

69-70 Silkhouses, Kilmington						
Cottage repairs and refurbishment project						
External repairs and redecoration. Internal refurbishment and redecoration.						
1.0	Introduction and general pricing notes	Quantity	Unit	Rate	Total	Notes
1.1	The works included in the following schedule are associated with the repairs and redecoration of the external elevations and roof and the internal refurbishment and redecoration project, including the replacement of kitchen and bathroom fixtures of the residential property known as 69-70 Silkhouses. The building is unoccupied.					
	Property address; 69-70 Silkhouses, Cote Lane, Kilmington, Wiltshire, BA12 6QZ					
1.2	The external building fabric works will include repairs to tiled roof coverings, patch repair elevation stonework, undertake areas of stonework re-pointing, replacement of external render, redecoration of external timber joinery. Works will extend to external areas of the property including pavement repairs and replacement and drainage improvements.					
1.3	The internal works will involve structural timber repairs to ensure the stability of the first floor and repairs to the existing ceiling and wall finishes. Then works will be undertaken to replace the existing kitchen units and finishes, and the replacement of the ground floor bathroom fixtures and fittings. The ground and first floors of the property will be refurbished.					
1.4	This Schedule of Works should be read in conjunction with the Preliminaries, Materials and Workmanship, Specification and Specification drawings. Each section of works is to be priced individually and it is the Contractor's responsibility to visit site, assess the extent of the works and undertake all measurements.					
1.5	The Contractor must include within the items detailed below all associated works and will be deemed to have allowed for all items which, though not specifically specified, would be necessary for the works to be completed in a workmanlike manner.					
1.6	Tenderers are required to price all items individually.					
1.7	Tenderers must include within their preliminaries costs for all necessary protection during the works until completion of the project, including to the common areas and access routes within the building, as required.					
1.8	The Contractor must include for all necessary preparatory work associated with all items of the specification, including opening up and replacement, etc.					
1.9	The Contractor must include for all necessary access to carry out the works in accordance with British Standards, Codes of Practice, Health & Safety legislation, all other statutory and advisory documentation and manufacturers' recommended procedures.					
1.10	The Contractor is to note that the references to Section 2 - Preliminaries and Section 3 - Materials and Workmanship is not exhaustive and the Contractor is obliged to allow for the contents of these sections within his submission.					
1.11	Certain approximate quantities have been included for tendering purposes only. Once the successful Contractor has been appointed all items with quantities will be confirmed on site for areas and locations with the CA in attendance.					
2.0	Contractors Obligations					
2.1	The Contractor is deemed to have visited the property and carried out a thorough inspection of all working areas and the environs. Any queries arising should be clarified with the Contract Administrator prior to submission of the tender. No claim on the grounds of lack of knowledge will be entertained.					
2.2	The Contractor will be permitted to use the existing power and water supplies in connection with the works.					
2.3	On completion of the works, the Contractor shall leave the property and site clean and tidy and any damage to the building and its environs made good/reinstated to match the existing.					
2.4	Removal of rubbish and debris arising from the works and delivery of materials for the works are to be undertaken in accordance with all existing site rules and by agreement with the Contract Administrator. No waste materials are to be stored within the building at any time.					
2.5	Provide all necessary plant, equipment, skips, scaffolding, hoists, tools, vehicles, temporary lighting etc for the Contractor's own use and his subcontractors to enable the completion of the work described in this document. The location of site equipment to be agreed with the Estate manager.					
2.6	The Contractor is responsible for maintaining the security of the site at all times and providing any necessary allowances for out-of-hours working.					
2.7	The Contractor must comply with all rules and regulations imposed by the site management in respect of Contractors working at the building.					
2.8	It will be the Contractor's obligation to ascertain what statutory licences, notices and applications will be required as part of their site set up and attain the same. The Contractor is to allow for these costs within their tender sum.					
2.9	The Contractor is to ensure that all required orders are placed with suppliers to ensure that the project is not delayed on site due to the supply of late materials. The Contractor will be responsible for enquiring with Manufacturers / Suppliers to establish delivery dates. The Contractor will be responsible for informing the Contract Administrator of delivery dates and formulate and agree a programme of works, including, start phasing and completion dates. The Main Contractor must have a representative on site to accept deliveries.					
2.10	The Contractor is to note that all existing measurements and dimensions provided are not to be relied upon for pricing purposes. It will be the Contractor's responsibility to carry out his own measurements and make the CA aware of any discrepancies during the tender period. No variations will be accepted during the contract for any such discrepancies.					
3.0	Programme					
3.1	The works to 69-70 Silkhouses will be undertaken under a single phase contract. The contractor is to allow for the phasing of the works as appropriate. The works are to be undertaken in a 12 week programme for the entire package.					
3.2	The Contractor may offer an alternative time tender for consideration. See Section A30 of the Preliminaries section.					
3.3	The Contractor is to programme the works to commence at the earliest opportunity post tender, which we would anticipate to be a commencement date in February 2026 .					
3.4	The Contractor is to price for the works to be undertaken during normal working hours, 0800 to 1700 Monday to Friday.					

3.5	The Contractor will be able to work outside these hours if necessary, but are to work to the limitations of the local authorities parameters for noisy works on site. Works outside normal working hours will also need to be agreed with the onsite Building Management due to the nature of the buildings use and the residential occupation.						
3.6	The Contractor must submit a provisional programme with their tender submission detailing the phasing of works to the various areas of the building and including lead times and site set up.						
4.0	Site Access and Occupation						
4.1	69-70 Silkhouses will be unoccupied for the duration of the works. The cottage is located on private property so there is no consideration necessary for safe access for members of the public.						
4.2	The Contractor is to maintain the security of the cottage site at all times during the period of the contract.						
4.3	69-70 Silkhouses is the end of a line of properties on a terrace converted into 3no residential cottages from a former industrial building. Nos 71-72 and 73- 74 Silkhouses will be occupied by residents for the duration of the project.						
4.4	The Contractor is to familiarise themselves with the site and the surround land and use prior to submitting their tenders.						
4.5	Consideration to the adjacent residential properties which is accessed down the same driveway, which is accessed off Cote Lane. Access is to remain clear on the access driveway at all times.						
4.6	All fire escape routes both within the properties and around the perimeter of the cottage are to remain clear at all times during the contract. Access doors are to remain clear and fully operational for the duration of the contract.						
4.7	The Contractor is to arrange for all deliveries and the removal of waste products at times to minimise the impact of traffic movement and parking on site to the adjacent building.						
5.0	Site Facilities and Health and Safety						
5.1	Site Facilities						
5.1.1	There will be designated space the for the Contractor to locate an external site compound, if required, at the property. This location is to be agreed with the Building Management prior to the commencement of the works. The CA will prepare and issue a site plan with this compound marked on prior to the commencement of the works on site.						
5.1.2	The Contractor is to allow for herras fencing to enclose the perimeters of the external site compounds. These compounds are to be kept secure at all times with an access gate which can be locked. All materials will be left at the risk of the Contractor within these compounds.						
5.1.3	As the property is unoccupied, it will be possible to allow for an internal site office and which can be utilised by the Contractor for this project. There are working WC facilities and space for changing rooms or mess rooms is available.						
5.1.4	The Contractor is to assume that there are no secure storage facilities provided within the building for the duration of the contract.						
5.1.5	The Contractor is responsible for all waste skip hire including permits and licences. Facilities and site logistics for removal of waste are to be investigated by the Contractor as part of the tender submission. Confirmation of arrangements will be made at the pre-start meeting.						
5.1.6	There will be plenty of space to the front of the property for contractor parking.						
5.2	Construction (Design and Management) Regulations						
5.2.1	The project is notifiable under the CDM Regulations and therefore the Contractor will be deemed to be acting as a Principal Contractor. The Contractor is to allow for all costs associated with compliance with the CDM Regulations.						
