

# **LOCHGILPHEAD PARISH CHURCH**

## **FEASIBILITY STUDY / OPTIONS APPRAISAL**



### **Prepared for**

The Church of Scotland  
C/o Ian Davidson  
Inchbraoch  
7 Carnasserie Place  
Lochgilphead  
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### **Prepared by**

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February 2008

Reference: 102105

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**1.0 PARTIES TO STUDY**

**1.1 Client**

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**1.2 Architect**

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## 2.0 INTRODUCTION

On 4 July 2006 Campbell & Morris Associates were appointed to carry out a feasibility study and options appraisal on the possible redevelopment of the existing church hall and reviewing the use of the existing Lochgilphead Parish Church. It is understood that the Church and Hall are B listed.

The main requirement of the study was to provide the Church with a qualitative and quantitative evidence of the value of the hall facility both to the Congregation and to the Community of Lochgilphead and the surrounding area, and to identify ways in which this value could be enhanced. This was to include any overview of the current and potential use of the Hall and assessment of the potential revenue income from a new / refurbished hall by existing and potentially new users.

The study was also to include the assessment of the value of the site occupied by the Hall and the feasibility of selling this area of ground. Suggestions on revenue potential of the preferred solution together with possible sources of funding were also to be indicated.

During discussions and meetings with representatives of the Church, the following was confirmed.

1. A requirement for seating of 60-70 people with an absolute maximum of 100 for special occasions, including weddings.
2. Halls /meeting rooms should be multifunctional and cater for Sunday school, Brownies, musical and other events.
3. An area for a crèche.
4. A kitchen.
5. Male and female toilets together with wheelchair accessible toilet.
6. If the existing hall was to be retained, a physical link to the church if this was feasible.
7. Minister's office.
8. Cleaner's store.
9. Space for storage of tables and chairs.
10. Space for a cloakroom.
11. Off-street car parking.
12. An area for bin storage.

For the preferred option, outline costs were to be provided.

The options to be considered were:

1. Repairs and refurbishment to the existing church hall with related improvements to the church.
2. Refurbishment and extension to the existing church hall and alterations to the existing church.
3. Retain existing building (no work) and construct a new hall.
4. Demolition of the existing church hall and replacement with a new build church hall, with related works to the church.
5. Incorporation of the church hall requirements in the existing church, demolition of the existing church hall and selling of the land for development by others.

### 3.0 EXECUTIVE SUMMARY

The Church have identified that there is an existing and identified need for a multi-use space which can accommodate a variety of uses sometimes operating at the same time. The existing Church and the existing dilapidated Hall do not provide such facilities and is lacking in proper kitchen and toilet facilities.

Whilst a demand was established for land for development by others which would have realised a one-off payment to the Church, such a proposal was rejected due to cost, the probable rejection of a major new build addition to a Grade B Church and because such a proposal would not provide all that the Church had identified as being required.

The repair and refurbishment of the existing Church together with a new build extension, new build link to the Church and remodelling of the Church interior is the option recommended to the Church, although it is appreciated such proposals have significant financial implications.

Costs are included under Section 7 and should be regarded as indicative only and have not been subjected to selective contractor tendering. Costs not included are:

- Any audiovisual / computer / TV installations
- White goods to kitchen
- Any hardwood or similar finishes
- Inflation / Contractor's uplift.

There are various trusts that the Church could approach with requests for funding and the Local Authority should be approached, but as the development will be of direct benefit to the community some form of Lottery application should be considered.

Any applications for funding will require to be supported by a sound and well-presented business case and it is suggested that if the Church intends to proceed as recommended, such a business case be prepared and appropriate applications made.

The Church has been identified as Grade B listed and as such both Planning and Listed Building Consent will be required which will incur costs in the way of professional and Planning application fees.

The proposals will also require Building Warrant consent which will also incur costs for professional and Building Warrant application fees.

Once Consents are in place, tender documents will require to be prepared and tenders sought from Contractors appropriate for this type of work.

Some of the grant funding bodies will require Planning and Building Warrant consents in place in order for an application to be considered.

## 4.0 OPTIONS

Following a plan a dimensional survey of the Church Hall and critical dimensional survey of the Church as existing were prepared of both buildings on site. At this stage this included plans only, copies of which are attached in Section 5.0.

Initially our appraisal was carried out to see if the Church could accommodate all of the identified needs of the Church which would permit the selling off of the existing Hall as it stood or demolition of the Hall and selling of the land to others. This was rejected, as the Church could not accommodate all the needs of the Church.

A further appraisal was carried out to see if the existing Church and an extension of the Church on land away from the Church Hall could accommodate the needs of the Church, again allowing for selling off of the Hall or land occupied by the Hall. This proposal was rejected as, although it would be possible to build an extension to the Church, that would have been major disruptions to existing burial grounds and it was deemed unlikely that the Local Authority would approve an extension to a Grade B church, especially when other options were available to the Church.

