

SECTION D: CONSERVATION REPAIR SCHEDULE. OPTION 2

Proposed Conservation Repair and extension of Grade II Listed house and repair and conversion of associated barns at Haregate Hall, Leek, Staffordshire

Ref:	Item of works:	Rate:	Qty:
A	NOTES		
1	To be read in conjunction with the Schedule of Works and the Preliminaries, general conditions, site establishment notes, enabling work details etc contained therein.		
2	To be read in conjunction with drawings listed in drawing issue sheet and illustrated fixtures and fittings schedule.		
3	To be read in conjunction with 'C41, Repointing Masonry Walls' specification section.		
B	WORK ITEMS		
1	Replace/refix salvaged missing oak mid rail to match existing and overhaul existing C17 oak door with linseed oil etc. and repair existing 1722 'Suffolk' latch (missing iron lever has been salvaged and in store for re-fitting and supply and fit a recessed neoprene weather strip seal to stone door jambs with new s/s weather bar to stone step.		Item
2	Overhaul existing C20 leaded steel casement window and replace cracked/broken glass with new draught strips and redecorate MS frames		Item
3	Essential to retain, carefully repair/overhaul existing C17/C18 leaded window and replace defective opening casements and broken historic glass panes as required		Item
4	Carefully rake out USING HAND TOOLS ONLY existing cement mortar and open joints (allow for 80% of elevations to all buildings), as spec section C41. Deep grout/point up and install s/s beaming to reinforce long standing settlement cracks		Item
5	Remove PVCu RWP, repair/overhaul/refit existing sandcast lead hopper head & length of lead pipe (salvaged and instore for re-fitting) supply and fit new 75mm Ø sandcast lead RWP with new BIG as drawing no. AL100		Item
6	Remove PVCu RWP, supply and fit new sandcast lead hopper head with new 75mm Ø sandcast lead RWP with new BIG as drawing no. AL100		Item
7	PROVISIONALLY: Specialist contractor to remove existing paint finish to stone reveals using the DOFF/JOSS/TORC vortex cleaning system		Item
8	Carefully remove and replace corroded steel Crittall casements with new metal framed window complete. Glazing specification TBC with Architect and Conservation Officer		Item
9	Essential to retain, carefully repair existing C17 diamond quarry leaded window		Item
10	Carefully remove existing alarm / external flood light and make safe		Item
11	Number not used		
12	New code 6 lead weathering and undercloaked verge detail to roof		Item
13	Make good to wall between exposed rafter feet with new gritstone to match existing between rafters as required, fit new lead lined timber gutter		Item
14	Number and carefully remove and re-bed existing stone copings incorporating 2 no. s/s cramp fixings per joint and point-up using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix		Item
15	Repair damaged parapet apex coping stone stone head with an indent repair		Item
16	Carefully repoint isolated 1m ² to brickwork chimney using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix as spec.		Item