5.3	Access and Safety Equipment						
5.3.1	The Contractor is to include within their tender for the provision, erection and maintenance of all necessary scaffolding, scaffold gantry, access towers, ladders, hoists and access equipment as is necessary to enable the works to the properties to be safely completed.						
5.3.2	Allow to provide scaffolding or platforms to the full height of required internal positions in order to facilitate access safely undertaken all works as described in this document and in accordance with the preliminaries section. Items to include:						
	a) Fully boarded scaffold/perimeter guardrail combination						
	b) Mechanical off-loading/hoisting facilities						
	c) Skip(s) for disposal of rubbish						
	d) Mobile access platform or scaffold access towers						
5.3.3	All access doors are to remain clear at all times in order to maintain clear access and egress at exit routes. Scaffold standards are to line up to avoid door access where possible.						
5.3.5	The Contractor is to allow for the appointment of a structural engineer for the design and installation of any scaffold, as required. Allow for engineers consulting fees for the investigation and design input into the design of any internal scaffolding within the area of work.						
5.4	Asbestos						
5.4.1	The Contractor is to price for undertaking a targeted Asbestos Demolition and Refurbishment Survey of the building prior to the commencement of works. Once safe high level access is provided on site, the contractor is to arrange for the site survey and preparation of a Demolition and Refurbishment Asbestos Survey for all external areas that will be worked up as part of this scope of works, as well as a full internal survey.						
5.4.2	The Contractor is to price for the removal and safe disposal of any asbestos containing materials that have been identified within the asbestos survey report. This work to be undertaken by an approved asbestos consultant who is to be appointed by the main contractor. All subsequent works to be undertaken in accordance with The Control of Asbestos Regulations 2012. Provide Site Clearance Certificate For Reoccupation following completion of the works and prior to commencement of the works detailed in this schedule. All licensed works to be undertaken by a Licensed Contractor. Allow for the provisional sum of £2000 for asbestos removal.				PS	2,000.00	
					TOTAL WORKS CARRIED FORWARD		

6	External works		Quantity	Unit	Rate		Total		
6.1	Tiled hipped roof of storeroom								
	Roof generally								
6.1.1	Clean all roof tiles allowing to remove all moss and organic growth to the three sides of the hipped roof.								
6.1.2	Remove and replace all defective clay plain tiles to the roof. Provisional quantity of 50no replacement roof plain tiles. Tiles to match the existing and to be secured in place with copper nails.		50	item	PQ				
6.1.3	Replacement tiles to include for a provisional quantity of 10no replacement scalloped plain tiles for the decorative courses.		10	item	PQ				
6.1.4	Replacement tiles to include for a provisional quantity of 10no replacement bonnet tiles for the edges of the two hips.		10	item	PQ				
6.1.5	Contractor to source replacement reclaimed plain tiles to match the colour and profile of the existing. Samples to be sent to site for approval by the CA.								
6.2	Thatched roof over first floor								
	Isolated patch repairs - see Hutton and Rostron report.								
6.2.1	The Contractor is to appoint an expert thatching contractor to undertake isolated repairs to the thatched roof over 69-70 Silkhouses, to the locations outlined in the Hutton and Rostron drawing, included in Specification Appendix 4.								
	Drawing. 69-70 The Silkhouses, Roof - Site investigation October 2025.								
6.2.2	Provisional sum of £1500 for thatch roof repairs.				PS	£	1,500.00		
	Repairs to include for replacements of the hazel spars and liggers along the ridge line of the thatched roof, and the ridge of the front and rear elevation thatched dormers.								
6.3	Elevation repairs and repointing - brickwork and stonework								
6.3.1	Generally								
6.3.1.1	Remove all vegetation to the elevations of the building. Remove ivy and all crawling vegetation and allow to dig out roots at base as necessary.								
6.3.1.2	Undertake Doff steam cleaning of the elevation brickwork and stonework to all elevations of the building to remove organic growth and staining.								
6.3.2	North facing front elevation - stonework and brickwork								
6.3.2.1	Cut out and remove all pointing to the elevation brickwork and stonework. Cut out pointing to a minimum depth of 10mm using hand tools. Note - depth of pointing cutting out to be approximately twice the width of the stonework joint.								
6.3.2.2	Cut out and remove any damaged, cracked and spalled bricks from the elevation.								
	For pricing purposes allow for a provisional quantity of 5no bricks to the elevation to be cut out and replaced. Locations of replacement stones to be determined and marked up on site with the CA.		20	item					
	Note - Contractor to source replacement bricks for the elevation to match the existing colour and profile.								
6.3.2.3	Cut out and remove any damaged and spalled stones from the elevation.								
	For pricing purposes allow for a provisional quantity of 20no Stones to the elevation to be cut out and replaced. Locations of replacement stones to be determined and marked up on site with the CA.		20	item					
	Note - Contractor to source replacement limestone for the elevation to match the existing colour and profile.								
6.3.2.4	Clean and prepare brickwork and then re-point with hydraulic lime mortar ration 1:2 1/2. Use NHL 3.5 lime and mix with a sharp sand. Finish pointing flush to the face of the brickwork.								
6.3.2.5	Clean and prepare stonework for re-pointing with a lime based mortar. Lime mortar to be formed with a lime putty and well graded sand mix, of ration 1:2 3/4								
	Mortar to be applied to the stonework to be finished flush with the stonework, allowing to cover the face of the stone where necessary.								
6.3.2.6	Cut out stonework and cementitious mortar to the underside of the far left hand side window to the front elevation ground floor.								
6.3.2.7	Form new external cill beneath timber window frame with clay plain tiles in two courses, to match the existing cill details to the adjacent window opening. Tiled cill to extend beyond the line of the window frame jambs to the same dimension, and to fall to the same angle as the adjacent window.								
6.3.3	South facing rear elevation - stonework and brickwork								
6.3.3.1	Cut out and remove all pointing to the elevation brickwork and stonework. Cut out pointing to a minimum depth of 10mm using hand tools. Note - depth of pointing cutting out to be approximately twice the width of the stonework joint.								
6.3.3.2	Cut out and remove any damaged and spalled stones from the elevation.								
	For pricing purposes allow for a provisional quantity of 20no Stones to the elevation to be cut out and replaced. Locations of replacement stones to be determined and marked up on site with the CA.		20	item					
	Note - Contractor to source replacement limestone for the elevation to match the existing colour and profile.								
6.3.3.3	Clean and prepare brickwork and then re-point with hydraulic lime mortar ration 1:2 1/2. Use NHL 3.5 lime and mix with a sharp sand. Finish pointing flush to the face of the brickwork.								
6.3.3.4	Clean and prepare stonework for re-pointing with a lime based mortar. Lime mortar to be formed with a lime putty and well graded sand mix, of ration 1:2 3/4								

	Mortar to be applied to the stonework to be finished flush with the stonework, allowing to cover the face of the stone where necessary.					
6.3.4	West facing flank elevation - stonework and brickwork					
	Note - to include the gable end of property above storeroom roof line. Excluding chimney brickwork.					
6.3.3.1	Cut out and remove all pointing to the elevation brickwork and stonework. Cut out pointing to a minimum depth of 10mm using hand tools. Note - depth of pointing cutting out to be approximately twice the width of the stonework joint.					
6.3.3.2	Cut out and remove any damaged and spalled stones from the elevation.					
	For pricing purposes allow for a provisional quantity of 5no Stones to the elevation to be cut out and replaced. Locations of replacement stones to be determined and marked up on site with the CA.	5	item			
	Note - Contractor to source replacement limestone for the elevation to match the existing colour and profile.					
