

Ref	P1	P2	Scope of Works	Qty	Rate	Value Priority 1	Value Priority 2
1.0 SCOPE OF WORKS - BAGULEY HALL							
			Structural				
	1.0		Splice in new timber as per S.E details. If timber cannot be spliced and is found to be fully defective replace beam with oak.	1no			
			Roof				
			The roof slopes are principally covered with stone slates.				
	1.1		Strip existing valley gutter 01 (approximately 4.5m in length) and remove one row of stone slates, any defective sarking and timbers. Set aside slates for reuse.	4.5lm			
	1.2		Reform valley gutter in treated softwood, incl sumps and overflows and lay new terne-coated stainless steel.				
	1.3		Refix approximately 6no slipped slates with copper pegs	6no			
			Renew rainwater goods throughout and increase sizes to 6inch				
			Total £				
			Running Total £				
External Walls							
		2.1	All rainwater goods including gutters and downpipes to be upgraded in cast iron. Allow for the removal of the current provision along with the supply and instalation of new. All drainage should be free flowing. Replace existing plywood with plywood painted white on the inside with an image of the window externally.	21 no			
			East Elevation				
	1.4		Carefully cut out low level brickwork and replace with reclaimed brick on a like for like basis. Repoint in a Hot Lime mix to match existing mortar colour and texture.	20no			
	1.5		Repoint in lime mortar at low level	2lm			
	1.6		Cut out isolated areas of perished brickwork and insert new brickwork to match existing.	20no			
	1.7		Remortar open joints	3lm			
	1.8		Rake out and repoint open joints in stone plinth	3lm			
	1.9		Cut out isolated areas of perished brickwork and insert new brickwork to match existing.	30no			
	1.10		Insert sand mastic seal to windows	4no			
	1.11		Allow for removal of boards to allow full inspection. Renew putty to window beading and replace window board.	1no			
	1.12		Re-establish lead flashings the the main hall roof.	2no			
	1.13		Algal growth to be cleaned off stone slates.	1.5m2			
			South Elevation				
	1.14		Clean guano staining	1no			
	1.15		Repoint open joints to the west at low level.	4m2			
	1.16		Remove plywood to windows for inspection.	11no			
	1.17		Replace severely eroded bricks to match existing and repoint using lime mortar.	13no			
			West Elevation				
	1.18		Insert sand mastic joints to jambs and reveals.	3no			
	1.19		Rake out crack to the mortar and repoint in lime mortar.	1.5m2			
	1.20		Replace severely eroded brickwork to match existing; rake out and repoint remainder in a suitable lime mortar	10no			
	1.21		Rake out and repoint bottom 2no courses of brickwork.	5lm			
	1.22		Re-establish lead flashings the the main hall roof.	5lm			
	1.23		Access to allow for inspection of wallplate on the south gable return. Sand back and redecorate to match existing.	1no			
	1.24		Replace eroded bricks to the south gable return and replace to match existing and rake out and repoint in a suitable lime mortar	2no			
	1.25		Allow for removal of boards to allow full inspection. Renew putty to window beading.	5no			
	1.26		Carefully remove defective plaster panels and replace render. Repair fascia board and redecorate.	3m2			
	1.27		Investigate reasons for removal of restraining bars to central timber frame and allow for their replacement	4no			
	1.28		Carefully remove defective lime render to brickwork on porch return. Replace on a like for like basis and redecorate.	6no panels			
	1.29		Carefully remove defective lime render to brickwork main porch elevation. Replace on a like for like basis and redecorate.	8no			
	1.30		Replace broken leaded window panes to match existing window	refer to photos			
	1.31		Heavily eroded brickwork and lime pointing to north extension. Cut out and replace to match existing. Repoint in lime mortar.	4m2			
			North Elevation				
	1.32		Access to chimneys required to inspect. Allow for renewal of flashings and localised repointing.	4no			
	1.33		Allow for brick replacement on the chimneys in localised areas	20no			
	1.34		Allow for removal of plywood window boards and further detailed inspection	8no			
	1.35		Rake out defective mortar and repoint in a suitable lime mortar	8m2			
	1.36		Upon stabilisation of the chimney structure, rake out and repoint in suitable lime mortar	3m2			
	1.37		Rake out and repointing to the bottom 4 brick courses in lime mortar	3m2			
	1.38		Repointing required to east (left) of bay 1 (approx 1000mm H x 400mm W)	0.5m2			
	1.39		Replace stone cill 1200 x 50 x 200mm approx	1no			
			Total £				
			Running Total £				
Internal							
			Room 0/16				
			New Limecrete floor to main Hall comprising: * foamed glass sub-floor on geotextile, * perimeter fan assisted trench heating * lime screed with 50mm perimeter insulation * Concealed perimeter concrete service ducting channels (H=390mm, W=470mm, L=1500mm) * Finish to be York Stone Flags	47m2			
	1.40		remove defective plaster and replaster with lime plaster replace whole elevation	30m2			
	1.41		Repair several panes of glass and three sections of leaded lights. One section missing 50%, two sections local damage.	4no			
	1.42		Repair large area of damaged glazing to arched leaded light, localised glass damage.	1no			
	1.43		Replace base to jamb of door in East elevation and provide weather seal.	1no			
	1.44						
			Room 0/18				
		2.2	Replace damaged laths	2m2			
		2.3	Lime plaster to walls and ceiling	80m2			
	1.45		Minor opening up to right hand jamb on east wall. Rake out and repoint in lime mortar. Brush off friable material and replace severely affected bricks to both east and west internal elevations	3lm/12m2			
	1.46		New Limecrete floor with York Stone Flag finish.	19m2			
			Room 0/21				
		2.4	Replace laths and lime plaster	3.5m2			
	1.47		Concrete lintel replacement to fireplace and rebuild brick arch and side.	1no			
	1.48		Brush off friable brick material to east and south walls and replace severely affected bricks	14m2			
			Room 0/23				

