

Michael Atkinson

ARCHITECTURE & HERITAGE

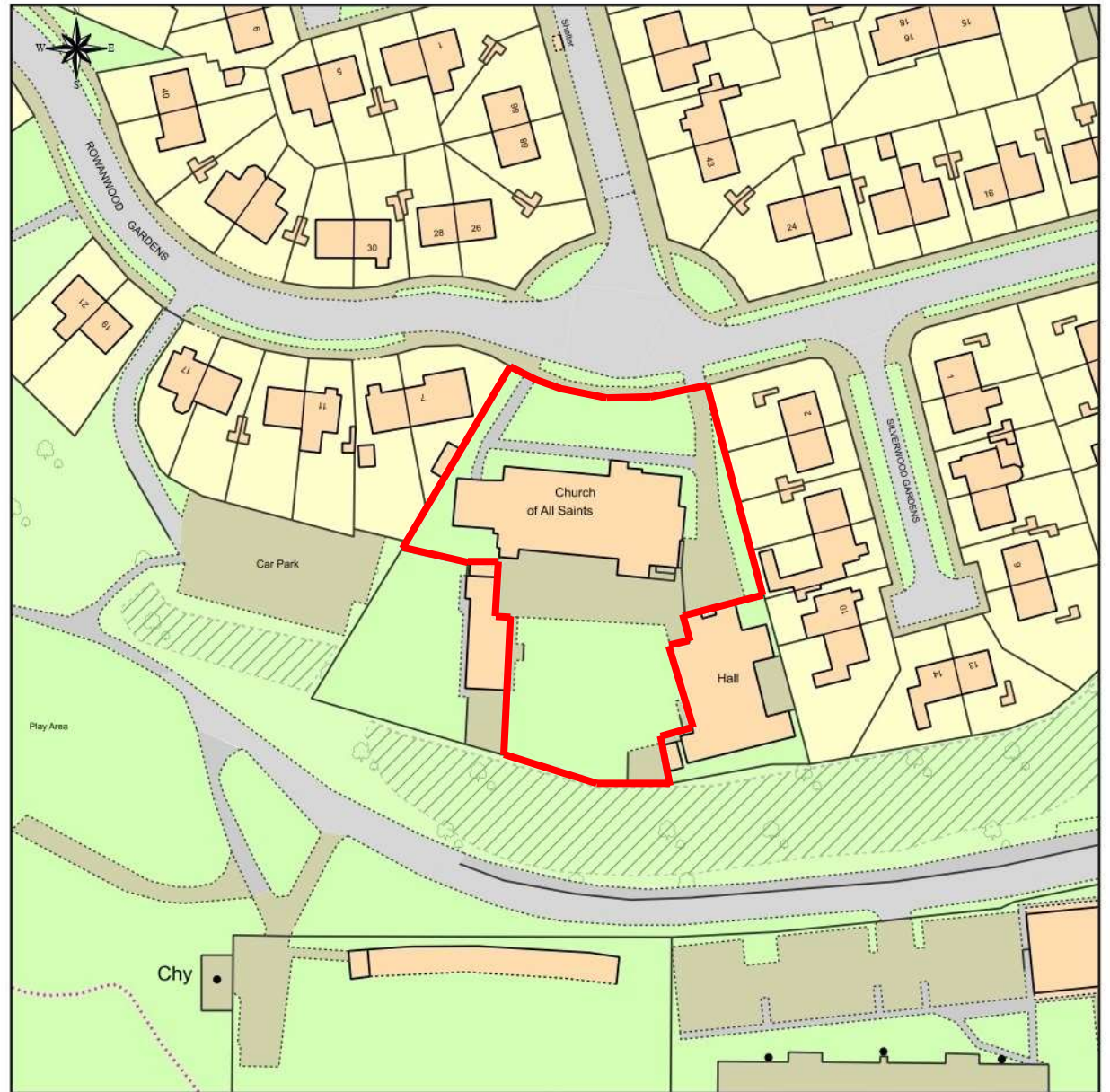


HILLSIDE CHURCH – ALL SAINTS

ROWANWOOD GARDENS, LOBLEY HILL, GATESHEAD, NE11 0DP

CHURCH BRICKWORK WALLING | QI FABRIC REPAIR PROJECT

Church Location Plan



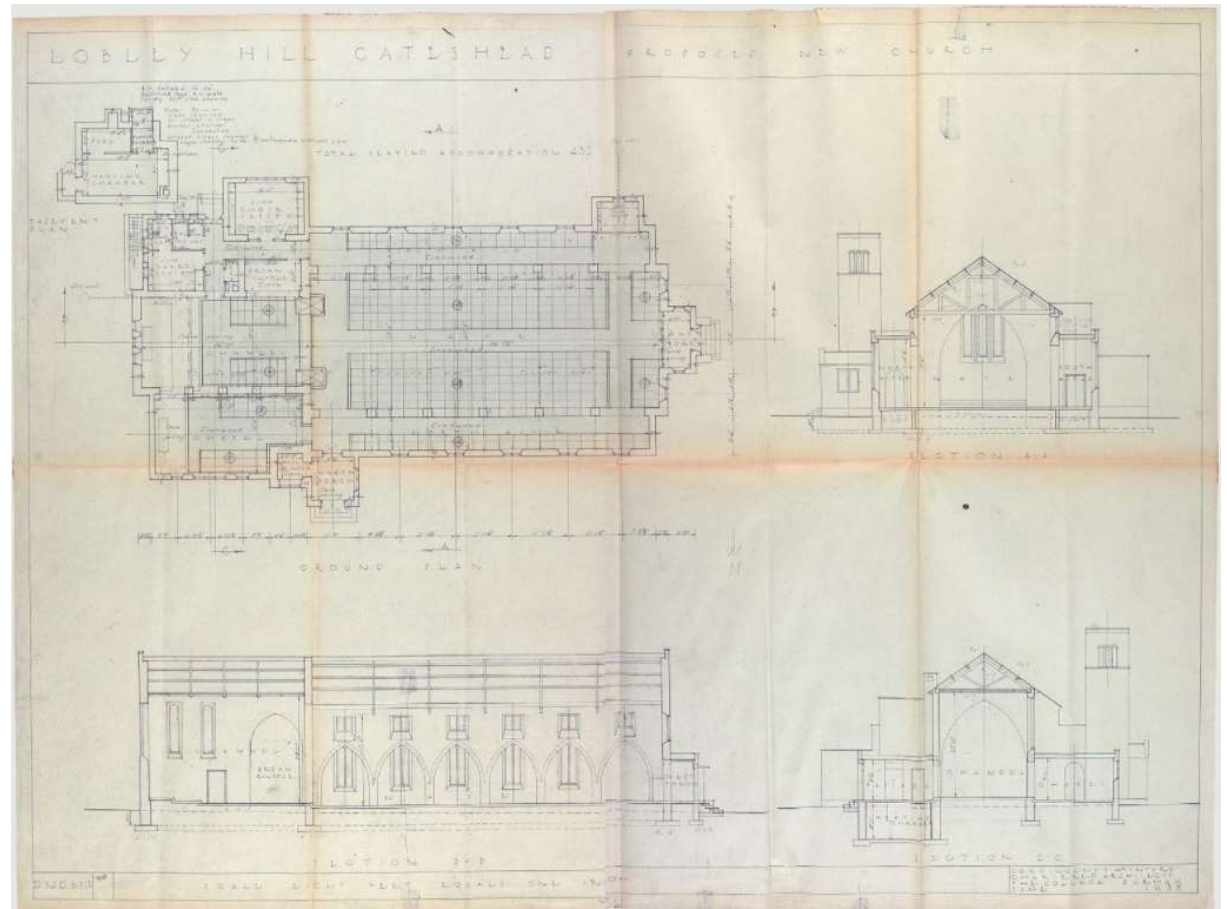
This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2021. Ordnance Survey 0100031673



Church Description

Church dating from 1939 by the architect firm of Cordingley & McIntyre, Durham. The church is constructed from red brickwork in a Flemish bond pattern. Principal roof coverings over nave and chancel are of clay pantiles while flat roofs exist over narrow aisles, north bell tower, chapel and vestries. Church orientation both geographical and liturgical is on a traditional east-west basis.

West extension constructed in 1989 of similar material and style by the architect firm of Lesley Berry Associates, Gateshead. Accommodation provided for entrance lobby, stores, WC facilities and two upper meeting rooms/offices.