6.3.3.3	To the bottom right hand corner of the elevation, supply and install replacement bricks to infill missing/removed bricks. Recover/salvage bricks on site to reuse if possible. Rebuild corner brickwork and allow to pin brickwork in place using helifix ties.					
	Note - Contractor to source replacement bricks for the elevation to match the existing colour and profile, if necessary.					
6.3.3.4	Clean and prepare brickwork and then re-point with hydraulic lime mortar ration 1:2 1/2. Use NHL 3.5 lime and mix with a sharp sand. Finish pointing flush to the face of the brickwork.					
6.3.3.5	Clean and prepare stonework for re-pointing with a lime based mortar. Lime mortar to be formed with a lime putty and well graded sand mix, of ration 1:2 3/4					
	Mortar to be applied to the stonework to be finished flush with the stonework, allowing to cover the face of the stone where necessary.					
6.3.5	Ground floor rear extension - rendered					
6.3.5.1	Clean the surface of the cementitious render applied to the rear extension of the property. Jet wash with Doff stream clean to remove any organic growth. Leave ready for redecoration.					
6.3.5.2	Prepare and redecorate the elevation to the three sides of the rear extension with Dulux Trade Weathershield smooth masonry paint. Apply masonry paint in strict accordance with the manufacturers guidelines.					
	New or sound bare surfaces should be sealed with a thinned first coat of Weathershield Smooth Masonry Paint. Allow to add up to 1 part clean water.					
	Apply 2no coats of Dulux Trade Weathershield Smooth Masonry Paint. Colour to be determined.					
6.3.5.3	Contractor to allow for the application of 3no paint colour samples of various off Whites in order to determine final colour finish to be applied.					
	https://www.duluxtradepaintexpert.co.uk/en/colours/filters/globalId_be75dd02-416f-4d7d-a527-9f73010421a3/c_20471					
6.4	Rainwater goods installation					
	Rainwater guttering and downpipe to be installed to the underside of the clay plain tiled roof of the lean-to storage room extension.				Note	
	Contractors design element					
6.4.1	Install timber fascia boards to the roof perimeter of the storage room to allow for the fixing of the guttering brackets. Softwood timber fascia board to be fixed to the existing timber wall plate with angled fillet pieces to create vertical fixing points for the fascia.					
6.4.2	Supply and install cast iron Half Round Beaded Gutters & Fittings to suit the configuration of the hipped lean-to roof over the storage room. 115mm width gutter pipe. To be installed to drain to a low point to the rear elevation south west corner of the extension.					
6.4.3	Install 1no cast iron 65mm rainwater downpipe to the guttering, to be positioned to the south west corner of the extension, rear elevation. To be positioned to drain onto the buildings perimeter French drain. (see section 6.6)					
6.4.4	Install offset section of downpipe to the underside of the gutter outlet to allow the downpipe to be fixed to the masonry elevation. Offset pipe bend to be measured and confirmed on site.					
6.4.5	Decorate the cast iron gutter and downpipe with 1no coat of Dulux Trade Metalshield Primer, and then 2no coats of Dulux Trade MetalShield Gloss. Colour to be Black.					
6.5	Windows and doors					
6.5.1	North facing front elevation					
	4no timber casement windows to first floor.					
	5no timber casement windows to ground floor.					
6.5.1.1	Rub down timber casement window frames removing all loose and flaking paint and leave ready for redecoration.					
6.5.1.2	Cut out and remove any sections of timber decay to the timber frames. Remove all rotten timber and cut back to hard surface.					
6.5.1.3	Undertake timber epoxy resin repairs to the timber frame and window casements. Rub down and leave flush and ready for redecoration.					
	Allow a provisional sum of £250 for any isolated repairs to timber window frames			PS	£	250.00
6.5.1.4	Redecorate all timber window frames, casements and external sill to the elevation of the property.					
	Paint details for the existing paint finish to the windows as follows;					
	Craftmaster paints - Extremely pink wood primer. 2no coats					
	Craftmaster paints - High build undercoat. 2no coats					
	Craftmaster paint - Coach enamel. Colour, Chalky White. 2no coats.					

	To be prepared and applied in strict accordance to the manufacturers guidelines.						
6.5.1.5	Ease and adjust 9no timber casement windows and leave in full working order upon completion.						
	Timber entrance door						
6.5.1.6	Rub down timber entrance door and frame. Remove all loose and flaking paint and leave ready for redecoration.						
6.5.1.7	Redecorate entrance timber door and frame with Craftmaster paints primer, undercoat and top coat enamel. Paint to be applied as per manufacturers guidelines. Colour of Coach enamel topcoat to be confirmed. Note - Colour of paint to be used to be provided by the National Trust. To match existing. Estate colour specification.						
	Storeroom door						
6.5.1.8	Rub down timber entrance door and frame. Remove all loose and flaking paint and leave ready for redecoration.						
6.5.1.9	Redecorate entrance timber door and frame with Craftmaster paints primer, undercoat and top coat enamel. Paint to be applied as per manufacturers guidelines. Colour of Coach enamel topcoat to be confirmed. Note - Colour of paint to be used to be provided by the National Trust. To match existing. Estate colour specification.						
6.5.2	South facing rear elevation						
	1no timber casement windows to first floor.						
	8no timber casement windows to ground floor.						
	1no metal framed casement window to ground floor.						
6.5.2.1	Rub down timber casement window frames removing all loose and flaking paint and leave ready for redecoration.						
6.5.2.2	Cut out and remove any sections of timber decay to the timber frames. Remove all rotten timber and cut back to hard surface.						
6.5.2.3	Undertake timber epoxy resin repairs to the timber frame and window casements. Rub down and leave flush and ready for redecoration.						
	Allow a provisional sum of £250 for any isolated repairs to timber window frames				PS	£	250.00
6.5.2.4	Redecorate all timber window frames, casements and external cill to the elevation of the property. Paint details for the existing paint finish to the windows as follows; Craftmaster paints - Extremely pink wood primer. 2no coats Craftmaster paints - High build undercoat. 2no coats Craftmaster paint - Coach enamel. Colour, Chalky White. 2no coats.						
	To be prepared and applied in strict accordance to the manufacturers guidelines.						
6.5.2.5	Ease and adjust 10no timber and metal casement windows and leave in full working order upon completion.						
	Timber rear entrance door						
6.5.2.6	Rub down timber entrance door and frame. Remove all loose and flaking paint and leave ready for redecoration.						
6.5.2.7	Redecorate entrance timber door and frame with Craftmaster paints primer, undercoat and top coat enamel. Paint to be applied as per manufacturers guidelines. Colour of Coach enamel topcoat to be confirmed. Note - Colour of paint to be used to be provided by the National Trust. To match existing. Estate colour specification.						
6.5.3	West facing flank elevation						
	1no timber casement windows to ground floor storeroom.						
6.5.2.1	Rub down timber casement window frames removing all loose and flaking paint and leave ready for redecoration.						
6.5.2.2	Cut out and remove any sections of timber decay to the timber frames. Remove all rotten timber and cut back to hard surface.						
6.5.2.3	Undertake timber epoxy resin repairs to the timber frame and window casements. Rub down and leave flush and ready for redecoration.				PS	£	50.00
	Allow a provisional sum of £50 for any isolated repairs to timber window frames						
6.5.2.4	Redecorate timber window frame, casements and external cill to the elevation of the property. Paint details for the existing paint finish to the windows as follows; Craftmaster paints - Extremely pink wood primer. 2no coats Craftmaster paints - High build undercoat. 2no coats Craftmaster paint - Coach enamel. Colour, Chalky White. 2no coats.						
	To be prepared and applied in strict accordance to the manufacturers guidelines.						