The options considered in detail were the redevelopment and possible extension to the existing hall or the demolition of the existing Hall and replacement with a new build hall with physical links to the existing Church.

Following investigation of the new build option, this was rejected on the grounds of costs and the likely difficulty in obtaining consent to demolish part of a Grade B listed development on the site.

The proposal recommended in this study and as included in Section 5.0 drawings is for:

- Repairs and refurbishments to the existing Hall
- Alterations to the existing hall to provide better usage.
- New build extension to the existing Hall to provide additional facilities required by the Church which could not be accommodated in the existing Hall or Church.
- A physical link to the Church from the Hall.
- Alterations to the interior of the Church to accommodate identified uses of the Church, which is only partly used on a regular basis twice a week.
- Car parking and bin storage if the Local Authority offers access road.

## **5.0 DRAWINGS**

## **6.0 SPECIFICATIONS**

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**GENERAL NOTES AND SPECIFICATION SUMMARY**  
**REFURBISHMENT**  
**Lochgilphead Parish Church**

**Drawing No:** 6.1

Job No.: 102105

Prepared by: RCC

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Date: 6 February 2008

Rev:

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**This is the drawing / a true copy of the drawing referred to in the application dated 6 February 2008.**

**Signed** *Campbell & Morris Associates*

**1.0 SCOPE OF WORKS:-**

1.01 Repairs and upgrading of external fabric of existing meeting hall.

1.02 Internal alterations to existing building.

**2.0 GENERAL:-**

2.01 All works to be carried out in accordance with current Building Standards (Scotland) Regulations. Classification of building by purpose – 5A Assembly & Recreational.

2.02 All electrical work to be carried out in accordance with latest (16<sup>th</sup>) edition of the I.E.E. Regulations

2.03 All demolition works to be carried out in accordance BS 6187: 1982 and the Health and Safety at Work Act 1974.

2.04 Although limited disruptive surveys have been carried out in some areas, in other areas it has only been possible to carry out restricted inspections to establish the presence, location and extent of wet rot, dry rot and woodworm and hence an assessment have been made on the basis of the likely locations and extent as noted elsewhere in specification. The full extent can only be known when the building is fully opened up during the Contract Works and this may result in an increase or decrease in the extent of rot for which contingency cost allowances will require to be made.

2.05 Any proprietary treatments required for woodworm, fungicidal treatment for rot eradication and damp proof course injection to carry a Specialist Guarantee for a minimum of 30 years; provision to be included for 20 year cover under Insurance Guarantee Protection Scheme in the event of the Specialist ceasing to trade.

2.06 It has only been possible to carry out limited inspections to establish the nature and possible presence of materials which, encountered, require controlled removal/disposal or controlled disposal - e.g. Asbestos-based Artex coatings, fluorescent tubes, smoke detectors, hypodermic syringes. Therefore any programme should allow for dealing with these items including asbestos survey prior to site start.

2.07 All timber used in areas noted below (including finishing timbers) to be double vac-vac preservative treated. All plywood, board or other such untreated materials specified are to receive a liberal brush application of preservative on site. All cut ends must receive a liberal application of preservative on site. Generally, detailing is introduced to avoid contact of new timber with potentially damp walling and where timber would otherwise be affixed to damp areas, a d.p.m. is to be introduced. eg.:-

- Between external walls and new ceiling construction.

- Between external walls and adjoining timber partitions.

- External wall linings are specified to be free-standing to avoid contact with external walling; if external wall linings necessarily touch the external wall, a d.p.m. is to be stapled to the external wall lining to avoid contact.

- Any timber wedges (e.g. those to windows) to have d.p.m. affixed to side in contact with wall.

Skirtings / grounds and door frames/facings to 1m height at ground floor level on existing masonry walls to be separated from wall by dpm. Mechanical fixings to be incorporated; no dooks to be used.

**3.0 EXTERNAL WALLS**

3.01 External walls approx 600mm thick formed as solid masonry using grey whinstone and slate with red sandstone ashlar dressings at quoins and doors and window openings.

Stonework to be inspected and selectively repointed using lime mortar where required.

See notes below for upgrading to provide required thermal insulation.

3.02 All existing external lath and plaster wall linings, panelling, framing and dooks to be removed locally to facilitate rot inspection & repair as required at floor and ceiling levels and allow for introduction of external wall insulation

and to ensure fire compartmentation at ceiling level. New insulated external wall linings to be provided as specified below.

Internal face of external stone walls to be carefully inspected following removal of all internal finishes to ascertain integrity of dpc and identify any instances of rising damp – Proprietary chemical injected dpc or internal vertical dpm may be provided as required subject to survey and report by specialist contractor.

