



Notton House School

Heritage Statement and Scope

Proposed Essential Works

Prepared by Your Design Bristol Ltd

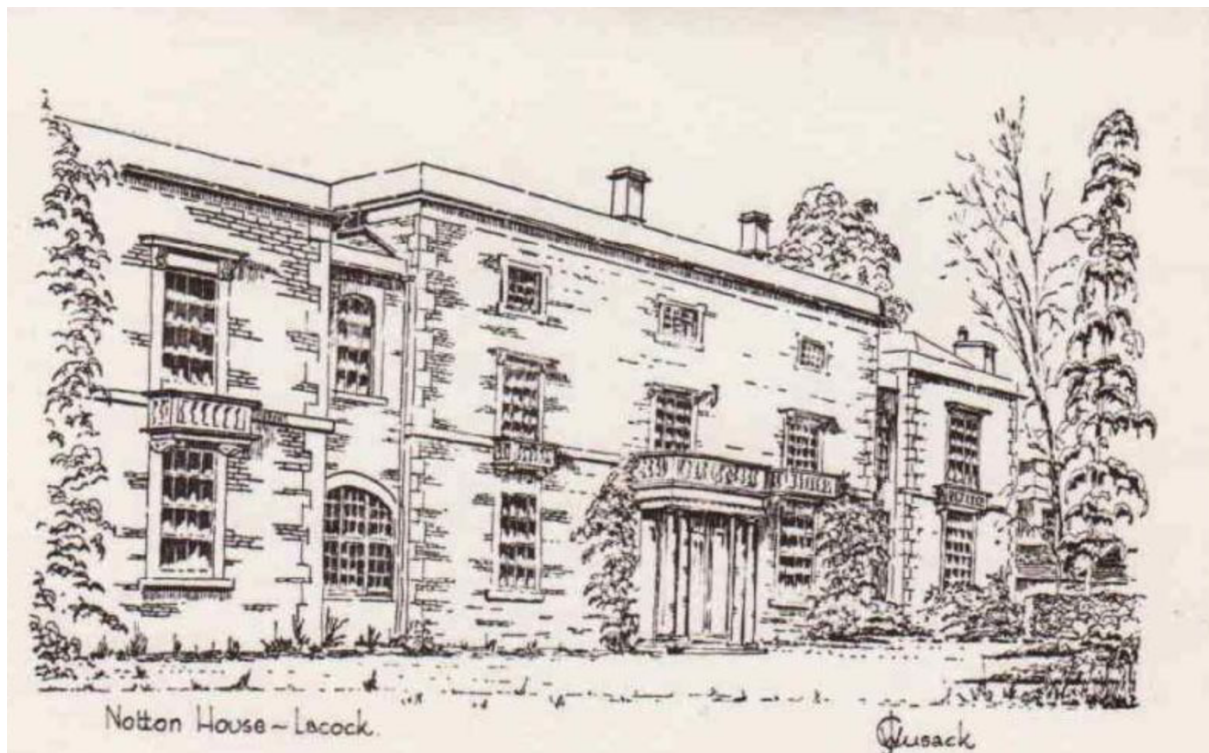
Date 16.12.2025

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1. Site Introduction and significance

List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NOTTON HOUSE

List entry Number: 1363908

Location

NOTTON HOUSE

Grade: II

Date first listed: 19-Sep-1973

LACOCK NOTTON ST 96 NW 3/139 Notton House 19-9-75 GV II

Country house, now school, c1750 re fronted and extended c1830-40. Squared rubble stone with ashlar dressings. Low pitched slate roofs and ashlar stacks. Three-storey, 3-window centre, probably c1750 and re fronted c1830-40 when 2-storey, one-window pavilions were added connected by narrow 2-storey one-window links. Centre has flush quoins, first floor band, moulded cornice, parapet and 2 front-wall stacks. Nine-pane attic windows in eared architraves, 16-pane windows elsewhere in unmoulded surrounds, the upper windows with heavily detailed cornices on consoles and balconies to the outer windows carried on heavy scrolled brackets that frame window heads below. Centre door in ashlar open porch with paired columns of unusual unfluted Greek Doric with entablature and balustrade over. Plaster vaulting within porch. Narrow links have ground floor full-width tripartite segment-headed windows and 12-pane segment-headed sashes above. End pavilions have similar detail to outer bays of centre block, 16-pane sash each floor, cornice and parapet. Plain 3-window south side to left pavilion. To rear of centre and right pavilion is mid C18 six-window front with raised ashlar dressings, small cornice and ashlar parapet. Twelve-pane windows to main floors, 6-pane to attic. Third bay is slightly advanced with raised quoins, applied pediment in parapet, door set to right in moulded surround with hood on brackets, arched-head stair light over and 12-pane upper window. All windows have unusual small keystones. From north west angle projects a Heritage Statement – Notton House School – Proposed Temporary Building c1900 three-bay Roman Doric columned orangery with lean-to hipped roof