Hillside Church – All Saints, Lobley Hill, Gateshead : 1939, extended 1989 – Unlisted				
Building Fabric: Element	Condition: Good / Fair / Poor)	Repairs	Budget Cost (£)	Comment
NORTH BELL TOWER				
Access		Erect scaffold and guardrails including toe boards and netting to give access enough to undertake the masonry repairs to the bell tower in a safe and secure manner. Scaffold to be fully boarded vertically to a height of 4m at ground level or erected within a 'Heras' style secure compound with lockable gate.	03,000.00	
Walling		Clear from walling elevations all vegetation, moss and plant growth growing out of brickwork.	00,500.00	
		Carefully prepare existing mortar joints of brickwork walls raking out all loose and cementitious mortar. Repoint in a lime : sand mortar mix of 1:4 using NHL 3.5 and sand that is washed and well graded with particle sizes ranging from 3/5mm to 0.075mm.		
		NORTH ELEVATION	00,600.00	est. 7.5m2
		EAST ELEVATION	00,600.00	est. 7.5m2
		SOUTH ELEVATION	00,600.00	est. 7.5m2
		WEST ELEVATION	00,600.00	est. 7.5m2
		Allow for 'brought-in' red brickwork on a like-for-like basis (colour, texture and dimension) to replace damaged items.	01,000.00	provisional sum item
TOTAL			06,900.00	Excl. of contractor preliminaries, contingency and VAT

Hillside Church – All Saints, Lobley Hill, Gateshead : 1939, extended 1989 – Unlisted				
Building Fabric: Element	Condition: Good / Fair / Poor)	Repairs	Budget Cost (£)	Comment
CHANCEL - EAST GABLE				
Access		Erect scaffold and guardrails including toe boards and netting to give access enough to undertake the masonry repairs to the chancel east gable in a safe and secure manner. Scaffold to be fully boarded vertically to a height of 4m at ground level or erected within a 'Heras' style secure compound with lockable gate.	02,000.00	
Walling		Carefully prepare existing mortar joints of brickwork walls raking out all loose and cementitious mortar. Repoint in a lime : sand mortar mix of 1:4 using NHL3.5 and sand that is washed and well graded with particle sizes ranging from 3/5mm to 0.075mm.		
		EAST ELEVATION	02,400.00	est. 30.0m2
		Allow for 'brought-in' red brickwork on a like-for-like basis (colour, texture and dimension) to replace damaged items.	01,000.00	Provisional Sum item
Water Tabling		Carefully lift off and remove existing flat water tabling stones and set aside ready for rebedding, prepare exposed wall top. Rebed existing water tabling in a lime:sand mortar mix of 1:3 using NHL3.5 and sand that is washed and well graded with particle sizes ranging from 3/5mm to 0.075mm.	01,250.00	est. 7.0 ln.m
TOTAL			06,650.00	Excl. of contractor preliminaries, contingency and VAT

Hillside Church – All Saints, Lobley Hill, Gateshead : 1939, extended 1989 – Unlisted				
Building Fabric: Element	Condition: Good / Fair / Poor)	Repairs	Budget Cost (£)	Comment
NAVE - WEST GABLE				
Access		Erect scaffold and guardrails including toe boards and netting to give access enough to undertake the masonry repairs to the nave west gable in a safe and secure manner. Scaffold to be fully boarded vertically to a height of 4m at ground level or erected within a 'Heras' style secure compound with lockable gate.	02,000.00	
Walling		Carefully prepare existing mortar joints of brickwork walls raking out all loose and cementitious mortar. Repoint in a lime : sand mortar mix of 1:4 using NHL3.5 and sand that is washed and well graded with particle sizes ranging from 3/5mm to 0.075mm.		
		WEST ELEVATION	00,800.00	est. 10.0m2
		Allow for 'brought-in' red brickwork on a like-for-like basis (colour, texture and dimension) to replace damaged items.	00,500.00	Provisional Sum item
Water Tabling		Carefully lift off and remove existing flat water tabling stones and set aside ready for rebedding, prepare exposed wall top. Rebed existing water tabling in a lime:sand mortar mix of 1:3 using NHL3.5 and sand that is washed and well graded with particle sizes ranging from 3/5mm to 0.075mm.	01,250.00	est. 7.0 ln.m
TOTAL			04,550.00	Excl. of contractor preliminaries, contingency and VAT

