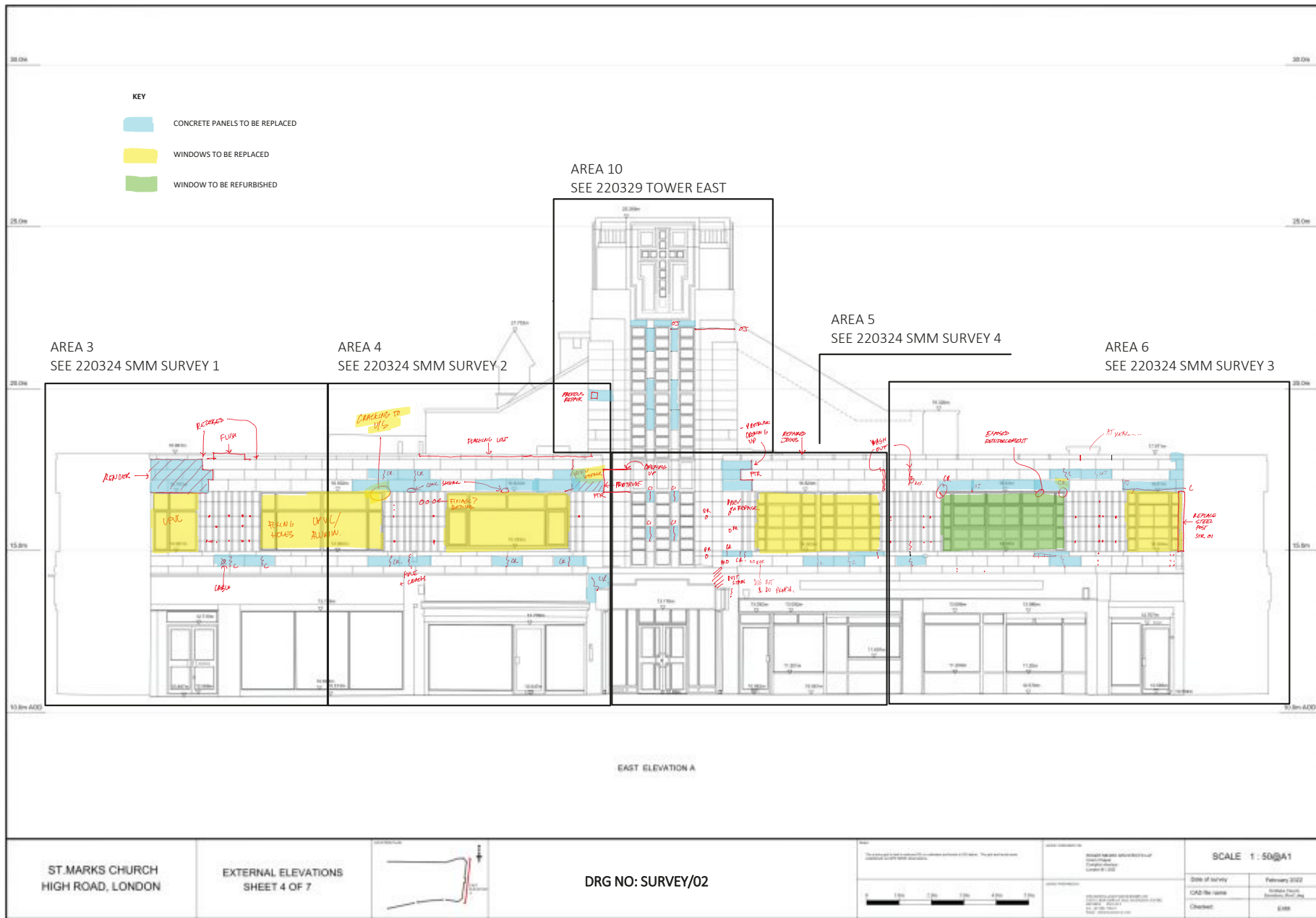
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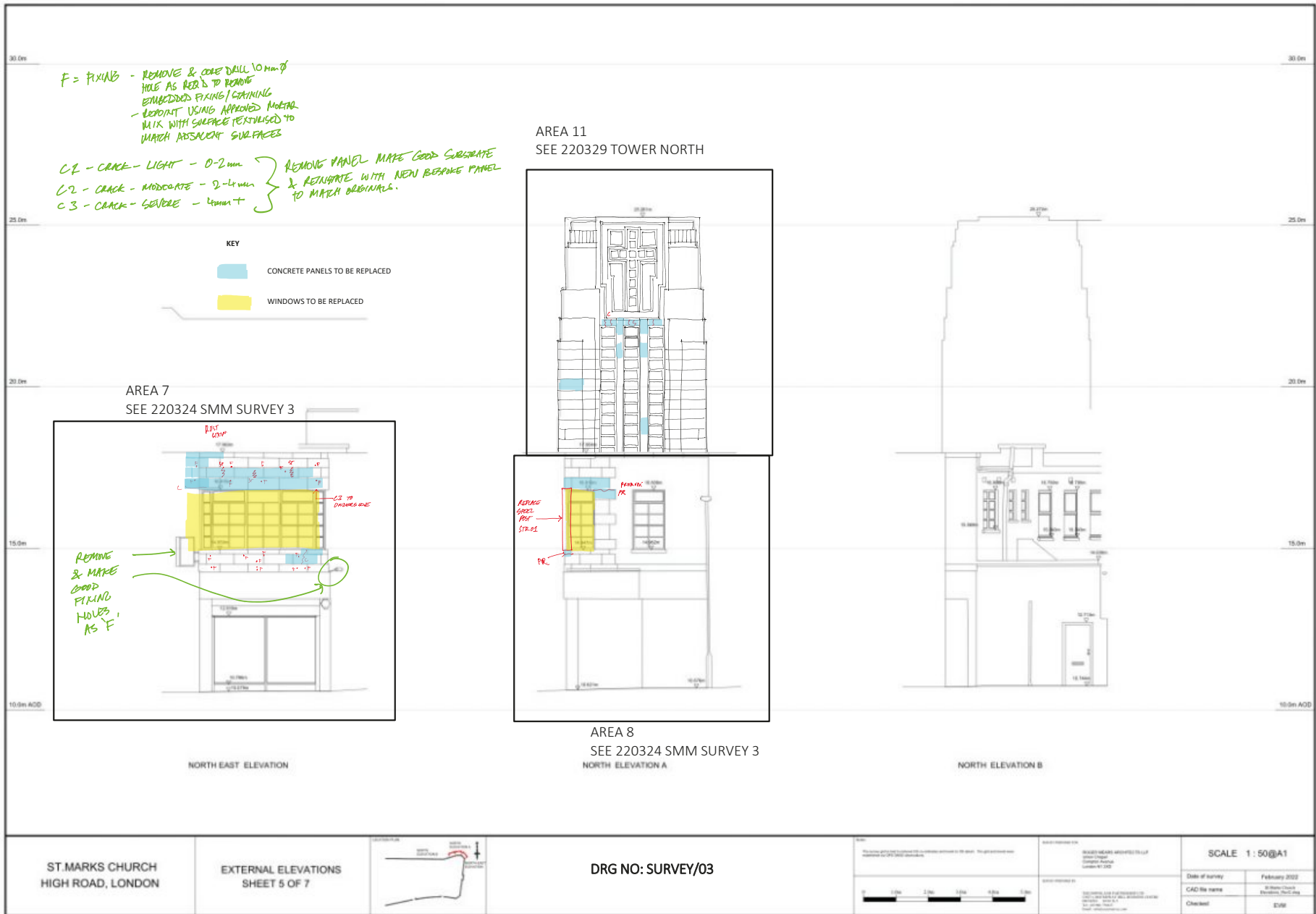
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APPENDIX A - CONDITION SURVEY DRAWINGS AND SCHEDULES