against a coped screen wall. Behind screen wall is projecting gabled 'chapel' of rubble stone with C15 or C16 canopied niche over carved Baynard family arms in gable and C18 Gothic 2-light pointed first floor window. Octagonal timber cupola at west end of ridge. North side chimney gable. Building may be of ancient date or may incorporate stonework from Lackham House, demolished 1791. Interior: some fielded panelling in front hall and upstairs centre rooms. Two mid C18 bolection fireplaces upstairs and mid C18 stair with turned balusters and panelled dado. Regency-style plasterwork to stair-hall in link to south pavilion and door and window furniture in both floors of pavilion. Owned by Awdry family from 1766 when John Awdry purchased it from Edward Montagu, who refers in a letter (W.R.O. 109/511) to having occupied the house for 24 years. Sir J. W. Awdry (1795-1878) was Chief Justice of Bombay.

Access

Notton House School is easily accessible and local to the areas of Chippenham, Melksham and Corsham. The well known village of Lacock neighbours Notton its self and linked by the A350. From the A350 the exit Notton Park Road leading to the main gate for the school entrance and resident along this road.

Awdry family of Notton

Awdry, John (1732-1802). Second son of Ambrose Awdry (fl. 1724) and his wife Jane, daughter of John Awdry of Melksham, baptised at Seend, 27 October 1732. JP and DL for Wiltshire; High Sheriff of Wiltshire, 1791-92; an officer in the Wiltshire Militia (Capt.) and Wiltshire Gentlemen & Yeomanry Cavalry (Maj.; Lt-Col., 1801). In 1772 and 1774 he acted as agent for his brother-in-law, Ambrose Goddard, in parliamentary elections for Wiltshire (Goddard was elected and served until 1806). He married 1st, 25 June 1765, Priscilla (1734-68), daughter of Ambrose Goddard of Swindon; 2nd, 12 March 1770 at Lacock, Mary (1740-71), daughter of James Masse; and 3rd, 5 October 1772 at Easton Grey (Wilts), Sarah Susannah (1738-1816), daughter of Thomas Roston of Barton (Staffs) and widow of Rev. James Derbshire, prebendary of Chester Cathedral, and had issue:
(1.1) John Awdry (1766-1844) (q.v.);
(1.2) Elizabeth Awdry (1767-69), baptised at Lacock, 29 August 1767, but died in infancy, 9 April 1769 and was buried at Seend;

(3.1) Rev. Jeremiah Awdry (1774-1859), baptised at Lacock, 21 June 1774; educated at Oriel College, Oxford (matriculated 1791; BA 1795; MA 1798); ordained deacon, 1797 and priest, 1798; curate of Hardenhuish (Wilts), 1797-98; vicar of Felsted (Essex), 1798-1859, which he served through curates while living in Wiltshire (where he leased Seagry House for a time) and later in and around Bath; married 1st, 31 May 1799 at Swindon (Wilts), Maria Emelia (1776-1814), eldest daughter of J. May of Hale House (Hants) and had issue two sons and five daughters; married 2nd, 6 October 1823 at St Michael, Salisbury (Wilts), Rosina Osborne (1790-1830), only daughter of Capt. Weller of Bengal service, and had issue one daughter; married 3rd, 10 September 1835 at St Swithin, Walcot, Bath (Somerset), Mary Sibella, eldest daughter of John Wilkinson of Springfield, Bath (Somerset) and had issue two daughters; he died 4 February and was buried at Bathwick (Somerset), 10 February 1859; will proved 29 March 1859 (effects under £20,000).