- 3.03 All existing dpc's in external walls to be inspected for possible defects following removal of internal finishes.
- 3.04 Existing mortar to have samples analysed by specialist to ensure accurate match – Allow for repointing joints in ashlar work where required due to loose mortar or open joints. All pointing work to be carried out carefully by hand tools avoiding damage to stone arises or widening of joints.
- 3.05 Loose or delaminating stone surfaces should be brushed down with bristle brush (not wire)  
Stone indents to be provided only if existing stone has receded more than 25mm and be formed using min 125mm bedded natural stone carefully matched to existing.
- 3.06 Upgrading of external walls to provide thermal insulation:-  
Existing external walls to be upgraded using 6mm thick Alreflex 2L2 or similar foil faced 'bubblewrap' type insulation fixed directly to internal face of wall with 25mm treated sw straps at 600mm centres to form airgap and support 55mm thick Gyproc "Thermaline Plus" insulation backed plasterboard  
Insulated dry lining system to achieve required U-value less than 0.30 W/sq.m.K.
- 3.07 Provide 2 layers Alreflex 2L2 to window & door ingoes where insufficient space available to return insulated wall lining.
- 4.0 ROOFS:-**
- 4.01 Existing slate roof finish to be carefully removed and retained for re-use.  
Existing sarking boards to be inspected and made good or replaced as required.  
New roofing felt to be provided with treated sw battens and counterbattens to support slates.  
New replacement slates and slates to cover new pitched roofs over extension to be sourced to match colour size range and texture of existing and be mixed & laid in graded thicknesses to match existing.  
All slates to be fixed using copper alloy nails.
- 4.02 New insulation to be provided at ceiling level or within sloping rafters as noted below.  
Maintain min 50mm ventilation airgap with proprietary eaves and ridge vents provided to provide cross ventilation.
- 4.03 Trussed roofs with insulation between bottom chord of roof trusses:-  
3 layers 100mm thick Crown Wool Combi roll laid with staggered joints and running between roof trusses with top layer taken over bottom chord to run continuously
- 4.04 Provide new insulated hinged roof access hatches into loft spaces (locations to be confirmed – Min 1 per loftspace).
- 4.05 Lead to have non-woven needle punched polyester geotextile underlay supported on 19mm wbp square edged plywood sarking laid with 5mm airgap between edges to prevent condensation to underside of lead.  
Sarking fixed to 50x38mm treated sw battens at 600mm vertical centres fixed to 90mm Polyfoam Roofboard rigid insulation boards. Insulation boards laid and fixed to 19mm wbp ply structural deck on sloping timber rafters of joists and furring pieces forming min 1:80 fall (subject to str. engineers design).  
Note battens to provide min 50mm continuous ventilation gap below lead to prevent condensation. Provide proprietary continuous vents to soffit of projecting timber eaves & fascia, with ventilation at abutment with tiled roof provided via 25mm drilled holes formed in sloping sarking (refer standard detail).  
(insulation thickness min. 90mm to provide required U-value of 0.25W/sq.m.K)
- 4.06 All roofspaces to be vented at eaves and abutment level to provide continuous crossflow.  
Existing lead finish ridge vents above main hall to be restored and replaced.
- 4.07 Slate roofs to have Code 8 leadwork ridges valley gutters and soakers secured with stainless steel clips.
- 4.08 New cast iron rainwater goods to be provided to same profile and paint finish as existing.
- 4.09 U value requirements:-  
Roofs with insulation located between rafters to achieve min U-Value for overall roof structure of 0.20 W/sq.m.K.  
Roofs with insulation between bottom chord of trusses (i.e. as cold roofspace to main tiled roof) to have min U-Value of 0.16 W/sq.m.K.

## **5.0 EXTERNAL DOORS & WINDOWS**

- 5.01 Existing external timber doors and windows to have all finishes stripped off for repainting (colours subject to client confirmation and approval of Planning Dept.)
- 5.02 All doors and windows to be inspected for rot or damage as works progress and either made good or replaced as required using matching units.
- 5.03 New external timber doors and windows to extension and alterations to match profiles and finishes of existing but using insulated doorsets and low emissivity glass as required for conservation of power. (Min U-Value of 2.0 W/sq.m.K.)
- 5.04 External doors to include level access thresholds with proprietary threshold drainage units linked to surface water drainage or soakaways.

## **6.0 GROUND FLOOR:-**

- 6.01 Existing timber floor finishes to be removed and existing joists inspected for rot damage. Existing joists being retained / reused to be carefully removed to allow formation of new treated timber sole plate and dpc bearing on existing scarcement and masonry dwarf walls (all to be inspected by structural engineer prior to formation of new floor finish).  
New 22mm t&g timber flooring to be provided fixed to existing / new joists with new mineral quilt insulation hung between joists using 'Netlon' or similar proprietary system.  
Existing solum to be inspected and reduced as required to form new 50mm sand blinding topping to provide base for new dpm and 50mm oversite concrete. Top face of concrete to receive continuous self adhesive Proofex 4000 dpm tanking, to be taken vertically at perimeter and dwarf walls and returned below dpc and wallplates.  
Solum to be  
Floor to achieve U- value less than 0.25 W/sq.m.K.
- 6.02 Solum below new suspended timber ground floor to be cross ventilated using telescopic vents located at existing FAI's (as item 4.16).
- 6.03 New loadbearing dwarf / sleeper walls to be formed in engineering brick with concrete strip foundation and treated timber sole plate on dpc (Proofex tanking to be continued up both vertical faces of wall and lapped below dpc).