Condition Survey Schedules

Priority

- | | |
|---|--|
| 0 | Extensive significant problems - urgent (health & safety risk) |
| 1 | poor condition – repair Immediate/essential within 1 year |
| 2 | Average condition- repair within 2 years |
| 3 | Fair condition- within 5 years |
| 4 | Stable fabric – monitor periodically - replace if required as part of improvement works |
| 5 | Good / optimum condition - no outstanding defects - replace if required as part of improvement works |

Condition Survey Schedules

DEFECT & REPAIR TYPE	DESCRIPTION	METHODOLOGY
C1	CONCRETE - CRACKING / SPALLING TO PANEL - MINOR (0-2 mm WIDTH)	Remove panel & make good substrate (remove brick encasement to expose steel / treat steel / reinstate brick); refix new bespoke concrete facing panel
C2	CONCRETE - CRACKING / SPALLING / SHEARING TO PANEL - MODERATE (2 TO 4 mm WIDTH)	Remove panel & make good substrate (remove brick encasement to expose steel / treat steel / reinstate brick); refix new bespoke concrete facing panel
C3	CONCRETE - CRACKING / SPALLING / SHEARING TO PANEL - SEVERE (4 mm +)	Remove panel & make good substrate (remove brick encasement to expose steel / treat steel / reinstate brick); refix new bespoke concrete facing panel
C4	CONCRETE - MISSING / POOR POINTING	Rake out joint and repoint with approved mortar mix to slightly recessed joint profile
F	CONCRETE - FIXING (REDUNDANT)	Remove fixing & core drill 20 mm diameter hole to area to remove embedded fixing / stained fabric; repair aperture (<20 mm) with approved mortar mix with surface texturized to match adjacent original
PR1	CONCRETE - POOR PREVIOUS REPAIR - MINOR (< 50 mm)	Cut out repair & reinstate with approved mortar mix
PR2	CONCRETE - POOR PREVIOUS REPAIR - EXTENSIVE (> 50 mm)	Remove panel & make good substrate (remove brick encasement to expose steel / treat steel / reinstate brick); refix new bespoke concrete facing panel
PTR	CONCRETE - PROTRUDING PANEL	Remove panel & make good substrate (remove brick encasement to expose steel / treat steel / reinstate brick); refix new bespoke concrete facing panel
ST1	CONCRETE - STAINING (GENERAL)	ALL AREAS Clean with DOFF hot water / steam clean
ST2	CONCRETE - STAINING (RUST - MODERATE)	Clean with DOFF hot water / steam clean & apply poultice
ST3	CONCRETE - STAINING (RUST - SEVERE)	Remove panel & make good substrate (remove brick encasement to expose steel / treat steel / reinstate brick); refix new bespoke concrete facing panel
STR1	STEEL STRUCTURE (CORRODED POST TO CORNER WINDOW)	Support lintel to opening & replace to St Eng details
W1	WINDOW - INAPPROPRIATE MODERN REPLACEMENT / ORIGINAL STEEL WINDOW IN POOR CONDITION	Remove and replace with new double glazed steel window
W2	WINDOW - EXISTING TO BE RETAINED	Clean down and refurbish & repaint