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	1.49 1.5 1.51 1.52	2.5 2.6 2.7	Repair damaged laths. Rake out and repoint hard mortar pointing Replace lintel to east wall Crack above lintel to the east wall. Rake out and insert 2no. Allow for helibar ties and repoint in lime mortar Vertical crack over fireplace. Rake out, allow to insert 2no. Allow for helibar ties and repoint in lime mortar and rebuild left section at low level Lime plaster all walls Replace chipboard with softwood timber boarding to match existing.	4m2 6lm 1no 1.5lm 2.5lm 48m2 6m2			
Room 0/10							
	1.53 1.54 1.55	2.8 2.9 2.10	Remove gypsum plaster to ceiling Renew lath and replaster in lime plaster Remove gypsum plaster to walls Renew with lime plaster Rust staining down elevation. Metal to be removed. Install new quarry tiles to floor.	9m2 9m2 30m2 30m2 1no 1m2			
Room 0/12							
	1.56 1.57 1.58 1.59	2.11 2.12 2.13	Lath and replaster ceiling in lime plaster Replaster walls in lime plaster Inspection of beam ends, Ensure all beam ends are adequately supported and packed with brickwork laid in lime mortar. Allow for replacement. Rake out and repoint crack to east wall. Make good brickwork around services. Remove decayed timber and replace with brick to match existing. Rebed loose bricks at high level in lime mortar.	5m2 20m2 2no. 2lm 0.2m2 0.6m2			
Room 0/13							
	1.60 1.61	2.14 2.15 2.16 2.17	Lath and plaster ceiling in lime plaster Replaster walls in lime plaster Rebed loose brick at high level in lime mortar Replace decayed brickwork with brick to match the adjacent Remove floor slab and replace with limecrete flooring. Install york stone paving.	16m2 40m2 10no 10no 14m2 14m2			
Room 0/09							
	1.62 1.63	2.18 2.19 2.20 2.21	Pack joists Remove existing laths. Relath and plaster in lime plaster. Replace architraves to south east window. Cut back damp plywood flooring around fireplace to allow further investigation to be undertaken. Lime plaster to all walls Allow for the removal of the existing plywood floor, a subfloor and dpc to be installed and softwood timber floorboards.	2no 24m2 2no 1no 48m2 24m2			
Room 0/14							
		2.22 2.34	Lime plaster to all walls and ceilings Fireproofing underside of stairs.	45m2 2.9m2			
Room 0/15							
	1.64	2.23 2.24 2.25	Relath and replaster in lime plaster Remove gypsum plaster to chimney reveals and replace with lime plaster. Replace tiles on hearth Lime plaster all walls apart from where historic plaster survives	26m2 4m2 26no 60m2			
Room 1/01							
	1.65 1.66 1.67		Repair hole ceiling. Access into loft space to access damp Remove gypsum plaster and replace in lime plaster.	1no 35m2			
Room 1/02 Not within scope							
Room 1/03							
	1.68		Remove plaster and replace with lime plaster including beam casings	10m2			
Room 1/04							
	1.69 1.70		Remove gypsum plaster and replace with an appropriate lime plaster. Mesh screen to window	14m2 1no			
Room 1/05/06/07							
	1.71 1.72	2.26 2.27	Re-install lath and plaster ceiling Removal of plasterboard infill Replace plywood flooring with softwood boards Replacement of lath and plaster including laths on oak frames to west wall.	26m2 8m2 13m2 50m2			
Room 1/08/09							
		2.28	New lath and plaster ceiling throughout	21m2			
Room 1/08							
	1.73 1.74	2.29	Remove gypsum plaster to east wall Replaster all walls in lime plaster Replace plywood flooring with softwood boarding.	20m2 63m2 21m2			
Room 1/09							
	1.75 1.76		Replace rotten floorboards with timber floorboards to match the existing. Carefully remove defect plaster and re-apply on a like for like basis.	6m2 21m2			
Room 1/10							
	1.77	2.30 2.31	Replace ceiling laths and apply lime plaster Brush off brick and repoint. Allow for 1 m2 replacement of brickwork. Lime plaster to all walls	25m2 4lm 50m2			
Room 1/11							
	1.771 1.773		Replace lathes to ceiling and plaster in lime plaster Lime plaster to all walls including ground floor level (Room 0.21)	20m2 50m2			
Room 1/12							
	1.78 1.79 1.80	2.32	Rake out repointing to north wall and repoint in lime mortar Rake out and repoint top 14 courses of brickwork to the east wall. Repoint in lime mortar Locally rebuild the chimney Replace modern laths and replaster in lime plaster	25m2 12m2 2m2 25m2			
Room 2/01							
	1.81		Remove gypsum plaster and replaster in lime plaster.	45m2			
Room 2/02							
	1.82		Remove gypsum plaster and replaster in lime plaster.	inc below			
Room 2/03							
	1.83 1.84		Remove gypsum plaster and galvanised steel to chimney breast and replaster in lime plaster. Lath and plaster infill between rafters	53m2 24m2			
Miscellaneous							
	1.85		French Drain to be installed around the perimeter of the building.	105m			

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	1.86	2.33	Remove existing hatch and make good. Install conservation access hatch and ladder. Beele investigation to exposed timbers with an allowance for localised eradication.	1no.			
Total £							
Running Total £							