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SCHEDULE OF PRIORITY REPAIRS (PHASE 1)

Bryntail Cottage, Llanidloes

	Description	QTY/UNIT	RATE	£	p
	Schedule of Repairs - Bryntail Cottage, Llanidloes				
	V2 (1 June 2021)				
	Prepared by: David Holland Architect + Designer				
	GENERAL				
10	General notes: No Works are to be carried out without the express written approval of the Local Planning Authority.	Note			
20	Ensure all Works are carried out to the reasonable satisfaction of the Local Authority's Conservation Officer.	Note			
30	Ensure all Works are carried out in accordance with the Building Regulations.	Note			
40	Measurements: Where quantities have been provided this is to assist the Contractor with pricing on a like-for-like basis. They are provided in good faith and should be verified by the Contractor. Measurements may not comply with SMM7 or NRM2. All labour, materials, plant overheads, etc. are deemed to be included in these items.	Note			
50	Pricing Notes: The Contractor is to take full account of the information in the documents when pricing items in this Schedule. The Contractor will be expected to use common sense in pricing the items and is required to include all labour, materials, plant, overheads, etc. within the submitted price.	Note			
60	The Contractor shall be deemed to have visited the site, examined all drawings and specifications, and (where required) liaised with the architect or Employer to determine the exact nature of the works to be undertaken.	Note			
70	Allow for temporary protection to the existing buildings as required during the Works.	Item			
80	Ensure the site is left in a clean, tidy and secure state each day, with all debris removed as it arises, as far as is reasonably practicable to do so.	Note			
90	Allow for protection of the ground in heavily used areas including vehicle parking areas, the extent of which is to be agreed with the architect.	Item			
100	Allow for any site cabins, storage and/or welfare facilities as reasonably required to undertake the Works in accordance with HSE guidelines. Such facilities should be commensurate with the scale and complexity of the Works.	Item			
	DEMOLITIONS AND PREPARATION				
110	Remove mossy growth from roof coverings and inspect concealed areas for unseen damage.	Item			

	Description	QTY/UNIT	RATE	£	p
120	Remove all existing uPVC rainwater goods and dispose of.	Item			
130	Remove existing rotten / damaged softwood fascia boards and barge boards and dispose of.	Item			
140	Carefully remove existing profiled metal cladding and set aside for inspection / re-use. Record the position of each piece so that it may be reinstated to its original location.	Item			
150	To Bryntail Cottage: Carefully remove all loose and precarious stonework from existing dilapidated lean-to structure and set aside off the ground and covered for later re-use.	Item			
160	Check electrical and water installations are isolated and then remove and dispose of all redundant externally-mounted services installations (electrical cabling, lighting fixtures, water pipes, etc.).	Item			
170	Carefully remove commemorative plaque and set aside for re-use.	Item			
180	To Bryntail Cottage: Ensure all surfaces to be limewashed are prepared in accordance with architect's specification M60.	Item			
190	Remove windows and external doors scheduled for replacement. Where practicable, retain sound historic timber for re-use in repairs to other windows and doors that are being retained.	Item			
200	In room 203, remove existing T&G cladding, felt, etc. from walls to allow them to dry out.	Item			
210	In room 203, remove non-porous paint finishes from existing stone walls to allow them to dry out.	Item			
	SAMPLES				
230	Test to see if existing cement-based mortar can be removed without causing excessive damage to existing stone and submit findings.	Item			
240	Prior to ordering materials, provide a 1m x 1m sample of stone repointing for approval by the Conservation Officer, and architect or Employer. Refer to work items 460 and 470 for further details.	Item			
250	Prior to ordering materials, provide a sample of the proposed slate roof coverings to be used in repairs to the existing roof coverings for approval by the Conservation Officer, and architect or Employer.	Item			
	EXCAVATIONS				
260	Carefully excavate a trench adjacent to the north west elevation of the Miner's Cottage for the installation of a French drain ensuring footings are not undermined.	Item			

	Description	QTY/UNIT	RATE	£	p
270	Locally reduce external ground levels to 150mm below finished floor level to north west elevation of Bryntail Cottage. Extent: At least a nominal 1m wide strip as measured from the face of the building.	Item			
	REPAIRS				
280	To Bryntail Cottage: Remove cracked chimney pots and existing flaunching. Replace with reclaimed pot to match (as closely as practicable) the existing. Reform flaunching in NHL 5 mortar as architect's specification Z21 (2:1 sand:lime).	Item			
290	Remove mossy growth and clean off atmospheric staining to existing brickwork chimneys. Do not use abrasive cleaners.	Item			
300	Allow to replace spalled bricks to existing chimneys. New bricks to match existing in colour, texture, and dimensions.	8 Nr (Provisional)			
310	To brick chimneys, carefully rake out defective pointing to a depth of 20mm ensuring the back of the recess is square. Repoint in NHL 5 mortar as architect's specification Z21 (2:1 sand:lime).	Item			
320	Inspect existing lead chimney flashings and submit findings / proposals.	Item			
330	To Bryntail Cottage: At abutment to porch on south east elevation, remove defective mortar fillet and form new NHL 5 mortar as architect's specification Z21 (2:1 sand:lime).	Item			
340	To Miner's Cottage: Remove inappropriate flashband repair to stone chimney and form new NHL 5 mortar as architect's specification Z21 (2:1 sand:lime), incorporating concealed Code 4 lead soakers.	Item			
350	To the north-eastern chimney (serving room 101 - lounge): Sweep existing chimney. Supply and install a HETAS approved 150mm dia. 904 grade stainless steel flexible flue liner. Supply and install bird-proof cowl.	Item			
360	Inspect redundant chimneys for existing capping. Submit findings / proposals.	Item			
370	Re-secure slipped or misaligned slates with copper clout nails where practicable. Otherwise secure with copper tingles. Refer to architect's specification H62.	Item			
380	Replace missing or cracked slates with new in accordance with approved sample. Refer to architect's specification H62.	75 Nr (Provisional)			
390	Re-bed and point existing ridge tiles in existing positions using NHL 5 mortar as architect's specification Z21 (2:1 sand:lime). Allow to supply 2Nr new ridge tiles to match where existing ridge tiles are missing or damaged. Refer to architect's specification H62.	Item			