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18	Re-bed existing blue clay roll top ridge tiles (allow for 10% replacement) using a 1:2.5-3 NHL3.5 lime: coarse well graded sand mortar mix, do not point up vertical joints allowing occasional 20mm wide gaps to facilitate bat access and egress. Allow for 75% replacement of ridge beam and purlins. Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March		Item
19	Supply and fix new code 5/6 lead chimney flashings		Item
20	Re-bed existing square buff clay pots using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix as spec.		Item
21	Point-up area of open joints to existing stonework 100%, removing ferrous fixing & cement mortars etc. using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix		Item
22	Crack stitch and plastic NHL mortar repair to stone head/cill		Item
23	Carefully repair existing vertical joint crack		Item
24	Carefully repoint area of coursed rubble 100% using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix as spec.		Item
25	Timber guttering to be overhauled		Item
26	Carefully remove and replace existing PVCu gutter with new 100mm half round cast iron gutter supported on new galvanised steel fascia brackets		Item
27	Repair/replace and redecorate existing painted s/w fascias as required		Item
28	Overhaul existing 6-over-6 vertical sliding box sash window, replace broken glass with new ironmongery, sash cords and weights, PROVISIONALLY: remove and replace top sash complete from s/w (baltic redwood) to match existing and carefully overhaul existing defective northside shutter and replace missing south side shutter with new painted oak shutters to match existing. Repoint external perimeter with lime mortar.		Item
30	Carefully remove and replace existing PVCu RWP with new 100mm Ø cast iron RWP with bends and shoes fixed using oak bobbin spacers as required with new BIG		Item
31	Carefully remove mesh inserts to panelled ceiling and replace with new with insect mesh behind		Item
32	Rake out and re-point 80% open jointed brickwork using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix		Item
33	Supply & fix new single glazed painted s/w (baltic redwood) opening casement window		Item
34	Repoint area of open joints using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix		Item
35	Carefully remove existing cast iron vent pipe and make good to existing finishes		Item
36	Rebuild 5m ² brick and stone work to gable verge to former Pigsty using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix as spec. 9 linear metres new mass concrete underpinning. Supply and install new lead parapet flashing detail		Item
37	Supply and fit 2 no. new red clay pots		Item
38	Re-bed existing blue clay roll top / capped angle ridge tiles using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix, do not point up vertical joints allowing occasional 20mm wide gaps to facilitate bat access and egress. Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March		Item
39	Supply and install new code 4 lead soakers / stepped abutment flashing		Item

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Ref:	Item of works:	Rate:	Qty:
40	Replace/refix missing coping stone over stone staircase wall to match existing bedded using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix		Item
41	Supply and fit new painted h/w vertically boarded ledge and braced door and frame to existing opening		Item
42	Moved to 220		
43	Metal plate supporting spliced beam in kitchen to be carefully wire brushed and painted using intumescent paint system to achieve 60 mins fire protection		Item
44	Carefully remove and replace existing lead and cast iron waste/SVP pipes		Item
45	Carefully remove and replace existing C20 window with new painted single glazed s/w casement window and frame to match existing		Item
47	Carefully remove and replace any rotten timbers to dormer window construction. Supply and fix new Code 7 lead vertical cladding cheeks to both dormer window with new rigid board insulation with lath and 3 coat NHL lime plaster internal finish		Item
48	Supply and fix new Code 7 lead weathering to existing timber window cill		Item
50	Carefully remove existing C20 brick bay and make good to existing stonework. Build up base with new stonework bedded in a 1:2-2.5 NHL 3.5 lime:coarse well graded sand mortar mix as spec to match existing. Supply and fit new gritstone head and cill Allow for new stone lintel over		Item
51	Carefully remove existing brickwork and reinstate former doorway. Supply and fit new metal framed glass door with new gritstone head and cill		Item
53	Supply and fit new 110mm Ø cast iron soil vent pipe		Item
55a	Supply and fit new metal framed glazed door with new gritstone sill		Item
56	Carefully take down existing brickwork elevation complete to ground level, clean & store brickwork for reuse. Make good wall elevation. Retain part of west facing link wall and make good		Item
57	Crack stitch/consolidate vertical crack at joint between C19 brickwork and C17 phase with NHL mortar (approx. 4LM)		Item
58	Carefully remove and replace existing concrete floor slab with new limecrete floor with blue dust brick floor finish as detail drawing AL100		Item
59	Carefully repair/replace damaged lath & plaster ceiling with new riven lath and 2-coat NHL plaster mix		Item
60	Carefully take up area of damp/defective/existing Parquet floor to investigate damp/timber decay, allow for relaying on new DPM(?). PROVISIONALLY: Allow for new oak skirting as required		Item
61	Retain and carefully overhaul existing oak shutters as required		Item
62	Essential to retain, carefully repair and overhaul existing painted C18 oak display niche and repair cracked plaster with a 2 coat NHL plaster mix		Item
63	Allow for 50% lime plaster repairs to existing room walls to match existing as spec.		
64	Carefully remove rotten Oak floor boards and softwood floorboards and replace with new Oak boards to match existing, clearing out debris from subfloor where possible. Allow for replacement of rotten joists with new treated timber joists as required		Item
65	Essential to retain, carefully repair and overhaul existing C17/C18 oak panel door		Item