## **7.0 INTERNAL ALTERATIONS:-**

- 7.01 Existing internal walls & partitions to be demolished as shown on layouts – Walls to be carefully removed ensuring adequate temporary support / bracing / protection to adjacent wall, floor and soffit structures. New brick and/or block walls and brickwork repairs (where appropriate) to be carried out as Engineer's drawings/Specification.
- 7.02 All new brick or blockwork walls at ground floor level to incorporate a physical damp-proof course below finished floor level and be dressed to tie in with existing or new chemical injected DPC; new brick / blockwork to be built off new concrete foundations, all subject to Engineer's details.
- 7.03 New loadbearing masonry walls where required (subject to engineer's design) to include new in-situ concrete foundation. Any existing drainage or gas feeds revealed during excavation which may be damaged by loading of new walls are either to be diverted or fully encased in concrete (subject to inspection by architect and engineer).
- 7.04 Existing timber linings at main hall to be carefully stripped out prior to formation new insulated linings including making good existing substrates as required.
- 7.05 New non-structural stud partitions to be erected after the introduction of new ceiling below upgraded first floor (refer section 8). Partitions formed using 75x50mm timber studs at 400mm centres. Two rows of dwangs to be incorporated between studs, one to accept ends of plasterboard sheets and one at mid position of plasterboard sheets. All partitions to be fixed to adjacent masonry wall fabric as per Engineer's details/specification. Finishes to partitions as noted below:  
Generally, one layer of 12.5mm taper edge Multiboard on both faces (moisture resistant within toilet and bathroom / kitchen areas).  
Within toilets and bathrooms a layer of 12mm plywood to be applied prior to plasterboard finish to allow for fixing of sanitaryware (Provide additional timber dwangs between studs to allow fixing).  
All joints to be ames taped and filled prior to decoration.
- 7.06 All new plasterboard partitions and drywall linings to receive Ames tape finish.  
All plasterboard and plaster finish walls to have white emulsion paint finish only (areas of ceramic tile splashbacks, etc., defined elsewhere).

- 7.07 All timber partitions and free-standing wall linings to be secured to adjacent brick/stone walls as Engineer's detail. Incorporate d.p.m. at external walls.
- 7.08 New timber stud partitions formed using Gypsum Multiboard as noted achieve 60min fire rating to compartment walls in accordance with Building Regs – Contractor to ensure any proposed alternative plasterboard products achieve this rating.
- 7.09 Where wall plates or timbers necessarily require to be retained in solid walls receiving a plaster finish, timber to be spray treated with fungicide, covered with 50mm d.p.m and 125mm galvanised wire lath, fixed with galvanised masonry nails.

## **8.0 INTERNAL FINISHES**

- 8.01 Walls and ceilings generally to be finished using emulsion paint.  
Main public areas at hall to have quick drying washable eggshell finish to walls.  
All internal timber (skirtings, facings, cillboards and aprons, etc.) to have satinwood paint finish.
- 8.02 White ceramic wall tiles to be provided as splashbacks to whb's and above worktops to domestic kitchens (taken to underside of wall cupboard units). Tiling to be provided full height around baths and showers.
- 8.03 Provide 150x150 ceramic wall tiles colour white taken full height within shower surrounds and half height to walls at shower and wc.
- 8.04 Commercial kitchen to have floors finished using slip resistant fully vitrified unglazed ceramic quarry tiles with non-textured surface. Coved skirting tiles to be provided at junctions with walls.
- 8.05 Kitchen to have glazed ceramic wall tiles or similar finish suitable for ease of cleaning. Tiles to have light colour (non-white) eggshell finish to avoid glare.  
Handwash sink within kitchen to have lever operated taps.
- 8.06 All existing skirtings to be removed. New 145x14mm ogee profile decorative MDF MR skirtings to be provided generally, with square base blocks to door architraves  
Door facings to be 14x90mm MDF MR ogee.  
(All profiles to match existing wherever possible),
- 8.07 All internal doors to be solid core flush faced and pre-finished with hardwood lipping to long edges (subject to confirmation – To match existing doors being retained).
- 8.08 All existing sanitary ware fittings and pipework to be removed for disposal by contractor.  
New white ceramic sanitary ware to be provided from standard range by Armitage Shanks or equal and to client approval.
- 8.09 New plasterboard finishes to toilets / bathrooms / kitchens to incorporate an additional layer of moisture resistant plasterboard to finished face.

