



**AYR STATION HOTEL  
AYR**

**PRICED CONDITION SURVEY**

September 2023

801.126

**THORNTON-FIRKIN LLP  
Chartered Surveyors, Construction Consultants  
Old Brewery Court  
157 Sandyford Road  
Newcastle upon Tyne  
NE2 1XG**

## AYR STATION HOTEL AYR

### PRICED CONDITION SURVEY

#### NOTES

- 1 This budget estimate is in connection with The Morton Partnership Condition Survey Report.
- 2 The budget estimate is based on the above report and limited drawing information was available to us. A number of dimensions have been taken from google earth. These may have to be verified should the works progress.
- 3 The information available to us is at initial design stage and the costings herein are subject to change or adjustment to the design.
- 4 This budget estimate assumes that the works will be subject to a competitive tender with a traditional procurement route to ensure optimum value to the Client.
- 5 The budget estimate assumes completing the works in a single phase.
- 6 It has been assumed that all works can be undertaken during normal working hours and no allowance has been made for out of hours working.
- 7 We have included an allowance for main contractor preliminaries comprising site overheads, management, supervision, plant, temporary services, scaffolding, etc.
- 8 We are aware of an existing scaffold hire cost of £69k/month for the existing South Range scaffold. We consider this to be excessive and have instead allowed for continuing the hire at a commercially reasonable hire cost of £20k/month over an 18 months period.
- 9 We are aware that South Ayrshire Council is currently considering plans to demolish just the South Range, costed in a report undertaken in November 2022 (Q3 2022) by Mott MacDonald, at approximately £6.6.million. The Building Cost Information

Service (BCIS) indicates a 4.5% increase for inflation from Q3 2022 to now. so this figure would more likely be in the region of c.£6.9 million.”

- 10 We have assumed a construction period of 12-18 months.
- 11 We have included a £500k provisional allowance for removal / encapsulation of asbestos containing materials.
- 12 We have included a contingency allowance of 20% at this stage in design to reflect risk in design and construction.
- 13 We have included a contingency allowance of 15% for professional fees.
- 14 The budget estimate includes the following exclusions:
  - VAT
  - Inflation (prices are based on 3Q2023)
  - Any works that are not specifically identified in TMP Schedule of Works, other than those listed in Section 17.0 – Other
  - Buildings to the north of the North Range or the Single Storey building to the SW of the South Range
  - New roof insulation
  - Internal fit out of the building
  - Mechanical and Electrical Services, including diversion, sub-station etc
  - External works ie repairs / replacement pavings etc
  - Liaison with Network Rail and associated costs (BAPA etc)

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**Cost Summary**

1.0	Preliminaries		£1,100,000.00
2.0	Roofs - Stripping etc		£56,375.00
3.0	Roofs - Timber Repairs		£353,770.00
4.0	Roofs - Recovering		£479,575.00
5.0	Rainwater Goods		£214,220.00
6.0	Chimneys		£125,815.00
7.0	Dormers		£157,920.00
8.0	South Range Masonry Elevations		£292,805.00
9.0	Link and Clock Tower Masonry Elevations		£89,840.00
10.0	North Range Masonry Elevations		£156,240.00
11.0	Windows		£317,195.00
12.0	Roof Access and Maintenance		£50,000.00
13.0	Below Ground Drainage		£120,000.00
14.0	South Range Internals		£621,135.00
15.0	Link and Clock Tower - Internals		£68,740.00
16.0	North Range Internals		£179,560.00
17.0	Other (Asbestos Removal)		£500,000.00
	<b>Sub Total 1</b>		<b>£4,883,190.00</b>
	Main Contractor Preliminaries	25%	£1,220,797.50
	Main Contractor Overheads and Profit	10%	£610,398.75
	Contingency	20%	£1,342,877.25
	<b>SUB TOTAL</b>		<b>£8,057,263.50</b>
	Professional Fees & Surveys Allowance	15%	£1,208,589.53
	<b>Cost Plan Total</b>		<b><u>£9,265,853.03</u></b>

## Cost Breakdown

Nr	Description	Qty	Unit	Rate	Total
<b>1.0</b>	<b>Preliminaries</b>				
1.1	Allow to retain existing scaffold to the south range for works. Include for loading bay and materials and plant hoist for works and any adaptations to scaffold to complete the works.	1	Item	400,000.00	£400,000.00
1.2	Allow for full scaffold and temporary roof to north range, clock tower and link between clock tower and south range including loading bay to west side and materials hoist as necessary. The scaffolding will need to take account of the station platform canopies etc.	1	Item	600,000.00	£600,000.00
1.3	Allow for full site set up for welfare, storage, parking etc. Assume car park area available for this.	1	Item	Included in Main Contractor Preliminaries allowance	
1.4	Allow for all requirements of the CDM Regulations to be fulfilled, combined with rail requirements.	1	Item	Included in Main Contractor Preliminaries allowance	
1.5	At commencement an access strategy for works internally will need to be agreed. The building will be entered sequentially and each area assessed in turn where safe to allow an access strategy to be developed. This will categorise areas as Green (safe to enter), Amber (can be accessed but defects should be noted), or Red (no access until made safe). This access strategy will be updated during the course of the works as temporary or permanent works are put in place.	1	Item	Included in Main Contractor Preliminaries allowance	
1.6	Allow for refurbishment and demolition asbestos survey of the building in line with clause 1.5.	1	Item	75,000.00	£75,000.00
1.7	Allow for preparing and producing measured survey along with recording of structure during works. Note this will need to be sequentially updated as greater access is obtained.	1	Item	25,000.00	£25,000.00
					<b><u>£1,100,000.00</u></b>
<b>2.0</b>	<b>Roofs - Stripping etc</b>				
2.1	Allow to progressively strip all roofs of finishes, including slates, cast iron weatherings and gutters, lead etc. Clean and set aside materials on loading bays for re-use making assessment for extent of any missing, broken and shortfall materials. This will include removal or any secondary elements such as flues, aerials, fixings etc.				
2.2	South Range – R-S01- Short section of Roof between South Gable chimney S01 and Trapezoidal roof to south end.	34	m2	25.00	£850.00
2.3	South Range – R-S02 - Trapezoidal roof to south end	174	m2	25.00	£4,350.00
2.4	South Range – R-S03 – Short section of Roof between Trapezoidal Roof R-S02 and C-S02.	34	m2	25.00	£850.00
2.5	South Range – Roof R-S04	138	m2	25.00	£3,450.00
2.6	South Range – Roof R-S05	180	m2	25.00	£4,500.00
2.7	South Range – Roof R-S06	196	m2	25.00	£4,900.00
2.8	South Range – Roof R-S07. Note there is a large added timber dormer built into the west pitch, we suspect for lift over-run. An option may be considered for removing this and reinstating the roof, if this is not required for lift operation.	97	m2	25.00	£2,425.00
2.9	South Range – Roof R-S08	102	m2	25.00	£2,550.00
2.10	South Range – Roof R-S09 - Trapezoidal roof to north end	174	m2	25.00	£4,350.00
2.11	South Range – Roof R-S10 - Short section of Roof between Trapezoidal Roof R-S09 and C-S07	49	m2	25.00	£1,225.00
2.12	Link Range Roof – Between Clock Tower and South Range at north end	124	m2	25.00	£3,100.00
2.13	Clock Tower Roof and Associated Parapets at Base	176	m2	25.00	£4,400.00

2.14	North Range – Roof R-N01	71	m2	25.00	£1,775.00
2.15	North Range – Roof R-N02	150	m2	25.00	£3,750.00
2.16	North Range – Roof R-N03	150	m2	25.00	£3,750.00
2.17	North Range – Roof R-N04	150	m2	25.00	£3,750.00
2.18	North Range – Roof R-N05	107	m2	25.00	£2,675.00
2.19	North Range – Roof R-N06 – Trapezoidal roof to north end	149	m2	25.00	£3,725.00
					<b>£56,375.00</b>

### 3.0 Roofs - Timber Repairs

3.1 Review roof structure as they become exposed to better understand condition and if any temporary support is required.