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Ref:	Item of works:	Rate:	Qty:
66	Essential to retain, carefully repair and overhaul existing painted C18 oak cupboard		Item
67	Build additional internal brickwork walls/steps and make good to internal finishes to match existing		Item
68	Supply and fit new Oak balustrade and handrail		Item
69	Source and supply reclaimed coursed stone and coper to match existing and repair wall using a 1:2.5-3 NHL3.5 lime : course well graded sand mortar mix as spec.		Item
70	Supply and fit new drylining to existing walls with 90mm thick British Gypsum ThermalLine SUPER thermal laminate plasterboard fixed using British Gypsum MF fixing system with 2mm thick gypsum plaster skim finish		Item
71	Overhaul (priority)/rebuild existing stone steps to match existing		Item
73	Repair and repoint garden wall Repoint area of open joints using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix		Item
75	Supply and fix new vertically panelled painted h/w ledged and braced garden gate.		Item
76	Essential to retain, carefully repair and overhaul existing fine C17 oak staircase		Item
77	Essential to retain, carefully repair and overhaul / repair /refix etc. existing painted oak panelling as required to match existing		Item
78	Carefully remove existing C20 s/w cupboard/wardrobe/water storage tank and make good to finished to match existing. Supply and fit new sanitaryware and associated plumbing		Item
79	Carefully remove existing finishes and reinstate former double sided cupboard		Item
80	Carefully remove sanitaryware, overhaul cast iron bath and retain for reuse		Item
81	Carefully remove existing C20 fireplace and reinstate C17 inglenook with new hearth and log burning stove		Item
82	Construct new brickwork double garage, see drawing no. AL60 for details. Construct new mass concrete strip foundations, single skin brickwork walls over. Form new reinforced concrete slab with fall to doors. Form new bat loft within roofspace.		Item
83	Carefully overhaul/repair & refix existing timber gate and frame		Item
84	PROVISIONALLY: allow for all new external 100mm Ø clay drainage system to connect into public sewer system subject to further on site investigation and CCTV drains survey		Item
86	Supply and lay new 100mm Ø clay drainage pipework to connect into existing drainage systems subject to further on-site investigation/cctv survey		Item
87	Supply and lay new 100mm Ø clay drainage pipework to connect into new soakaway, subject to on-site investigation/archaeology		Item
88	Work to reinstate historic/existing landscaping/kerbs/borders are subject to further on-site investigation/archaeology,		Item
89	Number not used		Item
90	Supply and fit new cast iron vent grille /air brick for termination of extract fan through external wall. Grille to be J & JW Longbottom tel: 01484 684141, cast iron square hole vent / air brick, Ref 970 (229 x 229mm). Allow for 6 no.		Item
91	Supply and fit new gas fired combination boiler to supply hot water and central heating radiators to comply with current Building Regulations AD Parts J and L1		Item

