

WILES & MAGUIRE

2.0 STEAM WINDING HOUSE

2.1 Provide fixed or temporary access suitable for the execution of the works to the steam winding house listed below. £

2.1 Undertake roof repairs as follows:

- a) Access both roof pitches and re-fix loose stone slates. Re-bed 2no stone ridges. While access available supply and replace 30no damaged stone slates to sizes and thicknesses to match the originals removed. £
- b) Access the timber louvred dormer structure sitting across the ridge of the winding house. Carefully replace the plywood roof boards and with new 22 mm rough sawn treated SW planks. Supply and lay new code 6 lead covering to the timbers continuously flipping the edge to prevent wind lift. Welt joint across centreline of pitch. £
- c) Clean down and repaint the roof top dormer structure while the access is available. £
- d) Provisional item:
Should the dormer structure be found to have perished due to rot insert a sum here for the supply and fit of a new matching dormer made in Accoya or a sustainable hardwood. Prime and undercoat before fixing. refinish with 2no coats Tikkurila dead flat oil paint £
- e) Provisional item:
Supply and fit new code 6 lead flashing for the dormer structure £
- f) Temporarily remove the base section of alloy rainwater pipe on the south side, Shorten and add a 45 degree shoe on the base so water spills across the tarmac. Dig out the existing brick gulley head build up ground levels and patch the asphalt so the levels run away with the building. Seal new to old asphalt in liquid bitumen. Rainwater goods come from the Alumasc heritage range 'Moulded' range in black epoxy coating, 75mm diameter round pipes £

2.2 Undertake Masonry work as follows:

- a) Carefully cut out and repoint the failing mortar to the base of the north elevation and steps. Point all ashlar masonry up to a height of 1.5m, Use a gritty NHL 3.5 Hydraulic Lime mortar with a brushed/bagged finish £
- b) Carefully cut out and repoint the upper gable on the west side (facing the wheel head). Point brickwork gable 2.0m from apex down. Use a gritty NHL 3.5 Hydraulic Lime mortar with a brushed/bagged finish £

2.3 Undertake Joinery work as follows:

- a) Record arrangement of the 2no arch headed casement windows in the south elevation and remove to workshop as a pattern. Supply and install new matching windows in Accoya or a sustainable hardwood. Prime and undercoat before fixing and paint to match originals to complete. refinish with 2no top coats Tikkurila dead flat oil paint. Remove and re-use existing window glass. £
- b) Provisional item:
Insert here an extra over cost on item a) above for the supply of 100% new glass for the windows. Use selected, clear greenhouse glass with a lightly distorted character. Like cylinder glass. £

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	c)	Access the ceiling level inside the steam winding house and refix 15no loose and drooping ceiling boards. Protect the steam engine if you have to access over it.	£
2.4		Insert here any allowance for works to the Steam Winding House that the contractor feels is required to complete the works but is not otherwise covered by the listed items above. Write below what has been allowed for.	£

		TOTAL FOR STEAM WINDING HOUSE	£

3.0		1842 GALLERY BUILDING (By main road)	
3.1		Provide fixed or temporary access suitable for the execution of the works to the gallery building listed below. Breakdown areas as below.	
	a)	Access to the south elevation and roof. Price to include obtaining any pavement licence or highways permissions to divert pavement onto road around the scaffold base. Include for traffic lights etc if relevant.	£
	b)	Access to the north elevation and roof. This will need to extend down into the lower yard area.	£
3.2		Undertake roof repairs as follows:	
	a)	Access the north roof pitch and re-fix loose stone slates. While access available supply and replace 10no damaged stone slates to sizes and thicknesses to match the originals removed.	£
	b)	Access the north roof pitch and replace the existing georgian wired glass rooflight for a new sheet of 7.2mm glass. Work will require the existing mortar seating to be removed and possibly some slates to be lifted. Support base of glass on new lead clips and repoint the edge of the slates,	£
	c)	Access the south roof pitch and re-fix loose stone slates. While access available supply and replace 16no damaged stone slates to sizes and thicknesses to match the originals removed.	£
	d)	Access the north roof pitch and replace the existing georgian wired glass rooflight for a new sheet of 7.2mm glass. Work will require the existing mortar seating to be removed and possibly some slates to be lifted. Support base of glass on new lead clips and repoint the edge of the slates,	£
	e)	Remove and reset the stone ridges on new mortar.	£
	f)	Provisional item: Access the ridge level of the roof internally at the west end and install a new 200x75mm treated SW ridge member to augment the existing. Run between the stone gable and the first truss. Seat on joist hangers and apply stain to match the existing timbers.	£
	g)	Provisional item: Access the south pitch of the roof internally at the west end and strengthen 10no existing rafters by doubling up alongside with 100x50mm rough sawn softwood timbers 2.8m	