3.2	Carry out timber repairs to structure. Provisional works set out below but will need to be confirmed when full access available and finishes removed. The philosophy of repairs will be to retain as much historic fabric as possible, where-ever possible partnering timbers to allow retain of historic fabric. New timber to be American or Canadian Douglas Fir. Principal timbers, such as eaves plate will need to be half lapped jointed for replacement sections	1	Item	Included	Included
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3.3 South Range – R-S01- Short section of Roof between South Gable chimney S01 and Trapezoidal roof to south end.

a) Allow for 30% new sarking boards	10	m2	110.00	£1,100.00
b) No evidence of significant timber decay	1	Item	Included	Included
c) See timber repairs below 3.13	1	Item	Included	Included

3.4 South Range – R-S02 - Trapezoidal roof to south end

a) Allow for 100% new sarking boards to flat roof	28	m2	110.00	£3,080.00
a) Allow for and 30% new sarking boards to sides	52	m2	110.00	£5,720.00
b) Evidence of modest timber decay	1	Item	Included	Included
c) See timber repairs below 3.13	1	Item	Included	Included

3.5 South Range – R-S03 – Short section of Roof between Trapezoidal Roof R-S02 and C-S02

a) Allow for 40% new sarking boards	14	m2	110.00	£1,540.00
b) Evidence of significant decay to east side to part requiring replacement of eaves plate between upper and lower mansard over 50% of length	1	m	20.00	£20.00
b) New 50% of ceiling joists improved with partners timbers	17	m2	75.00	£1,275.00
b) 50% new mansard rafters	17	m2	75.00	£1,275.00
c) See timber repairs below 3.13	1	Item	Included	Included

3.6 South Range – Roof R-S04

a) Allow for 30% new sarking boards	41	m2	110.00	£4,510.00
b) Evidence of modest timber decay to east side (see timber repairs below)	1	Item	Included	Included

3.7 South Range – Roof R-S05 3.13

a) Allow for 50 % new sarking boards	90	m2	110.00	£9,900.00
b) Evidence of significant decay to east side to part requiring replacement of eaves plate between upper and lower mansard over 50% of length	5	m	20.00	£100.00
b) 50% of ceiling joists improved with partners timbers	90	m2	75.00	£6,750.00
b) 50% new mansard rafters	90	m2	75.00	£6,750.00
b) 50% new wall studs.	90	m2	90.00	£8,100.00
c) See timber repairs below 3.13	1	Item	Included	Included

3.8 South Range – Roof R-S06

a) Allow for 30% new sarking boards	59	m2	110.00	£6,490.00
b) Evidence of a reasonable degree of decay to east side to part requiring replacement of eaves plate between upper and lower mansard over 50% of length	6	m	20.00	£120.00
b) 50% of ceiling joists improved with partners timbers	98	m2	75.00	£7,350.00

	b) 50% new mansard rafters	98	m2	75.00	£7,350.00
	c) See timber repairs below 3.13	1	Item	Included	Included
3.9	South Range – Roof R-S07				
	a) Note there is a large added timber dormer built into the west pitch, we suspect for lift over-run. An option may be considered for removing this and reinstating the roof, if this is not required for lift operation				
	b) However, for the purpose of pricing the existing dormer will remain with repairs including 100% replacement of sarking boards to roof	97	m2	110.00	£10,670.00
	b) 50% replacement of sarking boards/ dormer reveals.	49	m2	110.00	£5,390.00
	c) Include for modest timber repairs to the gutter above the stone pediment	6	m	75.00	£450.00
	d) Allow for 30% new sarking boards	29	m2	110.00	£3,190.00
	e) Evidence of modest timber decay to east side	1	Item	Included	Included
	f) See timber repairs below 3.13.	1	Item	Included	Included
3.10	South Range – Roof R-S08				
	a) Allow for 30% new sarking boards	31	m2	110.00	£3,410.00
	b) No evidence of significant timber decay	1	Item	Included	Included
	c) See timber repairs below 3.13	1	Item	Included	Included
3.11	South Range – Roof R-S09 - Trapezoidal roof to north end				
	a) Allow for 100% new sarking boards to flat roof	28	m2	110.00	£3,080.00
	a) Allow for 30% new sarking boards to sides	52	m2	110.00	£5,720.00
	b) Evidence of modest timber decay	1	Item	Included	Included
	c) See timber repairs below 3.13	1	Item	Included	Included
3.12	South Range – Roof R-S10 - Short section of Roof between Trapezoidal Roof R-S09 and C-S07				
	a) Allow for 100% new sarking boards to flat roof	49	m2	110.00	£5,390.00
	a) Allow for 30% new sarking boards to sides	15	m2	110.00	£1,650.00
	b) Evidence of modest timber decay to east side	1	Item	Included	Included
	c) See timber repairs below 3.13	1	Item	Included	Included
3.13	Based on inspection it is suggested that <b>£135,000</b> is allowed for structural timber repairs to the roofs to the South Range	1	Item	135,000.00	£135,000.00
3.14	Link Range Roof – Between Clock Tower and South Range at north end				
	a) Allow for 40% new sarking boards	50	m2	110.00	£5,500.00
	b) No evidence of significant timber decay	1	Item	Included	Included
	c) See timber repairs below 3.22.	1	Item	Included	Included
3.15	Clock Tower Roof and Associated Parapets at Base				
	a) Allow for 30% new sarking boards	53	m2	110.00	£5,830.00
	b) No evidence of significant decay	1	Item	Included	Included
	c) See timber repairs below 3.22	1	Item	Included	Included
3.16	North Range – Roof R-N01 (not visible).				
	a) Assume 30% new sarking boards	21	m2	110.00	£2,310.00
	b) Assume no evidence of significant timber decay as reported as improved condition by Mott MacDonald (MM) Report	1	Item	Included	Included
	c) See timber repairs below 3.22	1	Item	Included	Included
3.17	North Range – Roof R-N02 (not visible).				
	a) Assume 30% new sarking boards	45	m2	110.00	£4,950.00
	b) Assume no evidence of significant timber decay as reported as improved condition by MM	1	Item	Included	Included
	c) See timber repairs below 3.22	1	Item	Included	Included
3.18	North Range – Roof R-N03 (not visible).				
	a) Assume 30% new sarking boards.	45	m2	110.00	£4,950.00
	b) Assume no evidence of significant timber decay as reported as improved condition by MM	1	Item	Included	Included
	c) See timber repairs below 3.22	1	Item	Included	Included