## **9.0 SERVICES**

- 9.01 All incoming services to be fed via sealed uPVC ducting tubes and draw wires with slow rising bends cast into ground floor slab and terminating at suitable 'pop up' points for connection following erection of main structure. Provide additional duct capacity and draw wires within accessible duct termination points externally and internally to allow for any additional future service feeds (telecoms, cable tv, etc.). Location of incoming services subject to confirmation with client and individual service providers (refer to plans for electr. distribution board locations, etc.)
- 9.02 All drainage works must be to the entire satisfaction of the Local Authority and to be in accordance with B.S. 8301:1985, B.S. 5572:1978 and B.S. 6367:1983.
- 9.03 All new drainage to be connected into existing below ground drainage runs or sewers wherever possible (locations to be confirmed on site).
- 9.04 Alterations and extension to existing below-ground drainage installation is subject to inspection & approval by Building Control Department at the outset of the Contract and at the appropriate stages of installation. Note in particular, that the precise route of drain runs is unknown and the Contractor must make provision and include in his Programme for investigations to highlight and identify drainage routes and, thereafter, to allow drainage proposals to be altered as required to the satisfaction of the Building Control Department. Provisional allowance should be included for excavation by hand to prevent damage to existing run and define exact location for new connections.
- 9.05 All traps to sanitary fittings (excluding w.c.) to have re-sealable or anti-siphon traps as necessary.
- 9.06 Requirement for gully floor drain within commercial kitchen subject to agreement with client / environmental health (stainless steel trapped floor gully).

Kitchen drainage internally to include grease trap before connection to main drainage run (subject to confirmation with client and environmental health).

Kitchen wash up sink to include food waste disposal (macerator type) unit.

- 9.07 Internal downpipes to be formed or renewed as required in uPVC sections, firestopped at ground floor and loft ceiling levels, affording 1 hour fire rating. Proprietary surface mounted intumescent pipe collars to be fitted above and below openings or as manufacturers installation guidelines (Nullifire System B150 or similar).
- 9.08 Rodding access plates to be incorporated at the foot of all internal/external downpipes, in loft space and at all off-sets.
- 9.09 All alterations to hot and cold water services to be in accordance with the Water Board Bye-laws and to be in copper pipe, conforming to the relevant British Standards.
- 9.10 All new hot and cold pipework to be lagged throughout using proprietary pipe insulation.
- 9.11 Gas supply to boiler to be permanent connection, supply to cooker to have bayonet connection.
- 9.12 Water supply assumed to be direct mains feed without storage tank requirement. If cw storage deemed to be required by Scottish Water due to pressurisation issues, insulated GRP cold water storage tanks to be fitted in roof space and supported and braced to engineers specification. Any tanks to be constructed in accordance with BS CP 112.
- 9.13 All hot and cold water pipes to be lagged using preformed foam pipe insulation.
- 9.14 Cold water supply taps to be provided to rear gardens and adjacent to parking area with stopcocks located internally  
Water Authority to provide new water main supplies to control valves in public footpath.
- 9.15 Ventilation Installation:-  
New mechanical extract ventilation system to be provided to kitchen and exhausted through roof via existing vents (subject to inspection of existing vents & recommendations of supplier – may require cowled vent extract directly over kitchen as alternative).
- 9.16 New contractor designed mechanical extract ventilation to be provided to both halls.
- 9.17 New proprietary ceiling / wall mounted extract fans from bathrooms / wc's / kitchens to be linked to and operated by light switch with timer overrun and be fed via ceiling level boxed flat ducting to vent through rear elevation – To provide min 15 litre / second flow.
- 9.18 Mechanical ventilation to utilise individual fans (Nuair Centrifugal RS extractor) with feeds taken via metal ducting to feed through external walls. Any ducting and vents to include anti-backdraft baffles or as manufacturers standard detail.
- 9.19 Air infiltration, heating system and artificial lighting to comply with requirements of part J of the Building Standards (Scotland) regulations 1990, including amendments.
- 9.20 All vent installations to be in accordance with the CIBSE guide 1986.  
All mechanical ventilation to be installed in accordance with clause 2.3.3, BS 5720: 1979.
- 9.21 Fire alarm system to be provided to main hall and ancillary areas with alarm panel located within entrance lobby. Activation to be via smoke detectors / heat detectors at kitchen.
- 9.22 External lights to external entrance areas at public hall to have photosensor operation to enable automatic switching for security (subject to client confirmation – may be replaced by pir operated units).
- 9.23 Emergency escape lighting as indicated on layouts to be supplied by protected circuit and installed in compliance with BS 5266: Part 1: 1999.
- 10.0 FIXTURES & FITTINGS**
- 10.01 New 2.7m high proprietary folding acoustic partitions to include integral pass doors.
- 10.02 Kitchen to be fitted out using stainless steel commercial kitchen units.  
Kitchen layout and specification subject to discussion with / approval of local Environmental Health Dept.
- 11.0 EXTERNAL WORKS**
- 11.01 Min 200mm wide gravel soakaway strips to be adjacent to building perimeter as indicated on site layout.