Hillside Church – All Saints, Lobley Hill, Gateshead : 1939, extended 1989 – Unlisted				
Building Fabric: Element	Condition: Good / Fair / Poor)	Repairs	Budget Cost (£)	Comment
NORTH AISLE - PARAPET				
Access		Erect scaffold and guardrails including toe boards and netting to give access enough to undertake the masonry repairs to the north aisle parapet in a safe and secure manner. Scaffold to be fully boarded vertically to a height of 4m at ground level or erected within a 'Heras' style secure compound with lockable gate.	01,500.00	
Walling		Carefully prepare existing mortar joints of brickwork walls raking out all loose and cementitious mortar. Repoint in a lime : sand mortar mix of 1:4 using NHL3.5 and sand that is washed and well graded with particle sizes ranging from 3/5mm to 0.075mm.		
		NORTH ELEVATION	02,000.00	est. 25.0m2
		Allow for 'brought-in' red brickwork on a like-for-like basis (colour, texture and dimension) to replace damaged items.	00,750.00	Provisional Sum item.
Water Tabling		Carefully lift off and remove existing flat water tabling stones and set aside ready for rebedding, prepare exposed wall top. Rebed existing water tabling in a lime:sand mortar mix of 1:3 using NHL3.5 and sand that is washed and well graded with particle sizes ranging from 3/5mm to 0.075mm.	02,975.00	est. 16.5 ln.m
TOTAL			07,225.00	Excl. of contractor preliminaries, contingency and VAT

Hillside Church – All Saints, Lobley Hill, Gateshead : 1939, extended 1989 – Unlisted				
Building Fabric: Element	Condition: Good / Fair / Poor)	Repairs	Budget Cost (£)	Comment
CHOIR VESTRY + ORGAN CHAMBER – PARAPET				
Access		Erect scaffold and guardrails including toe boards and netting to give access enough to undertake the masonry repairs to the choir vestry and organ chamber parapet in a safe and secure manner. Scaffold to be fully boarded vertically to a height of 4m at ground level or erected within a 'Heras' style secure compound with lockable gate.	01,500.00	
Walling		Carefully prepare existing mortar joints of brickwork walls raking out all loose and cementitious mortar. Repoint in a lime : sand mortar mix of 1:4 using NHL3.5 and sand that is washed and well graded with particle sizes ranging from 3/5mm to 0.075mm.		
		SOUTH + EAST ELEVATIONS	01,200.00	est. 15.0m2
		Allow for 'brought-in' red brickwork on a like-for-like basis (colour, texture and dimension) to replace damaged items.	00,750.00	
Water Tabling		Carefully lift off and remove existing flat water tabling stones and set aside ready for rebedding, prepare exposed wall top. Rebed existing water tabling in a lime:sand mortar mix of 1:3 using NHL3.5 and sand that is washed and well graded with particle sizes ranging from 3/5mm to 0.075mm.	02,975.00	est. 16.5 ln.m
TOTAL			06,425.00	Excl. of contractor preliminaries, contingency and VAT

Hillside Church – All Saints, Lobley Hill, Gateshead : 1939, extended 1989 – Unlisted				
Building Fabric: Element	Condition: Good / Fair / Poor)	Repairs	Budget Cost (£)	Comment
BOILER HOUSE				
Walling + Railings		Partial rebuilding of dwarf wall to boiler house, repointing in a lime : sand mortar. Repairs to metal and timber fencing, decoration on completion.	02,000.00	
		ELEMENTAL SUMMARY		
		North Bell Tower	06,900.00	
		Chancel – East Gable	06,650.00	
		Nave – West Gable	04,550.00	
		North Aisle – Parapet	07,225.00	
		Choir Vestry + Organ Chamber – Parapet	06,425.00	
		Boiler House	02,000.00	
		TOTAL	33,750.00	
Prelims			06,750.00	20% of budget costs
Contingency			03,375.00	10% of budget costs
			43,875.00	
VAT			+ 08,775.00	
TOTAL			52,650.00	

Hillside Church – All Saints, Lobley Hill, Gateshead : 1939, extended 1989 – Unlisted					
Building Fabric: Element	Condition: <u>G</u>ood / <u>F</u>air / <u>P</u>oor)	Repairs		Budget Cost (£)	Comment
		Professional Fees	Architect	01,800.00	A. Specification
				00,500.00	B. Tender
				01,650.00	C. Repair
			Principal Designer (CDM 2015)	00,750.00	
VAT				n/a	
TOTAL				04,700.00	