3.19	North Range – Roof R-N04 (not visible).				
	a) Assume 30% new sarking boards	45	m2	110.00	£4,950.00
	b) Assume no evidence of significant timber decay as reported as improved condition by MM	1	Item	Included	Included
	c) See timber repairs below 3.22	1	Item	Included	Included
3.20	North Range – Roof R-N05 (not visible).				
	a) Assume 30% new sarking boards	32	m2	110.00	£3,520.00
	b) Assume no evidence of significant timber decay as reported as improved condition by MM	1	Item	Included	Included
	c) See timber repairs below 3.22	1	Item	Included	Included
3.21	North Range – Roof R-N06 – Trapezoidal roof to north end				
	a) Assume 100% new sarking boards to flat roof	13	m2	110.00	£1,430.00
	a) Assume 30% new sarking boards to sides	45	m2	110.00	£4,950.00
	b) Assume no evidence of significant timber decay as reported as improved condition by MM.	1	Item	Included	Included
	c) See timber repairs below 3.22	1	Item	Included	Included
3.22	Make provisional allowance of <b>£70,000</b> for structural timber repairs to the roofs to the North Range, Clock Tower and Link Roof	1	Item	70,000.00	£70,000.00
					<b>£353,770.00</b>
<b>4.0</b>	<b>Roofs - Recovering</b>				
4.1	Slate roofs to re-use existing with estimate of 30% of new slate to match existing. Existing slates to be used to west elevations. New slate to be from The Natural Slate Co. Ltd Traditional Slate Company Ltd.- Fesco Caledonian Heavy Slate, or from The Traditional Slate Company, subject to samples and in diminishing courses to match existing in size, colour, thickness and texture. Underlay to be used over sarking board. [Note: insulation not included here and will depend on use and agreement of details].	1	Item	Included	Included
4.2	Allow for flat roofs to be re-covered in lead with falls, drips, lead code and flashing all to the requirements of the Lead Sheet Training Academy. This is to include all flashings, valleys, ridge flashings, weatherings, dressings, including to back of dormers (see photograph 25) etc.	1	Item	Included	Included
4.3	Allow for cleaning in workshop (SA2.5), painting all cast iron weatherings at the junction between upper roof and lower roof and repainting in marine grade paint for durability such as AkzoNobel Interzone 954 Glass Flake due to the superior useability, greater levels of thickness achieved in 2 coats and overall past performance of this coating on marine structures. Include for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	1	Item	Included	Included
4.4	Include for renewing all existing small rooflights to trapezoidal roofs to suit existing openings with Conservation Rooflights. Allow 4 No	4	No.	500.00	£2,000.00
4.5	South Range – R-S01- Short section of Roof between South Gable chimney S01 and Trapezoidal roof to south end				
	a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	34	m2	150.00	£5,100.00
	a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	10	m2	30.00	£300.00
	a) Allow for cleaning and repainting weathering detail between upper and lower pitches	4	m	20.00	£80.00
	a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	1	m	150.00	£150.00
4.6	South Range – R-S02 - Trapezoidal roof to south end				
	a) Allow to re-lead flat roof (see photograph 9).	28	m2	300.00	£8,400.00
	b) Include with cast iron weathering for re-casting 2 No. corner castings where missing, using existing to make mould. Clean and repaint as outline spec 4.3 above.	2	No.	250.00	£500.00



c) Allow to re-roof sides in existing slate; including new battens, counter battens, underlay etc.	174	m2	150.00	£26,100.00
c) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	52	m2	30.00	£1,560.00
d) Include for replicating railing (or re-using) around flat roofs (see below)	22	m	250.00	£5,500.00



4.7 South Range – R-S03 – Short section of Roof between Trapezoidal Roof R-S02 and C-S02.

a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	34	m2	150.00	£5,100.00
a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	10	m2	30.00	£300.00
a) Allow for cleaning and repainting weathering detail between upper and lower pitches	4	m	20.00	£80.00
a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	1	m	150.00	£150.00

4.8 South Range – Roof R-S04

a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	138	m2	150.00	£20,700.00
a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	41	m2	30.00	£1,230.00
a) Allow for cleaning and repainting weathering detail between upper and lower pitches	17	m	20.00	£340.00
a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	4	m	150.00	£600.00

4.9 South Range – Roof R-S05

a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	180	m2	150.00	£27,000.00
a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	54	m2	30.00	£1,620.00
a) Allow for cleaning and repainting weathering detail between upper and lower pitches	22	m	20.00	£440.00
a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	6	m	150.00	£900.00

4.10 South Range – Roof R-S06.

a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	196	m2	150.00	£29,400.00
a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	59	m2	30.00	£1,770.00
a) Allow for cleaning and repainting weathering detail between upper and lower pitches	24	m	20.00	£480.00
a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	6	m	150.00	£900.00

4.11 South Range – Roof R-S07. Note there is a large added timber dormer built into the west pitch, we suspect for lift over-run. An option may be considered for removing this and reinstating the roof, if this is not required for lift operation

a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	97	m2	150.00	£14,550.00
a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	29	m2	30.00	£870.00
a) Allow for cleaning and repainting weathering detail between upper and lower pitches	12	m	20.00	£240.00

	a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	3	m	150.00	£450.00
4.12	South Range – Roof R-S08				
	a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	102	m2	150.00	£15,300.00
	a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	31	m2	30.00	£930.00
	a) Allow for cleaning and repainting weathering detail between upper and lower pitches	13	m	20.00	£260.00
	a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	3	m	150.00	£450.00
4.13	South Range – Roof R-S09 - Trapezoidal roof to north end				
	a) Allow to re-lead flat roof (see photograph 9).	28	m2	300.00	£8,400.00
	b) Include with cast iron weathering for re-casting 2 No. corner castings where missing using existing to make mould. Clean and repaint as outline spec 4.3 above.	1	Item	250.00	£250.00
	c) Allow to re-roof sides in existing slate; including new battens, counter battens, underlay etc.	174	m2	150.00	£26,100.00
	c) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	52	m2	30.00	£1,560.00
	d) Include for replicating railing (or re-using) around flat roofs (as 4.6 d above).	22	m	250.00	£5,500.00
4.14	South Range – Roof R-S10 - Short section of Roof between Trapezoidal Roof R-S09 and C-S07.				
	a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	49	m2	150.00	£7,350.00
	a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	15	m2	30.00	£450.00
	a) Allow for cleaning and repainting weathering detail between upper and lower pitches	6	m	20.00	£120.00
	a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	2	m	150.00	£300.00
4.15	Link Range Roof – Between Clock Tower and South Range at north end				
	a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	124	m2	150.00	£18,600.00
	a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	37	m2	30.00	£1,110.00
	a) Allow for cleaning and repainting weathering detail between upper and lower pitches	16	m	20.00	£320.00
	a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	4	m	150.00	£600.00
	b) Include for new leaded flat roof over south dormer	9	m2	300.00	£2,700.00
	b) 2 No. conservation rooflights	2	No.	1,000.00	£2,000.00
	b) 6 No. penetrations (vents etc) through roof).	6	No.	200.00	£1,200.00
4.16	Clock Tower Roof and Associated Parapets at Base				
	a) Allow for inspection of decorative lead roof at head of tower. Include for local lead repairs. Include a provisional sum of <b>£10,000</b> for repairs to leadwork	1	Item	10,000.00	£10,000.00
	b) Include for cleaning and painting of iron finial	1	Item	150.00	£150.00
	c) Allow for slate hanging to sides of roof including lead flashings to corners and over and around stone roundels to 3 No. faces in existing slate; including new battens, counter battens, underlay etc.	176	m2	150.00	£26,400.00
	c) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	53	m2	30.00	£1,590.00
	d) Include for renewing the lead parapet gutters around the base	30	m	250.00	£7,500.00
4.17	North Range – Roof R-N01				
	a) Allow to re-roof upper and lower pitches in slate - labour	71	m2	150.00	£10,650.00

	a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	21	m2	30.00	£630.00
	a) Allow for cleaning and repainting weathering detail between upper and lower pitches	9	m	20.00	£180.00
	a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	2	m	150.00	£300.00
4.18	North Range – Roof R-N02				
	a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	150	m2	150.00	£22,500.00
	a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	45	m2	30.00	£1,350.00
	a) Allow for cleaning and repainting weathering detail between upper and lower pitches	20	m	20.00	£400.00
	a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	5	m	150.00	£750.00
4.19	North Range – Roof R-N03				
	a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	150	m2	150.00	£22,500.00
	a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	45	m2	30.00	£1,350.00
	a) Allow for cleaning and repainting weathering detail between upper and lower pitches	20	m	20.00	£400.00
	a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	5	m	150.00	£750.00
4.20	North Range – Roof R-N04				
	a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	150	m2	150.00	£22,500.00
	a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	45	m2	30.00	£1,350.00
	a) Allow for cleaning and repainting weathering detail between upper and lower pitches	20	m	20.00	£400.00
	a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	5	m	150.00	£750.00
4.21	North Range – Roof R-N05				
	a) Allow to re-roof upper and lower pitches in existing slate; including new battens, counter battens, underlay etc.	107	m2	150.00	£16,050.00
	a) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	32	m2	30.00	£960.00
	a) Allow for cleaning and repainting weathering detail between upper and lower pitches	14	m	20.00	£280.00
	a) Allow for using salvaged broken weathering sections to make moulds for missing/failed weatherings assuming 25% required.	4	m	150.00	£600.00
4.22	North Range – Roof R-N06 – Trapezoidal roof to north end.				
	a) Allow to re-lead flat roof (see photograph 9 for likely typical detail).	13	m2	300.00	£3,900.00
	b) Allow to re-roof sides in existing slate; including new battens, counter battens, underlay etc.	149	m2	150.00	£22,350.00
	b) Extra over for supply of 30% new slates - based on quotation for Fesco Caledonian Heavy Slate from The Natural Slate Co. Ltd	45	m2	30.00	£1,350.00
4.23	Allow for local sundries, such as weatherings around existing vent pipes through roofs etc. including any additional further rooflights not identified above etc. - Provisional Sum of <b>£20,000</b>	1	Item	20,000.00	£20,000.00
4.24	To flat bay roof to main stair to west elevation of South Range, allow to take up existing finishes and allow for new polymer modified asphalt roof including all flashings to abutments etc.	11	m2	125.00	£1,375.00
4.25	Include for full Lightning Protection to current standards	1	Item	30,000.00	£30,000.00
					<b>£479,575.00</b>

