

Table 1

Job No' 950	Market Hall Ross on Wye			25/07/2022
				CB/TRE
	<b>SCHEDULE OF WORKS</b>			
	<b>Scheduled Monument Consent Approved</b>			
Location	Market Hall, High Street, Ross-on-Wye.	Area/Scope/Quantity	Unit Cost	Total Cost
<b>ITEM</b>				
<b>1.00</b>	<b>GENERALLY</b>			
<b>1.01</b>	The following Schedule of Works covers the necessary repairs to the Market House in Ross-on-Wye. Works are subject to part Council, part Grant Aid funding and are to cover the primary areas of concern. Specifically, much needed repairs to the stone window surrounds to the west, north and east elevations, low level stone repairs along the south elevation. Re-roofing of two hidden tiled roof pitches and other minor repairs and redecoration.			
<b>1.02</b>	<b>Samples</b>			
<b>1.02.1</b>	<b>Stone</b> Prior to commencement of building works, allow for providing the various stone samples required to execute the proposed works for approval by the Conservation Architect / Historic England Inspector. Samples will be required of Forest of Dean and Ross Red/ Brown sandstone. Machine made clay tiles for the roof works. Handmade clay tiles for the west window sill reconstruction.			
<b>1.02.2</b>	<b>Mortar</b> Samples for the various mortar applications as listed within this schedule. Individual mortar samples will be required intended to be used for; general stone bedding, deep joint packing, fine joint pointing, tile creasing, exposed pointing (ridges and copings).			
<b>1.02.3</b>	<b>Plastic Mortar Repairs.</b> Samples will be required for the plastic mortar repairs applicable to the host stone.			
<b>2.00</b>	<b>Scaffold &amp; Protection</b>			
<b>2.01</b>	Erect and maintain adequate scaffolding for the execution of the works, including any provisional items. Contractors are reminded of the awkwardness of the site position, close proximity to the south side High Street, the gradient of the surrounding site.			
<b>2.02</b>	The scaffolding is to provide suitable access for the works to be carried out, providing all necessary boarded lifts. Sufficient to expected loads and limited high level storage of building materials. Scaffolding is to be designed in accordance with the relevant Codes of Practice and the requirements of HSE. Allow for the provision of a hoist. The scaffold must NOT be mechanically fixed to historic stone exterior fabric. All pole ends are to be protected with plastic caps and the building interfaces protected further as specification.			
<b>2.03</b>	The scaffold will need to extend to account for the small roof works and repairs to the clock face and tower up to the weather vane.			
	It is anticipated that there will NOT be a need for a temporary roof as the roof pitches in question are relatively small.			
<b>2.04</b>	Allow for protection all round the scaffolding and site using solid metal fencing a minimum of 4.0m high. The site around the Market House is used as a Market stall area on certain days of the week.			
<b>2.05</b>	The contractor is reminded that there is a Royal Mail Postbox positioned close to the right south west side of the west elevation. Continued public access to this may need to be maintained, unless permission from Royal Mail is sought.			
<b>2.06</b>	Allow for periodic cleaning throughout and a final clean upon completion.			
<b>2.07</b>	Allow for co-ordinating with Client (Ross Town Council in temporarily moving the existing large planters, external benches and other street furniture such as waste bins around the west, north and east elevations at ground level to facilitate the low level stone repairs and erection of the scaffold.			
<b>2.08</b>	Allow for all necessary licenses for erecting scaffold and for those applicable to the full term of the works in general.			
<b>2.09</b>	A fire hydrant main is located within the public footpath directly in front of the south elevation facing High Street. It will be essential to maintain full access to this at all times to The Fire and Rescue Services.			
<b>2.10</b>	Allow for any necessary safety barriers to be in place to protect stonemasons whilst working at ground level on the south elevation in close proximity to the highway.			
<b>2.11</b>	Allow for all necessary signage in accordance with HSE to be in place before works commence.			