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Ref:	Item of works:	Rate:	Qty:
92	Replace existing C20 door and frame to existing electric meter cupboard with a new solid timber 4-panel door and frame set back off existing chimney breast		Item
93	Number not in use		Item
94	Number not used		Item
95	Retain/overhaul existing serviceable gully/land drain adjacent to front door to East Wing		Item
96	Excavate/cutback soil planter from wall to accommodate new 'french drain' as drawing no. AL100		Item
97	Excavate existing concrete higher ground level to accommodate new 'french drain' as drawing no. AL100		Item
98	Construct new folding oak shutters and shutter boxes to existing reveals subject to further details		Item
99	Strip and re-cover 100% roof using existing Staffordshire blue plain clay tiles, allow for 30% new tiles to match existing incorporating new Code 6 lead bat access slates. Allow for all new 38x50 tanalised sw tile battens laid over Tyvek Supro (or similar approved) breathable membrane, 25% replacement of rafters, joists and wall plates. Stainless steel (not galvanised) ring shank nails to be used. New wall plates to be bedded on 1:2-2.5 NHL 3.5 lime:coarse well graded sand mortar as spec. All exposed and retained timber to be brush or spray treated with a timber preservative based on water soluble borate such as Tim-bor or ProBor, formulated for use against fungal decay (dry rot, wet rot) and wood boring insects. Allow for fitting 50mm thick Kingspan K107 insulation between rafters on battens allowing 50mm airgap between insulation and membrane to be maintained. Allow for skim coated 62.5mm Kingspan K118 below rafters. Allow for supply and install of lateral restraint straps to rafters TBC by engineer. Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March		Item
100	Supply and fit new Code 6 lead bat access slates in accordance with Bat Survey Report of November 2009. Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March		Item
102	Number not in use		Item
103	Supply and fit new leaded light painted s/w (baltic redwood) timber frame windows to 6no. Windows		Item
104	Block up existing opening using one skin of 100mm blockwork to the corridor side, cavity width to fit existing masonry width with 102.5mm brick outer skin. Make good reveals and create window opening with brickwork and stone cill to match adjacent existing windows.		Item
105	Supply and fit new Georgian style timber chimney piece and stone hearth. Chimney to be cleaned and relined and new open fire bed fitted (subject to further investigations)		Item
106	Carefully dismantle brickwork as per plans, retaining bricks for use elsewhere, taking care to stabilise and partially retain the west façade of the link building. Existing plaster finish to the north elevation of the hall to be carefully removed and masonry repaired. Some rebuilding required		Item
107	Carefully breakout existing stonework to window W18 to form new door opening. Make good stonework reveals and reuse stone sill to form threshold to door opening		Item
108	Supply and fit new leaded light painted s/w (baltic redwood) timber frame windows to 8 no. windows to north east and north west elevations		Item
110	Carefully re-lay any loose stone flooring		Item
111	Carefully remove existing flooring to Lounge to C18 Parlour wing and allow for new sleeper walls with timber cross battens and lay new floor boards to suit existing threshold levels. Insulate between joists		Item
112	Carefully remove existing fireplace 2 and replace with new stone hearth, oak surround, herringbone brick lining and log burning stove		Item

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Ref:	Item of works:	Rate:	Qty:
113	Supply and fit new stud partition to form ensuite within bedroom 2-3. overdrawn with 15mm wallboard either side		Item
114	Supply and fit new sanitary ware to ensuite to bedroom 2-3 include for new water supply and drainage connections to existing svp		Item
115	Supply and fit new conservation roof light and flashing to existing opening above the stairs and make good to walls		Item
115a	Supply and fit new conservation roof light to new opening in roof over bedroom 2-3 make good to walls		Item
116	Number not in use		Item
117	Strip out existing sanitaryware and supply and fit new sanitary ware to ensuite to bathroom		Item
118	Supply and fit new conservation roof light to roof		Item
119	Expose Victorian steelwork connection. Carefully wire brush and paint using intumescent paint system to achieve 60 mins fire protection		Item
120	Number not used		Item
121	Open up ceiling to underside of roof. Supply and fit new plasterboard finish to underside of rafters		Item
122	Carefully breakout existing modern brickwork to window W8 to form new door opening. Make good brickwork reveals and new stone sill to form threshold to door opening		Item
123	Fix closed existing door into pantry. Construct new separating wall infill to doorway		Item
124	Make good separating wall		Item
125	Block up opening to rear of cupboards, surrounding walls to be made good .		Item
126	Construct new stud infill to existing corridor. Apply lime plaster to wall to match adjacent finish. Supply and fix new skirting to base to match adjacent.		Item
127	Carefully remove existing short corridor wall. Retained walls to be made good to match existing. Supply and fit new housekeeper cupboard style full height pantry / dresser units.		Item
128	Existing Georgian cupboards to be retained and redecorated for reuse. Supply and fit full height boot / cloak cupboards		Item
129	Construct new extension to form dining / kitchen area. Supply and fix frameless glazing to walls and roof between extension and existing building. Glazing to be supported on a steel angle and lead flashed into existing stone work. Glazing to slope to new pitched roof with gutter to be formed at junction to receive rainwater. Construct insulated external walls with blockwork internal skin and insulated timber framed, dark grey zinc clad external skin. Supply and fit metal framed glazed doors to east and north elevations. Supply and fit continuous glass rooflight to ridge. Construct insulated concrete floor, underfloor heated and finished using cobbles salvaged and cleaned from site		Item
130	Carefully remove existing internal partitions and sanitaryware. Make good walls. Lay 'new' reclaimed floorboards. Supply and fit new hidden 'qib' door to end of bathroom corridor to match adjacent wall.		Item
131	Block up existing windows. Cavity wall construction to suit existing wall thickness.		Item
132	Relocate existing double doors from bedroom to corridor. Retain existing door frame to bedroom. Construct new Oak frame to be suitable to receive doors in new location. New frame to be designed by architect.		Item