6.5.2.5	Ease and adjust 1no timber casement window and leave in full working order upon completion.						
6.6	External drainage						
	Contractors design element						
	French drain - To building perimeter						
6.6.1	Carry out detailed drainage survey of the property to cover the surface and rainwater drainage of the building and wider site, and the foul drainage to 69-70 Silkhouses.						
	Utilise the details of the rainwater and surface drainage provision to the site to design and install a new French drain installation to manage rainwater and ground water run off to the rear of the property. Drainage to be designed to drain to either mains or to a designated soak away on site. French drain to be installed to the north, south and west facing elevations of the property, including around the perimeter of the rear, south facing elevation extension containing the bathroom.						
6.6.1	To the base of the rear south facing elevation and the west facing flank elevation of the single storey store room, excavate a trench to allow for the installation of a French drain.						

		Dig down to a suitable depth adjacent to the rear elevation to allow for a suitable fall from east to west, moving water away from the property. Dimensions of the trench to be approximately 150-200 mm wide by 200-300 mm deep. Created to form a falling gradient for the pipe of approximately 1:80.						
6.6.2		Supply and install geotextile filter fabric layer within the drainage trench.						
6.6.3		Supply and install PVC perforated drainage pipe within the excavated channel. Size of pipe to be determined.						
6.6.4		Supply and install pebble shingle around pipe and to the surface level adjacent to and abutting the rear and flank elevation of the property.						
6.6.5		Contractor to present design of French drain to the CA for approval.						
		Contractors design element						
		French drain - to garden retaining wall						
6.6.6		To a position inside the line of the existing, and to be retained, brickwork earth retaining wall of the garden, excavate a trench to allow for the installation of a French drain. French drain to be designed to protect the rear elevation of the building, and lower ground of the rear patio and access route, from ground water and surface run off.						
		Dig down to a suitable depth adjacent earth retaining wall to allow for a suitable fall from east to west, moving water away from the property. Dimensions of the trench to be approximately 150-200 mm wide by 200-300 mm deep.						
6.6.7		Supply and install geotextile filter fabric layer within the drainage trench.						
6.6.8		Supply and install PVC perforated drainage pipe within the excavated channel. Size of pipe to be determined, but designed to be able to factor in the sloping site and anticipated surface run off.						
6.6.9		Supply and install pebble shingle around pipe.						
6.6.10		Allow to back fill the top of the French drain channel and cap the pebble and shingle with a capping of earth and grass.						
6.6.11		Contractor to present design of French drain to the CA for approval.						
		Contractors design element						
		Existing rear drainage and culvert beneath extension						
6.6.12		Contractor to investigate the possibility of changing the existing rear surface drainage to the property where this appears to pass beneath the rear elevation extension.						
		Can the drainage running under the building along the line of the original rear elevation be removed and or filled and diverted around the external perimeter of the extension. Drainage survey to determine the existing configuration of the surface drainage.						
6.6.13		Provisional sum of £3000 for the opening up and removal of the existing drainage culvert that directs the drainage channel below the rear extension.				PS	£	3,000.00
6.7		Landscaping						
6.7.1		Front elevation path						
6.7.1.1		Break up and remove the existing path from the car park to front door.						
		Contractors design element						
6.7.1.2		Supply and install new York stone paving to form path from car park to front entrance door, via the store room entrance. Path to be set away from the building elevation to allow for French drain installation.						
6.7.1.3		Dig down to allow for levelling the path route and application Type 1 aggregate installation to form pathway base. Bed stones on sand and mortar joints. Path to be formed to allow for a slope towards the position of the new perimeter French drain.						
6.7.1.4		Contractor to provide design drawings of pavement arrangement and sample paving slabs for approval by the CA and client.						Note
6.7.2		Rear elevation garden and earth retaining wall						
6.7.2.1		Excavate and remove the plant and tree roots up against and adjacent to the low level brick and block retaining wall.						
6.7.2.2		Remove sections of crudely installed blockwork to the retaining wall, including section of curved blocks						
		Take down loosely laid brickwork walls and set aside for reuse.						
		Contractors design element						
6.7.2.3		Along the line of the earth bank and position of the retaining wall, carefully rebuild brickwork retaining wall using both recovered bricks and externally sourced red bricks, claimed from a local supplier.						
		Brickwork wall to extend for the full length of the property and be built up on a concrete strip footing, and be constructed to at least 8 bricks high, bonded with mortar a brick thick in English garden wall bond.						
		Cap retaining earth wall with a concrete coping stone along the length of the wall.						
6.7.3		Rear garden patio area and access path						
6.7.3.1		Break up and remove the existing uneven concrete paved patio to the rear of the building.						
		Contractors design element						
6.7.3.2		Supply and install new York stone paving to form new rear access path and patio between the rear elevation French drain line and the face of the newly reconstructed brickwork retaining wall.						

6.7.3.3	Dig down to allow for levelling the path route to the rear of the building and the patio area and the application Type 1 aggregate installation to form pathway and patio base. Bed stones on sand and mortar paving stone joints. Path and patio to be formed to allow for a slope towards the position of the new perimeter French drain.					
6.7.3.4	Contractor to provide design drawings of pavement and patio arrangement and sample paving slabs for approval by the CA and client.					
6.7.4	Garden planting					
6.7.4.1	Details of requirements for garden to be confirmed. Provisional sum of £2500 for the planting of shrubs and designing layout of garden, lawn and borders.			PS	£	2,500.00
7	Internal refurbishment	Quantity	Unit	Rate	Total	
7.1	Strip out					
7.1.1	Ground floor					
	Kitchen					
7.1.1.1	Disconnect and strip out the ground floor kitchen installation. Remove existing oven, cooker hob, dishwasher and refrigerator. Strip out wall mounted cupboards, basin units, worktop and sink. Leave mains water and drainage tails for reconnection.					
7.1.1.2	Hack off and remove wall mounted ceramic splash tiles to the walls of the kitchen.					
7.1.1.3	Strip up the existing timber effect laminate flooring within the kitchen. Take back to floor slab and leave ready and level for new flooring.					
	Rear extension. Bathroom, store room and lobby					
7.1.1.4	Disconnect and remove the ground floor bathroom fixtures and fittings, including the bath, shower unit, wash hand basin and toilet. Leave mains water and drainage connections and tails for reconnection.					
7.1.1.5	Hack off and remove wall mounted ceramic tiles to the walls of the ground floor bathroom.					
7.1.1.6	Strip up the existing vinyl flooring to the bathroom. Take back to floor slab and leave ready and level for new flooring.					
7.1.1.7	Dismantle and remove the existing double door base unit and worktop installed within the rear store room.					
7.1.1.8	Hack off and remove wall mounted ceramic tiles to the walls of the ground floor rear extension store room.					
7.1.1.9	Strip up the existing timber effect laminate flooring to the rear extension lobby and store room. Take back to floor slab and leave ready and level for new flooring.					
	Carpets and flooring					
7.1.1.10	Strip up and remove all carpet installed throughout the ground floor. Dispose of carpet and any underlay.					
	Wall finishes					
	Significant damp penetration witnessed to the internal stonework walls at ground floor level. Damaged and damp plaster to be removed and prepared for replastering.					Note
7.1.1.11	To the internal walls identified within the Hutton and Rostron drawing - 69-70 Silkhouses Ground Floor Site investigation October 2025, remove timber skirting boards and then hack off all plaster finish back to the stonework surface. Plaster to identified walls to be removed to the full height, floor to ceiling.					
7.1.1.12	Plaster removal to be undertaken to the following ground floor walls. Dining room, left flank party wall, including within fireplace. Dining room, partition wall with central entrance lobby. Entrance lobby, partition wall with dining room. Entrance lobby, rear elevation, including beneath the staircase. Entrance lobby, cupboard beneath the staircase partition wall to the living room. Living room, partition wall to central entrance lobby. Living room, rear elevation.					
