

## Wraxall Manor - stonework assessment

Item	Description	Nr	Unit	L	D	H	Total values excl VAT
							£165,364.16
	<p>The schedule below should be viewed as Provisional as both the necessary scope and level of finish desired are unclear. These to be confirmed once access is available and client briefings coordinated with the condition of the building.</p> <p>As with any historic building many issues may not be apparent until works are underway. We have allowed Provisional Sums for additional works which may become apparent</p> <p>Level of repair and finish can be subjective. Some pursue minimal intervention accepting cosmetic defects whereas some want reinstatement of detail back to almost original levels. The cost difference between the 2 approaches can be significant.</p> <p>Window references follow Glazing survey numbering All replacement sizes given are Provisional as many areas not measurable</p> <p>Generally hard cement pointing should not be removed if removal will cause damage to adjacent stone edges. Trials should be carried out to ascertain depth and adherence of the mortar. If it is reasonably easily removable it would be best for the long term welfare of the building to remove it and repoint in a lime mix.</p> <p>Dressings are largely in Ham type coarse oolitic stone containing some pronounced soft beds which has been laid joint bedded for many jambs &amp; mullions. Some of these are delaminating. These will need closer inspection to determine the best approach to repair / replacement.</p> <p>Glazing report by Holy Well glass indicates lights requiring attention. Some stone repairs or replacements may be to windows which otherwise require no glazing repair. Some glazing may need removing to effect these stone repairs.</p> <p><b>East elevation</b></p> <p>4 gables with projecting central bay. Each gable has a chimney (false?) with blinded 2 light window below. Chimneys and some base tabling appear in poor condition. The blind windows and face walling above is in poor condition also.</p> <p>Coursed Ashlar wall face has largely been repointed in cement mortar. Most if this appears to be in reasonable condition with little low level evidence of peripheral erosion or damage caused by lack of porosity. It may however be shallow and detach quite easily.</p> <p>Walling generally: Ashlar: Allow spot repointing of 15m2 of open / failing ashlar joints Gently remove dead vegetation / ivy / climbing plants. Remove any redundant fixings &amp; fill holes. Allow 12 hrs Areas of particular joint / face erosion should be mortar repaired and repointed. Shown hatched on elevations. Particularly between WE1-1&amp;2 &amp; to RHS of WE1-5</p> <p>Internally the majority of windows are dirty &amp; mildewed. Some defects are not obvious due to the extent of soiling Undertake trials to determine level of clean required by Client. Allow 8 hours &amp; £35 materials Provisionally allow to internally clean all windows to main house. Fungicidal wash followed by light conservation detergent wash. 37 windows in all. Provisional average of 8 hours per window Materials for cleaning window surrounds</p> <p>WEG-1 LH lower jamb (light E) exhibits some delamination. Consolidate, pin &amp; slurry Some open joints. Repoint</p> <p>WEG-2 Head to lights B &amp; C soft beds eroding. Mortar repair</p> <p>WEG-3 Some slight spalling on Head to light C. Slight open bed under transom Light A. Generally very good condition</p> <p>WEG-4 Mullion between lights A&amp;B delaminating &amp; previously repaired. Pin, consolidate &amp; slurry Mullion to light H delaminating &amp; previously repaired. Pin, consolidate &amp; slurry Excessive cement flaunching around casement to light F. Investigate Transom between A&amp;E exhibits eroding soft beds. Mortar repair Some open joints generally. Repoint</p> <p>WE1-1 Slight delamination to jamb Light E. Consolidate &amp; slurry Mullion between lights A&amp;B delaminating. Consolidate &amp; slurry Head to light C soft beds eroding. Mortar repair Some open joints generally. Repoint Internally excessively mildewed. Condition not readily apparent</p>						
		15	m2				£1,575.00
		1	item				£262.50
		1	item				£384.00
		4	m2				£1,120.00
		1	item				£300.00
		1	PS				£10,000.00
		1	PS				£200.00
		1	item				£143.30
		1	item				£108.30
		1	item				£178.30
		1	item				£213.30
		1	item				£213.30
		1	item				£29.55
		1	item				£108.30
		1	item				£143.30
		1	item				£143.30
		1	item				£178.30
		1	item				£157.30
		1	item				£134.55

WE1-2						
Mullion between lights G&H delaminating. Consolidate & slurry. Possibly pin	1	item			£213.30	
Cill appears to exhibit soft / open beds. Mortar repair	1	item			£108.30	
Heads to lights A,B&C have spalls / soft beds. Mortar repair	1	item			£283.30	
Internally cement repair to mullions. Replace with lime or sheltercoat to reduce colour difference	1	item			£129.30	