<b>3.00</b>	<b>ROOFS</b>			
<b>3.01</b>	<b>North Roof North Pitch</b> drawings 950-013, 017A, 018A			
	Rake out and repoint open joints to ridge tiles with approved lime mortar suitable for exposed positions.	50%		
	Replace broken tiles to match existing in size, colour, texture and finish. Allow for 10 No' replacements.	Inspect entire north pitch		
	Inspect lead abutment flashings to both east and west gables to this pitch and flashings below tower and undertake any necessary remedial repairs. (Approx 3.5mtrs per half gable, 2.8mtrs north side of tower flashing.)	Inspect closely all flashing details 100%		
<b>3.02</b>	<b>South Roof South Pitch.</b> Rake out and repoint open defective joints to ridge tiles with approved lime mortar suitable for exposed positions.	50%		
	Inspect lead abutment flashings to both east and west gables and flashings below tower and undertake any necessary remedial repairs. (Approx 3.5mtrs per half gable, 2.8mtrs south side of tower flashing.)	Inspect closely all flashing details 100%		
	Remove broken and chipped tiles, replace with like for like to match existing in size, colour, composition and finish. Allow for 10 No' replacements.	Inspect entire south pitch		
<b>3.03</b>	<b>North Roof South Pitches, east and west</b>	50%		
	Remove broken chipped tiles, replace with like for like to match. Rake out and repoint open defective joints to ridge tiles. Repoint in an approved mortar mix appropriate for exposed use.	Inspect entire South pitches east and west ends		
	Inspect lead abutment flashings to both east and west gables, flashings below tower and hidden valleys and undertake any necessary remedial repairs. (Approx 3.0 mtrs per half gable, 2.8 mtrs west side of tower flashing.)	Closely Inspect all flashing details 100%		
<b>3.04</b>	<b>South Roof North Pitches, east and west</b>	50%		
	Rake out and repoint open defective joints to ridge tiles with an approved mortar suitable for exposed positions.			
	Remove broken chipped tiles, replace with like for like to match in size, colour, composition and finish. Allow for 10 No' in total to cover any replacements.	Inspect entire North pitches east and west ends		
	Inspect lead abutment flashings to both east and west gables, flashings below tower and hidden valleys and undertake any necessary remedial repairs. (Approx 3.0 mtrs per half gable, 2.8mtrs east side of tower flashing.)	Closely Inspect all existing flashing details 100%		
<b>3.05</b>	<b>East Pitch below Clock Tower</b>			
	Remove existing tiles to East pitch roof below tower and temporarily remove existing lead hip flashing to enable works. Allow for inspection of existing rafters, advise C.A. and allow for any repairs found. Supply fit Tyvek breathable sarking, new double tanalised timber battens to match, with S/S fixings. Supply and fit, New machine made clay tiles to match in size, colour, composition and finish. Refit re-dress existing tower flashings, hip flashings and roll top, valley flashings where re-useable. Allow for new lead flashings if above lead flashings found to be unusable. Allow for replacing 3 Lin mtrs of code 7 lead flashing in sections or as a one continuous length.	Approx 4.5 sq mtr 100% In addition, Provisionally provide a price for 2 Lin mtrs of 175 x 50mm air dried oak timber.		
<b>3.06</b>	<b>Stepped Valley Gutter East End</b>			
	Clean out debris, Allow for C.A. to inspect this gutter. Allow a provisional sum of £500 to cover any repairs found to be expended in part or whole as instructed by the conservation architect.	Entire gutter 100% approx 7.35 mtrs long.	Prov. Sum	£500.00
<b>3.06.1</b>	<b>East Lead Valley Overflow Chute</b>			
	Form and extend the lead chute further to clear the building face by extending the current chute by an additional 200mm. Allow for code 5 lead for extended lead chute replacement.	Form and extend by approx 200mm		
<b>3.07</b>	<b>Flagpole East Elevation</b>			
	Clean down metal work to flag pole and redecorate. Replace lead flashing to flagpole stay/tile junction. Allow for code 7 lead for flashing.	100%		
<b>3.08</b>	<b>West Pitch below Clock Tower</b>			

	As East Pitch. Remove existing tiles to West pitch roof below tower and temporarily remove existing lead hip flashing to enable works. Allow for inspection of existing rafters, advise C.A. and allow for any repairs found. Supply fit Tyvek breathable sarking, new double tanalised timber battens to match, with S/S fixings. Supply and fit, New machine made clay tiles to match in size, colour, composition and finish. Refit re-dress existing tower flashings hip flashings and roll top, valley flashings where re-useable. Allow for new lead flashings if above lead flashings found to be unusable. Allow for replacing 3 Lin mtrs of code 7 lead flashing in sections or as a one continuous length.	Approx 4.5 sq mtrs 100%. In addition, Provisionally provide a price for 2 Lin mtrs of 175 x 50mm air dried oak timber.		