7.1.1.13	Utilise a dehumidifier within the ground floor rooms post plaster removal to assist with the drying of the wall at low level.					
7.1.2	Ground floor alterations and partition removal					
7.1.2.1	Drain down the existing central heating system to allow for alterations to the existing layout and the removal of radiators.					
7.1.2.2	Remove 2no radiators from the stud partition wall dividing the existing dining room from the kitchen. Radiator installed on both sides of the partition wall. Remove radiators and all associated pipework within the kitchen area.					
7.1.2.3	Disconnect and remove all electrical installations to the partition wall. To include 1no up light, light switches and double socket. Remove all associated wiring and take back to the distribution board.					
7.1.2.4	Disconnect and remove all ceiling mounted downlights to the plasterboard ceiling in the kitchen. Remove all associated wiring and take back to the distribution board.					
7.1.2.5	Carefully dismantle and remove the studwork partition wall that divides the kitchen from the dining room.					
7.1.3	First floor					
7.1.3.1	Strip up and remove all carpet installed throughout the first floor, including to the staircase. Dispose of carpet and any underlay.					
7.2	Electrical testing					

7.2.1	Carry out full electrical installation testing throughout the property in order to provide NICEIC electrical certification.						
7.2.2	The contractor is to allow for undertaking all repairs and remedial works as necessary from the electrical testing for items being noted as 2 or 3 on the NICEIC certification document.						
	Allow a provisional sum of £500 for any electrical repairs necessary as noted in the NICEIC test undertaken.				PS	£	500.00
7.3	Internal repairs						
	Ground floor						
7.3.1	Kitchen / dining room						
	Ceiling						
7.3.1.1	Following the removal of the partition wall and plasterboard ceiling to the kitchen area, piece in new section of plasterboard ceiling.						
	Install 2no layers of British Gypsum 12mm Fireline plasterboard to the underside of the timber floor structure. Abut plasterboard to the existing retained plastered ceiling within the dining room area.						
7.3.1.2	Prepare installed ceiling plasterboard for skim plaster application. Tape and joint new plasterboard and use Thistle GypPrime to pretreat very high suction backgrounds.						
7.3.1.3	Apply Thistle Multifinish skim plaster to the ceiling. Plaster thickness to be 2mm. Application of plaster finish to be in strict accordance to the manufacturers guidelines.						
	Walls						
	Re-plastering of internal walls. See section 7.3.4						
7.3.1.4	Supply and install replacement timber skirting boards to re-plastered walls of the kitchen dining room. Skirting boards to match the height and profile of the previously removed. Skirting to be installed allowing for a minimum of a 10mm gap to the surface of the ground floor slab screed finish.						
	Skirting boards to be installed to; Dining room, left flank party wall, (not within the fireplace), Dining room, partition wall with central entrance lobby.						
	Skirting boards to be installed to allow for a 10mm gap between the base of the skirting board and the surface of the screeded floor surface.						Note
7.3.2	Entrance lobby						
	Ceiling						
7.3.2.1	Carefully remove the section of damaged and live lath and plaster ceiling within the entrance lobby abutting the partition to the kitchen / dining room, along the line of the cracking up to the partition wall and chimney breast.						
7.3.2.2	Supply and install replacement chestnut riven laths to the underside of the timber floor joists. Install chestnut laths with a gap of about 10mm between each lath, stagger in bays of approximately 1m.						
7.3.2.3	Apply pricking up coat of lime plaster with lime putty and well graded sand to ratio 1:2.5 (two and a half). Horse hair to be added at approximately 7kg per m3.						
7.3.2.4	Apply second of floating coat of plaster. Lime plaster with lime putty and well graded sand to ration 1:3. Horse hair to be added to approximately 5kg per m3.						
7.3.2.5	Apply finishing coat. Lime putty and fine sand. One part lime putty to one part fine sand or two parts lime putty to three parts fine sand to a thickness of 2-5mm.						
	Finishing coat to be feathered to the existing retained plaster ceiling within the entrance, and left ready for redecoration.						
	Walls						
	Re-plastering of internal walls. See section 7.3.4						
7.3.2.6	Supply and install replacement timber skirting boards to re-plastered walls of the entrance lobby. Skirting boards to match the height and profile of the previously removed. Skirting to be installed allowing for a minimum of a 10mm gap to the surface of the ground floor slab screed finish.						
	Skirting boards to be installed to; partition wall with dining room and cupboard beneath the staircase partition wall to the living room.						
	Skirting boards to be installed to allow for a 10mm gap between the base of the skirting board and the surface of the screeded floor surface.						Note
7.3.3	Living room						
	Timber structural beam						
	Contractors design element						
	Refer to Hutton and Rostron drawing 69-70 Silkhouses first floor, site investigation, October 2025.						
7.3.3.1	Allow for the installation of suitable temporary structural support to the underside of the first floor timber beam, allowing for the cutting away and replacement of the end built into the rear elevation wall.						
	Contractor to appoint temporary works engineer to design support based on floor loadings.						
7.3.3.2	Cut away timber structural beam a minimum of 1m back from the line of the rear elevation wall.						
7.3.3.3	Source and supply oak timber to form replacement end for the beam and splice to existing. Timber to be cut to dimensions/section as the existing.						
7.3.3.4	Scarf repair to the floor supporting beam bearing end via cutting back decayed timber to approximately 1000mm or until sound timber is reached and scarfing in a new section of kiln or air dried oak and fixing with mechanical fixings.						
	Design of timber replacement scarf joint and the jointing between the beam and wall plate to be undertaken in a like for like manner. Details to be reviewed and approved by Hutton and Rostron.						

		Ceiling							
7.3.3.5		Following the repair to the structural timber beam allow to piece in new section of plasterboard ceiling where this was necessary to be cut away to allow for beam scarf repairs.							
		Install 2no layers of British Gypsum 12mm Fireline plasterboard to the underside of the timber floor structure. Abut plasterboard to the existing retained plastered ceiling and the sides of the exposed timber beam.							
7.3.3.6		Prepare installed ceiling plasterboard for skim plaster application. Tape and joint new plasterboard and use Thistle GypPrime to pretreat very high suction backgrounds.							
7.3.3.7		Apply Thistle Multifinish skim plaster to the ceiling. Plaster thickness to be 2mm. Application of plaster finish to be in strict accordance to the manufacturers guidelines.							
		Walls							
		Re-plastering of internal walls. See section 7.3.4							
7.3.3.8		Supply and install replacement timber skirting boards to re-plastered walls of the living room. Skirting boards to match the height and profile of the previously removed.							
		Skirting boards to be installed to; partition wall to central entrance lobby and rear elevation.							
		Skirting boards to be installed to allow for a 10mm gap between the base of the skirting board and the surface of the screeded floor surface.						Note	
7.3.4		Internal walls replastering - all areas							
7.3.4.1		To sections of the internal faces of the ground floor walls that were stripped of plaster, allow to prepare the surface stonework for the application of a new lime based plaster.							
7.3.4.2		Apply three coat lime plaster finish to the areas of internal wall, as listed below.							
		Dining room, left flank party wall, including within fireplace.							
		Dining room, partition wall with central entrance lobby.							
		Entrance lobby, partition wall with dining room.							
		Entrance lobby, rear elevation, including beneath the staircase.							
		Entrance lobby, cupboard beneath the staircase partition wall to the living room.							
		Living room, partition wall to central entrance lobby.							
		Living room, rear elevation.							
7.3.4.3		Apply scratch coat across the wall to a depth between 8-12mm.							
		Mortar to be lime putty and well graded sand to proportion 1:2.5 (two and a half). Horse hair to be added at approximately 5kg per m3.							