- 11.02 Paved access paths to be min 900mm wide formed in brick paviors or precast concrete slabs (subject to Planning Dept approval).
- 11.03 Ground levels to be regraded locally at doorways to provide level threshold access throughout (max 1:20 gradient with min 1200mmx1200mm level entrance platts). Doors to include proprietary threshold drains as noted elsewhere.
- 11.04 New turning / unloading area at south elevation to be formed in Caithness stone (subject to approval of Planning Dept).
- 11.05 External hardstanding areas to be provided adjacent to service area of main hall for storage of bins. Ground floor flat to have hardstanding area located within garden at location to be confirmed on site to avoid visual intrusion to occupants and the public.
- 11.06 Existing grassed garden areas to be returfed / reinstated following completion of works.

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**GENERAL NOTES AND SPECIFICATION  
SUMMARY**

Drawing No: **6.2**

**NEW BUILD  
LOCHGILPHEAD PARISH CHURCH**

Job No.: 102105  
Prepared by: RCC

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Date: 6 February 2008

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**1. SUBSTRUCTURE**

**1.1 Foundations**

1.1.1 Foundations as Engineer's details and Specification.

**1.2 Ground Floor**

1.2.1 Solid concrete floor slab, incorporating DPM and insulation, as detailed. Finish to slab as Section 4.2.

1.2.2 Underfloor heating pipes incorporated within concrete slab (cross-refer to Section 5.4).

**2. PRIMARY ELEMENTS**

**2.1 External Walls**

2.1.1 Timber kit walls to comprise:

- 140mm inner leaf to Timber Kit Manufacturer's design, with 9.5mm OSB ply sheathing to outer face; finished with proprietary breather membrane; timber lintels over openings to Timber Kit Manufacturer's design.
- 140mm Rockwool insulation; 140mm Warmcell cellulose insulation incorporated to walls of houses on plots 35 & 36.
- 12.5mm Fermacell gypsum fibreboard finish internally to houses and upper cottage flats; 1 layer 12.5mm plasterboard and 1 layer 12.5mm Fermacell gypsum fibreboard (staggered joints) finish to lower cottage flats to afford 1-hour fire protection to kit structural walls. (subclause revised - Rev A)

2.1.2 Timber kits to be faced externally (as elevation drawings) with:

- 100mm facing blockwork, affixed to kit with stainless steel wall ties, incorporating 50mm cavity.
- 100mm concrete blockwork, affixed to kit with stainless steel wall ties, with render finish, incorporating 50mm cavity.

2.1.3 Proprietary DPC system to be installed to manufacturers instructions. Vertical and horizontal DPC's around external wall openings to be bonded together with stop ends at end of all sills and lintels.

2.1.4 Timber kit external wall construction also to be used for "internal" walls of sunspace; 12.5mm Fermacell gypsum fibreboard finish to both sides.

2.1.5 Cavity weep/ventilators provided to all DPC trays, at ground level and to suit cavity ventilation requirements of Timber Kit Manufacturer's design.

Timber framed external wall to be ventilated at head and base, and above and below cavity barriers by perpend ventilators located at not more than 1200mm centres. (subclause revised - Rev C)

2.1.6 Proprietary steel lintels over masonry openings externally to Engineer's details and Specification.

2.1.7 Facing blockwork sills (with chamfered top edge) to windows, where shown.

2.1.8 Cavity firestops to be provided around all openings, corners, between floors, and at upper floor ceiling level in accordance with timber frame kit manufacturer's requirements, with DPC to outer face of firestop. (subclause revised - Rev C)

2.1.9 Movement Joints as Engineer's Detail, generally 10mm wide, positioned at maximum 6m centres as shown on Elevation Drawings. Filler: Hydrocell Sealant: Expandite Thioflex 600 2-part polysulphide sealant. Colour to match adjacent mortar/render. (subclause added - Rev B)

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**GENERAL NOTES AND SPECIFICATION  
SUMMARY**

Drawing No: **6.2**

**NEW BUILD  
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Date: 6 February 2008

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**2.2 Internal Walls**

- 2.2.1 Timber stud party walls to the requirements of Timber Kit Manufacturer's design. Party walls to receive additional lining, as shown on drawings, where services incorporated to avoid puncturing party wall construction. 12.5mm Fermacell gypsum fibreboard finish.
- 2.2.2 Timber stud loadbearing partitions to the requirements of Timber Kit Manufacturer's design. Sound insulation quilt where shown on drawings. 12.5mm Fermacell gypsum fibreboard finish to houses and upper cottage flats; 1 layer 12.5mm plasterboard and 1 layer 12.5mm Fermacell gypsum fibreboard (staggered joints) finish to lower cottage flats to afford 1-hour fire protection to kit structural walls. (Para revised - Rev A)
- 2.2.3 Timber stud non-loadbearing partitions to the requirements of Timber Kit Manufacturer's design. Sound insulation quilt where shown on drawings. 12.5mm Fermacell gypsum fibreboard finish.