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- long spiked through to the side of the existing timbers. apply stain to match the existing timbers. £
- 3.3 Undertake Masonry work as follows:
- a) Carefully cut out and repoint the failing mortar to the base of the south road side elevation. Point all ashlar masonry up to a height of 2.0m. Use a gritty NHL 3.5 Hydraulic Lime mortar with a brushed/bagged finish £
 - b) Carefully cut out and replace 20no eroded ashlar stones the south road side elevation.. Each approx. 350x250 x150mm on bed. Use split faced sandstone from a local quarry. Source to be approved. £
- 3.4 Undertake Joinery work as follows:
- a) Record arrangement of the 1no sash window in the east elevation and remove to workshop as a pattern. Supply and install new matching windows in Accoya or a sustainable hardwood. Prime and undercoat before fixing and paint to match originals to complete. refinish with 2no top coats Tikkurila dead flat oil paint. Remove and re-use existing window glass. £
 - b) Provisional item:
Insert here an extra over cost on item a) above for the supply of 100% new glass for the windows. Use selected, clear greenhouse glass with a lightly distorted character. Like cylinder glass. £
- 3.5 Undertake Miscellaneous work as follows:
- a) Clean down the paint finish to the timber door/shutter on the south road side elevation, prime undercoats and refinish with 2no top coats Tikkurila dead flat oil paint. £
 - b) Scrape down the existing paint finish to the east gable and repaint with 3no coats of traditional white limewash from Womersley or Ty Mawr Lime supplies (or similar approved) £
 - c) Provisional item:
Insert here an extra over item on b) above for the application of 1no additional coat of traditional white limewash £
 - d) Provide fall protection to the low stone wall running between the 1842 Gallery and the Steam Winding house by the introduction of a 25mm steel rod handrail set 400mm above the height of the stone coping. Support on stainless steel bar uprights at 1m centres resin set into the stone coping. All work to be carried out by a competent blacksmith and to be primed and painted to complete. £
- 3.6 Insert here any allowance for works to the 1842 Gallery that the contractor feels is required to complete the works but is not otherwise covered by the listed items above. Write below what has been allowed for. £

TOTAL FOR 1842 GALLERY

£

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4.0 LANCASHIRE BOILERS AND CONTROL ROOM (to the north of the 1842 gallery)

4.1 Undertake roof repairs as follows:

- a) Access the west roof pitch of the Lancashire Boilers (modern corrugated cement) and replace the rotten timber gutters and plastic downpipes. Supply and install 140x100mm Alumasc heritage range 'Moulded' cast alloy gutters in black epoxy coating. Matching 75mm diameter round pipes. £
- b) Access the south roof pitch of the Control Room (slate roof) and replace the rotten timber gutters and plastic downpipes. Supply and install 140x100mm Alumasc heritage range 'Moulded' cast alloy gutters in black epoxy coating. Matching 75mm diameter round pipes. £
- c) Repoint the tile ridge of the Control Room £

4.2 Undertake Joinery work as follows:

- a) Lancashire Boilers lower yard area. Replace existing ledged and braced door to the Switch room in treated SW. New ironmongery. Prime and undercoat before fixing and paint to match originals to complete. refinish with 2no top coats Tikkurila dead flat oil paint. £
- b) South elevation of the Control Room. Replace existing framed, boarded and braced door to the flat roof building in treated SW. New ironmongery. Prime and undercoat before fixing and paint to match originals to complete. refinish with 2no top coats Tikkurila dead flat oil paint. £

TOTAL FOR LANCASHIRE BOILERS AND CONTROL ROOM

£

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5.0 LAMP ROOM AND SCREENS BUILDING

