

OUTLINE SCOPE OF WORKS WITH SITE IMAGES

Outline scope of works

Description	Areas / detail.
Site setup and access.	External and internal scaffolding to roofs of Pannier Market and Butcher's Row.
Timber roof structure repair.	Allowance for underlying wet rot decays. Some material replacement but mostly splint repairs.
Roofing renewal.	Renew sloped slate roofs and low-profile sheet roofs. Assumed 80% renewal.
Rainwater disposal system.	Assess and upgrade rainwater disposal system. Inclusion of additional timber structure.
External window upgrade.	Replace large windows with double-glazed units and upgrade clerestory windows with appropriate toughened glass, allowing for some opening lights to improve roof access. Excludes Butcher's Row and Market Place shop units.
External Masonry.	Allowance for brick, stone, ceramic tile, mortar maintenance.
Electrical services	Minor upgrades to lighting, small power, fire detection, WIFI, Security and build off the existing system.
Plumbing upgrades.	Public WCs.
Heating.	Possible removal of heaters suspended from ceiling, replaced with lower level radiant panels / bench heaters.
Decoration.	Supplementary decoration on part to some areas of the building.

Site images



1. Butchers Row: Exterior from Grenville Street (North East Elevation).



2. Butcher's Row: Combination of slate and corrugated sheet roofing.



3. Market Hall: Interior looking North West. Sarking boards to underside of slate roof.



4. Market Hall: Exterior from Honestone Street (South West Elevation).



5. Market Hall: Exterior from Market Place, showing North Elevation.