



LM Conservation
24a Tudor Lane
Riverside
Cardiff
Wales CF11 6AZ
laz.matia@gmail.com
www.lmconservation.com
07843257616

Mathew Skuse
St Adrews, High St, Llandaff, CF5 2DX

ESTIMATE 2295
09 February 2024

Quantity	Details	Unit Price (£)	Net Subtotal (£)
	<p>Following the visual survey to the property above I have concluded to this estimate regarding the windows that have been itemised.</p> <p>The windows will need full reconditioning meaning taking them into workshop perhaps in stages if required.</p> <p>Please Note: Not included in this estimate breakdown are; the glazing, weights that may/will be required for heavier glass and repairs to any sashes that are for recondition.</p>		
7 Services	Removing sashes and boxing up and delivery/return to workshop. Includes top leaded fixed sashes to take to the glaziers for assessments and restoration. EW01, EW-09, EW-10, EW-11, EW-12, EW-23, EW-25		
13 Products	Drafts, cords, new ironmongery for sashes per opening. EW01, EW-09, EW-10, EW-11, EW-12, EW-23, EW-25		
26 Services	Removing all glass panes carefully (see terms for breakages) NOT including STAINED or LEADED glass!		
6 Services	Removing flaky paints and wet sand on the frames		
26 Services	Removing all paint externally & internally on sashes, clear debris i.e. putty, sanding sashes and prime in linseed oil paint.		
26 Services	Re-set all glass panes on the putty and make good externally the putty. Note; This is base on single glazing or original glass.		
26 Services	Fitting the sashes back 1+1 Craft and assistant		
7 Services	Top leaded sashes EW-09, EW-10, EW-11, EW12 adjust the timber beads to take secondary glazing internally on the leaded fixed sashes and create/produce a small rebate bead to set in the new double glazing in Kawo Elastokitt and fitting back the beading detail as it is currently.		
7 Services	Leaded fixed sashes above sashes EW-09, EW-10, EW-11, EW12 Fitting the sashes back 1+1 Craft and assistant		
	Elemental costs per each item, on sills up-to 1400mm long. I have reduced the sills from 13 to 8 as a discount due to quantities and proximity, note; these require the same craft and installation as 13 items.		
8 Services	Craft installation of each new sill, sash runners and external		

8 Services	Craft installation of each new sill, sash runners and external frames, (see sketches for details). Sills up to 1400mm at £520.
8 Products	Craft preparations for repairs to each sill, sash runners and external scarf repairs of frames (includes timber). Sills up to 1400mm at £390.
	Complex repair to lower sash: replication and replacement of bottom rail + two scarf repairs to adjoining stiles, (see sketches for details). (Includes: timber, production and joinery) £345
	Single element repair i.e. top sash meeting rail, timber costs, production and joinery. £131
	Replication joinery subject to approval by planning. The replication will reflect the above work which will be reduced in quantities of sashes for recondition (14). However, it won't on re-set of glass, fitting etc.
8 Products	Replication of sashes on EW-09, EW-10, EW-11. Total 8 sashes to make to accommodate the HD10 Histoglass. Traditional mortice and tenon joinery supplied and fitted primed with linseed oil paint. Timber Canadian Douglas fir.
6 Products	Replication of sashes on EW-12. Total 6 sashes to make to accommodate the HD10 Histoglass. Traditional mortice and tenon joinery supplied and fitted primed with linseed oil paint. Timber Canadian Douglas fir.
Product	Ground floor external doorway replication at the rear of property. The frame to be following the line of stonework (with infill timbers on frame and door as requested by the client). Traditional mortice and tenon joinery supplied and fitted primed with linseed oil paint. Timber Canadian Douglas fir with oak sill incorporated draft prof seals into frame (easy to renew in the future the draft) and threshold low profile on the sill.
10 Services	Overheads/workshop

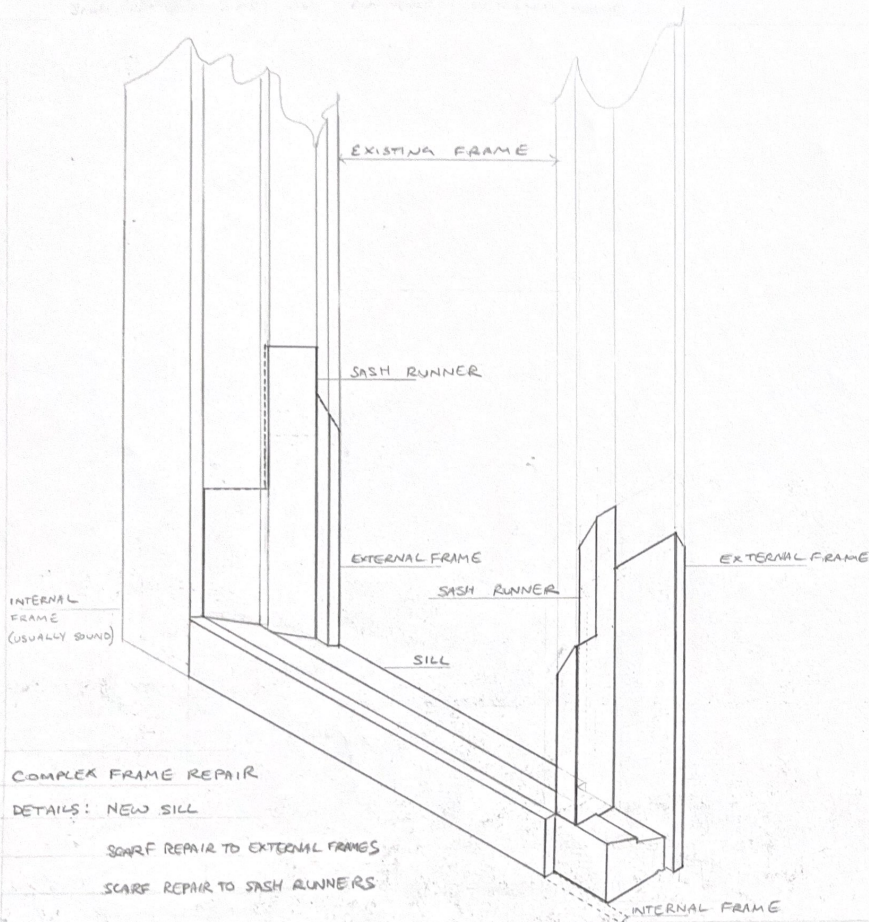
Deposit Payment 50% prior or on commencement of work.

BACS Payment Details:
TSB Business
Name: Lazron Matia
SC. 77-68-03
ACC. 00039269

Any variations from this estimate will have consequences on the total.

Note: This property/work is in ownership of Lazron Matia t/a LM Conservation until the payment has been received in full if my practice is instructed to carry out work.

This estimate is subject to Terms of Business and communication verbally or digitally!



OLD RECTORY GF / NE

870 in situ June 870
865 if working rail is 25mm



TOP SASH FIXED

← SILL N/O