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Ref:	Item of works:	Rate:	Qty:
133	Remove existing flat roof. Construct new pitched, insulated warm standing seam zinc roof. Supply and fit 'flat' glazed rooflight to centre of roof. Extend existing wall up to create gable. Render external face of 'modern' brick and brick infill with lime render. Relocate SVP to north elevation. Install new lead abutment flashings / soakers / valley as required. Render C20 brickwork with 'off black coloured' lime render		Item
134	Construct new single storey external walls with plastered blockwork inner skin, PIR insulated timber frame with breather membrane, double battens and vertical stained larch cladding to external face. Supply and fit vertical boarded stained timber door to match adjacent cladding. Supply and fit new stone threshold. Construct bottom 150mm of external wall using slightly recessed black brick with dark coloured mortar joints.		Item
135	Form new cloakroom with timber framed partition with acoustic roll to cavity. Supply and fit new fitted timber storage cupboard and new sanitaryware		Item
136	Carefully take up, salvage and clean quarry tiles. Construct insulated concrete floor, underfloor heated. Re-lay salvaged quarry tiles. Allow for 50% replacement with 'new' reclaimed tiles to match existing. Seal tiles with Lithofin Classic sealer. applied to manufacturers instructions to form a matt finish		Item
137	Supply and install new timber kitchen units and fittings		Item
138	Supply and install 'new' reclaimed timber floorboards to be laid to be sanded and treated with Osmo Polyx Oil Effect Raw.		Item
139	Carefully form new opening in external wall. Make good wall		Item
140	Construct new external walls with gypsum plastered blockwork inner skin, PIR insulated timber frame with breather membrane, double battens and vertical stained larch cladding to external face. Supply and install new oversized metal framed glazed door. Supply and install new stone threshold. Construct bottom 150mm of external wall using slightly recessed black brick with dark coloured mortar joints		Item
141	Supply and fit corner opening full height glazed doors		Item
142	Supply and install new full height painted timber storage unit to create space separation		Item
143	Supply and fit new drylining to existing walls with 90mm thick British Gypsum ThermoLine SUPER thermal laminate plasterboard fixed using British Gypsum MF fixing system with 2mm thick gypsum plaster skim finish. New 100x20mm painted softwood skirting boards throughout.		Item
144	Supply and install new bathroom fittings		Item
145	Sand existing floorboards and treated with Osmo Polyx Oil Effect Raw		Item
146	Carefully remove masonry from former opening. Make good resultant opening		Item
147	Supply and fit new metal framed double glazed window with opening casement		Item
148	Construct new timber framed pitched roof structure vaulted to underside and lined with skimmed plasterboard. Install new 125x50mm C16 rafters at 450mm centres supported on new 254x146x43UB ridge beam covered with new waterproof breathable membrane and salvaged/new staffordshire blue plain clay tiles on 25x38mm treated timber battens. 100mm thick rigid celotex insulation between rafters underdrawn with 50mm thick rigid celotex insulation with 12.5mm british gypsum wallboard finish. Supply and fit 1no. Neo-08 metal rooflight from The Rooflight Company		Item
149	Re-line existing chimney with 150mm diameter stainless steel flue liner.		Item
150	Reinstate former window opening and make good . Supply and fit metal framed glazed door		Item
151	Supply and fit new gas fired combination boiler to supply hot water and central heating radiators to comply with current Building Regulations AD Parts J and L1		Item