Condition Survey Schedules

AREA / SPACE NO: EAST ELEVATION SOUTH EAST CORNER

Area / Location	Defect & Repair Type	Priority	Drawing / Photograph ref.	Size	Units	Replacement panel no.	Rate (by QS)	Cost (by QS)	Notes
AREA 1	PR2	2	SURVEY/01 220324 SMM SURVEY 1	3	m2	10			Area of render repair
AREA 1	PTR	2	SURVEY/01 220324 SMM SURVEY 1	1	no	1			
AREA 1	W1	3	SURVEY/01 220324 SMM SURVEY 1	1	no				Modern Aluminium window
AREA 1	ST1	2	SURVEY/01 220324 SMM SURVEY 2	5	m2				cleaning to all areas prior to repairs
AREA 2	PR2	2	SURVEY/01 220324 SMM SURVEY 1	8	m2	12			Area of render repair
AREA 2	PTR	2	SURVEY/01 220324 SMM SURVEY 1	2	no	2			
AREA 2	ST1	2	SURVEY/01 220324 SMM SURVEY 2	5	m2				cleaning to all areas prior to repairs

25 TOTAL PANEL REPLACEMENT

Condition Survey Schedules

AREA / SPACE NO: EAST ELEVATION

Area / Location	Defect & Repair Type	Priority	Drawing / Photograph ref.	Size	Units	Replacement panel no.	Rate (by QS)	Cost (by QS)	Notes
AREA 3	ST1	2	SURVEY/01 220324 SMM SURVEY 1	20	m2				cleaning to all areas prior to repairs
AREA 3	PR2	2	SURVEY/01 220324 SMM SURVEY 1	4	m2	6			Area of render repair
AREA 3	C2	2	SURVEY/01 220324 SMM SURVEY 1	2	no	2			Cracking
AREA 3	F	2	SURVEY/01 220324 SMM SURVEY 1	13	no				redundant fixings & fixing holes
AREA 3	W1	3	SURVEY/01 220324 SMM SURVEY 1	1	no				Modern Aluminium window
AREA 4	ST1	2	SURVEY/02 220324 SMM SURVEY 2	40	m2				cleaning to all areas prior to repairs
AREA 4	C2	2	SURVEY/02 220324 SMM SURVEY 2	7	no	7			Cracking
AREA 4	C3	1	SURVEY/02 220324 SMM SURVEY 2	6	no	6			Cracking to lintels
AREA 4	C4	2	SURVEY/02 220324 SMM SURVEY 2	10	lm				repointing; general allowance
AREA 4	PR2	2	SURVEY/02 220324 SMM SURVEY 2	1	no	1			
AREA 4	PTR	2	SURVEY/02 220324 SMM SURVEY 2	1	no	1			protruding panel
AREA 4	F	2	SURVEY/02 220324 SMM SURVEY 2	10	no				redundant fixings & fixing holes
AREA 4	W1	3	SURVEY/02 220324 SMM SURVEY 2	1	no				Modern UPVC window
AREA 4	X1	3	SURVEY/02 220324 SMM SURVEY 2	5	lm				reinstate flashing to parapet

23 TOTAL PANEL REPLACEMENT

Condition Survey Schedules

AREA / SPACE NO: EAST ELEVATION

Area / Location	Defect & Repair Type	Priority	Drawing / Photograph ref.	Size	Units	Replacement panel no.	Rate (by QS)	Cost (by QS)	Notes
AREA 5	ST1	2	SURVEY/02 220324 SMM SURVEY 4	40	m2				cleaning to all areas prior to repairs
AREA 5	ST2	2	SURVEY/02 220324 SMM SURVEY 4	0.5	m2				rust staining above canopy
AREA 5	C2	2	SURVEY/02 220324 SMM SURVEY 4	9	no	9			Cracking; 4 no window mullions
AREA 5	C4	2	SURVEY/02 220324 SMM SURVEY 4	10	lm				repointing; general allowance
AREA 5	PR1	2	SURVEY/02 220324 SMM SURVEY 4	5	no				
AREA 5	PTR	2	SURVEY/02 220324 SMM SURVEY 4	3	no	3			protruding panels
AREA 5	W1	3	SURVEY/02 220324 SMM SURVEY 4	1	no				original steel window
AREA 6	ST1	2	SURVEY/02 220324 SMM SURVEY 3	40	m2				cleaning to all areas prior to repairs
AREA 6	C2	2	SURVEY/02 220324 SMM SURVEY 3	5	no	5			Cracking
AREA 6	C3	0	SURVEY/02 220324 SMM SURVEY 3	6	no	6			Cracking to lintels
AREA 6	C4	2	SURVEY/02 220324 SMM SURVEY 3	10	lm				repointing; general allowance
AREA 6	F	2	SURVEY/02 220324 SMM SURVEY 3	30	no				redundant fixings & fixing holes