WE1-3						
Mullion between lights A&B slight delamination. Consolidate & slurry	1	item			£213.30	
Mullion between lights B&C spalled (around casement fixings?) Investigate possible cracks through the bed.	1	item			£134.55	
Mortar repair						
Gable above WE1-3: Repoint all coping perps & point around springer stones and apex	1	item			£175.00	
Provisionally allow to remove all remaining copings, incl to porch, clean off ready for re-use and re-fix over new lead (by others) pinning into wall core to secure	24	l/m			£4,095.60	
WE1-4						
LH lower jamb (light E) exhibits some delamination. Consolidate, pin & slurry	1	item			£210.00	
Mullions between lights E,F & G delaminating & previously repaired. Consolidate, pin & slurry	1	item			£426.60	
Upper & lower jambs to lights D&H delaminating and previously repaired.Consolidate, pin & slurry	1	item			£321.60	
Transom to light D cracked and damaged due to rusted glazing bar. Pin & mortar repair	1	item			£214.40	
Heads to lights A&B have spalls / soft beds. Mortar repair	1	item			£160.80	
Some open joints generally. Repoint	1	item			£143.30	
Internally North jamb fractured. Pin & mortar repair	1	item			£291.00	
Damage to transoms internal / external where glazing bars rusted. Pin & mortar repair	1	item			£249.40	
WE1-5						
LH lower jambs to lights E & H badly delaminated. Consolidate, pin & slurry	1	item			£321.60	
Prov Sum for replacement of jambs back to glass line	2	nr	0.220	0.185	1.100	£1,545.85
Upper & lower mullions to lights A/E & D/H delaminating. Consolidate, pin & slurry	1	item			£433.20	
Soft bed running through LH of cill. Mortar repair	1	item			£73.30	
Cement repairs to head of lights B,C&D. Remove & replace with lime	1	item			£195.80	
Internally: Upper face of transoms delaminating. Pin. Slurry, sheltercoat	1	item			£178.30	
<b>Works to gable blind windows, apex walling, chimneys and copings:</b>						
<b>The chimneys appear fragile with many open joints and some displacement visible. Some of the tabling stones at the bases are severely decayed and delaminating. The walling below these and down to the window heads is in poor condition with delamination and expolited soft beds evident, many open joints and signs of cement repair.</b>						
<b>It is likely that all chimneys and gables down to the 2nd floor window heads will need dismantling &amp; rebuilding</b>						
WE2-1						
LH head severely decayed. Replace	1	item	0.500	0.280	0.180	£662.17
LH lable section across to stop severely decayed. Replace	1	item	0.600	0.200	0.125	£381.38
RH lable section from centre to 400mm across. Piece in new stone	1	item	0.300	0.200	0.125	£219.69
Mullion delaminating. Possibly consolidate, pin and slurry	1	item				
Cement render to blinding panels. Possibly requires replacement during stone repairs						
WE2-2						
LH jamb severely decayed. Replace	1	item	0.200	0.280	0.750	£767.45
LH& RH heads severely decayed. Replace	2	nr	0.500	0.280	0.180	£1,248.84
Mullion severely decayed. Replace	1	item	0.800	0.210	0.135	£558.00
RH jamb severely decayed. Repair or replace?	1	item	0.200	0.280	0.750	£767.45
LH lable section eroded from CL to approx 450mm across to stop. Possibly piece in new stone	1	item	0.450	0.200	0.125	£298.78
LH lable stop delamination. Consolidate & slurry	1	item				£29.10
Cement render to blinding panels. Likely requires replacement during adjacent stone repairs						
WE2-3						
Mullion severely decayed. Replace	1	item	0.800	0.210	0.135	£558.00
LH jamb delamination. Assess & allow consolidation, pinning & slurry	1	item				£128.00
Blinding panels require re-rendering? Possibly rebuild if disrupted by any necessary gable dismantle. Allow consolidation of render & rubble infil	1	item				£63.45
Soffit of both heads decayed. Mortar repair.	1	item				£76.80
WE2-4						
LH & RH heads mortar repair where decayed.	1	item				£143.30
RH jamb possibly delaminating. Assess once accessible						
Blinding panels require re-rendering? Possibly rebuild if disrupted by any necessary gable dismantle. Allow consolidation of render & rubble infil	1	item				£63.45
Central porch gable:						
Appears sound						
Allow pointing to copings, corbels and inspect finial.	1	item				£245.00
<b>Chimneys &amp; gable ashlar above</b>						
Numbered from L - R						
Allow to point all perp joints to coping runs	1	item				£420.00

1	Dismantle, clean off for re-use & rebuild chimney stack (down to roof line) cramping all round with s/s staples (any flue lining system by others) Replace E face tabling base stone with coping apex moulding running through Provisionally allow to replace 3 nr delaminated ashlar at 500x100x350 Dismantle & rebuild gable ashlar. Assumed as face backing onto inner skin / core which will be retained Allow replacment for delaminating face ashlar Dismantle & refix upper 2 copings to each slope Provisional allowance for 1 nr replacement coping to gable	1 item					£2,376.00