<b>3.09</b>	<b>Stepped Valley Gutter West End</b>			
	Clean out debris, Allow for C.A. to inspect this gutter. Allow a provisional sum of £500 to cover any repairs found to be expended in part or whole as instructed by the conservation architect.	entire gutter 100% approx 7.35 mtrs long		
<b>3.09.1</b>	<b>West Lead Valley Overflow Chute</b>			
	Form and extend the lead chute further to clear the building face by extending the current chute by an additional 200mm. Allow for code 7 lead for extended lead chute replacement.	Form and extend by approx 200mm		
<b>4.00</b>	<b>CLOCK TOWER</b>			
	Refer to Drawings 950-017A, 950-018A			
<b>4.01</b>	<b>Weather Vane</b> Carefully take down, clean and redecorate like for like. Re-fit, taking into account the possibility of installing a lightning conductor to the weather vane.	100%		
<b>4.02</b>	<b>Lightning Conductor</b> Conduct an assessment to establish if lightning conductor required. Provide and install a suitable lightning conductor to weather vane during the above cleaning and redecoration process. All fixings required to secure the conductor as it travels down the exterior stonework should be non-ferrous fixings into existing course joints only. Final position to be advised by the conservation architect. Provide a compliant test certificate on completion for the Health and Safety File / Maintenance Manual.			
<b>4.03</b>	<b>Clock Tower Lead Roof Coverings, Dormers</b>	100%		
	Allow for suitable access for C.A. to inspect all lead coverings and fixings, all dormers to all 4 elevations and ventilation mesh guards. Allow for any associated minor repairs as necessary like for like. Include a provisional sum of £2000.00 to be expended in full or in part upon the instruction of the C.A.	100%	Prov. Sum	£2000.00
<b>4.04</b>	<b>Clock Tower Roof Eaves and Fascias</b>			
	Allow for suitable access for C.A. to inspect the eaves timbers and fascias to all four elevations. Allow for replacing/repairing any subsequent defective timbers found. Redecorate on a like for like basis. Include a provisional sum of £1500.00 to be expended in full or in part upon the instruction of the C.A.	100%	Prov. Sum	£1500.00
<b>4.05</b>	<b>Clock Tower External Render</b>			
	Allow for repair of cracks in the existing render to the clock tower walls below and around clock face and to the mouldings surrounding the clock faces. Provide a full materials/labour cost here for 1 sq mtr. Allow for 5 sq mtrs. Assume lime render.	100%		
<b>4.06</b>	<b>Render redecoration.</b>			
	Allow for redecoration of all rendered surfaces to the clock tower once all render repairs completed and sufficiently dried and stable. Allow for a high quality breathable exterior render paint. (Keim or approved equivalent). Colour to be agreed and approved by C.A.			
<b>4.07</b>	<b>Clock Tower Clock Face</b>			
	Allow for suitably approved repairs, cleaning and redecoration of existing clock face glass and metalwork. All repairs to be on a like for like basis. Missing/cracked glass quarries to be sourced to match existing in white colour and opacity.	100%		
<b>5.00</b>	<b>Gable Copings</b>			
<b>5.01</b>	<b>Gable End Coping Stones East Gables</b>			
	Repoint open defective joints to all slopes to both East gables	13 mtrs, 50%		
<b>5.02</b>	<b>Gable End Coping Stones West Gables</b>			
	Repoint open defective joints to all slopes to both West gables	13 mtrs, 50%		
<b>6.00</b>	<b>NORTH ELEVATION REPAIRS</b>			

<b>6.01</b>	<b>Stone Repairs. North Elevation Windows WF03 - WF07</b>			
	Carefully remove leaded-light windows to windows WF03-07. Safely store for repair and reinstalling later. Chop out/remove defective eroded stone forming the window sills, jambs, mullions and heads back to a uniform sound edge. Retain the existing joint configuration. Supply and Install new stone sections as approved to the restoration plane in an approved red sandstone. Allow for remedial repairs and redecoration to glazing as necessary to each leaded light and casement. Ensure opening casements are fully operable. Allow for minor redecoration works to interior to make good. NOTE: All windows are to be treated individually as the extent of erosion varies per window arrangement. Refer to drawings 950-031 to 950-035 for individual detailed stone repairs per window. (NOTE: Detailed measuring of the existing remaining surrounds evident to some of the south elevation windows will provide profiles and measurements towards the north, east and west window profiles.)	100%		
<b>6.01.1</b>	Window Surrounds <b>WF03</b> . Refer to drawing 950-031. Allow for 85% of stone repairs as detailed in the approved drawing. NOTE: The sill to WF03 is to remain and be redressed to marry up to the new stone replacement jambs and mullion.	85%		
<b>6.01.2</b>	<b>WF03</b> Allow for 100% removal and reconstruction/repair/of each individual metal leaded light. (2 no') 1 of which is an opening casement which must be fully operable and redecorated provides ventilation to the small kitchenette. Refit upon completion of relevant stone repairs.	100%		