23 TOTAL PANEL REPLACEMENT

Condition Survey Schedules

AREA / SPACE NO: EAST ELEVATION NORTH EAST CORNER

Area / Location	Defect & Repair Type	Priority	Drawing / Photograph ref.	Size	Units	Replacement panel no.	Rate (by QS)	Cost (by QS)	Notes
AREA 7	C3	0	SURVEY/03 220324 SMM SURVEY 3	4	no	4			Cracking around lintel
AREA 7	C2	2	SURVEY/03 220324 SMM SURVEY 3	2	no	2			Cracking around lintel
AREA 7	ST3	3	SURVEY/03 220324 SMM SURVEY 3	3	no	3			replace stained panels - former fixing brackets
AREA 7	W1	1	SURVEY/03 220324 SMM SURVEY 3	1	no				Original steel window in poor condition
AREA 7	F	2	SURVEY/03 220324 SMM SURVEY 3	25	no				redundant fixings & fixing holes to projecting signs / lights to be removed
AREA 7	ST1	2	SURVEY/01 220324 SMM SURVEY 2	3	m2				cleaning to all areas prior to repairs
AREA 8	PTR	2	SURVEY/03 220324 SMM SURVEY 3	2	no	2			
AREA 8	STR1	1	SURVEY/03 220324 SMM SURVEY 3	1	no				steel post to corner to be replaced to st eng details
AREA 8	ST1	2	SURVEY/01 220324 SMM SURVEY 2	5	m2				cleaning to all areas prior to repairs

11 TOTAL PANEL REPLACEMENT

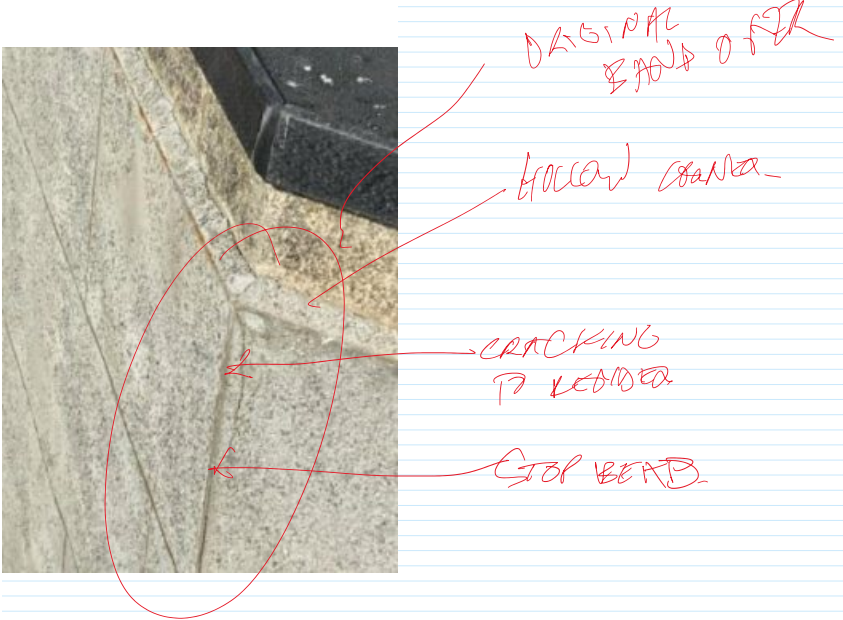
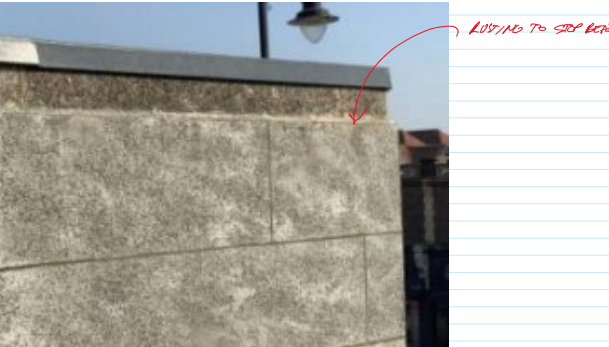
Condition Survey Schedules