## 5.0 Rainwater Goods

5.1	The rainwater goods are generally in poor condition. These will need to be removed throughout. Any sound sections will be retained and re-used, following cleaning and painting	1	Item	Included	Included
5.2	Allow for new cast iron gutters at base of mansard roof and all downpipes etc. to match existing profiles. This to include all lead flashings from masonry (see photograph 34) and mansard etc. All to be painted with minimum 2 coats of paint. Inside of gutters to be painted with bitumastic paint. Note: assume overall 30% can be retained for re-use.	1	Item	Included	Included
	a) 70% replacement cast iron gutters at base of mansard roof	193	m	120.00	£23,160.00
	b) 30% retained and re-used cast iron gutters	83	m	20.00	£1,660.00
	c) 70% replacement cast iron downpipes	442	m	200.00	£88,400.00
	d) 30% retained cast iron downpipes	190	m	20.00	£3,800.00
	e) 70% replacement lead flashings, valleys, ridges etc.	466	m	200.00	£93,200.00
	f) 30% retained and re-used lead flashings, valleys, ridges etc.	200	m	20.00	£4,000.00
					<b>£214,220.00</b>

## 6.0 Chimneys

6.1	Allow to provide scaffold to all chimneys	13	No.	1,500.00	£19,500.00
6.1	Remove pots and set aside for re-use. Remove mortar flaunchings	130	No.	30.00	£3,900.00
6.1	Re-set all pots in a 1:3 NHL5 to sand mix. Make up any shortfall.	130	No.	50.00	£6,500.00
6.1	Include for 15 No. new pots where damaged or missing	15	No.	150.00	£2,250.00
6.2	Allow for light cleaning of chimney masonry to remove all algae etc	344	m2	40.00	£13,760.00
6.3	Allow for 30% raking out and re-pointing of stacks above roof line including removal of all vegetation. Include for re-flaunching all top surfaces as part of flaunching	103	m2	150.00	£15,450.00
6.4	Include for gentle defrassing to remove all loose surface masonry and then re-assess stacks to confirm scope of works. Note that where sections have been lost these will only be repaired if required structurally. All new stone to be geological match and for colour and texture	344	m2	20.00	£6,880.00
6.5	Chimney C-S02 – Provisionally allow for pinning of 5 Nr. cracks with 8mm s/s dowels making good face holes with a matching stone dust mortar.	5	No.	125.00	£625.00
6.5	Chimney C-S02 – Allow to indent repair the stack at 5 No. positions of different sizes and profiles including some curved stones to detail.	5	No.	400.00	£2,000.00
6.6	Chimney C-S03 – Provisionally allow for pinning of 5 Nr. cracks with 8mm s/s dowels making good face holes with a matching stone dust mortar.	5	No.	125.00	£625.00
6.6	Chimney C-S03 – Allow to indent repair the stack at 5 No. positions of different sizes and profiles including some curved stones to detail.	5	No.	400.00	£2,000.00
6.7	Chimney C-S04 – Provisionally allow for pinning of 5 Nr. cracks with 8mm s/s dowels making good face holes with a matching stone dust mortar.	5	No.	125.00	£625.00
6.7	Chimney C-S04 – Allow to indent repair the stack at 5 No. positions of different sizes and profiles including some curved stones to detail.	5	No.	400.00	£2,000.00
6.8	Chimney C-S05 – Provisionally allow for pinning of 5 Nr. cracks with 8mm s/s dowels making good face holes with a matching stone dust mortar.	5	No.	125.00	£625.00
6.8	Chimney C-S05 – Allow to indent repair the stack at 5 No. positions of different sizes and profiles including some curved stones to detail.	5	No.	400.00	£2,000.00
6.9	Chimney C-S06 – Provisionally allow for pinning of 5 Nr. cracks with 8mm s/s dowels making good face holes with a matching stone dust mortar.	5	No.	125.00	£625.00
6.9	Chimney C-S06 – Allow to indent repair the stack at 5 No. positions of different sizes and profiles including some curved stones to detail	5	No.	400.00	£2,000.00

6.10	Chimney C-S07 – Provisionally allow for pinning of 5 Nr. cracks with 8mm s/s dowels making good face holes with a matching stone dust mortar.	5	No.	125.00	£625.00
6.10	Chimney C-S07 – Allow to indent repair the stack at 5 No. positions of different sizes and profiles including some curved stones to detail.	5	No.	400.00	£2,000.00
6.11	Chimney CT-C01 – Allow to re-build section of stack removed previously to north elevation but around 4.0m (assumed). Assume all new stone required for stack including lateral support tie back into main clock tower roof and associated weathering	4	m	350.00	£1,400.00
6.12	Chimney C-N01 – Provisionally allow for pinning of 5 Nr. cracks with 8mm s/s dowels making good face holes with a matching stone dust mortar.	5	No.	125.00	£625.00
6.12	Chimney C-N01 – Allow to indent repair the stack at 5 No. positions of different sizes and profiles including some curved stones to detail.	5	No.	400.00	£2,000.00
6.13	Chimney C-N02 – Provisionally allow for pinning of 5 Nr. cracks with 8mm s/s dowels making good face holes with a matching stone dust mortar.	5	No.	125.00	£625.00
6.13	Chimney C-N02 – Allow to indent repair the stack at 5 No. positions of different sizes and profiles including some curved stones to detail	5	No.	400.00	£2,000.00
6.14	Chimney C-N03 – Provisionally allow for pinning of 5 Nr. cracks with 8mm s/s dowels making good face holes with a matching stone dust mortar.	5	No.	125.00	£625.00
6.14	Chimney C-N03 – Allow to indent repair the stack at 5 No. positions of different sizes and profiles including some curved stones to detail.	5	No.	400.00	£2,000.00
6.15	Chimney C-N04 – Provisionally allow for pinning of 5 Nr. cracks with 8mm s/s dowels making good face holes with a matching stone dust mortar.	5	No.	125.00	£625.00
6.15	Chimney C-N04 – Allow to indent repair the stack at 5 No. positions of different sizes and profiles including some curved stones to detail.	5	No.	400.00	£2,000.00
6.16	Allow for removal of 20 No. fixings to stack.	20	No.	30.00	£600.00
6.16	Allow to indent 5 No. stones where damaged by corrosion jacking	5	No.	400.00	£2,000.00
6.16	Allow to point 1 No. hole with a matching stone dust mortar.	1	No.	75.00	£75.00
6.17	At completion of main works and when temporary scaffold and associated roof being removed, use Chimney restraints which include 4 No. fixings into the masonry. Allow to make good the holes with a stone dust mortar to match existing.	13	No.	750.00	£9,750.00
6.18	Allow Provisional Sum of <b>£16,500</b> for additional repairs stacks.	1	Item	16,500.00	£16,500.00
6.19	To 1 No. pediment to base of cross wall to west side of South Range, allow to lift pediment stone and replace stone below where previous scaffold fixings has corroded and blown the stonework (see photograph 41).	1	Item	1,000.00	£1,000.00
				<b>£125,815.00</b>	
<b>7.0</b>	<b>Dormers</b>				
7.1	Allow for light cleaning of dormer masonry to remove all algae etc	242	m2	40.00	£9,680.00
7.2	Allow for raking out and re-pointing of dormer stacks above roof line including removal of all vegetation	242	m2	150.00	£36,300.00
7.3	Include for gentle defrassing to remove all loose surface masonry and then re-assess stacks to confirm scope of works. Note that where sections have been lost these will only be repaired if required structurally. All new stone to be geological match and for colour and texture.	242	m2	20.00	£4,840.00
7.4	These are structurally stable but as part of re-roofing should be tied back into the roof structures for additional restraint.	1	Item	Included	Included
7.5	Allow to tie back 11 No dormers or pediments to roof to west elevation of south range. Allow £750 per dormer	11	No.	750.00	£8,250.00