<b>6.01.3</b>	Window Surrounds <b>WF04</b> . Refer to drawing 950-032. Allow for 100% of stone repairs as detailed in the approved drawing.	100%		
<b>6.01.4</b>	<b>WF04</b> Allow for 100% removal and reconstruction/repair of each individual metal fixed leaded light. (2 no'). Refit upon completion of relevant stone repairs.	100%		
<b>6.01.5</b>	Window Surrounds <b>WF05</b> . Refer to drawing 950-033. Allow for 100% of stone repairs as detailed in the approved drawing.	100%		
<b>6.01.6</b>	<b>WF05</b> Allow for 100% removal and reconstruction/repair of each individual metal fixed leaded light. (2 no'). 1 of which is an opening casement which must be fully operable. Refit upon completion of relevant stone repairs.	100%		
<b>6.01.7</b>	Window Surrounds <b>WF06</b> . Refer to drawing 950-034. Allow for 100% of stone repairs as detailed in the approved drawing.	100%		
<b>6.01.8</b>	<b>WF06</b> Allow for 100% removal and reconstruction/repair of each individual metal fixed leaded light. (2 no'). Refit upon completion of relevant stone repairs.	100%		
<b>6.01.9</b>	Window Surrounds <b>WF07</b> . Refer to drawing 950-035. Allow for 100% of stone repairs as detailed in the approved drawing.	100%		
<b>6.01.10</b>	<b>WF07</b> Allow for 100% removal and reconstruction/repair of each individual metal fixed leaded light. (2 no'). 1 of which is an opening casement which must be fully operable. Refit upon completion of relevant stone repairs.	100%		
<b>6.02</b>	<b>North Elevation Archway to Balcony Doors DF07</b>			
	Remove cement based mortar repairs to reveals. Allow for stone indent and mortar repairs as necessary. Rake out and re-point stonework reveals forming the arched opening. Refer to drawing 950-036 for detailed information on repairs	50%		
<b>6.03</b>	<b>North Elevation First Floor Balcony Doors DF07</b>			
	Remove, clean timber and thoroughly de-rust ironmongery, redecorate using min 5 applications of Danish oil to oak doors, frame and exterior hinges and ironmongery. Retaining the aged patina of the existing ironmongery.	100%		
<b>6.04</b>	<b>North Elevation First Floor Balcony</b>			
	Take down and repair timber balustrade, craft missing elements to existing balusters using like for like materials and construction methods. Re-decorate with min 5 applications of Danish Oil and re-fit securely into position in front of rear secondary metal frame. All new fixings to be of stainless steel into existing joints within masonry.	100%		
<b>6.05</b>	<b>Secondary Metal Safety Balustrade</b>			
	Inspect metal balustrade/frame and fixing points. Allow for cleaning and redecoration, like for like and re-fitting as necessary using stainless steel fixings into existing joints..	100%		
<b>6.06</b>	<b>North Elevation Stone Repairs</b>			
	Carefully cut back eroded stone sections as indicated on Proposed Repair Drawing 950-027. Replace with approved Red Sandstone sections to match. Lime mortar joints to replaced stone to adjacent stone.	100%		
<b>6.07</b>	<b>North Elevation External Lower Level Stone Repairs/Repointing</b>			

	Rake out and deep repoint identified eroded pockets of individual stones. in approved appropriate lime mortar to match existing to the areas as indicated on the approved drawing 950-017A (refer to drawing 950-027, East and North Elevations, Stone and Mortar Repairs.	100%		
<b>6.08</b>	<b>Iron Ventilation Grille</b>			
	Clean down, de-rust iron grille, redecorate			
		100%		
<b>7.00</b>	<b>EAST ELEVATION</b>			
	Refer to Drg's 950-017A, 950-027			
<b>7.01</b>	<b>East Elevation External Lower Level Stone Repairs</b>			
	Carefully cut out friable eroded stone sections as indicated on Proposed Repair Drawings 950-017A and 950-027. Repair with approved Red Sandstone/tile stitch sections to match as detailed on drawing 950-027. Lime mortar joints to replaced stone to adjacent stone as indicated and in accordance with specification.	As indicated		
<b>7.02</b>	<b>East Elevation Windows</b>			
	Carefully remove leaded-light windows to windows <b>WF08-09</b> . There are 3 individual fixed leaded lights per window WF08, WF09. Safely store for reinstalling later. Cut back/remove defective eroded friable stone forming the window sills, jambs, mullions and heads back to a uniform sound edge. Retain the existing joint configuration. Supply and Install new stone sections to the restoration plane in an approved red sandstone. Reinstall glazing panels. Allow for remedial repairs to glazing as necessary to fit re-instated stone openings. Allow for minor plaster/redecoration works to interior to make good. NOTE: All windows are to be treated individually as the extent of erosion varies per window arrangement. The surviving dog tooth detailing to mullions must be replicated as described Refer to Drg' 950-030a To be confirmed on site by C.A. when full access is available.			