7.3.4.4		Apply second, floating coat to the keyed and dampened scratch coat to a depth between 8-10mm							
		Mortar to be lime putty and well graded sand to proportion 1:2.5 (two and a half). Horse hair to be added at approximately 3kg per m3.							
7.3.4.5		Apply third, finishing coat to the dampened floating coat to a depth between 2-5mm							
		Mortar to be lime putty and fine sand to proportion 1:1.							
7.3.4.6		Please note that when applying new plaster finish to the wall, allow for a 10mm gap between the plaster and the ground floor slab screed finish. This is to prevent wicking effect causing ground moisture passing into the plaster wall finish.						Note	
		First floor							
7.3.5		Eastern bedroom							
		Lintel repair over front elevation window opening where evidence of timber decay.							
7.3.5.1		Allow for the installation of suitable temporary structural support to the underside of the first floor window opening, allowing for the cutting away and replacement of the lintel. Allow for propping to rafter feet during works and for secure bearing onto new lintel.							
		Contractor to appoint temporary works engineer to design support based on floor loadings.							
7.3.5.2		Cut out and remove defective timber lintel.							
7.3.5.3		Supply and install replacement timber lintel to be installed to head of window opening. New timber lintel to be kiln or air dried oak and fixing with mechanical fixings.							
		Design of timber replacement lintel and the jointing between the timber roof structure to be undertaken in a like for like manner. Details to be reviewed and approved by Hutton and Rostron.							
7.3.6		Western bedroom							
		Cracked a debonded plaster to the south facing elevation roof pitch soffit.							
7.3.6.1		Carefully remove the section of damaged lath and plaster ceiling within the bedroom. Sloping soffit abutting the partition to the staircase/landing.							
7.3.6.2		Supply and install replacement chestnut riven laths to the underside of the timber floor joists. Install chestnut laths with a gap of about 10mm between each lath, stagger in bays of approximately 1m.							
7.3.6.3		Apply pricking up coat of lime plaster with lime putty and well graded sand to ratio 1:2.5 (two and a half). Horse hair to be added at approximately 7kg per m3.							
7.3.6.4		Apply second of floating coat of plaster. Lime plaster with lime putty and well graded sand to ration 1:3. Horse hair to be added to approximately 5kg per m3.							
7.3.6.5		Apply finishing coat. Lime putty and fine sand. One part lime putty to one part fine sand or two parts lime putty to three parts fine sand to a thickness of 2-5mm.							
		Finishing coat to be feathered to the existing retained plaster ceiling within the entrance, and left ready for redecoration.							
7.3.6.6		Contractor to report on the condition of the timber rafter to the truss along the line of the dormer window opening, following the opening up of the plaster finish to the ceiling/soffit.							
7.3.6.7		Provisional sum of £4000 for the potential repair of the timber roof structure in this location. Scarf joint repair to the end of the timber rafter.				PS	£	4,000.00	

	To be investigated by Hutton and Rostron following the opening up of the lath and plaster ceiling/soffit.						
	Client option						
Note	The reason for the cracking to the plaster and movement of the ceiling is a result of the cutting of the timber roof purlin to make the dormer window opening. The installation of timber support beneath the roof rafter to the left of the window opening will help reduce the potential for movement.					Note	
	Contractors design element						
7.3.6.8	To the line of the roof rafter, form a timber studwork wall to create a built in cupboard or shelf unit for the bedroom. The contractor to appoint carpenter to design and draft up options for the formation of a built in storage space for the bedroom. Timber stud wall to be fixed to the underside of the timber roof rafter.						
7.4	Refurbishment						
7.4.1	Refurbishment - Kitchen						
	Contractors design element						
7.4.1.1	Contractor to appoint Howdens Trade to design and install replacement kitchen to the revised kitchen and dining room area of the property. Installation to be designed to suit the space of the provided with the opening up of the removed partition wall. Outline kitchen design developed by Howdens Trade included in specification, Appendix 5 Finalised design for kitchen installation and configuration of the space to be reviewed and approved by the CA.						
7.4.1.2	Kitchen layout to include for a layout allowing for space for a free standing oven and hob and below counter space for a refrigerator and dishwasher. No integrated services to be included.					Note	
7.4.1.3	Supply and install Howdens Trade Allendale shaker style kitchen base units and wall mounted cupboards, to suit approved arrangement. Unit cupboard doors to be beaded shaker, colour Pebble. Ensure all cupboards and doors have soft closing mechanisms. https://www.howdens.com/kitchens/fitted-kitchens/allendale/allendale-pebble Kitchen counter worktop to be oak timber effect laminate. https://www.howdens.com/kitchens/kitchen-surfaces/worktops/howdens-3m-x-38mm-square-edge-linear-oak-effect-laminate-worktop-wh2560 Brushed nickel effect handles to the cupboard doors.						
7.4.1.4	Supply and install stainless steel basin and drainage board. Install brushed nickel swan necked mixer tap.						
7.4.1.5	Supply and install new ceramic wall tiles to the perimeter of the kitchen, installed as splash tiles above the line of the new kitchen worktop. Tiles to be Topps Metro gloss tiles, 20cm x 10cm. Laid in brickwork style. Grout tile joints with white grout.						
7.4.1.6	Supply and install cook hob extract vent to the kitchen wall over the position of the oven/cooker. Air extractor to be vented outside to rear elevation. Form penetration to the external wall at high level for the kitchen cooker extractor to be vented through the rear elevation.						
	Cooker hob ventilation extract hood to be designed as part of the Howdens Trade kitchen installation, to be approved by the CA.						
7.4.1.7	Supply and install new extractor vent to the ceiling of the kitchen, to the location of the existing. Mechanical ventilation to be Vent-Axia VASF100T VASF100 Rectangular Wall Mounted Extractor Fan, or similar approved.						
7.4.1.8	Supply and install 1no surface mounted LED light fittings to the ceiling of the kitchen. Light fitting to be 3no spot ceiling plate fitting with LED lamps. Fitting to be John Lewis Astro Ascoli, or similar approved. https://www.johnlewis.com/astro-ascoli-3-spotlight-ceiling-plate-white/p4846049 Lighting to be wired to the existing light switch circuit.						
7.4.1.9	Allow to remove the existing electrical socket covering plates installed above the kitchen worktops and replace with new. Supply and install 3no MK Base twin sockets. Supply and install 2no MK Base 13A Switched Fused Spurs for the fridge and dishwasher. Supply and install 1no MK Base Fan Isolator Switch.						
7.4.1.10	To the floor throughout the kitchen dining room, supply and install timber effect vinyl flooring. Flooring to be Karndean, Van Gogh gluedown luxury vinyl flooring, Warm brushed Oak, product code: VGW121T. To be installed strictly in accordance with the manufacturers guidelines. https://www.karndean.com/en-gb/floors/products/warm-brushed-oak-vgw121t						
7.4.1.11	Prior to laying vinyl floor, contractor to advise on the condition of the existing floor screed surface. Advise on the need to prepare and coat floor with a latex levelling screed.					Note	
7.4.1.12	Apply latex levelling screed to the entire floor area of the kitchen dining room to ensure a suitably level surface for the installation of the floor covering.						
7.4.1.13	To the face of the chimney breast supply and install 2no wall mounted light fittings. Exact positions to be marked out on site. Chase out wall to allow for new wiring and reinstate with patch repair to plaster finish. Light fittings to be John Lewis Rodos antiaq brass wall lamp. https://www.johnlewis.com/john-lewis-rodos-wall-light-antique-brass/p112256042						
7.4.1.14	Supply and install 2no replacement white column radiators to the reconfigured kitchen dining room space. Contractor to appoint heating engineer to determine heat loads for the space and therefore there correct sized radiators to provide sufficient heat output. Radiators to be installed to partition wall to entrance landing and party wall to neighbouring property, to suit revised kitchen layout. Ensure pipework to radiators are low level surface mounted.						