He was heir to the property of his maternal uncle, Jeremiah Awdry (1694-1754) at Melksham and Broughton Gifford (Wilts). He purchased Notton House, Lacock in 1766 and leased a house in Pall Mall from the Crown in 1766-67.

He died 11 May 1802; his will was proved 3 July 1802. His first wife died at Lisbon (Portugal), 2 December 1768. His second wife died 22 February 1771. His widow died at Codford St. Peter (Wilts), 1 January 1816.

John Awdry (1766-1844)

Awdry, John (1766-1844). Only son of John Awdry (1732-1802) and his first wife, Priscilla, daughter of Ambrose Goddard of Swindon, born 7 April and baptised at Melksham, 6 May 1766. Educated at Winchester and Christ Church, Oxford (matriculated 1786). JP and DL for Wiltshire; Receiver General of Taxes for Wiltshire, 1804-after 1831; an officer in the Wiltshire militia (Capt., 1794) and in Wiltshire Gentlemen & Yeomanry Cavalry (Cornet, 1803; Lt., 1803). He promoted the enclosure of the commons of Melksham and Seend, 1812 and the development of Melksham as a spa, 1814, and was Vice-President of the Wiltshire Society for the Encouragement of Agriculture, 1813. He married, 15 January 1795 at Wootton St. Lawrence (Hants), Jane (1774-1846), second daughter of Lovelace Bigg (later Bigg-Wither) of Chilton Foliat and Manydown Park (Hants), and had issue:

- (1) Sir John Wither Awdry (1795-1878), kt. (q.v.);
- (2) Jane Awdry (1797-1872), born 16 August and baptised at Swindon, 28 August 1797; married, 5 June 1827 at Lacock, Rev. William Short (c.1791-1878), vicar of Chippenham (Wilts) and later rector of St. George the Martyr, Queen

Square, London and rector of Llandrinio (Montgomerys), and had issue three sons and three daughters; died July 1872;

(3) Ambrose Awdry (1798-1826), born 18 December 1798 and baptised at Swindon, 22 January 1799; midshipman in Royal Navy; died unmarried at **Notton House**, 28 May, and was buried at Melksham, 3 June 1826;

(4) Priscilla Awdry (1800-14), baptised at Wootton St Lawrence (Hants), 31 May 1800; died young at Weymouth, 1 June 1814, and was buried at Wyke Regis (Dorset);

(5) Catherine Laura Awdry (1801-85), baptised at Swindon, 8 July 1801; married, 4 March 1837 at Byculla, Bombay (India), Frederick Stainforth (1810-45) of Bengal Civil Service and had issue two sons and one daughter; died at Bath, 20 May 1885; will proved 23 September 1885 (effects £2,735);

(6) Rev. Charles Awdry (1802-74), born 19 December 1802 and baptised at Dawlish (Devon), 28 December 1802 and again at Lacock, 27 October 1803; educated at Winchester and New College, Oxford (matriculated 1822; BCL, 1828; MA 1856); Fellow and Bursar of New College, Oxford, 1828-40; rector of Worthen (Shrops), 1840-74; rural dean and prebendary of Hereford Cathedral, 1855-74; died 18 August 1874 and was buried at Worthen; will proved 19 September 1874 (effects under £25,000);

(7) Henry Goddard Awdry (1804-81), born 21 August and baptised at Lacock, 24 August 1804; articled clerk to Joseph Maberly of Bedford Row, solicitor, 1822; solicitor; lived at Notton Lodge, Lacock, and later Bournemouth; married 1st, 10 April 1834, Mary (1809-52), daughter of Rev. Kenrick Peck of Notton Lodge and had issue four sons and three daughters; married 2nd, 2 January 1855 at Richmond (Surrey), Isabella (1821-64), daughter of Joseph Alexander Taylor, gent.; and 3rd, 30 November 1865 at Barnes (Surrey), Mary Edmonds (c.1837-1904), daughter of Henry Cremer, merchant; died 15 September 1881; will proved 12 December 1881 (effects £34,892);

(8) Alethea Sophia Awdry (1806-82), baptised at Lacock, 10 April 1806; died unmarried, 12 September and was buried at Melksham, 16 September 1882; will proved 23 November 1882 (effects £9,468);