<b>7.02.1</b>	Window Surrounds <b>WF08</b> . Refer to drawing 950-030a. Allow for 100% of stone repairs as detailed in the approved drawing.	100%		
<b>7.02.2</b>	<b>WF08</b> Allow for 100% removal and reconstruction/repair of each individual metal fixed leaded light. (3 no'). Refit upon completion of relevant stone repairs.	100%		
<b>7.02.3</b>	Window Surrounds <b>WF09</b> . Refer to drawing 950-030a. Allow for 100% of stone repairs as detailed in the approved drawing.	100%		
<b>7.02.4</b>	<b>WF09</b> Allow for 100% removal and reconstruction/repair of each individual metal fixed leaded light. (3 no'). Refit upon completion of relevant stone repairs.	100%		
<b>7.03</b>	<b>East Elevation Repointing</b>			
	Rake out and deep repoint open joints in stonework and steps in appropriate lime mortar to match existing to the areas as indicated on the approved drawing 950-027	As indicated		
<b>7.04</b>	<b>East Elevation Roundel</b>			
	Cut out, supply and fit new stone section to decorative roundel positioned between windows WF08-09 as indicated on drawing. Re-dress existing lead hood covering to the upper sections of the roundel. Rake out and re-point section and joints in lime mortar as shown on drawing 950-017A	As indicated		
<b>7.05</b>	<b>East Elevation Pentice Boards above windows WF08 and WF09</b>			
	Remove lead covered timber Pentice boards and supporting timber brackets above the windows and discard. Make good to remaining fixing holes with appropriate mortar. Refer to drg 950-017A	As indicated		
<b>8.00</b>	<b>SOUTH ELEVATION</b>			
<b>8.01</b>	<b>South Elevation Stone Repairs</b>			
	Refer to drg' 950-018A and drg 950-028			
	<b>NOTE:</b> Early access to the windows of the south elevation will be required by the <b>Conservation Architect, Conservation Technician and Historic England Inspector</b> to gain relevant existing measurements and surviving detailed profile information in order to inform the required detailing to the north, west and east windows.			