AREA / SPACE NO: EAST ELEVATION - TOWER N S E ELEVATIONS

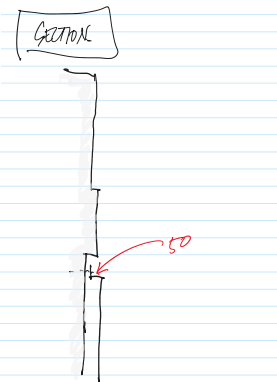
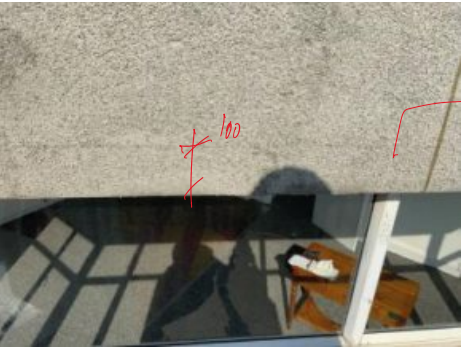
Area / Location	Defect & Repair Type	Priority	Drawing / Photograph ref.	Size	Units	Replacement panel no.	Rate (by QS)	Cost (by QS)	Notes
AREA 9	F	2	SURVEY/01 220324 SMM SURVEY 1	3	no				redundant fixings & fixing holes
AREA 9	CR2	2	SURVEY/01 220324 SMM SURVEY 1	4	no	4			Cracking / poor previous repairs to panels - replace; 3 no. mullion panels to windows
AREA 9	ST2	3	SURVEY/01 220324 SMM SURVEY 1	0.5	m2				rust staining from previous windows (removed)
AREA 9	ST1	2	SURVEY/01 220324 SMM SURVEY 1	50	m2				cleaning to all areas prior to repairs
AREA 10	ST1	2	SURVEY/01 220324 SMM SURVEY 1	50	m2				cleaning to all areas prior to repairs
AREA 10	CR2	2	SURVEY/01 220324 SMM SURVEY 1	10	no	10			Cracking / poor previous repairs to panels - replace; 6 no. mullion panels to windows
AREA 11	ST1	2	SURVEY/01 220324 SMM SURVEY 1	50	m2				cleaning to all areas prior to repairs
AREA 11	CR2	2	SURVEY/03 220324 SMM SURVEY 3	9	no	9			Cracking / poor previous repairs to panels - replace; 5 no. mullion panels to windows