	Description	QTY/UNIT	RATE	£	p
400	Install replacement fascias and barge boards to match the existing. Redecorate in accordance with architect's specification M60.	Item			
410	Install new rainwater goods all in accordance with the architect's specification R10.	Item			
420	Inspect existing structural timber framing and submit findings/ proposals.	Item			
430	Undertake thermal upgrade type 'E2' as detailed on architects drawing A4.1. Extent for pricing purposes: Include insulation between studs, sarking insulation, and windtight LR membrane. AVCL and internal finishes are to be carried out by others as part of internal refurbishment works.	Item			
440	Inspect existing profiled metal cladding previously set aside. Submit findings / proposals.	Item			
450	Assuming cladding is sound, redecorate as per architect's specification M60. Refix to original location on new treated softwood battens.	Item			
460	To rubble stone walling: In areas containing cement-based mortar pointing, rake out joints back to historic jointing mortar, 20 mm, or twice the width of the joint, whichever is deepest, and repoint using NHL 3.5 mortar (2.5:1 sand:lime), all in accordance with the architect's specification Z21 and approved sample panel.	Item			
470	To rubble stone walling: In areas containing excessively weathered (i.e. to a depth equal or greater than the width of the joint), loose, or missing lime-mortar pointing, rake out joints back to sufficient depth (20mm or twice the joint width, whichever is greater) and repoint using NHL 3.5 mortar (2.5:1 sand:lime), all in accordance with the architect's specification Z21 and approved sample panel.	Item			
480	Carefully prop existing stonework and replace rotten lintel over door 203A in accordance with structural engineer's specification. Allow for some localised rebuilding of stonework as reasonably foreseeable.	Item			
490	Apply traditional limewash in accordance with architect's specification M60.	Item			
500	Install new windows and external doors (except door 201) in accordance with separate schedule. Note: Works to internal doors are to be carried out by others as part of internal refurbishment works in phase 2.	Item			
510	Carry out repairs and refurbishment of existing windows and external doors that are to be retained, all in accordance with separate schedule. Note: Works to internal doors are to be carried out by others as part of internal refurbishment works.	Item			
515	Redecorate existing porch over door 108B in accordance with architect's specification M60.	Item			
520	Refix commemorative plaque previously set aside.	Item			

	Description	QTY/UNIT	RATE	£	p
	EXTERNAL WORKS				
530	Construct new French drain in previously excavated trench adjacent to Miner's Cottage, all in accordance with architect's drawing A4.1.	Item			
	FINISHING				
580	Make good any areas damaged by carrying out the Works.	Item			
590	Carry out a full clean of the finished Works and remove all arisings from site.	Item			
600	Prepare and handover the Building Manual in accordance with CDM Regulations.	Item			
610	Any other costs anticipated, but not explicitly mentioned above (Contractor to list below):	Item			
	WORKS SUBTOTAL (Carried forward to summary):				
	CONTRACTOR'S GENERAL COST ITEMS				
620	Please list significant cost items separately.	Note			
630	Management and staff costs	Item			
640	Site accommodation costs	Item			
650	Services and facilities costs	Item			
660	Mechanical plant costs	Item			
670	Temporary works costs	Item			
680	Miscellaneous costs	Item			
	CONTRACTOR'S GENERAL COST ITEMS SUBTOTAL (Carried forward to summary):				
	PROVISIONAL SUMS				
690	Include the Provisional Sum of £300 for unforeseeable repointing works.	Prov Sum			
700	Include the Provisional Sum of £500 for other repair works to chimneys.	Prov Sum			
710	Include the Provisional Sum of £200 for repairs to existing lead flashings.	Prov Sum			
720	Include the Provisional Sum of £500 for localised repairs to exposed rafter feet.	Prov Sum			

	Description	QTY/UNIT	RATE	£	p
730	Include the Provisional Sum of £2,800 for repairs to the existing porch structure on the north-west elevation.	Prov Sum			
740	Include the Provisional Sum of £3,500 for localised repairs to existing timber-frame wall structure.	Prov Sum			
750	Include the Provisional Sum of £8,000 for localised repairs to existing suspended timber floors.	Prov Sum			
760	Include the Provisional Sum of £500 for other unforeseeable works.	Prov Sum			
770	Provisional Sums are to be expended upon the written instruction of the Employer or architect only, the whole or part of which may be expended or deducted from the final cost of the Works.	Note			
	PROVISIONAL SUMS SUBTOTAL (Carried forward to summary):				
	TENDER SUMMARY				
	Cost of Works:				
	Contractor's General Cost Items:				
	Provisional Sums:				
	TENDER SUM:				