(9) Margaret Lucy Awdry (1810-92), baptised at Lacock, 20 May 1810; died unmarried, 2 November, and was buried at Melksham, 8 November 1892; will proved 8 February 1893 (effects £10,446);

(10) Rev. Walter Herbert Awdry (1812-75), born 1 August and baptised 3 September 1812; educated at Winchester, Exeter College and Magdalen Hall, Oxford (matriculated 1832; BA 1838; MA 1845); schoolmaster and curate to his brother Charles at Worthen and later at Stottesdon (Shropshire); moved before 1868 to Lezayre (Isle of Man), where he may have worked as a schoolmaster; married, 3 January 1854 at Rhayader (Radnor), Mary Llewellyn (c.1834-1916),

daughter of Rev. John Evans, vicar of Rhayader, and had issue four sons and four daughters; died 26 February and was buried at Lezayre, 3 March 1875.

He lived at Swindon (Wilts) until he inherited Notton House from his father in 1802. He let Notton from 1814 'being recommended to a milder climate' and lived later on the south coast and at South Wraxall (Wilts), where his house was the subject of an audacious burglary in December 1841.

He died 29 December 1844 and was buried at Melksham, 3 January 1845; his will was proved in the PCC, 17 January 1845. His widow died at Bath (Somerset), 14 April 1846; her will was proved in the PCC, 5 June 1846.

Sir John Wither Awdry (1795-1878)

Awdry, Sir John Wither (1795-1878), kt. Eldest son of John Awdry (1766-1844) and his wife Jane, second daughter of Lovelace Bigg (later Bigg-Wither) of Chilton Foliot and Manydown Park (Hants), born 21 October and baptised at Swindon (Wilts), 4 November 1795. Educated at Winchester, Christ Church, Oxford (matriculated, 1812; BA 1816; MA 1820; Hon. DCL, 1844) and Middle Temple (called to bar, 1822; bencher, 1830); Fellow of Oriel College, Oxford, 1819-31; puisne judge and commissioner of the Insolvent Debtor's Court in Bombay, 1831-39; Chief Justice of Supreme Court of Judicature, Bombay, 1839-41; served as a commissioner under the Oxford University Reform Act, 1854 and for reporting on aspects of the law of Jersey, 1859; JP for Wiltshire from c.1842 (Chairman of Quarter Sessions, 1848-66) and DL for Wiltshire from 1852. Knight Bachelor, 1830. He married 1st, 29 June 1830 at Potterne (Wilts), his first cousin Sarah Maria (d. 1834), eldest daughter of Rev. Jeremiah Awdry of Seagry House (Wilts), vicar of Felsted (Essex), and 2nd, 28 July 1839 at Poona (India), Frances Ellen (1820-1900), second daughter of Rev. Dr. Thomas Carr DD, bishop of Bombay, and had issue:

(1.1) John Jeremiah Awdry (1831-32), born at Bombay (India), 13 November 1831 but died in infancy, 19 August 1832;

(1.2) Jane Awdry (1833-74), born 27 January and baptised at Malcolm, Bombay (India), 6 March 1833; married, 9 June 1857 at Lacock, the Hon. George Augustus Hobart (later Hobart-Hampden) (1827-99), fifth son of Augustus Edward Hobart (later Hobart-Hampden), 6th Earl of Buckinghamshire and had issue three sons and three daughters; died 24 December 1874;

(1.3) John Awdry (1834-62), born 13 February and baptised at Bombay, 25 April 1834; educated at Winchester (admitted 1847) and Balliol College, Oxford (matriculated 1852); an officer in 3rd Foot, 1855-62 (Ensign, 1855; Lt., 1855);

died unmarried, 10 January 1862; will proved 17 March 1862 (effects under £6,000);

(2.1) Thomas Awdry (1840-1907), born 6 July 1840 and baptised at Bycullah, Bombay (India), 2 August 1840; educated at Winchester; after his marriage, he emigrated to New Zealand, where he established himself as a sheep farmer at Tadcroft near Wellington, and was a JP; he later returned to England and lived at Ardath, Salisbury (Wilts), where he became a member of the City Council and was involved in educational and welfare charities; married, 9 July 1872 at Chippenham (Wilts), Mary Olivier (1843-1924), daughter of West Awdry of Seend and had issue one son and three daughters; died 20 May 1907; will proved 16 August 1907 (estate £2,635);