**2.3 Roofs and Lofts**

- 2.3.1 Double pitched softwood roof trusses to main roofs generally. Trusses secured to timber wallplate to Timber Kit Manufacturer's design.
- 2.3.2 Roofs trusses to be covered with 9.5mm OSB ply sarking; proprietary Breather Membrane and slates.
- 2.3.3 Fascias and soffits of durable timber, as detailed.
- 2.3.4 No roof/loft ventilation provided. Roofs detailed with permeable roof membrane providing filtration ventilation, in compliance with BS5250:1989 are provided. (Wording updated - rev D)
- 2.3.5 Roof cover flashings to be of lead, on non-woven polyester felt, as details.
- 2.3.6 Proprietary skylights to be provided, with integral flashings, where shown; proprietary sunpipes to be provided, with integral flashings, where shown.
- 2.3.7 Proprietary pre-insulated loft access hatches provided, where shown.
- 2.3.8 200mm Rockwool loft insulation incorporated, generally, laid on ceiling joists.
- 2.3.9 Warm roof construction, without ventilation, utilised for sections of house types 2 and 3 (refer to sections) and for entire roof of house type 3, option B (refer to sections); 200mm Rockwool insulation incorporated. All as detailed.

**3. SECONDARY ELEMENTS**

**3.1 External Openings**

- 3.1.1 All windows to comprise proprietary pre-finished tilt and sliding sash, incorporating Low-E argon-filled double glazing units.
- 3.1.2 Adjustable trickle ventilators to be provided at head of all windows to provide an average of 6000mm<sup>2</sup> per room, subject to a minimum of 4000mm<sup>2</sup> per apartment.
- 3.1.3 Timber sill boards, aprons, etc.
- 3.1.4 External doors to comprise proprietary timber doorsets, with a 926mm door leaf giving a clear opening width of approx 858mm. (fully glazed or with lower insulated panel, as elevations), with low threshold to permit unassisted wheelchair access. (subclause revised - Rev B)
- 3.1.6 Glazing to comply with BS 6262, Part 4: 1994. The following glazing to be 6.4mm laminated:
- All glazing within doors.
  - Glazing in windows below 800mm.
  - Glazing in windows to side of doors, below 1500mm, within 300mm of edge of doors.

**3.2 Internal Openings**

- 3.2.1 Proprietary pre-finished doors, in timber frames with softwood timber checks and facings.

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**GENERAL NOTES AND SPECIFICATION  
SUMMARY**

Drawing No: **6.2**

**NEW BUILD  
LOCHGILPHEAD PARISH CHURCH**

Job No.: 102105

Prepared by: RCC

**CAMPBELL & MORRIS ASSOCIATES**, CHARTERED ARCHITECTS  
4 Lansdowne Crescent, Glasgow G20 6NQ  
tel: 0141-339 3472 fax: 0141-334 4310 mail@campbell-morris.com

Date: 6 February 2008

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**4. FINISHES**

**4.1 Internal Walls**

4.1.1 Proprietary joint filler to Fermacell gypsum fibreboard.

4.1.2 Tiled splashbacks to kitchen.

4.1.3 Pine sill boards, aprons, etc to windows.

4.1.4 Pine facings to doors.

**4.2 Floors**

4.2.1 Ground floors:

- 22mm moisture resistant formaldehyde-free t&g chipboard finish laid on top of concrete ground floor slab.

**4.3 Ceilings**

4.3.1 Ames tape finish to plasterboard.

**4.4 Decoration**

4.4.1 Emulsion, gloss and varnish/stain finishes to be water-based where feasible, with low VOC, as NBS specification. (Clause updated - Rev D0).

4.4.2 External walls to receive a coat of Drywall Sealer, as part of "Breathing Wall" requirements.

**5. SERVICES**

**5.1 Drainage below ground**

5.1.1 All drainage work to the satisfaction of the Local Authority and to be in accordance with B.S. 8301:1985, B.S. 5572:1978 and B.S. 6367:1983.

5.1.2 CCTV survey of existing sewer tails to be carried out prior to commencement and following completion of drainage/sewerage works to the satisfaction of and subject to the approval of Local Authority Sewerage Division.

5.1.3 New sewers and connections between inspection chambers and new sewers to adoptable standard, connecting to existing sewerage system to the satisfaction of the local Authority Sewerage Division, to Engineers' drawings/Specification.

**5.2 Above ground drainage**

5.2.1 Internal and external above ground drainage to Architect's drawings. HDPE pipework to be used.

5.2.2 Soil stacks and soil branches to w.c.'s to be 110mm. Bath waste branches to be 38mm; sink waste branches to be 38mm; w.h.b. branches to be 32mm. All branches to connect to stacks individually; 75mm deep seal traps to all appliances.

5.2.3 Rainwater stacks to be 100mm cast iron (colour black).

5.2.5 Gutters to be cast iron (colour black).

**5.3 Water**

5.3.1 Water Authority to provide new water main supplies to control valves in public footpath.

5.3.2 New main water supplies to be led into each house/flat; accessible controls/valves to be provided in each house/flat.