<b>8.02</b>	<b>South Elevation Stone Window Repairs (Sills Only)</b>			

	<p><b>Provisionally Allow.</b> Inspect existing leaded-light windows to windows WF10-14 Safely store for reinstallation later if needed to be removed or directed by architect. Carefully brush back to sound surface, brush out/remove external defective mortar and/or eroded friable loose stone forming the external window sills, jambs mullions. Brush back only to a uniform sound crust surface. Further instruction may be given towards applying sensitive plastic mortar repairs. Retain the existing joint configuration. <b>Apply a sensitive mortar repair only to areas which do not reach the glass line.</b> Approved profile to the restoration plane in an approved red sandstone mortar to match host stone in colour, texture and composition. Re-install glazing panels. Allow for all remedial repairs to glazing as necessary. Ensure opening casements are fully operable. Allow for minor plaster/redecoration works to interior to make good. NOTE: All window sills are to be treated individually as the extent of erosion varies per window arrangement.</p>	<p>As indicated on drawing 950-018 South Elevation Window repairs (Sills are to remain) 100% minor mortar stone repairs as directed by architect.</p> <p><b>Provisional Sum per window.</b> Price accordingly below in 8.02.1 - 8.02.12</p>		
8.02.1	Provisionally allow for Plastic Mortar repair to sill and glass lines WF10,	Provisional sum		
8.02.2	Provisionally allow WF10 Window repairs to existing two leaded lights (to include 1 opening casement).	Provisional sum		
8.02.3	Provisionally allow for Plastic Mortar repair to sill and glass lines WF11,	Provisional sum		
8.02.4	Provisionally allow WF11 Window repairs to two existing fixed leaded lights.	Provisional sum		
8.02.5	Provisionally allow for Plastic Mortar repair to sill and glass lines WF12,	Provisional sum		
8.02.6	Provisionally allow WF12 Window repairs to existing two leaded lights (to include 1 opening casement).	Provisional sum		
8.02.7	Provisionally allow for Plastic Mortar repair to sill and glass lines WF13,	Provisional sum		
8.02.8	Provisionally allow WF13 Window repairs to two existing fixed leaded lights.	Provisional sum		
8.02.9	Provisionally allow for Plastic Mortar repair to sill and glass lines WF14.	Provisional sum		
8.02.10	Provisionally allow WF14 Window repairs to existing two leaded lights (to include 1 opening casement).	Provisional sum		
8.02.11	Provisionally allow for Plastic Mortar repair to sill and glass lines WF15.	Provisional sum		
8.02.12	Provisionally allow WF15 Window repairs to two existing fixed leaded lights.	Provisional sum		
8.03	<b>South Elevation Stone Repairs at Low Level</b>			
8.03.1	<p><b>East End of South Elevation</b> Carefully cut out eroded stone block sections as indicated on Proposed Repair Drawings. Replace with approved Red Sandstone sections to match. Restoration of this section also requires using clay tile inserts and the application of quality sensitive plastic mortar repairs as directed by the architect. Lime mortar joints to replaced stone to adjacent stone as indicated on Elevation Repairs drawing. 950-017A. Refer to the approved drawings and allow for all repairs as detailed in the first instance. Extent of repairs may be scaled down once closer investigation and dismantling of stone coursing is undertaken. Refer to drawing 950-029 for east end of the south elevation.</p>	Allow for 100% as indicated on drawings		
8.03.2	<p><b>West End of South Elevation</b> Carefully cut out eroded stone block sections as indicated on Proposed Repair Drawings. Replace with approved Red Sandstone sections to match. Restoration of this section also requires using clay tile inserts and the application of quality sensitive plastic mortar repairs as directed by the architect. Lime mortar joints to replaced stone to adjacent stone as indicated on Elevation Repairs drawing. 950-018A. Refer to the approved drawings and allow for all repairs as detailed in the first instance. Extent of repairs may be scaled down once closer investigation and dismantling of stone coursing is undertaken. Refer to drawing 950-028 for south west end.</p>	Allow for 100% as indicated on drawings		
8.03.3	Allow for supply/fit and re-instating the external iron grilles upper left of which provide ventilation to the small ground floor kitchenette under the stairs. One grille is still present, it is believed there should be two. Allow a Provision Sum of £375.00 to be expended in full or in part as instructed by the architect		Prov. Sum	£350.00
8.03.4	Allow for removal. repair, cleaning, redecoration (like for like, matt black timber stain preserver) and refitting of existing purpose made timber lattice panels to the upper part of the arch area between columns 8a, 8b. Include a Provisional Sum of £500.00 for the above, to be expended in full or in part upon the instruction of the architect.		Prov. Sum	£500.00

<b>8.04</b>	<b>Stone Replacement to Half Column 8a Base</b>			
	Replace heavily eroded base to half column 8a in matching approved stone, replicating existing joints and stone heights. as shown on drg 950-028.	Area as indicated		
<b>8.05</b>	<b>Carefully remove graffiti</b>			
	Carefully remove the yellow painted 'H' to the outside face to column 11 facing the roadside. Allow for re-instating the yellow 'H' indication in some other permanent form (Highly Visible metal indication Plaque) but not directly painted to the building fabric. Communication with the Local Fire and Rescue Service and Ross Town Council will be needed to remove this painted Hydrant sign and reinstate it with the correct additional information (distance to nearest hydrant, size of water valve hydrant).	As indicated as Graffiti to side of column 11 on drawing 950-018A		
<b>8.06</b>	<b>Repairs to base of Column 12</b>			
	Rake out loose mortar, stone and debris to base stone. Install new stone/slate slips under base in approved stone to match. Deep pack in Lime mortar and repoint up joints.	As indicated		
<b>8.07</b>	<b>South Elevation Re-pointing Only</b>			
	Rake out and deep re-point open joints to stonework in approved lime mortar to areas indicated on Drg 950-018, Drg's 950-028, 950-029.	Areas as indicated		
<b>9.00</b>	<b>WEST ELEVATION</b>			
<b>9.01</b>	<b>West Elevation Stone Window Repairs</b>			
	Refer to drawings 950-018A, 950-037.			