7.6	Allow to tie back 13 No dormers or pediments to roof to east elevation of south range. Allow £750 per dormer	13	No.	750.00	£9,750.00
7.7	Allow to tie back 2 No dormers to Link Roof. Allow £750 per dormer.	2	No.	750.00	£1,500.00
7.8	Allow to tie back 2 No dormers to Clock Tower. Allow £750 per dormer	2	No.	750.00	£1,500.00
7.9	Allow to tie back 10 No dormers or pediments to roof to west elevation of north range. Allow £750 per dormer	10	No.	750.00	£7,500.00
7.10	Allow to tie back 9 No dormers or pediments to roof to east elevation of north range. Allow £750 per dormer	9	No.	750.00	£6,750.00
7.11	Allow for masonry repairs to 47 No dormers at £1,500 per dormer including stone indents, removal of ferrous fixings, occasional replacements etc	47	No.	1,500.00	£70,500.00
7.12	To east elevation of South Range allow to reinstate 2 No. removed stone brackets pinning back into dormer reveals along with removed cornice between dormers (see photograph 15, 27 and 28).	2	No.	75.00	£150.00
7.13	To Central curved head dormer to west elevation of South Range allow for removal and replacement of top curved stone where fractured (see photographs 33 and 66) with new to match existing.	1	No.	1,000.00	£1,000.00
7.14	To 1 No. dormer to west side of South Range, allow to drill out previous ferrous fixing with core and remove. Allow to fill core whole with mortar and either make good head with stone cap in resin or with stone dust mortar to match existing	1	No.	200.00	£200.00
					<u><u>£157,920.00</u></u>
<b>8.0</b>	<b>South Range Masonry Elevations</b>				
8.1	Allow for light cleaning of masonry elevation to remove all algae etc. including west, south, east and north.	2,200	m2	40.00	£88,000.00
8.2	Include for gentle defrassing to remove all loose surface masonry and then re-assess stacks to confirm scope of works. Note that where sections have been lost these will only be repaired if required structurally. All new stone to be geological match and for colour and texture. Note the tooled surface finish to ashlar stones will need to be replicated.	2,200	m2	20.00	£44,000.00
8.3	Allow to rake out pointing, after removal of gutters and flashings to entire cornice and blocking course below to east and west elevations and re-point	141	m	55.00	£7,755.00
8.4	Note that for re-pointing works the joints to the west side are generally very narrow in lime putty, whilst those to the west are thicker in lime mortar	1	Item	Included	Included
<b>8.5</b>	<b>West Elevation</b>				
8.5.1	Where cornice badly affected by water damage etc. allow for the following:				
	a) Cut out and replace individual stones say 4 No. 800mm long. New stones to be bedded in mortar and pinned back to main structure	4	No.	500.00	£2,000.00
	b) Allow to indent 3 No. sections of cornice 300mm long x 100mm depth (including mouldings) and 150mm depth. Pin and point in place	3	No.	300.00	£900.00
	c) Allow to pin 1 No. cracks to cornice with 8mm diameter s/s fixings set at angle and in resin with hole made good with stone dust mortar to match existing.	1	No.	125.00	£125.00
8.6.2	To west elevation allow to rake out and re-point 50m <sup>2</sup> over different areas noting narrow lime putty joints	50	m2	150.00	£7,500.00

8.6.3	Allow to indent stone surround to west elevation to south of stair window at second floor level (imitating a hopper head – see photograph 45 for example) for 100mm height and 150mm depth and cut to profile, glued and fixed in place with s/s resin dowels.	1	Item	300.00	£300.00
8.6.4	Where string course between 1 <sup>st</sup> and 2 <sup>nd</sup> floor levels badly affected by water damage, allow to cut out and replace individual stones say 3 No. 1.0m long. New stones to be bedded in mortar and pinned back to main structure.	1	No.	450.00	£450.00
8.6.5	To west elevation central bay window with curved transoms and masonry to sides, allow to carefully remove steel curved flat plate lintels (see photographs 64 and 65) and insert new stainless-steel lintels. Note the curved stone lintel supported may need to be removed and then reinstated with stainless steel pins. Cracked reveal stones will need to be pinned. Provisionally allow for 2 No. indents to bearings if required	1	Item	1,000.00	£1,000.00
8.6.6	Allow to indent 4 No. window transoms to underside 600mm long x depth of stone x 75mm high. Pin and glue in place	4	No.	400.00	£1,600.00
8.6.7	To head of ground floor of bay to main Stair to west elevation so South Range, allow a provisional sum of <b>£1,500</b> for pinning and structural repairs to old cracks (possibly already pinned).	1	Item	1,500.00	£1,500.00
8.6.8	Allow for pinning 12 No. further cracked stones on site with 2 No. 8mm stainless steel dowels set in resin and the hole made good in a stone dust mortar	12	No.	125.00	£1,500.00
8.6.9	Allow for 15 No. indents say 250mm long x 100mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. Tooled finish to match existing	15	No.	250.00	£3,750.00
8.6.10	Allow for 15 No. indents say 400mm long x 250mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. This to moulded elements such as cornices, dormers etc.	15	No.	400.00	£6,000.00
8.6.11	As scaffold is dismantled allow to remove all fixings used to retain this to masonry. Include for 106 No. holes to be made good with a stone dust mortar to match existing	106	No.	100.00	£10,600.00
8.6.12	Allow for stripping paint off plinth following trials to test results	1	Item	200.00	£200.00
8.6.13	Include a provisional sum of <b>£8,000</b> for further stone repairs to west elevation	1	Item	8,000.00	£8,000.00
8.7	<b>South Elevation</b>				
8.7.1	For chimney C-S01 see item 6.4 above	1	Item	Included	Included
8.7.2	To south elevation allow to rake out and re-point 20m <sup>2</sup> over different areas noting the wider joints and requirement to use lime mortar.	20	m2	150.00	£3,000.00
8.7.2	Include for 100% repointing around all cornices, pediments and decorative stonework	85	m	55.00	£4,675.00
8.7.3	Allow for pinning 12 No. further cracked stones on site with 2 No. 8mm stainless steel dowels set in resin and the hole made good in a stone dust mortar	12	No.	125.00	£1,500.00
8.7.4	There are 11 No. sections of in-built iron or steelwork such as beams, angles and plates. These have all corroded and caused fracture damage to the surrounding masonry (see photographs 42 and 43). Allow for removal of ferrous elements and damaged stone and then replacement of stone to match existing.	11	No.	500.00	£5,500.00
8.7.5	To 3 No. positions, allow to drill out previous ferrous fixing with core and remove. Allow to fill core hole with mortar and either make good head with stone cap in resin or with stone dust mortar to match existing.	3	No.	150.00	£450.00
8.7.6	Allow for 8 No. indents say 250mm long x 100mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. Tooled finish to match existing.	8	No.	250.00	£2,000.00