7.4.1.15	Prepare designed layout plan for central heating alterations to be reviewed and approved by the CA and Client.						
7.4.2	Refurbishment - Bathroom / shower						
	Contractors design element						

7.4.2.1	Contractor to arrange for the appointment of Victorian Plumbing to design the replacement bathroom and shower fittings to the ground floor bathroom, to be approved by the CA. Present bathroom design package and specification to the CA for review and approval with the client. Bathroom to be designed to fit the current layout of wash basin, toilet and bath/shower arrangement.					
7.4.2.2	Supply and install replacement bath tub with wall mounted mains connected shower installation. Configuration as existing. Bath / shower installation to allow for glazed screen.					
7.4.2.4	Supply and install replacement wash basin, to the existing position. Installation to be pedestal wash basin with centrally mounted mixer lever tap					
7.4.2.5	Supply and install replacement toilet. Installation to be traditional closed coupled toilet and cistern with soft close toilet seat.					
7.4.2.6	Supply and install new porcelain wall tiles to the walls throughout the bathroom. Tiles to be Topps Inara ceramic tiles, 60.5cm x 30.5cm Rectangular. Colour to be Cloud. Grout to be White. https://www.toppstiles.co.uk/bathroom-tiles/inara?_gl=1*zn2e13*_up*MQ_*_gs*MQ_&qclid=CjwKCAIA9a9BhBtEiwAbKg6fi26DVWRFjnmqp78fovGA_kzIoJZKROqDkdcl-h7tpGi6747Z-JKPBoCqe8QAvD_BwE#selection.product_colour=Cloud					
7.4.2.7	To the existing floor screed surface, apply a latex levelling screed to ensure that the floor surface is suitable for the installation of a new tiled floor finish.					
7.4.2.8	To the floor of the bathroom, supply and install rigid core luxury vinyl flooring tiles. Flooring to be Karndean, Van Gogh ridge core, Cotswold Stone, product code: RKT2405. To be installed strictly in accordance with the manufacturers guidelines. https://www.karndean.com/en-gb/floors/products/cotswold-stone-rkt2405?room=60885					
7.1.7.9	Supply and install 2no ceiling mounted light fittings to the ground floor bathroom. Light fittings to be Phillips Doris LED surface mounted bulkhead light fittings. Connect up to the existing lighting circuit and pull cord switch. https://www.johnlewis.com/philips-doris-led-flush-bathroom-light-white/p112703706					
7.1.7.10	Supply and install replacement extractor vent to the rear elevation wall of the bathroom, to the location of the existing. Like for like replacement with Vent-Axia VASF100T VASF100 Rectangular Wall Mounted Extractor Fan, or similar approved.					
7.1.7.11	Replace existing radiator with new wall mounted heated towel rail. Towel rail to be Toreno Heated Towel Rail. Size 1600mm and width 500mm. Finish to be chrome. Or similar to be approved by the CA. https://www.victorianplumbing.co.uk/straight-standard-towel-rail-22mm-w500-x-h1600mm-chrome?sku=COL005&preSelected=true Heating engineer to confirm design requirements for radiator size and heat output for the size and use of the bathroom.					
7.1.7.12	Supply and install toilet roll holder.					
7.4.3	Refurbishment - Storage room					
7.4.3.1	Retain the existing storage unit and counter top					
7.4.3.2	To the existing floor screed surface, apply a latex levelling screed to ensure that the toilet WC floor surface is suitable for the installation of a new tiled floor finish. To the floor of the storage room, supply and install rigid core luxury vinyl flooring tiles. Flooring to be Karndean, Van Gogh ridge core, Cotswold Stone, product code: RKT2405. To be installed strictly in accordance with the manufacturers guidelines. https://www.karndean.com/en-gb/floors/products/cotswold-stone-rkt2405?room=60885					
7.4.4	Ground floor bathroom lobby					
	Contractors design element					
7.4.4.1	Contractor to appoint Howdens Trade to design and install replacement utility unit and worktop to the rear extension lobby area of the property. Installation to be designed to suit the space to provide washing machine location. Outline utility unit design developed by Howden Trade included in specification, Appendix 5 Finalised design for base unit and worktop installation and configuration of the space to be reviewed and approved by the CA.					
7.4.1.2	Base unit and worktop to include for a layout allowing for space for a free standing washing machine.					
7.4.1.3	Supply and install Howdens Trade Allendale shaker style kitchen base units, to suit approved arrangement. Unit cupboard doors to be beaded shaker, colour Pebble. https://www.howdens.com/kitchens/fitted-kitchens/allendale/allendale-pebble Kitchen counter worktop to be oak timber effect laminate. https://www.howdens.com/kitchens/kitchen-surfaces/worktops/howdens-3m-x-38mm-square-edge-staved-oak-effect-laminate-worktop-wtp0460 Brushed nickel effect handles to the cupboard doors.					
7.4.1.4	Existing plumbing to this location to be altered to allow for the removal of a basin and tap and the installation of connections for the washing machine mains water supply pipework.					
7.4.1.5	Adjust existing waste drainage for the removed basin to suit waste drainage connections the for a washing machine.					
7.4.1.6	To the floor of the bathroom lobby, supply and install rigid core luxury vinyl flooring tiles. Flooring to be Karndean, Van Gogh ridge core, Cotswold Stone, product code: RKT2405. To be installed strictly in accordance with the manufacturers guidelines. https://www.karndean.com/en-gb/floors/products/cotswold-stone-rkt2405?room=60885					
7.4.1.7	Prior to laying vinyl floor, contractor to advise on the condition of the existing floor screed surface. Advise on the need to prepare and coat floor with a latex levelling screed.					
7.4.1.8	Apply latex levelling screed to the entire floor area of the lobby to ensure a suitably level surface for the installation of the floor covering.					

7.4.5	Entrance lobby						
7.4.5.1	To the face of the chimney breast supply and install 2no wall mounted light fittings. Exact positions to be marked out on site. Chase out wall to allow for new wiring and reinstate with patch repair to plaster finish.						
	Light fittings to be John Lewis Rodos anticuq brass wall lamp.						
	https://www.johnlewis.com/john-lewis-rodos-wall-light-antique-brass/p112256042						
7.4.5.2	To the floor of the main entrance lobby, supply and install timber effect vinyl flooring. Flooring to be Karndean, Russet Character Oak, product code: KP163. To be installed strictly in accordance with the manufacturers guidelines.						
	https://www.karndean.com/en-gb/floors/products/russet-character-oak-kp163?room=60887						
7.4.5.3	Prior to laying vinyl floor, contractor to advise on the condition of the existing floor screed surface. Advise on the need to prepare and coat floor with a latex levelling screed.						
7.4.5.4	Apply latex levelling screed to the entire floor area of the entrance lobby to ensure a suitably level surface for the installation of the floor covering.						
7.4.5	Living room						
7.4.5.1	To the face of the chimney breast supply and install 2no wall mounted light fittings. Exact positions to be marked out on site. Chase out wall to allow for new wiring and reinstate with patch repair to plaster finish.						
	Light fittings to be John Lewis Rodos anticuq brass wall lamp.						
	https://www.johnlewis.com/john-lewis-rodos-wall-light-antique-brass/p112256042						
7.4.5.2	Prior to laying new carpet, contractor to advise on the condition of the existing floor screed surface. Advise on the need to prepare and coat floor with a latex levelling screed.						
7.4.5.3	Apply latex levelling screed to the entire floor area of the living room to ensure a suitably level surface for the installation of the new carpet.						