	Carefully remove leaded-light windows to windows WF01-02. Safely store for reinstallation later. Chop out/remove defective eroded stone forming the window sills, jambs, mullions back to a uniform sound edge. Retaining the stone heads Retain the existing joint configuration. Apply sensitive approved plastic mortar stone repairs to existing vertical stone sections to the restoration plane in an approved mortar to replicate the red sandstone. Supply and build/form in layers the missing sill profiles to each window opening. using approved new handmade clay tiles. As directed by the architect. Allow for remedial repairs to glazing as necessary. Refer to Drg' 950-037 Reinstall existing repaired redecorated windows Allow for minor plaster/redecoration works to interior to make good. NOTE: All windows are to be treated individually as the extent of erosion varies per window arrangement.	As indicated on drawing 950-018A and South Elevation Window repairs 100% and drg' 950-037 Price accordingly below in items 9.01.1-9.01.4		
<b>9.01.1</b>	Window Surrounds <b>WF01</b> . Refer to drawing 950-037. Allow for 100% of stone repairs as detailed in the approved drawing.	As Indicated		
<b>9.01.2</b>	<b>WF01</b> Allow for 100% removal and reconstruction/repair of each individual metal <b>fixed</b> leaded light. (2 no'). Refit both lights upon completion of relevant stone repairs. Refer to drawing 950-037	As Indicated		
<b>9.01.3</b>	Window Surrounds <b>WF02</b> . Refer to drawing 950-037. Allow for 100% of stone repairs as detailed in the approved drawing.	As Indicated		
<b>9.01.4</b>	<b>WF02</b> Allow for 100% removal and reconstruction/repair of each individual metal leaded light. (2no'). 1 of which has an opening casement and must be fully operable upon repair. Refit both lights upon completion of relevant stone repairs. Refer to drawing 950-037	As Indicated		
<b>9.02</b>	<b>West Elevation Right Hand Half Column 7b</b>			
	Brush heavily eroded base to column and the first column back to a sound hard base crust. Further instruction on result may include application of approved plastic mortar stone repair to restore the column profile and protect existing stone from further erosion. point up fine joint in lime mortar as necessary.	As indicated on drawing 950-018A West Elevation and drg' 950-026		
<b>9.03</b>	<b>West Elevation Re-pointing Only</b>			
	Rake out and deep repoint open joints in stonework in appropriate lime mortar to match existing to the areas as indicated on the West Elevation drawings 950-026 and 950-018A. Primarily to the outer corners low level.	As indicated		
<b>9.04</b>	<b>West Elevation Centre Column 7</b>			

	Apply minor sensitive plastic mortar repair to outer face of decorative column 7 stone as shown on drg 950-026. Repair to match host stone in colour, texture, composition and undertaken using an approved mortar mix agreed with the C.A.	As indicated		
<b>9.05</b>	<b>West Elevation Roof Vent Stone Surround</b>			
	Rake out and deep re-point open joints to right hand Attic Roof Vent in approved lime mortar	As indicated		
<b>9.06</b>	<b>West Wall Telephone Wire</b>			
	Re-fix telephone cable to building face using non-ferrous fixings into existing joints between stone courses.	As Indicated		
<b>10.00</b>	<b>GROUND FLOOR</b>			
<b>10.01</b>	<b>Internal Stone Columns 13-17</b>			
	Chop out damaged part section of base of column 14. Piece in stone replacement indent to match adjacent stone. Point up in lime mortar.	As Indicated Column 14		
<b>10.02</b>	<b>Internal Columns 13-17</b>			
	Rake out and deep repoint open joints in stonework in appropriate lime mortar to match existing to the areas as indicated on the approved drawing. Remove redundant ferrous wedges. Replace iron wedges with stainless steel.	As Indicated		
	Brush back loose friable stone to the centre column capitals	To all column capitals 13-17		
<b>10.03</b>	<b>Exterior Timber Lattice Panels to N.W. Corner</b>			
	Carefully take down, repair any damaged or missing timber sections on a like for like basis. clean and redecorate to match existing. Redecorate with a quality matt black stain Re-fit towards end of works to protect. Include a provisional sum of £500.00 to be expended in part or whole on the instruction of the conservation architect.	As indicated	Prov. Sum	£500.00
<b>10.04</b>	<b>Ground Floor Ceiling</b>			
	Allow for close inspection and minor repairs of the lathe and plaster ceilings to arcade. Clean and redecorate in approved breathable paint (Keim or quality equivalent).	100%		
<b>10.05</b>	<b>External Steps Handrail</b>			
	Allow for cleaning both existing small handrails to the steps to the entrance doors. Protect during the works.			