8.7.7	Allow for 18 No. indents say 400mm long x 250mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. This to moulded elements such as cornices, string courses, architectural features etc	18	No.	400.00	£7,200.00
8.7.8	As scaffold is dismantled allow to remove all fixings used to retain this to masonry. Include for 16 No. holes to be made good with a stone dust mortar to match existing	16	No.	100.00	£1,600.00
8.7.9	Include a provisional sum of <b>£4,000</b> for further stone repairs to west elevation.	1	Item	4,000.00	£4,000.00
8.8	<b>East Elevation</b>				
8.8.1	Where cornice badly affected by water damage etc. allow for the following:				
	a) Cut out and replace individual stones say 4 No. 800mm long. New stones to be bedded in mortar and pinned back to main	4	No.	500.00	£2,000.00
	b) Allow to indent 6 No. sections of cornice 300mm long x 100mm depth (including mouldings) and 150mm depth. Pin and point in place	6	No.	300.00	£1,800.00
	c) Allow to pin 4 No. cracks to cornice with 8mm diameter s/s fixings set at angle and in resin with hole made good with stone dust mortar to match existing	4	No.	125.00	£500.00
8.8.2	To west elevation allow to rake out and re-point 75m <sup>2</sup> over different areas noting wider joints and to be in lime mortar	75	m2	150.00	£11,250.00
8.8.3	To 19 No. cracks to lintels allow to stitch pin across cracks with 10mm stainless steel pins set in resin and with the hole made good with a stone dust mortar to match existing. This to be undertaken after removal of causes of some of the cracks such as embedded iron or woody vegetation roots (see photographs 47 and 48).	19	No.	150.00	£2,850.00
8.8.4	To 6 No. of the above allow to indent the window reveal below 150 x 150 x 150mm to same profile and finish to improve bearing (see photograph 48).	6	No.	200.00	£1,200.00
8.8.5	To 1 No. window flat bar steel lintel has been added and corroded to central window to second floor. Allow to remove lintel and replace with new stainless-steel lintel. At same time replace lintels over which have been previously poorly repaired with mortar.	1	Item	350.00	£350.00
8.8.6	To string course between 1 <sup>st</sup> and 2 <sup>nd</sup> floor level, allow provisionally to cut out and replace individual stones say 3 No. 1.0m long. New stones to be bedded in mortar and pinned back to main structure.	3	No.	500.00	£1,500.00
8.8.7	Allow to indent 4 No. window mullions with new stone to extent to half depth of mullion and be jointed centrally and glued and pinned. Allow 600mm long x depth of stone x half width of mullion.	4	No.	400.00	£1,600.00
8.8.8	Allow for pinning 16 No. further cracked stones on site with 2 No. 8mm stainless steel dowels set in resin and the hole made good in a stone dust mortar	16	No.	125.00	£2,000.00
8.8.9	Allow for 15 No. indents say 250mm long x 100mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime mortar joints to flat surfaces. Tooled finish to match existing	15	No.	250.00	£3,750.00
8.8.10	Allow for 12 No. indents say 400mm long x 250mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime mortar joints to flat surfaces. This to moulded elements such as cornices, dormers etc.	12	No.	400.00	£4,800.00
8.8.11	To 3 No. positions, allow to drill out previous ferrous fixing with core and remove. Allow to fill core whole with mortar and either make good head with stone cap in resin or with stone dust mortar to match existing	3	No.	150.00	£450.00



8.8.12	There are approximately 3 No. sections of in-built iron or steelwork such as beams, angles and plates. These have all corroded and caused fracture damage to the surrounding masonry (see photographs 42 and 43). Allow for removal of ferrous elements and damaged stone and then replacement of stone to match existing.	3	No.	500.00	£1,500.00
8.8.13	The movement to the NE corner may be associated with corrosion of the main station canopy beams. Allow to open and around these to investigate to full depth of bearing and to both sides. Allow to clean down all steelwork and treat with paint specification as above (clause 4.3) and then make good stonework around.	1	Item	1,000.00	£1,000.00
8.8.14	As scaffold is dismantled allow to remove all fixings used to retain this to masonry. Include for 103 No. holes to be made good with a stone dust mortar to match existing	103	No.	100.00	£10,300.00
8.8.15	Include a provisional sum of <b>£12,000</b> for further stone repairs to east elevation	1	Item	12,000.00	£12,000.00
<b>8.9</b>	<b>North Elevation</b>				
8.9.1	For chimney C-S07 see item 6.10 above	1	Item	Included	Included
8.9.2	To north elevation allow to rake out and re-point 30m <sup>2</sup> over different areas noting the wider joints and requirement to use lime mortar.	30	m2	150.00	£4,500.00
8.9.2	Include for 100% repointing around all cornices, pediments and decorative stonework	85	m	55.00	£4,675.00
8.9.3	Allow for pinning 3 No. further cracked stones on site with 2 No. 8mm stainless steel dowels set in resin and the hole made good in a stone dust mortar.	3	No.	125.00	£375.00
8.9.4	The movement to the NE corner may be associated with corrosion of the main station canopy beams. Allow to open and around these to investigate to full depth of bearing and to both sides. Allow to clean down all steelwork and treat with paint specification as above (clause 4.3) and then make good stonework around	1	Item	1,000.00	£1,000.00
8.9.5	To 1 No. position, allow to drill out previous ferrous fixing with core and remove. Allow to fill core hole with mortar and either make good head with stone cap in resin or with stone dust mortar to match existing	1	No.	150.00	£150.00
8.9.6	To 3 No. cracks to lintels allow to stitch pin across cracks with 10mm stainless steel pins set in resin and with the hole made good with a stone dust mortar to match existing. This to be undertaken after removal of causes of some of the cracks such as embedded iron or woody vegetation roots (see photographs 47 and 48).	3	No.	150.00	£450.00
8.9.7	Allow for 2 No. indents say 250mm long x 100mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. Tooled finish to match existing.	2	No.	250.00	£500.00
8.9.8	Allow for 3 No. indents say 400mm long x 250mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. This to moulded elements such as cornices, string courses, architectural features etc.	3	No.	400.00	£1,200.00
8.9.9	Include a provisional sum of <b>£6,000</b> for further stone repairs to west elevation	1	Item	6,000.00	£6,000.00
					<b><u>£292,805.00</u></b>
<b>9.0</b>	<b>Link and Clock Tower Masonry Elevations</b>				
9.1	Allow for light cleaning of masonry elevation to remove all algae etc	530	m2	40.00	£21,200.00

