

1.00 DEMOLITION

Ref	Description	Cost
1.01	Demolition of Cantilevered Structure	
1.02	The contractor is to allow for taking down the east cantilevered structure as indicated on the contract drawings. This is to include preparation of a full method statement and risk assessment prior to demolition works. The contractor is to ensure that demolition works are planned for fine weather and temporary protection must be installed as far as practical to reduce the risks of water ingress into the boiler room beneath. Care is to be taken to preserve the existing stairwell windows during demolition as these are to be retained and refurbished in situ.	
1.03	Upon removal of the cantilevered structure, the area is to be made good with associated roofing, carpentry and masonry works as taken in sections 2, 3 and 4.	

2.0 MASONRY

Ref	Description	Cost
2.01	New Parapet Wall	
2.02	Upon removal of the cantilevered room to the eastern corner, the contractor is to allow for forming a new castellated parapet wall as indicated in drawing ABC432-04. The parapet wall and copings are to be formed in Cornish granite. For the purposes of tendering allow to source granite from Tim Marsh at Trenoweth Quarry, Mabe, Burnthouse, TR10 9HY, Tel: 01326 372546.	
2.03	Contractor is to allow to integrate a code 7 lead tray beneath the parapet wall which is to be fully coated in bitumen paint prior to installation of masonry.	
2.04	The granite work is to be built up using NHL 3.5 lime mortar with a brushed finish to the pointing as specified in section 5.08.	
2.05	Block Doorway	
2.06	The contractor is to block up the doorway between the stairwell and demolished cantilever room using two skins of 100 mm standard concrete block with a 100mm cavity and 50mm Celotex GA4000 insulation attached to the inner skin. The exact configuration will be determined on site dependent on the support beneath. Allow for inserting a proprietary catnic lintel above the new window opening W50 and for a slate sill.	
2.07	The contractor is to allow to render the external surface using a Cornerstone Newbuild 1:1:6 mortar mix with an appropriate fine sand. Build up the render with a scratch coat and finish coat. Plastic render beads are to be installed to window reveals and the render is to be smooth finished ready for redecoration.	

3.00 CARPENTRY

Ref	Description	Cost
3.01	Sash Window Repairs	
3.02	All sash windows are to be generally eased and adjusted as necessary to allow full operation following redecoration, as taken in section 10. It should be noted that the front elevation windows were refurbished in 2015 under a Townscape Heritage Initiative (THI) funded project and are therefore in superior condition to the remaining windows.	
3.03	<p>The rear bay windows W22 and W43 are to be fully refurbished, including the main central windows and twin side windows. This will require the following:</p> <p>(i) Removal of the sashes and the replacement of bottom and meeting rails following the exact profiles and using Douglas fir.</p> <p>(ii) All sills are to be replaced following the exact profiles using an appropriate hardwood such as Utile.</p> <p>(iii) Glazing to all lower sashes is to be replaced in 6 mm toughened safety glass. All glazing putties to be replaced in linseed oil putty.</p> <p>(iv) Sash cords and pulleys are to be renewed and existing sash weights from within box frames are to be refitted.</p>	
3.04	<p>The contractor is to allow for replacing window sills in an appropriate hardwood such as utile to the following fitments:</p> <p>W11, W12, W13, W35, W36, W38, W39, W40.</p>	
3.05	Round headed sash window W42 is to be repaired by replacing the meeting stile to the upper sash and reforming glazing bars to match existing profiles. Reference front elevation windows W02 to W05 for details. Replacement timber to be formed in douglas fir and sill to be replaced like for like in hardwood. Painted lower panes to be removed and replaced with 6mm toughened safety glass.	
3.06	Replacement Windows	
3.07	The contractor is to allow to replace the following timber windows as indicated in the attached window schedule ABC432-05. Replacement windows are to match existing profiles and to be formed in an appropriate hardwood such as utile.	
3.08	Replace windows W14, W15, W16, W24, W41.	
3.09	New Window	
3.10	Allow to provide a new window within the blocked doorway behind the new castellated parapet. The new window is to be formed in utile as detailed in the attached window schedule ABC432-05.	

3.11 Doors

3.12 The contractor is to allow to replace entrance doors like for like using an appropriate hardwood such as utile. The following doors are to be replaced in accordance with the details provided in the attached door schedule ABC432-06.