(2.2) Rt. Rev. William Awdry (1842-1910), born 24 January 1842; educated at Winchester and Balliol College, Oxford (matriculated 1861; BA 1865; MA 1867; rowing blue; Hon. DD); President of Oxford Union, 1866; ordained deacon, 1866 and priest, 1867; Fellow of Queen's College, Oxford, 1866-68; Second Master of Winchester College, 1868-72; headmaster of Hurstpierpoint College, 1873-79; principal of Chichester Theological College, 1879-86; canon of Chichester Cathedral, 1877, 1879-86; vicar of Ampthorpe (Hants), 1886-96; rural dean of Andover, 1893-95; suffragan bishop of Southampton, 1895-96; Bishop in Osaka (Japan), 1896-97 and in South Tokyo and Central Japan, 1897-1908; married, 4 August 1868, Frances Emily (1844-1921), sixth daughter of Rt. Rev. George Moberly, bishop of Salisbury, but had no issue; died at Winchester (Hants), 4 January 1910; will proved 5 February 1910 (estate £4,610);

(2.3) Sarah Awdry (1843-92), baptised at Lacock, 26 March 1843; married, 2 January 1868, Rev. William Luke Walford (1841-68) but had no issue; died 3 December 1892;

(2.4) Maj. Ambrose Awdry (1844-85), born 28 April 1844; an officer in the Royal Engineers (Lt., 1864; Capt., 1878; Maj., 1884); private secretary to the Governor of Madras, 1873-85; married, 24 September 1867, Cecil Georgina (c.1844-1932), second daughter of Henry Alworth Merewether QC and had issue one son and one daughter; died in a fall from his horse while hunting near Ootacamund (India), 18 May 1885 and was buried at Madras, where he is commemorated by a monument;

(2.5) Frances Awdry (1845-1927), baptised 16 November 1845; died unmarried, 19 March 1927; will proved 4 May 1927 (estate £3,354);

(2.6) Charles Awdry (1847-1912) (q.v.);

(2.7) James Awdry (1848-94), born 8 September and baptised at Lacock, 10 October 1848; after his marriage, he emigrated to New Zealand, where he built a (surviving) house called Notton Lodge at Marton in 1885; married, 3 August 1876

at Lacock, Katharine Chittenden (1841-1926) and had issue two sons and two daughters; died in New Zealand, 7 November 1894 and was buried at Marton; (2.8) Elizabeth Awdry (1850-1929); married, 3 August 1876 at Lacock, Lionel Barrington Simeon (1852-96), engineer with Public Works Dept. in India, and had issue one son and four daughters; died 20 July 1929; will proved 14 November 1929 (estate £2,539);

(2.9) Herbert Awdry (1851-1909), born 20 October 1851; educated at Winchester and New College, Oxford (matriculated 1870; BA 1874; MA 1877); Assistant Master at Wellington College, 1881-1908; admitted to British School at Athens (Greece), 1894/5; died unmarried at Winchester (Hants), 6 December 1909; will proved 22 January 1910 (estate £7,367);

(2.10) Rev. Vere Awdry (1854-1928), born 14 October 1854; educated at Marlborough and Chichester Theological College; articled clerk to Stephen Cholmley of Lincolns Inn Fields, solicitor, 1873, but chose the church over the law and was ordained deacon, 1886 and priest, 1888; curate of North Bradley (Wilts), 1886-91; vicar of Broad Hinton (Wilts), 1891-95; vicar of Ampfield (Hants), 1895-1918; married 1st, 3 August 1887, Margaret Emily (1859-89), daughter of Frederick Man of Beckenham (Kent) and had issue one daughter (who died in infancy); married 2nd, 27 October 1891 at St. Leonards (Sussex), Mary Louisa (1852-1908), daughter of Edward Desborough Man of St. Leonards, and had issue one son and one daughter; married 3rd, 14 July 1909, Lucy Louisa (1878-1972), daughter of Percival Bury of Assam (Burma) and Winchester, and had issue two sons (the elder of whom was the Rev. Wilbert Vere Awdry (1911-97), author of the Thomas the Tank Engine books for children); died 12 July 1928; will proved 16 August 1928 (estate £8,422);

(2.11) Mary Awdry (1856-1959), born 1856; married, 10 May 1878 at Lacock, Rev. Frederick Daustini Cremer (1848-1927), and had issue seven children; died aged 103, 3 June 1959;

(2.12) George Awdry (1858-60), born 2 June 1858 but died in infancy, 6 July 1860;

(2.13) Priscilla Awdry (1860-1926), born 1860; member of the Society of Wiltshire Archers; visited America in 1901; died unmarried, 21 January 1926; will proved 4 March 1926 (estate £7,837).