9.2	Include for gentle defrassing to remove all loose surface masonry and then re-assess stacks to confirm scope of works. Note that where sections have been lost these will only be repaired if required structurally. All new stone to be geological match and for colour and texture. Note the tooled surface finish to ashlar stones will need to be replicated	530	m2	20.00	£10,600.00
9.3	Allow to rake out pointing, after removal of gutters and flashings to entire cornice and blocking course and re-point	35	m	55.00	£1,925.00
9.4	Note for re-pointing works that the joints to the south side of the link and the Clock Tower are generally very narrow in lime putty, whilst those to the north elevation of the link are thicker in lime mortar	1	Item	Included	Included
9.5	To south elevation of the link allow to rake out and re-point 20m <sup>2</sup> over different areas noting narrow lime putty joints.	20	m2	150.00	£3,000.00
9.5	Include for 100% repointing around all cornices, pediments and decorative stonework	36	m	55.00	£1,980.00
9.6	To the south elevation of the link allow for pinning 3 No. further cracked stones on site with 2 No. 8mm stainless steel dowels set in resin and the hole made good in a stone dust mortar	3	No.	125.00	£375.00
9.7	To the south elevation of the link to 1 No. position, allow to drill out previous ferrous fixing with core and remove. Allow to fill core hole with mortar and either make good head with stone cap in resin or with stone dust mortar to match existing	1	No.	150.00	£150.00
9.8	To the south elevation of the link allow for 2 No. indents say 250mm long x 100mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. Tooled finish to match existing	2	No.	250.00	£500.00
9.9	To the south elevation of the link allow for 2 No. indents say 400mm long x 250mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. This to moulded elements such as cornices, string courses, architectural features etc.	2	No.	400.00	£800.00
9.10	To the south elevation of the link as scaffold is dismantled allow to remove all fixings used to retain this to masonry. Include for 8 No. holes to be made good with a stone dust mortar to match existing.	8	No.	100.00	£800.00
9.11	To the south elevation of the link include a provisional sum of <b>£3,000</b> for further stone repairs to west elevation	1	Item	3,000.00	£3,000.00
9.12	To north elevation of the link allow to rake out and re-point 25m <sup>2</sup> over different areas noting the wider joints and requirement to use lime mortar.	25	m2	150.00	£3,750.00
9.12	Include for 100% repointing around all cornices, pediments and decorative stonework.	36	m	55.00	£1,980.00
9.13	To the north elevation of the link allow for pinning 3 No. further cracked stones on site with 2 No. 8mm stainless steel dowels set in resin and the hole made good in a stone dust mortar.	3	No.	125.00	£375.00
9.14	To the north elevation of the link allow for 4 No. indents say 250mm long x 100mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. Tooled finish to match existing	4	No.	250.00	£1,000.00
9.15	To the north elevation of the link allow for 4 No. indents say 400mm long x 250mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. This to moulded elements such as cornices, string courses, architectural features etc.	4	No.	400.00	£1,600.00
9.16	To the south elevation of the link as scaffold is dismantled allow to remove all fixings used to retain this to masonry. Include for 8 No. holes to be made good with a stone dust mortar to match existing	8	No.	100.00	£800.00
9.17	To the south elevation of the link include a provisional sum of <b>£3,000</b> for further stone repairs to west elevation	1	Item	3,000.00	£3,000.00

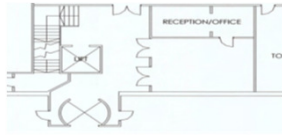
9.18	To south elevation of the Clock Tower allow to rake out and re-point 25m <sup>2</sup> over different areas noting narrow lime putty joints.	25	m2	150.00	£3,750.00
9.18	Include for 100% repointing around all cornices, pediments and decorative stonework.	72	m	55.00	£3,960.00
9.19	To south facing dormer of the Clock Tower allow to carefully remove the iron cramp/fixing to the window head (see photograph 84). Cut back pocket and indent 2 No. new sections of stone to match existing, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. Tooled finish to match existing and respecting joint pattern	1	Item	1,250.00	£1,250.00
9.20	To the south elevation of the Clock Tower allow for pinning 5 No. further cracked stones on site with 2 No. 8mm stainless steel dowels set in resin and the hole made good in a stone dust mortar.	5	No.	125.00	£625.00
9.21	To the south elevation of the Clock Tower to 3 No. positions, allow to drill out previous ferrous fixing with core and remove. Allow to fill core hole with mortar and either make good head with stone cap in resin or with stone dust mortar to match existing	3	No.	150.00	£450.00
9.22	To the south elevation of the Clock Tower allow for 2 No. indents say 250mm long x 100mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. Tooled finish to match existing	2	No.	250.00	£500.00
9.23	To the south elevation of the Clock Tower allow for 2 No. indents say 400mm long x 250mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. This to moulded elements such as cornices, string courses, architectural features etc.	2	No.	400.00	£800.00
9.24	To the south elevation of the Clock Tower include a provisional sum of <b>£5,000</b> for further stone repairs to west elevation.	1	Item	5,000.00	£5,000.00
9.25	To west elevation of the Clock Tower allow to rake out and re-point 25m <sup>2</sup> over different areas noting narrow lime putty joints.	25	m2	150.00	£3,750.00
9.25	Include for 100% repointing around all cornices, pediments and decorative stonework.	89	m	55.00	£4,895.00
9.26	To the west elevation of the Clock Tower allow for pinning 5 No. further cracked stones on site with 2 No. 8mm stainless steel dowels set in resin and the hole made good in a stone dust mortar.	5	No.	125.00	£625.00
9.27	To the west elevation of the Clock Tower to 3 No. positions, allow to drill out previous ferrous fixing with core and remove. Allow to fill core hole with mortar and either make good head with stone cap in resin or with stone dust mortar to match existing.	3	No.	150.00	£450.00
9.28	To the west elevation of the Clock Tower allow for 3 No. indents say 250mm long x 100mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. Tooled finish to match existing	3	No.	250.00	£750.00
9.29	To the south elevation of the Clock Tower allow for 3 No. indents say 400mm long x 250mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. This to moulded elements such as cornices, string courses, architectural features etc.	3	No.	400.00	£1,200.00
9.30	To the south elevation of the Clock Tower include a provisional sum of <b>£5,000</b> for further stone repairs to west elevation.	1	Item	5,000.00	£5,000.00
					<b>£89,840.00</b>
<b>10.0</b>	<b>North Range Masonry Elevations</b>				
10.1	Allow for light cleaning of masonry elevation to remove all algae etc. including west, south, east and north	1,132	m2	40.00	£45,280.00

10.2	Include for gentle defrassing to remove all loose surface masonry and then re-assess stacks to confirm scope of works. Note that where sections have been lost these will only be repaired if required structurally. All new stone to be geological match and for colour and texture. Note the tooled surface finish to ashlar stones will need to be replicated	1,132	m2	20.00	£22,640.00
10.3	Allow to rake out pointing, after removal of gutters and flashings to entire cornice and blocking course below to east and west elevations and re-point	92	m	55.00	£5,060.00
10.4	Note for re-pointing works that the joints to the west side are generally very narrow in lime putty, whilst those to the west are thicker in lime mortar.	1	Item	Included	Included
10.5	<b>West Elevation</b>				
10.5.1	To west elevation allow to rake out and re-point 45m <sup>2</sup> over different areas noting the narrow joints in lime putty.	45	m2	150.00	£6,750.00
10.5.1	Include for 100% repointing around all cornices, pediments and decorative stonework.	286	m	55.00	£15,730.00
10.5.2	Allow for pinning 8 No. further cracked stones on site with 2 No. 8mm stainless steel dowels set in resin and the hole made good in a stone dust mortar	8	No.	125.00	£1,000.00
10.5.3	To 6 No. positions, allow to drill out previous ferrous fixing with core and remove. Allow to fill core whole with mortar and either make good head with stone cap in resin or with stone dust mortar to match existing	6	No.	150.00	£900.00
10.5.4	Allow for 5 No. indents say 250mm long x 100mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. Tooled finish to match existing	5	No.	250.00	£1,250.00
10.5.5	Allow for 5 No. indents say 400mm long x 250mm deep x 150mm depth, glued and stainless steel pinned and pointed with lime putty to joints to flat surfaces. This to moulded elements such as cornices, string courses, architectural features etc.	5	No.	400.00	£2,000.00
10.5.6	Assume that fire escape stair will be removed. Include for removing all inbuilt steels. Make good the stonework at the steel pocket positions. Include a provisional sum of <b>£4,000</b> for further repairs around the steels.	1	Item	4,000.00	£4,000.00
10.5.7	Include a provisional sum of <b>£8,000</b> for further stone repairs to west elevation	1	Item	8,000.00	£8,000.00
10.6	<b>North Elevation</b>				
10.6.1	MM Report suggests in reasonable condition. Include a provisional sum of <b>£4,000</b> for further stone repairs to north elevation	1	Item	4,000.00	£4,000.00
10.7	<b>East Elevation</b>				
10.7.1	Not visible due to netting. Include the same cost as west elevation	1	Item	39,630.00	£39,630.00
					<b>£156,240.00</b>
11.0	<b>Windows</b>				
11.1	The windows are in variable condition. They are in a poor state of decoration and with failing paint, failing glazing putty, lost or cracked panes, and then some with decay to the frames, mainly the cills	1	Item	Included	Included
11.2	Allow to de-glaze and then clean down the frames, sashes, casements etc. in-situ and inspect	919	m2	50.00	£45,950.00
11.3	Allow to remove 20% of windows complete for repair on the bench.	184	m2	50.00	£9,200.00
11.3	These to include new hardwood cills	81	No.	275.00	£22,275.00
11.3	Splices to jambs of frames.	81	No.	150.00	£12,150.00
11.3	Include a further <b>£500</b> for these windows for repairs	81	No.	500.00	£40,500.00
11.3	Allow to re-fit the removed windows.	184	m2	80.00	£14,720.00