3.13 Replace doors D02, D04, D05.

3.14 The front entrance door D1 is to be carefully refurbished and fitted with a hardwood moulded weatherstrip at its base.

4.0 ROOFING & RAINWATER GOODS

Ref	Description	Cost
4.01	Flat Roof Replacement	
4.02	The contractor is to allow to strip all flat roof coverings as indicated on the attached roof plan ABC432-04. This work is to be phased during fine weather to reduce the risks of internal water ingress. Include for removal of all plant growth and debris from flat roofs.	
4.03	The contractor is to allow to remove and replace the flat roof coverings including all associated timber decking. The flat roofing works are to be planned during fine weather and temporary protection is to be installed to minimise internal water ingress as far as practical. Allow for full disposal of all waste materials.	
4.04	For the purposes of tendering allow for a warm roof configuration over the existing rafters, providing softwood furring strips, 18mm marine ply, 150mm Celotex GA4000, 18mm marine grade ply decking and a GRP roof covering. The contractor is to allow to cover the flat roof using Kemperol V210 flat roofing system or approved equivalent. Allow for all necessary edge profiles and upstands in accordance with manufacturers specifications.	
4.05	When the roofs are stripped the contractor is to allow to treat all accessible roofing timbers using permethrin timber treatments. For the purposes of tendering the contractor is to allow to replace a nominal 20m of rafters using tanalised C16 softwood 150mm x 47mm.	
4.06	Allow to renew all associated vertical abutments and flashings using code 4 lead installed in accordance with BS EN 12588 and the LSTA Rolled lead sheet manual.	
4.07	Allow to replace all external fascia boards using nominal 200 x 22mm soft wood planks to be primed and decorated as taken in section 10.	
4.08	New Porch Roof	
4.09	The lead covered flat roof to the front porch is to be re-covered. Allow to remove the existing coverings and structure. For the purposes of tendering the existing roof structure is to be reformed using 150mm x 47mm tanalised timber rafters at 400mm centres built with proprietary joist hangers off chem fix bolted wall plates. This will be subject to review onsite.	

- 4.10** Allow for replacing the roof decking in minimum of 200 x 22mm untanalised yellow pine square edged butted boards. The boards are to be countersunk screwed with stainless steel screws to the bearers. Allow for 2 no screw fixings per board per bearer. The boards are to be positioned as close butts. The contractor is to work from the lowest position. Each roof board is to be laid with a fall of no less than 1:80.
- 4.11** Allow for the provision of a 50x50mm undercut standard wood cored roll to the centre of the roof in liaison with the lead worker to divide up the bays to the flat section. No bay is to be wider than 600mm.
- 4.12** The contractor is lay milled Code 7 lead to the flat roof bays. All work to be done in full accordance with BS EN 12588 and the LSTA Rolled lead sheet manual.
- 4.13** Allow for renewing flashings at the vertical abutments over a minimum 100mm upstand. Provide Code 4 apron flashings wormed into the masonry and pointed with NHL3.5 lime mortar.
- 4.14 Metal Rainwater Goods**
- 4.15** Rainwater goods to the front elevation and main upper roofs are formed in Alumasc powder coated aluminium and were replaced in 2015. For the purposes of tendering the contractor is to allow to access all aluminium rainwater goods and carefully remove all debris. All surfaces are to be carefully cleaned and prepared for decoration, as taken in section 10.
- 4.16** UPVC rainwater goods serving the remainder of the roofs are to be fully removed and replaced using ogee profile Alumasc (or approved equivalent) powder coated aluminium gutters, downpipes and hoppers to match those to the main roofs. The systems are to be installed to manufactures specifications and final configurations are to be agreed on site. For the purposes of tendering the contractor is to allow to match the existing configurations.
- 4.17 Slating Repairs**
- 4.18** Allow for accessing all pitched roof areas. The roofs are to be carefully inspected with the surveyor to determine the level of repair required. For the purposes of tendering the contractor is to allow for replacing broken and slipped slates and damaged tingles as necessary to the roof slopes. All new slates are to be fixed with stainless steel clips. For the purposes of tendering allow to replace 50no reclaimed Cornish slate sized 16" x 8" (adjust size onsite as appropriate to match existing).
- 4.19** Allow to access all valley gutters and back gutters and remove all debris.