

	Quant	Unit	Rate
<u>Barn External Upgrades</u>			
Phase One - First Floor			
<u>Roof, Gutter & Downpipe</u>			
To strip the roof in full and remove further vegetation, install new breathable membrane to roof, new lath and reroof using 75% of existing slate and 25% of new slate to match			
To install new cast iron moulded gutter to the entire length of the barn (approx 20lm), inclusive of brackets, end caps & downpipe (3 required, one at each end and one in the middle) https://www.guttersupplies.co.uk/cast-iron-moulded-ogee-gutter-100mm-x-1829mm-black-p-XG4301/			
	20	lm	
<u>Walls on land side</u>			
To repoint localised area using lime mortar			
	15	sqm	
Crack 1 & crack 2, remove 1m either side of crack, providing appropriate support throughout works, reuse existing bricks and any additional bricks are to be taken from site (FOC supply) - rebuild using a lime mortar and tie bricks back into the internal skin ensuring all brickwork matches inline with the existing building and brickwork type. Allow for 5sqm per crack Note Scaffolding provided FOC			
	10	sqm	
To each old pillar allow to remove all rough edge bricks and using bricks supplied from site turn bricks to ensure a smooth finish using lime mortar			
	6	sqm	
<u>Chimney Stack</u>			
Remove existing concrete slabs off the top of the existing chimney stack, using bricks provided FOC from site, rebuild chimney stack a further 6 courses, and add on 4 chimney pots provided from site FOC including flaunching. Note Scaffolding provided FOC			
	1	item	
<u>Gable Wall</u>			
Allow for 5 sqm of repointing in lime mortar to gable elevation			
	1	item	
<u>Front Wall</u>			
Allow for 10 sqm of repointing in lime mortar to front elevation			
	1	item	
<u>Other works</u>			
Remove bell box from side of barn			
	1	Item	
Remove old smoking shelter from side of pub and make good brickwork upon completion			
	1	Item	
Prelims			
	1	Item	
Fees			
	1	Item	
Contingency			
	1	Item	
<u>Total</u>			