11.4	Allow to prime and decorate include all filling around the window frames.	919	m2	100.00	£91,900.00
11.4	Include for 25% replacement glazing.	230	m2	350.00	£80,500.00
					<b>£317,195.00</b>
<b>12.0 Roof Access and Maintenance</b>					
12.1	Develop design for a suitable maintenance system for the roofs, gutters etc	1	Item	50,000.00	£50,000.00
					<b>£50,000.00</b>
<b>13.0 Below Ground Drainage</b>					
13.1	Allow for full drainage survey for below ground system	1	Item	20,000.00	£20,000.00
13.2	Allow for repairs of any defects	1	Item	100,000.00	£100,000.00
					<b>£120,000.00</b>
<b>14.0 South Range Internals</b>					
14.1	Access was restricted to inspection from where boards were removed from windows				
14.2	Refer to 1.5 to 1.7 in preliminaries for access strategy etc	1	Item	Included	Included
14.3	Allow to sequentially work through building to clear all rubbish, carpets, suspended ceilings, modern partitions etc.	2,384	m2	80.00	£190,720.00
14.4	Third Floor South Range (Attic Level)				
14.4.1	Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 50% of area.	1,264	m2	15.00	£18,960.00
14.4.2	Allow for timber repairs to ceiling and walls and floors due to water ingress (note previous allowances in roof) of <b>£30,000</b> .	1	Item	30,000.00	£30,000.00
14.4.3	Allow to make good missing/removed areas of lath and plaster	1,264	m2	50.00	£63,200.00
14.5	Second Floor South Range				
14.5.1	Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 30% of area	786	m2	15.00	£11,790.00
14.5.2	Allow for timber repairs to ceiling and walls and floors due to water ingress of <b>£15,000</b>	1	Item	15,000.00	£15,000.00
14.5.3	Allow to make good missing/removed areas of lath and plaster	786	m2	50.00	£39,300.00
14.6	First Floor South Range				
14.6.1	Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 15% of area	304	m2	15.00	£4,560.00
14.6.2	Allow for repairs to solid ceiling and walls and floors due to water ingress of <b>£30,000</b>	1	Item	30,000.00	£30,000.00
14.6.3	Allow to make good missing/removed areas of lath and plaster	304	m2	50.00	£15,200.00
14.6.4	Allow for sundry repairs to panelling etc. in local areas where damaged <b>£15,000</b>	1	Item	15,000.00	£15,000.00
14.7	Ground Floor North Range				
14.7.1	Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 50% of area	1,077	m2	15.00	£16,155.00
14.7.2	Allow for repairs to solid ceiling and walls and floors due to water ingress of <b>£30,000</b>	1	Item	30,000.00	£30,000.00
14.7.3	Allow to make good missing/removed areas of lath and plaster	1,077	m2	50.00	£53,850.00
14.7.4	Allow for sundry repairs to panelling etc. in local areas where damaged <b>£20,000</b>	1	Item	20,000.00	£20,000.00

14.7.5 To recent fire damaged area to north end to west side to main stair lift and adjoining room to south, allow for complete strip out of finishes to walls and ceilings. Note the floor structure over appears to be of iron beams and jack concrete arches and we assume unaffected. Allow to apply new suspended ceiling to original line and reinstate finishes. Approx area of damage highlighted below with photographs

87 m2 200.00 £17,400.00



14.8 Basement - Internals

14.8.1 Include provisional sum for repairs of **£50,000**

1 Item 50,000.00 £50,000.00

**£621,135.00**

**15.0 Link and Clock Tower - Internals**

15.1	Link - Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 100% of area to north half and 40% to south side to 3 <sup>rd</sup> floor attic level	144	m2	15.00	£2,160.00
15.2	Link - Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 80% of area to north half and 30% to south side to 2 <sup>nd</sup> floor	106	m2	15.00	£1,590.00
15.3	Link - Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 60% of area to north half and 20% to south side to 1 <sup>st</sup> floor	77	m2	15.00	£1,155.00
15.4	Link - Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 40% of area to north half and 20% to south side to Ground floor.	128	m2	15.00	£1,920.00
15.5	Link - Allow for timber repairs to ceiling and walls and floors due to water ingress (note previous allowances in roof) of <b>£20,000 for all floors</b>	1	Item	20,000.00	£20,000.00
15.6	Link - Allow to make good missing/removed areas of lath and plaster to all floors.	455	m2	50.00	£22,750.00
15.7	Clock Tower – Allow to remove 10% of lath and plaster to ceilings and walls at each floor level	141	m2	15.00	£2,115.00
15.8	Clock Tower - Allow for timber repairs to ceiling walls and floors due to water ingress (note previous allowances in roof) of <b>£10,000</b> to all floor levels.	1	Item	10,000.00	£10,000.00
15.9	Clock Tower - Allow to make good missing/removed areas of lath and plaster	141	m2	50.00	£7,050.00
					<b>£68,740.00</b>

**16.0 North Range Internals**

16.1	Access was restricted to the ground floor offices only				
16.2	Refer to 1.5 to 1.7 in preliminaries for access strategy etc	1	Item	Included	Included
16.3	Allow to sequentially work through building to clear all rubbish, carpets, suspended ceilings, modern partitions etc.	1,412	m2	80.00	£112,960.00
16.4	Third Floor North Range (Attic Level)				
16.4.1	Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 10% of area.	160	m2	15.00	£2,400.00
16.4.2	Allow for timber repairs to ceiling and walls and floors due to water ingress (note previous allowances in roof) of <b>£5,000</b>	1	Item	5,000.00	£5,000.00
16.4.3	Allow to make good missing/removed areas of lath and plaster	160	m2	50.00	£8,000.00
16.5	Second Floor North Range				
16.5.1	Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 10% of area.	160	m2	15.00	£2,400.00
16.5.2	Allow for timber repairs to ceiling and walls and floors due to water ingress of <b>£5,000</b> .	1	Item	5,000.00	£5,000.00
16.5.3	Allow to make good missing/removed areas of lath and plaster	160	m2	50.00	£8,000.00
16.6	First Floor North Range				
16.6.1	Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 10% of area.	160	m2	15.00	£2,400.00
16.6.2	Allow for timber repairs to ceiling and walls and floors due to water ingress of <b>£5,000</b>	1	Item	5,000.00	£5,000.00
16.6.3	Allow to make good missing/removed areas of lath and plaster	160	m2	50.00	£8,000.00

16.7	Ground Floor North Range				
16.7.1	Allow to remove all loose lath and plaster to attic ceiling and walls. Assume 10% of area.	160	m2	15.00	£2,400.00
16.7.2	Allow for repairs to ceiling and walls and floors due to water ingress of <b>£10,000</b>	1	Item	10,000.00	£10,000.00
16.7.3	Allow to make good missing/removed areas of lath and plaster	160	m2	50.00	£8,000.00
					<b><u>£179,560.00</u></b>

**17.0 Other Items**

Allowance is made below for other items of work not mentioned in The Morton Partnership Schedule of Works, but deemed to be a likely requirement of the project

17.1	Provisional allowance for removal / encapsulation of asbestos	1	Item	500,000.00	£500,000.00
					<b><u>£500,000.00</u></b>