		1 nr	0.550	0.180	0.350		£426.05
		3 nr	0.500	0.100	0.350		£326.81
		1 item					£1,472.60
		3 nr	0.500	0.100	0.350		£326.81
		1 item					£855.40
		1 nr	0.750	0.450	0.075		£272.26
2	Dismantle, clean off for re-use & rebuild chimney stack (down to roof line) cramping all round with s/s staples (any flue lining system by others) Replace E & W face tabling base stones with coping apex moulding running through Provisionally allow to replace 3 nr delaminated ashlar at 500x100x350 Dismantle & rebuild gable ashlar. Assumed as face backing onto inner skin / core which will be retained Allow replacment for delaminating face ashlar Dismantle & refix upper 2 copings to each slope Provisional allowance for 1 nr replacement coping to gable	1 item					£2,376.00
		2 nr	0.550	0.180	0.350		£852.09
		3 nr	0.500	0.100	0.350		£326.81
		1 item					£1,472.60
		3 nr	0.500	0.100	0.350		£326.81
		1 item					£855.40
		1 nr	0.750	0.450	0.075		£272.26
3	Dismantle, clean off for re-use & rebuild chimney stack (down to roof line) cramping all round with s/s staples (any flue lining system by others) Replace E face tabling base stone with coping apex moulding running through Replace E face tabling sub base stone running front to back Provisionally allow to replace 3 nr delaminated ashlar at 500x100x350 Dismantle & rebuild gable ashlar. Assumed as face backing onto inner skin / core which will be retained Allow replacment for delaminating face ashlar Dismantle & refix upper 2 copings to each slope Provisional allowance for 1 nr replacement coping to gable	1 item					£2,376.00
		1 nr	0.550	0.180	0.350		£426.05
		1 nr	0.600	0.250	0.200		£401.75
		3 nr	0.500	0.100	0.350		£326.81
		1 item					£1,472.60
		3 nr	0.500	0.100	0.350		£326.81
		1 item					£855.40
		1 nr	0.750	0.450	0.075		£272.26
4	Dismantle, clean off for re-use & rebuild chimney stack (down to roof line) cramping all round with s/s staples (any flue lining system by others) Provisionally allow to replace 3 nr delaminated ashlar at 500x100x350 Dismantle & rebuild gable ashlar. Assumed as face backing onto inner skin / core which will be retained Allow replacment for delaminating face ashlar Dismantle & refix upper 2 copings to each slope Provisional allowance for 1 nr replacement coping to gable	1 item					£2,376.00
		3 nr	0.500	0.100	0.350		£326.81
		1 item					£1,472.60
		3 nr	0.500	0.100	0.350		£326.81
		1 item					£855.40
		1 nr	0.750	0.450	0.075		£272.26
	<b>Inside East Porch</b> Mould on limewash. Mainly cement pointed. Suggest light steam clean to discourage mould but leave most sound limewash in place. Local pointing where required. Replace bench seat top on South side	1 item					£491.00
	Provisional Sum for additional masonry repairs and replacement	1 PS					£15,000.00
	<b>South elevation</b> <b>Main House - 2 gables cement rendered from 1st floor level up</b> Removal of the cement render has been discussed. Condition of the underlying (assumed rubble) walling is not known. Carefully remove cement render to 2 gables down to top of GF windows. Allow 60 hrs Provisionally allow repointing of coursed rubble walling stone where render removed (by others) Gently remove dead vegetation / ivy / climbing plants. Remove any redundant fixings & fill holes. Allow 12 hrs Provisional sum for walling stone repair or replacement hidden under render	1 item					£1,980.00
		65 m2					£5,687.50
		1 item					£350.00
		1 item					£384.00
		1 PS					£6,000.00
	<b>WSG-8</b> Mullion between lights E&F severely delaminated. Replace. Casement removal / reinstatement by others Mullion between lights C&D delaminating. Consolidate & slurry Internally Mullion between lights F&G delaminating. Consolidate & slurry Transom externally exhibits some soft eroding beds on lights A & C. (possible cement repair on soffit?) Mortar repair	1 item	0.960	0.210	0.135		£871.50
		1 item					£251.60
		1 item					£251.60
		1 item					£283.30
		1 item	0.600	0.210	0.150		£798.75
	Transom on light D fractured externally & heavily cement repaired internally. Replace (supporting masonry adjacent during operation) Glazing all round will have to be removed & replaced (by others) for this operation Head to light D cracked. Pin Mortar repair decayed moulding to Jamb D Some open joints generally. Repoint	1 item					£30.65
		1 item					£131.25
		1 item					£105.00
	<b>WSG-9</b> RH & LH jambs decayed and slightly delaminating. Consolidate, slurry & mortar repair Internally evidence of Mullions between lights G/H & B/C delaminating. Consolidate & slurry Provisionally allow to replace 2 mullions. Casement removal / reinstatement by others Some open joints generally. Repoint	1 item					£496.60
		1 item					£496.60
		2 nr	0.960	0.210	0.135		£1,743.01
		1 item					£70.00
	<b>WS1-6</b>						