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Ref:	Item of works:	Rate:	Qty:
152	Fit new electrical supply and installation to comply with the Building Regulations Approved Document P, IEE regulations 17th edition, or most current and any bylaws or statutory authority rules and regulations as applicable. Water supply pipe work to be earth bonded, to comply regulations with new smoke detection installation to comply with BS 5839 Part 1. Smoke detectors to be inter linked proprietary mains powered mains powered with battery backup. optical automatic self contained smoke alarm to BS 5446 Part 2		Item
153	Supply and fit new sump, pump and perimeter drain to existing flooded cellar		Item
154	Number not in use		Item
155	Carefully remove existing flags and retain for reuse. Construct new 150mm concrete slab on 150mm MOT Type 1 well compacted hardcore, blinding and membrane. Floor to be insulated using 100mm Celotex GA4000. 75mm screed over. Floor finish to be wide oak floor boards protected with Osmo Polyx Raw. Wet underfloor heating system to be laid over insulation within screed		Item
156	Remove existing concrete floor slabs and replace with new 150mm concrete slab on 150mm MOT Type 1 well compacted hardcore, blinding and membrane. Floor to be insulated using 100mm Celotex GA4000. 75mm screed over. Floor finish to be wide oak floor boards protected with Osmo Polyx Raw. Wet underfloor heating system to be laid over insulation within screed		Item
157	Remove roller shutter. Construct new independent cavity wall on new concrete foundation, outside of building line. New double glazed units to connect to existing wall. Wall to be rendered and painted black with lead capping to top.		Item
158	Enlarge existing opening to former size and insert new steel framed glazed doors. Supply and install steel to support existing lintel and to extend support to new opening width		Item
159	Brick up existing opening using brickwork salvaged from elsewhere on the building to match existing. Finished face of brickwork to be recessed 25mm from external finished wall face. Cavity wall construction to suit existing wall thickness.		Item
160	Number not in use		Item
161	Create new opening into new garden. Clean up and retain bricks for reuse. Supply and install new steel to support brickwork over. Supply and install cavity tray if appropriate.		Item
162	Supply and install new timber kitchen units		Item
163	Protect, retain and overhaul existing fireplace for decorative purposes only		Item
164	Supply and fit new gas fired combination boiler to supply hot water and central heating radiators to comply with current Building Regulations AD Parts J and L1		Item
165	Install new electrical supply and installation to comply with the Building Regulations Approved Document P, IEE regulations 17th edition, or most current and any bylaws or statutory authority rules and regulations as applicable. Water supply pipe work to be earth bonded, to comply regulations with new smoke detection installation to comply with BS 5839 Part 1. Smoke detectors to be inter linked proprietary mains powered mains powered with battery backup. optical automatic self contained smoke alarm to BS 5446 Part 2		Item
166	Supply and fit new drylining to existing walls with 90mm thick British Gypsum ThermoLine SUPER thermal laminate plasterboard fixed using British Gypsum MF fixing system with 2mm thick gypsum plaster skim finish. New 100x20mm painted softwood skirting boards throughout.		Item
167	Trim existing modern joists back to create landing for staircase over and open up the ground floor to the underside of the roof. Supply and install new steel 'trimmer' to support landing joists.		Item
168	Supply and install new vertical panelled external timber door.		Item
169	Supply and install new WC, washhand basin and associated drainage / water supply. Supply and fit new in wall extractor fan.		Item