7.5	Redecoration						
7.5.1	Ground floor redecoration						
	Ceilings						
7.5.1.1	Prepare and decorate the newly skimmed plaster ceilings to the kitchen area and entrance lobby of the ground floor of the property. Decorate ceilings with 1no mist coat and 2no top coats of Earthborn lime plaster claypaint. Colour, Brilliant White.						
	https://earthbornpaints.co.uk/paint/claypaint/						
7.5.1.2	To all retained ceilings, rub down, prepare and redecorate ceilings throughout the ground floor of the property. Redecorate with 2no coats of Dulux Trade vinyl matt emulsion. Colour, Brilliant White.						
	Walls						
7.5.1.3	To all ground floor walls that have been replastered, allow to prepare and decorate lime plaster finish with breathable paintwork finish. Decorate plastered walls with 1no mist coat and 2no top coats of Earthborn lime plaster claypaint. Colour, Feather pillow (tbc).						
7.5.1.4	Contractor to allow for up to three paint colour samples to be applied to the surface of the plastered walls prior to final decision of wall colour to be confirmed.						
7.5.1.5	To all walls throughout the ground floor, including entrance lobby, living room and kitchen, which have not been replastered, allow to prepare and redecorate. Rub down and remove all loose and flaking paint, and take back to sound surface.						
7.5.1.6	Redecorate all internal walls with 1no mist coat and 2no top coats of Earthborn lime plaster claypaint. Colour, Feather pillow (tbc).						
	Joinery						
7.5.1.7	Rub down, prepare and redecorate all timber skirting boards throughout the ground floor of the property. Redecorate timber skirting boards with 2no coats of Dulux Trade quick drying satinwood paint. Colour to be Brilliant White.						
7.5.1.8	Rub down prepare and redecorate the internal faces of all timber window frames and metal framed casement windows throughout the ground floor. Redecorate internal faces of windows with 2no coats of Dulux Trade quick drying satinwood paint. Colour to be White.						
7.5.1.9	Rub down, prepare and redecorate all timber window boards throughout the ground floor of the property. Redecorate timber window boards with 2no coats of Dulux Trade quick drying satinwood paint. Colour to be Brilliant White.						
7.5.1.10	Rub down, prepare and redecorate all internal timber doors and frames throughout the ground floor of the property. Redecorate timber doors with 2no coats of Dulux Trade quick drying satinwood paint. Colour to be Brilliant White.						
	Radiators and pipework						
7.5.1.11	Prepare and redecorate all retained metal panel radiators and associated exposed pipework to the ground floor. Radiators to be decorated with 2no coats of Dulux Trade quick drying gloss. Colour, White.						
7.5.2	First floor redecoration						
	Ceilings						
7.5.2.1	Prepare and decorate the newly skimmed plaster ceilings to the first floor of the property. Decorate ceilings with 1no mist coat and 2no top coats of Earthborn lime plaster claypaint. Colour, Brilliant White.						
	https://earthbornpaints.co.uk/paint/claypaint/						
7.5.1.2	To all retained ceilings, rub down, prepare and redecorate ceilings throughout the ground floor of the property. Redecorate with 2no coats of Dulux Trade vinyl matt emulsion. Colour, Brilliant White.						

		Walls							
7.5.1.3		To all ground floor walls that have been replastered, allow to prepare and decorate lime plaster finish with breathable paintwork finish. Decorate plastered walls with 1no mist coat and 2no top coats of Earthborn lime plaster claypaint. Colour, Feather pillow (tbc).							
7.5.1.4		Contractor to allow for up to three paint colour samples to be applied to the surface of the plastered walls prior to final decision of wall colour to be confirmed.							
7.5.1.5		To all walls throughout the first floor landing and 2no bedrooms, which have not been replastered, allow to prepare and redecorate. Rub down and remove all loose and flaking paint, and take back to sound surface.							
7.5.1.6		Redecorate all internal walls with 1no mist coat and 2no top coats of Earthborn lime plaster claypaint. Colour, Feather pillow (tbc).							
		Joinery							
7.5.1.7		Rub down, prepare and redecorate all timber skirting boards throughout the first floor of the property. Redecorate timber skirting boards with 2no coats of Dulux Trade quick drying satinwood paint. Colour to be Brilliant White.							
7.5.1.8		Rub down prepare and redecorate the internal faces of all timber window frames throughout the first floor. Redecorate internal faces of windows with 2no coats of Dulux Trade quick drying satinwood paint. Colour to be White.							
7.5.1.9		Rub down, prepare and redecorate all timber window boards throughout the first floor of the property. Redecorate timber window boards with 2no coats of Dulux Trade quick drying satinwood paint. Colour to be Brilliant White.							
7.5.1.10		Rub down, prepare and redecorate 2no timber doors and frames throughout the first floor of the property. Redecorate timber doors with 2no coats of Dulux Trade quick drying satinwood paint. Colour to be Brilliant White.							
		To the eastern bedroom, rub down prepare and redecorate the existing retained timber fitted wardrobes							
		Radiators and pipework							
7.5.1.11		Prepare and redecorate all retained metal panel radiators and associated exposed pipework to the first floor. Radiators to be decorated with 2no coats of Dulux Trade quick drying gloss. Colour, White.							
7.6		Carpet installation							
		Ground floor							
7.6.1		Supply and install new broadloom carpet to the ground floor living room. Carpet to be Carpetright Zanzibar loop pile carpet wool carpet. Colour, Burleywood. Or similar approved. https://www.carpet-right.co.uk/carpet/zanzibar-de-luxe							
7.6.2		Supply and install new carpet underlay to the ground floor living room.							
7.6.3		Supply and install bronze carpet threshold bars to the junction of the living room and the entrance lobby.							
		First floor							
7.6.4		Supply and install new broadloom carpet throughout the first floor and the staircase. Carpet to be Carpetright Zanzibar loop pile carpet wool carpet. Colour, Burleywood. Or similar approved. https://www.carpet-right.co.uk/carpet/zanzibar-de-luxe							
7.6.5		Supply and install new carpet underlay throughout the first floor and staircase.							
7.6.6		Supply and install bronze carpet threshold bars to the opening of each first floor room.							
8		External storage room							
			Quantity	Unit	Rate		Total		
8.1		Timber structure							
		Timber rafter plate, which also formed the door opening lintel, as evidenced decay.							
7.3.5.1		Allow for the installation of suitable temporary structural support to the underside of the timber rafter plate, allowing for the cutting away and replacement of the defective/decayed sections of the lintel. Allow for propping to rafter feet during works and for secure bearing onto new lintel. Contractor to appoint temporary works engineer to design support based on roof structure loading.							
7.3.5.2		Cut out and remove defective section of the timber rafter plate which abuts the stonework west facing elevation of the cottage. Cut away at least 500mm over the door opening, but ensure that timber is cut back to sound timber and 100mm beyond the line of evidenced decay.							
7.3.5.3		Supply and install replacement timber to be spliced into the existing retained rafter plate. New timber plate and lintel to be kiln or air dried oak and fixing with mechanical fixings. Design of timber replacement lintel and the jointing between the timber roof structure to be undertaken in a like for like manner. Details to be reviewed and approved by Hutton and Rostron.							
		Purlin repairs							
7.3.5.4		Cut out and remove defective section of the 2no timber purlins which abuts the stonework west facing elevation of the cottage. Cut away at least 500mm of the purlins, but ensure that timber is cut back to sound timber and 100mm beyond the line of evidenced decay.	2	items					
7.3.5.5		Supply and install new timber purlin to be partnered to the existing retained roof purlin. New section of timber purlin to match the dimensions of the existing retained, and to be kiln or air dried oak and fixing with mechanical fixings. Design of timber replacement lintel and the jointing between the timber roof structure to be undertaken in a like for like manner. Details to be reviewed and approved by Hutton and Rostron.							
8.2		Redecoration							

