

	Quant	Unit	Rate
<u>Barn External Upgrades</u>			
Phase One - First Floor			
<u>Roof, Gutter & Downpipes</u>			
Remove vegetation from roof and northeast end elevation. Strip the roof and set aside existing slate tiles for reuse (allow for 75% of existing slate and 25% of new slate to match), install new breathable membrane to roof, new lath and reroof. Re-bed red sandstone gutter blocks where required. Open joints are to be repointed using lime mortar. Install new cast iron half round moulded gutter to the rear (northwest entire length of the barn (approx 20lm), inclusive of brackets, end caps, & cast iron hoppers and downpipes (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	
Rebuild top courses of brick stack to the northeast corner of the northwest elevation in bricks taken from site by approxinately 2 courses so that stack is level with the eaves. Batten over flue and re-slate over with vented slate.			
<u>Northeast Rear Wall</u> To repoint localised area using lime mortar Crack 1 & crack 2, remove 1m either side of crack, providing appropriate support (acro prop supports inserted to support brickwork over to surveyors requirements) throughout works, reuse existing bricks and any additional bricks are to be taken from site (FOC supply). Brickwork to be rebuilt 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	15	sqm	
Remove all remaining lead flashings, slates, ceiling and floor timbers, metal hangers etc associated with thedemolished lean-to from the brickwork. Repoint any open mortar joints in lime mortar. Any localised damaged bricks to be cut out and reuse bricks taken from site. Where brickwork is missing (where joists have been remevd) and to each old pillar (where lean-to was tied in to the stable block) allow to remove all rough edge bricks by hand or mechanically, using a small handheld grinder and a vacuum attachment to cut down the amount of dust from becoming airborne. Reuse bricks supplied from site (salvaged from demolished lean-to) and turn bricks to ensure a smooth finish. Bricks to bed and pointed using lime mortar.	6	sqm	
<u>Northeast Gable Wall</u> Allow for 5 sqm of repointing in lime mortar to gable elevation	1	item	
<u>Southeast Front Wall</u> Allow for 10 sqm of repointing in lime mortar to front elevation Existing cast metal guttering to be repaired with sections beyond repair replaced on a like for like basis.	1	item	
<u>Other Works (associated with consent 23/02773/ LBC)</u>			
Chimney Stack - 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	
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>			