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170	Remove existing internal walls and replace with new studwork partitions.		Item
171	Supply and fit new painted h/w vertically boarded ledged and braced fire door door and frame to new opening		Item
172	Construct new shower/bath room. Supply and fit new sanitaryware and associated drainage / water supply. Supply and fit new in wall extractor fan.		Item
173	Remove brickwork to former opening. Brick up existing full height opening up at low level to create window opening using brickwork salvaged from elsewhere on the building to match existing. Recess finished face of brickwork 25mm back from external finished wall face. Cavity wall construction to suit existing wall thickness.		Item
174	Carefully remove existing window frame. Supply and fit new steel framed casement window to existing opening		Item
175	Supply and fit new Oak staircase, balustrade and handrail. Supply and fit new Oak balustrade to landing.		Item
176	Construct new timber stud partition with acoustic roll to void, 12.5mm British Gypsum WallBoard (Duplex to wet areas) and 2.5 qvpsum skim to each side.		Item
177	Supply and fit new sanitaryware to WC and shower rooms. Supply and fit new vanity unit with undermounted basins and quartz top. Supply and fit new through wall extractor fans.		Item
178	Supply and fit new opaque glazed partition and door to WC enclosure		Item
179	Take up and re-lay existing floorboards (allow for supply and fit 20% replacement to match existing). Sand and finish using Osmo polyx raw oil. Under draw ceiling as per British Gypsum Silent Floor detail.		Item
181	Prop existing roof structure and walls. Carefully dismantle stone elevation, salvaging stone for reuse. Rebuild 10m2 solid stone wall to match existing. Stone to be bedded in a 1:2-2.5 NHL 3.5 lime:coarse well graded sand mortar mix as spec to match existing.		Item
182	Cut down and carefully remove existing vegetation as per C41.		Item
183	Allow for repointing 25% of elevations as per specification section C41		Item
184	Carefully repair truss. Refer to engineers details for timber truss repairs		Item
185	Number not in use		Item
186	Number not in use		Item
188	Carefully remove existing infill to former window openings. Install new stone lintel at height to match adjacent window. Make good flemish bond brickwork over to match existing. Supply and install steel framed casement window. Supply and install new stone sill.		Item
189	Carefully remove existing infill to former window openings. Install new stone lintel at height to match adjacent window. Supply and install steel framed casement window. Supply and install new stone sill.		Item
190	Carefully remove existing infill to former window openings. Supply and install steel framed casement window with openable timber clad shutter to side.		Item
191	Supply and install full height timber doors to new partitions		Item
192	Carefully prop elevation and remove modern brick pier. Replace brick pier with new rendered blockwork cavity wall with new stone lintels over.		Item
193	Carefully remove existing roller shutters		Item