5.1 Undertake roof repairs as follows:

- a) Access the north roof pitch of the Lamp Room (slated area) and replace the rotten timber painted fascia, plastic gutter and downpipes. Supply and install 140x100mm Alumasc heritage range 'Moulded' cast alloy gutters in black epoxy coating. Matching 75mm diameter round pipes. Fascia to be 250mmx25mm treated SW, paint finish. £
- b) Access the area of corrugated flat roof sheet at low level between the lamp room and the screens building. detach sheets to expose joist timbers below that are rotten. Remove and replace with new treated SW and re-attach the existing roof sheets. While access available re-work the base of the 100mm PVC downpipe adding and offset and a turn out shoe so that the water does not flood the head of the roofing sheets. This is what has caused the rot. £
- c) Access the high level gutter running between the wheel head and the screens building where there is a running outlet with no downpipe attached (over the steel access stairs). Dismantle the run of cast iron gutter in this area and add in new length of gutter to remove the running outlet so that water drains elsewhere £
- d) Provisional item:
Allow time for clearing areas of moss and plant debris from flat roof areas and gutters to the Screens Building. Allow for the cost of 2no full days for a 2 man team with a 10m high mobile access tower, waste bags and clearing all debris away from site. £
- e) Provisional item:
Extra over on item d) above for the hire of a 15m Cherry picker for 2no days instead of the access platform. Include for driver if required . £

5.2 Undertake Joinery work as follows:

- a) Record arrangement of the 2no large, 20 pane window in the north elevation of the Lamp room (behind the canary aviary) and remove to workshop as a pattern. Supply and install new matching windows in Accoya or a sustainable hardwood. Prime and undercoat before fixing and paint to match originals to complete. refinish with 2no top coats Tikkurila dead flat oil paint. Remove and re-use existing window glass. 4no panes at the top of the window are a hinged casement. £
- b) Provisional item:
Insert here an extra over cost on item a) above for the supply of 100% new glass for the windows. Use selected, clear greenhouse glass with a lightly distorted character. Like cylinder glass. £
- c) Record arrangement of the 2no long and low 12 light, horizontal sliding sash windows in the south (roadside) elevation of the Lamp room (under the wheel head) and remove to workshop as a pattern. Supply and install new matching windows in Accoya or a sustainable hardwood. Prime and undercoat before fixing and paint to match originals to complete. refinish with 2no top coats Tikkurila dead flat oil paint. Remove and re-use existing window glass. Supply new brass sash looks. £
- d) Provisional item:

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Insert here an extra over cost on item c) above for the supply of 100% new glass for the windows. Use selected, clear greenhouse glass with a lightly distorted character. Like cylinder glass.

£

- e) Record arrangement of the 2no smaller square 12 light, horizontal sliding sash windows in the south (roadside) elevation of the Lamp room (forge area) and remove to workshop as a pattern. Supply and install new matching windows in Accoya or a sustainable hardwood. Prime and undercoat before fixing and paint to match originals to complete. refinish with 2no top coats Tikkurila dead flat oil paint. Remove and re-use existing window glass. Supply new brass sash looks.

£

- f) Provisional item:

Insert here an extra over cost on item e) above for the supply of 100% new glass for the windows. Use selected, clear greenhouse glass with a lightly distorted character. Like cylinder glass.

£

- g) Record arrangement of the large, fixed window in the east elevation of the screens building at second floor and remove to workshop as a pattern. This should hopefully be possible from the inside rather than needing scaffold. Supply and install new matching window in Accoya or a sustainable hardwood. Prime and undercoat before fixing and paint to match originals to complete. refinish with 2no top coats Tikkurila dead flat oil paint. Remove and re-use existing window glass.

£

- h) Provisional item:

Insert here an extra over cost on item e) above for the supply of 100% new glass for the windows. Use selected, clear greenhouse glass with a lightly distorted character. Like cylinder glass.

£

- i) Provisional item:

Record arrangement of the large timber double doors on the west side of the corrugated iron garages and remove to workshop as a pattern. Supply and install new timber garage doors in treated SW. Reuse the existing strap hinges and other ironmongery. Prime and undercoat before fixing and paint to match originals to complete. refinish with 2no top coats Tikkurila dead flat oil paint.

£

5.3 Undertake Masonry work as follows:

- a) Reset loose bricks at the plinth level of the modern workshop building, south side (by public entrance to the lamp room tour). Repoint the whole of the brick panel up the roller doors. Use a NHL 3.5 Hydraulic Lime mortar with a bucket handle finish

£

TOTAL FOR LAMP ROOM AND SCREENS BUILDING

£

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PRICE SUMMARY

1.0	PRELIMINARY ITEMS:	£	
2.0	THE STEAM WINDING HOUSE	£	
3.0	THE 1842 GALLERY	£	
4.0	LANCASHIRE BOILERS AND CONTROL ROOM	£	
5.0	LAMP ROOM AND SCREENS BUILDING	£	
	TOTAL FOR THE ABOVE	£	