He probably occupied Notton House after his return to England in 1841 and inherited it from his father in 1844. He was presumably responsible for the remodelling of the house and the addition of the wings.

He died 31 May 1878; his will was proved 4 July 1878 (effects under £14,000). His first wife died of dysentery at Bombay, 19 July 1834; administration of her goods was granted to her husband, 1 March 1875 (effects under £100). His widow died 10 April 1900; her will was proved 29 June 1900 (estate £8,920).

Charles Awdry (1847-1912)

Awdry, Charles (1847-1912). Fourth son of Sir John Wither Awdry (1795-1878), kt., and his second wife, Frances Ellen, second daughter of Rt. Rev. Dr. Thomas Carr DD, bishop of Bombay, born 12 February and baptised at Lacock, 28 March 1847. Educated at Winchester, New College, Oxford (matriculated 1865; BA 1870; MA 1873) and Inner Temple (admitted 1870; called to bar 1874). Barrister-at-law. Employed by W.H. Smith & Son, newsagents, 1870-1911, ending as senior active partner in the firm; JP and DL for Wiltshire; High Sheriff of Wiltshire, 1901; Hon. Treasurer of Kings College Hospital, London; an active supporter of Wiltshire Cricket Club; freemason from 1897. A moderate Conservative in politics, although he took no active part in political affairs locally or nationally. In 1905, he paid for the rebuilding of Christ Church, Shaw (Wilts). He married, 20 April 1876 at Salisbury Cathedral, Margaret Helen (1852-1939), eighth daughter of Rt. Rev. George Moberly, bishop of Salisbury, and had issue: (1) Charles Selwyn Awdry (1877-1918) (q.v.); (2) Margaret Frances Awdry (1878-1956), born 19 March and was baptised at St Peter, Cranley Gardens, Kensington (Middx), 11 April 1878; lived in Salisbury and was active in public affairs as a County Councillor and Alderman; chairman of Welfare Committee of Wiltshire & Dorset Association for the Deaf; vice-chairman of the Wiltshire County Mental Hospital and chairman of Pewsey Colony; died unmarried, 17 January 1956; will proved 5 March 1956 (estate £10,857); (3) Ambrose John Awdry (1879-1909), born 22 March and baptised at St Peter, Cranley Gardens, Kensington, 1 May 1879; an officer in the Royal Field Artillery (2nd Lt., 1898; Lt., 1901; Capt., 1906); freemason from 1904; died unmarried at Barrackpore, Bengal (India), 10 May 1909; administration of his goods granted to his father, 6 July 1910 (effects £2,242); (4) Col. Robert William Awdry (1881-1949), born 20 May and baptised at St Peter, Cranley Gardens, Kensington, 21 June 1881; educated at Winchester and New College, Oxford (BA 1904; cricket blue); bacon manufacturer; an officer in the Royal Wiltshire Yeomanry (Lt-Col.) who served in First World War and subsequently commanded the regiment; JP and DL for Wiltshire; High Sheriff of Wiltshire, 1928; member of Wiltshire County Council, 1919-49 (Chairman, 1946-49), Chairman of Wiltshire County Emergency Committee, 1939-45, and first chairman of the Wiltshire Victoria County History Committee, 1947-49; Captain of Wiltshire Cricket Club, 1920-34; built Hawkswell House, Little Cheverell (Wilts) about 1915 and lived there until 1941; appointed CBE, 1946; married, 27 January 1913, Olive Muriel MBE (fl. 1965), daughter of Louis Henry Tosswill MB

MRCS LRCP, and had issue one daughter; died 3 February 1949; will proved 4 May 1949 (estate £64,166);

(5) Alethea Mary Awdry (1886-1961), born 9 November and baptised at St John, Paddington (Middx), 18 December 1886; married, 10 December 1908, Canon George Ernest Newsom (1871-1934), Professor of Pastoral Theology at Kings College, London and later Master of Selwyn College, Cambridge, son of George Newsom of Blundell Sands (Lancs), and had issue two children; died 29 December 1961; will proved 2 March 1962 (estate £4,142);

(6) Helen Elizabeth Awdry (1889-1982), born 4 September and baptised at St John, Paddington (Middx), 3 October 1889; appointed MBE, 1980; died aged 93, 1 November 1982; will proved 23 November 1982 (estate £164,850).

