	(10) PREPARED SITE				
	DEMOLITION AND ALTERATIONS				
	DEMOLITION				
	General clearance				
A	remove contents from cottage; dispose	item			
	Demolishing parts of structures				
B	Timber floor and boarding	m2	40		
	ALTERATIONS				
	Removing				
C	fittings and fixtures; windows and sills	nr	4		
D	fittings and fixtures; staircase	nr	1		
E	coverings; slate roofing	m2	63		
	Building up				
F	openings or recesses in existing structures; detailed description 600x900; making good structure and finishings	nr	4		
G	openings or recesses in existing structures; fireplaces; making good structure and finishings	nr	2		
	TREATMENT / REPAIRS				
	Render and plaster repairs				
H	repair lime mortar wall finish	m2	312		
	Brick, block and masonry repair or replacement				
J	repoint stone masonry with lime mortar	m2	42		
	EXCAVATION AND EARTHWORK				
	EXCAVATION				
	Excavation				
K	reduce levels; by hand; maximum depth < 2.00 m	m3	2		

	(Cont) EXCAVATION AND EARTHWORK **(Cont) EXCAVATION**				
	Extra on excavation items for				
A	breaking up existing concrete	m3	2		

COLLECTION

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(10) PREPARED SITE
Carried to Summary

	(22) INTERNAL WALLS PARTITIONS				
	WOODWORK				
	STRUCTURAL AND FIRST FIXINGS				
	Carcassing; walls or partitions				
A	cross-section dimensions 150 x 44 mm; double sole plate	m	3		
B	cross-section dimensions 150 x 44 mm; double head plate	m	3		
C	cross-section dimensions 150 x 44 mm; bridging	m	3		
D	cross-section dimensions 150 x 44 mm; studs	m	36		

COLLECTION

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(22) INTERNAL WALLS PARTITIONS
Carried to Summary

	(23) FLOORS, GALLERIES				
	WOODWORK				
	STRUCTURAL AND FIRST FIXINGS				
	Carcassing; floors or flat roofs				
A	cross-section dimensions 225 x 44 mm; bearers bolted to stone walls	m	18		
B	cross-section dimensions 225 x 44 mm; joists	m	102		
C	cross-section dimensions 225 x 44 mm; trimmers	m	4		

COLLECTION

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(23) FLOORS, GALLERIES
Carried to Summary

	(27) ROOFS				
	WOODWORK				
	STRUCTURAL AND FIRST FIXINGS				
	Carcassing; pitched roofs				
A	cross-section dimensions 100 x 75 mm; wall plate	m	3		
B	cross-section dimensions 150 x 44 mm; rafters	m	16		
C	cross-section dimensions 225 x 44 mm; bearers	m	3		

COLLECTION

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(27) ROOFS
Carried to Summary

	(31) EXTERNAL WALLS: COMPLETIONS WITHIN OPENINGS				
	METALWORK				
	NON-STRUCTURAL				
	Composite items; doors				
A	hardwood timber door	nr	1		
	Composite items; windows				
B	Painted timber (accoya) windows to replace existing with 18mm tricoya painted black in place of glass. Window frame to match traditional sliding sash style.1022 x 800mm	nr	2		

COLLECTION

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(31) EXTERNAL WALLS: COMPLETIONS WITHIN OPENINGS
Carried to Summary

	(33) FLOORS GALLERIES; COMPLETIONS				
	METALWORK				
	NON-STRUCTURAL				
	Composite items; doors				
A	timber floor hatch; 1200x800 mm	nr	1		

COLLECTION

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(33) FLOORS GALLERIES; COMPLETIONS
Carried to Summary

	(41) WALL FINISHES GENERALLY				
	CONCRETE WORK				
	PRECAST CONCRETE / COMPOSITE CONSTRUCTION / STONE FACED CONCRETE PANELS				
	Copings				
A	concrete coping; 500mm wide	m2	4		
	FLOOR WALL AND CEILING FINISHINGS				
	BOARD FINISHES				
	Walls; work of a repairing nature				
	150mm EPS insulation and render system				
B	> 300 mm wide	m2	23		

COLLECTION

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(41) WALL FINISHES GENERALLY
Carried to Summary

	(42) WALL FINISHES INTERNALLY				
	FLOOR WALL AND CEILING FINISHINGS				
	BOARD FINISHES				
	Walls				
A	Gyproc cement board screw fixed to timber studs				
B	> 300 mm wide	m2	6		

COLLECTION

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(42) WALL FINISHES INTERNALLY
Carried to Summary

	(47) ROOF FINISHES				
	ROOFING, CLADDING AND WATERPROOFING				
	SLATE AND TILE COVERINGS				
	Coverings				
A	Blue/ black Spanish natural slate on breather membrane and treated battens	m2	63		
	Verges				
B	proprietary slate verge	m	15		
	Ridges				
C	proprietary slate verge	m	12		
	RIGID SHEET COVERINGS AND DECKING				
	Coverings				
D	100mm steel insulated sheeting, fixed to timber joists				
E	sloping; > 15 - < 25 degrees; > 300 mm	m2	8		
	Flashings				
F	proprietary steel flashings	m	8		
	DRAINAGE				
	DISPOSAL ABOVE GROUND				
	Pipes; cast aluminium				
G	80mm diameter, bracket fixed to rendered stonework	m	11		
	Gutters; cast aluminium				
H	100mm half round	m	27		
J	Extra; fittings; gables	nr	6		
K	Extra; fittings; outlets	nr	3		

COLLECTION

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(47) ROOF FINISHES
Carried to Summary

	(50) SITE SERVICES (MAINLY PIPED AND DUCTED)				
	DRAINAGE				
	DISPOSAL BELOW GROUND				
	Excavating trenches; pipes < 250 mm nominal diameter				
A	average depth 500 mm	m	14		
	Disposal;				
B	ground water	item			
C	surface water	item			
	Beds and surrounds				
D	width 500 mm and thickness 500 mm; pipe diameter 150 mm	m	14		
	Pipes; pvc				
E	nominal diameter 100 mm	m	14		
	Soakaways; proprietary concrete rings filled wit approved drainage stone				
F	1200 mm diameter internal dimensions; 1000 - 2000 mm deep	nr	2		

COLLECTION

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(50) SITE SERVICES (MAINLY PIPED AND DUCTED)
Carried to Summary

SUMMARY	**Page No.**
(10) PREPARED SITE	1/3
(22) INTERNAL WALLS PARTITIONS	2/2
(23) FLOORS, GALLERIES	3/2
(27) ROOFS	4/2
(31) EXTERNAL WALLS: COMPLETIONS WITHIN OPENINGS	5/2
(33) FLOORS GALLERIES; COMPLETIONS	6/2
(41) WALL FINISHES GENERALLY	7/2
(42) WALL FINISHES INTERNALLY	8/2
(47) ROOF FINISHES	9/2
(50) SITE SERVICES (MAINLY PIPED AND DUCTED)	10/2

TOTAL AMOUNT TO FORM OF TENDER

Note: This Bill of Quantities contains pages numbered 1/1 to 10/2.