23 TOTAL PANEL REPLACEMENT

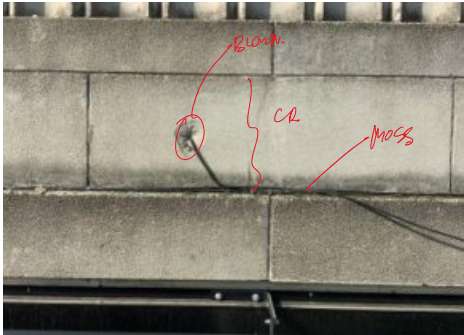
Condition Survey Photos



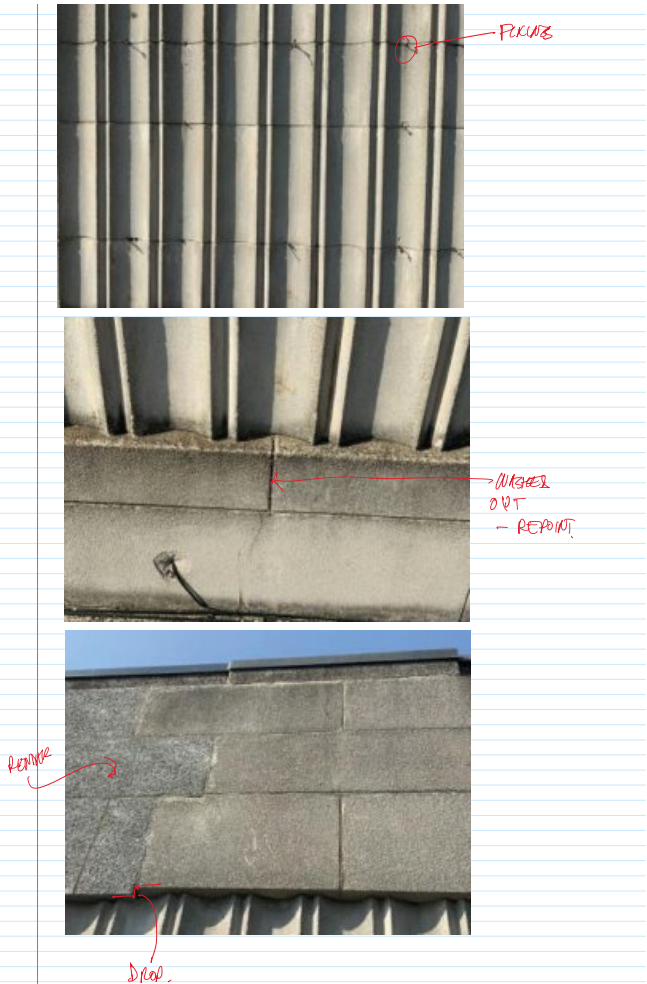
Condition Survey Schedules



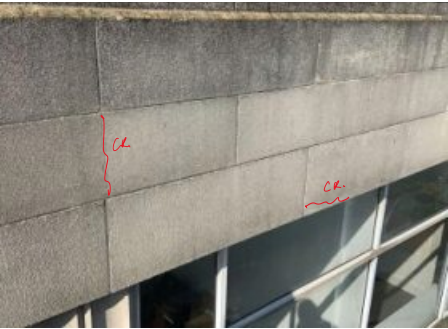
Condition Survey Photos



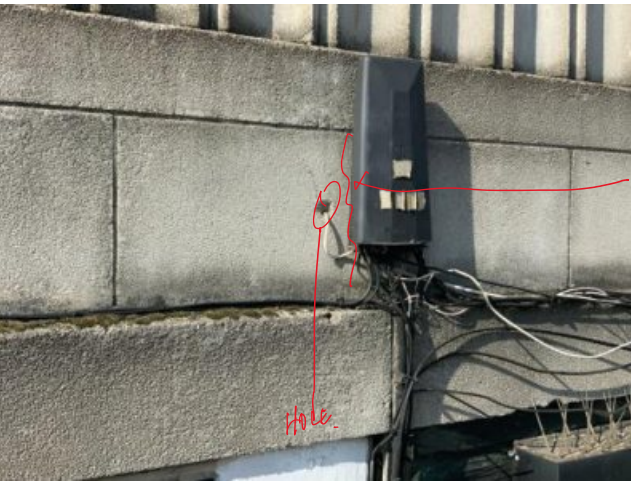
Condition Survey Schedules



Condition Survey Photos



Condition Survey Schedules



Condition Survey Photos



CRACK / SPALLING

OPEN JOINT.

OPEN TO 1/2 WAY ALONG PANEL.



OPEN JOINT

CR

SPALLING



CRACK

OPEN

Condition Survey Schedules