He inherited **Notton House** from his father in 1878, but had let it by 1890 and lived later at Shaw Hill and East Lavington Manor.

He died at East Lavington Manor, 28 March 1912, and was buried at Market Lavington; his will was proved 18 June 1912 (estate £282,112). His widow died 12 June 1939; her will was proved 27 September 1939 (estate £10,990).



The Awdrys family at Notton House - by Edward Kendall ©

Significance

The significance of Notton House school is assessed below using Historic England's recommended headings;- evidential, aesthetic, historic, and communal;-

Evidential Significance

The house is important as an example of the privileged lifestyle of members of the aristocracy and rich middle classes during the 18th & 19th centuries. It is a typical example of how they combined private comfort with public display. In addition to "a double coach house with stabling for 11 horses, large walled garden abundantly stocked with choice fruit trees in full bearing" and almost four acres of lawn, the house boasted a panelled "hall, library, breakfast parlour 20' by 15', smaller ditto 15' by 14'

dining room 27' by 18', and offices replete with every convenience; on the first floor, a drawing room, 7 principal bedchambers, 8 dressing rooms, water closet, and the like number of inferior bedchambers....." – (from the sale particulars of 1814).

Aesthetic Significance;-

The façade dating from c 1840 is a well ordered example of neoclassical architecture, comprising symmetrical pavilions flanking a central entrance block, refined window proportions with delicate wrought iron balconies to the south elevation, and restrained classical dressings to the main front.

Historic Significance;-

The Awdry family purchased the house in 1766;- Sir JW Awdry 1795 -1878 was Chief Justice of Bombay. One of his grandsons was the Rev W.Audry the author of the children's series "Thomas the Tank Engine".

The building is listed Grade II and therefore protected by statute.

Maintenance and Repair

The works set out below are essential to the heritage of Notton House and on going maintenance the building fabric will continue to remain a healthy structure for many years to come. The following works in this application are proposed.

SCOPE

Site Details

Notton House Academy, Chippenham, SN15 2NF

Jackson & Dix Roofing

Date - 27th November 2025

Your ref - JDRRES1112

Roof area 1 20%

Scaffold access & prelims for roof 1 £ x,xxx.xx

Strip and remove all coverings to area 1 and recover with new breathable membrane,
25mm x 50mm treated battens and install new 500mm x 250mm imported slates

Remove lead central flat roof, inclusive of vertical cladding to FR1

Remove lead roof to FR2 and install new lead - Excluding vertical cladding to works areas
not being done

Internal central flat gutter

External lead gutters

Lead capping to all parapets

Phase Total £139,148.64

Roof area 2

Scaffold access & prelims for Phase 2 £ x,xxx.xx

Strip and remove all coverings to area 1 and recover with new breathable membrane, 25mm x 50mm treated battens and install new 500mm x 250mm imported slates

External lead gutters

Lead capping to all parapets

Phase Total £ 60,629.16

Provisional sums

Replacement roof windows per window £ x,xxx.xx

Provisional costs for timber works £ xx,xxx.xx

Clarifications

No allowance for insulation

No allowance for Local Authority Building Control consent, if required JDR can liaise with LABC on your behalf for an additional cost of £xxxx.xx + VAT

Provisional costs have been provided for new roof lights and are subject to client Requirements

Provisional costs have been provided for timber repairs and are subject to extent of works

Please refer to roof layout for works quoted for Scaffold access and prelimims are provisional at this stage, subject to the programme of works these may vary
We have only made allowances for the areas not marked on the provided plan and any works beyond these will need to be quoted
We have assumed free use of electricity during the works
We have assumed at this stage all rooflights to be re-used