<b>11.00</b>	<b>FIRST FLOOR INTERIOR</b>			
<b>11.01</b>	<b>Access Loft Hatch</b>			
	Supply and Fit a new Retractable Loft Access Ladder to the existing loft hatch. Retractable Ladder to be approved before installation. To meet full safety standards with side hand rail. Allow for the existing hatch to be hinged and provide easily usable pole to access hatch to first open and to safely access hatch to extend down to floor level, and again to retract and close hatch.	100%		
<b>11.02</b>	<b>Minor Internal Works</b>			
	Provide ventilation to kitchen.			
	During repair/redecoration of the window, (WF03), the right hand opening casement half of the window provides light and ventilation to the small kitchenette. Ensure the opening casement operates fully and the external stay/stop is secure.	Inc in item 6.01.2		
<b>11.03</b>	<b>Kitchenette</b>			
	Replace missing and broken tiles to match existing in the kitchenette.		Prov. sum	£200.00
<b>11.04</b>	<b>Under Timber Staircase</b>			
	Repair decayed timber to goal post supporting frame under staircase		Prov. sum	£250.00



	Treat affected timber against worm infestation		Prov. sum	£200.00
<b>11.05</b>	<b>Electrics</b>			
	Provide mixed colour warning labels to existing to satisfy compliance		Prov. sum	£250.00
<b>11.06</b>	<b>Internal Redundant Light Fittings</b>			
	Carefully remove all redundant light fittings as identified by the architect. _ No' and make good to the ceiling with a like for like repair.			
<b>11.07</b>	<b>Internal Redecoration</b>			
	Following the window repairs, installation of loft hatch, removal of redundant lights and repairs to ceiling. Allow for a complete redecoration of the internal walls and ceilings to all rooms. To include the main room, kitchenette, disabled toilet area ( toilet and lobby areas) and staircase. Allow for minor like for like plaster repairs where necessary, areas to internal reveals are previously mentioned. Apply two coats of a breathable internal mineral paint, (Kiem) or equivalent. (NOT LATEX EMULSION) to include all plastered areas. Colour to be confirmed by architect. Assume white or, off white for pricing purposes.			
<b>12.00</b>	<b>EXTERIOR CLEANING</b>			
<b>12.01</b>	<b>All Exterior Elevations</b>			
	Carefully clean existing stained stonework and remove algae using a non abrasive, non corrosive method. Do not use chemicals. Allow for using Doff/Jos method. Test on a small area first and further approval from C.A. to proceed to clean all areas as identified with approved method.	Various external areas primarily at corners approx 30 mtr2		
<b>12.02</b>	<b>Perimeter drainage gullies</b>			
	Allow for repointing open joints to the existing brick upstands around the open gullies (4 no') with an appropriate mortar mix, protect open gullies from accumulating and falling debris during the works contract.			
	Allow for a minimum of 2 replacement iron gulley grill covers to replace existing broken grilles. Ensure no debris enters the drains during the duration of the repair works. Clean and ensure draining freely on completion.			
<b>12.03</b>	<b>Rainwater Goods</b>			
	Allow for checking the existing cast iron rainwater for leaks particularly on the return corners. Clean all debris from all gutters			
	Include here provisional sum of £500.00 to be expended in part or whole as instructed by the architect.			
	<b>OHP Contractors Overheads and Profit</b>			
<b>13.00</b>	<b>Contingencies</b>			
<b>13.01</b>	Include a contingency sum of 10% of your contract sum to be expended in part or whole on the written instruction of the Conservation Architect			
<b>14.00</b>	<b>PRELIMINARIES</b>			
<b>14.01</b>	Include here for any prelims, broken down as you see fit.			