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Ref:	Item of works:	Rate:	Qty:
194	Construct new timber clad infill panels to existing openings with gypsum plastered blockwork inner skin, PIR insulated timber frame with breather membrane, double battens and stained vertical larch cladding to external face.		Item
195	Supply and fit new vertical timber panelled external doors		Item
196	Number not in use		Item
197	Number not in use		Item
198	Supply and install storage to gable wall		Item
199	Carefully remove and replace existing RWP with new 100mm Ø cast iron RWP with bends and shoes fixed using oak bobbin spacers as required with new BIG		Item
200	Number not in use		Item
200a	Supply and install new code 5 lead gutter / abutment flashing		
201	Supply and install new Code 4 abutment flashing		Item
202	Supply and install wet underfloor heating system to ground floor and radiators to first floor.		Item
203	Number not in use		Item
204	Supply and install new 100mm half round cast iron gutter supported on new galvanised steel fascia brackets or rise and fall brackets		Item
205	Carefully remove existing lead and cast iron waste/SVP pipes, make good to elevation to match existing. Supply fit new cast iron waste / SVP pipes.		Item
206	Supply and fit new timber floor construction on joist hangers as per structural engineers detail. New acoustic attenuation detail to top side of joists with new Oak floorboards laid over. Floorboards to be sanded and treated with Osmo polvx raw oil		Item
207	Construct new 1100mm high 300mm thick sandstone wall with stone capping, bedded using a 1:2.5-3 NHL3.5 lime : coarse well graded sand mortar mix on a new mass concrete footing with new powder-coated galvanised steel railing. Drawing AL100		Item
208	Strip and re-cover 100% roof using existing staffordshire blue plain clay tiles, allow for 80% new tiles to match existing incorporating new Code 6 lead bat access slates. Allow for all new 38x50 tanalised sw tile battens laid over Tyvek Supro (or similar approved) breathable membrane, 100% replacement of rafters, joists and wall plates. Stainless steel (not galvanised) ring shank nails to be used. New wall plates to be bedded on 1:2-2.5 NHL 3.5 lime:coarse well graded sand mortar as spec. All exposed and retained timber to be brush or spray treated with a timber preservative based on water soluble borate such as Tim-bor or ProBor, formulated for use against fungal decay (dry rot, wet rot) and wood boring insects. Allow for supply and install of lateral restraint straps to rafters TBC by engineer. Allow for fitting 100mm thick Kingspan K107 insulation between rafters on battens allowing 50mm airgap between insulation and membrane to be maintained. Allow for skim coated 62.5mm Kingspan K118 below rafters. Note: roof works are NOT permitted to be carried out between May and August or mid-November to the end of March		Item
209	Carefully rebed stone kneelers along parapet walls. Supply and fit new code 4 lead soakers and abutment flashing between roof and parapet walls. Lead to be tucked in just below kneeler. Bed stone in a 1:2-2.5 NHL 3.5 lime:coarse well graded sand mortar mix as spec to match existing.		Item
210	Supply and install new galvanised and painted steel lintels over openings. Steel to be painted using intumescent paint system to achieve 60 mins fire protection		Item

SECTION D: CONSERVATION REPAIR SCHEDULE. OPTION 2

Proposed Conservation Repair and extension of Grade II Listed house and repair and conversion of associated barns at Haregate Hall, Leek, Staffordshire

Ref:	Item of works:	Rate:	Qty:
211	Allow for replacing defective bricks around openings with reclaimed brick (to be approved). Bricks to be bedded on 1:2-2.5 NHL 3.5 lime:coarse well graded sand mortar mix as spec to match existing		Item
213	Number not in use		Item
214	Number not in use		Item
215	Prop existing roof structure. Carefully dismantle brick gable, salvaging bricks for reuse. Carefully remove old tree stump and roots. Rebuild elevation fully in brick as a solid brick wall, no cavity with header bricks to act as ties to match existing, on a mass concrete strip foundation. Engineering bricks to be used below ground. Bricks to be bedded in a 1:2-2.5 NHL 3.5 lime:coarse well graded sand mortar mix as spec to match existing.		Item
216	Supply and fix Helifix helibars bonded into slots cut into bed joints in the external walls to tie significant cracks together. Carefully rake out USING HAND TOOLS ONLY existing mortar and open joints to allow Helibars to be fitted in accordance with manufacturers and SE guidance. Point over using 1:2-2.5 NHL 3.5 lime:coarse well graded sand mortar mix as spec.		Item
217	Source and fit 'new' reclaimed arched head Oak panelled door to replace stolen bedroom door. Refer to Fixtures and Fittings Schedule for reference photograph.		Item
218	Source and fit 7no. 'new' reclaimed C19 servants bells to replace stolen bells. Refer to Fixtures and Fittings Schedule for reference photograph.		Item
219	Supply and install new CR-8 rooflights and SD14 studio rooflights from The Rooflight Company		Item
220	Carefully prop wall and reset existing lintel. Make good surround		Item
*	Service connections		Item