5.3.3 Water installation as Services Engineer's drawings, comprising cold mains-fed appliances and hot water from storage cylinder within each house/flat, heated by communal gas-fired heating system; cylinder to have electric immerser top-up.

**5.4 Space Heating**

5.4.1 Central heating by gas-fired heating system; central heating to comprise underfloor heating.

5.4.2 Heating system will maintain a temperature of 21 degC in living room, 22 degC in bathroom and min. 18decC in all other apartments, based on an external temperature of -5 degC.

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**GENERAL NOTES AND SPECIFICATION  
SUMMARY**

**NEW BUILD  
LOCHGILPHEAD PARISH CHURCH**

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4 Lansdowne Crescent, Glasgow G20 6NQ  
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**6. FIXTURES**

**6.1 Kitchens**

6.1.1 Stainless steel kitchen units/worktops provided with base and wall units and sinks for a commercial kitchen.

**7. ENVIRONMENTAL/EXTERNAL WORK**

**7.1 Adoptable Roads, Footways, Hard Landscaping, Soft Landscaping, Streetlighting and Ancillary Works**

7.1.1 All adoptable roads, visitor parking, footways, hard landscaping to be completed to the entire satisfaction of Local Authority. This work as Engineer's and Architect's drawings. (Reference to Landscape Architect substituted by Architect - Rev D)

7.1.2 Entranceway features, as denoted, to be provided, to Architect's details.

7.1.3 Lighting standards, supply cabling and control boxes to be designed, supplied and fitted to the satisfaction of the Local Authority.

7.1.4 Metal street signs to be provided to the requirements of the Local Authority.

## **7.0 COSTS**

APPROXIMATE COST ESTIMATE FOR FEASIBILITY STUDY  
ON PROPOSALS AT LOCHGILHEAD PARISH CHURCH

| AREA          | SECTION  | AMOUNT           | COMMENTS  |
|---------------|--|------------------|---|
| EXTERNAL      | New ramp at hall entrance                      | £ 3,000.00       |   |
|               | Moving grave stones/ footpath/<br>wall opening | £ 5,000.00       | provisional   |
|               | Provision of car park                          | £ 9,000.00       | £30/m2 + repairs wall   |
|               | Activity garden                                | £ 2,200.00       | provisional allowance to cover making good surfaces, provision of shrubs etc  |
|               | Walkway to church                              | £ 12,000.00      | enclosed/ dado wall + glazing   |
|               | Binstores                                      | £ 1,100.00       | Concrete base, block roughcast walls with concrete cope, no roof.   |
|               |  | <u>32,300.00</u> | 32,300.00   |
| HALL EXT      | Floor area 44m2                                | £ 48,000.00      | Standard timber frame building with block roughcast walls, timber pitched tiled roof, etc. Includes slappings from existing hall.       |
| INTERNAL HALL | Downtakings/ slappings                         | £ 11,500.00      |   |
|               | Rot Works                                      | £ 17,500.00      | provisional   |
|               | Formation of kitchen & toilet<br>area          | £ 27,550.00      | New timber stud walls and timber framed ceiling, doors, cubicles, kitchen and vanity units, includes extending services and decoration. |
|               | Folding Screens (65m2)                         | £ 6,600.00       | Basic quality not fully soundproofed. Includes doors.   |
|               | Drainage                                       | £ 3,850.00       | Extending existing including lift and make good floors.   |
|               |  |                  | <u>67,000.00</u>  |
|               |  | bf               | 147,300.00  |
|               |  | cf               | 147,300.00  |
| CHURCH        | Remove pews                                    | £ 2,500.00       | excludes wall panel repairs   |
|               | Slapping for walkway                           | £ 1,450.00       |   |
|               | Make good floor for badminton                  | £ 2,200.00       | if new hardwood floor required, costs in region of £8,000 could be anticipated.   |
|               | Extend chancel platform                        | £ 1,500.00       |   |
|               | Screen st chair platform                       | £ 1,750.00       |   |
|               |  | <u>9,400.00</u>  | 9,400.00 It is assumed that removal of carpets and removing of organ would be organised by church                                       |

**REPAIRS**

|                                    |   |                  |  |
|------------------------------------|---|------------------|--|
| Wall linings to hall               | £ | 8,000.00         | insulated                              |
| Windows & External doors           | £ | 8,500.00         | replace/ repair existing - provisional |
| Roof coverings                     | £ | 35,000.00        |  |
| Electrics and decoration to hall   | £ | 6,800.00         |  |
| Tower restoration to church        | £ | 20,000.00        | provisional                            |
| Heating (church + hall)            | £ | 15,000.00        |  |
| External decoration hall + repairs | £ | 5,000.00         |  |
|                                    |   | <u>98,300.00</u> | 98,300.00                              |
| <b>TOTAL WORKS COST</b>            |   |                  | <u><u>255,000.00</u></u>               |
| ADD                                |   |                  |  |
| Fees (allow 12%)                   |   | 12%              | 30,600.00                              |
| Expenses and disbursements         |   |                  | <u>2,000.00</u>                        |