

Trumax Building

Limited

12 January 2024

**Estimate for repair/reinstatement & conversion of Tithe Barn Owston Ferry
For Mr Adrian Axe, The Hall, Station Road, Owston Ferry.
Preliminary Drawings 1 to 4 of 4 Howard J Wroot Ltd
Specification to NHBC Standards**

A. Initial Site Works

1. Risk Assessment - Risks Associated with works for clearing out barn and making safe

- i) Risks from live services.
 - ii) Uncontrolled collapse of building or parts thereof.
 - iii) Falling materials
 - iv) Falls from height
 - v) Hazardous materials on site.
 - vi) Excess noise and vibration on site.
 - vii) Risks from traffic on site and passing.
 - viii) Risks from uncontrolled fire.
 - ix) Risks to surrounding users and adjacent buildings.
1. Erect safety fencing around the perimeter of the barn hire period 6 months.
 2. Implement a Dust Management Plan.
 3. Implement a Site Control Management Plan in accordance with the CDM Regulations.
 4. Erect structural scaffold end gable wall and remaining elevations hire period 6 months.
 5. Disconnect all live services
 6. Safely clear out building debris following collapse from top down using a “Cherry Picker” , safely store all elements of building – roof trusses, roof tiles and bricks that are to be re-used in the repair/conversion works.
 7. Take down any further unsafe elements of the structure and store.
 8. Should any hazardous materials be found on site these will be removed prior to demolition by a specialised contractor.

Trumax Building

Limited

2. Making good and safe works existing building.

1. Remove existing windows, doors and frames including barn doors.
2. Cut out all defective and perished brickwork under engineer's supervision.
3. Renew in accordance with approved specification.
4. Rebuild all walls as shown on Plans incorporating new openings and fitting lintels.

B. Building Works

1. Renew roof structure and covering make wind and watertight

1. Repair existing roof trusses and reused where able.
2. Manufacture and install new trusses as necessary.
3. Provide and fit all new roof rafters, lathes, breathable roofing felt and insulation.
4. Carefully tie roof into gable walls and adjacent dwelling.
5. Carefully frame out all window and door openings and cover.

2. Internal Works.

1. Take up and remove existing ground floor, excavate to accept new floor with 200mm insulation.
2. Lay new solid floor with insulation laid beneath floor slab.
3. Fit new all new internal steelwork.
4. Provide and fit first floor silent floor joists and decking.
5. Provide and fit all new heritage windows and doors making fully weather tight.
6. Complete first fix joinery building all stud walls and framing out external walls.
7. Build new solid internal walls from slab
8. Complete first fix electrical wiring to client's specification.
9. Complete first fix plumbing to client's instruction.
10. Insulate between studs of external walls and internal walls as specified.
11. Plasterboard throughout, lay insulation between first floor joists and to roof void.
12. Complete plastering.
13. Lay ground floor incorporating under floor heating pipework as required.
14. Complete 2nd fix joinery to client specification
15. Complete 2nd fix electrical work to client specification
16. Complete 2nd fix plumbing to client specification including provision of boiler
17. Provide and fit Bathrooms to PC sum.
18. Provide and fit Kitchen and Utility units etc. PC Sum.
19. Provide and fit wardrobes PC sum.

Trumax Building

Limited

C. Other Works

1. Decoration

1. Provide and apply undercoat to all new plastered surfaces.
2. Provide and apply wood stain (first coat) or undercoat to timber work.
3. Provide and apply satin finish final coat to all plastered surfaces.
4. Provide and apply final wood stain finish to timber or gloss paint finish.
5. Weather dependant stain and finish all external woodwork.
6. Remove scaffolding

2. Site Works & landscaping

1. Excavate all drain runs and lay pipework and manholes.
2. Connect foul sewer pipe to existing connection.
3. Fill and level all trenches.
4. Excavate and lay, driveway, parking area surrounding footpath.
5. Erect perimeter fencing and lay lawn turf to garden area.
6. Clear site leave clean and tidy

D. General Notes

1. PC (Prime Cost) items subject to client's specification.

1. Bathrooms and GF WC £15,000 including tiling.
2. Kitchen £20,000 including half wall tiling and Floor tiling.
3. Utility £5,000 includes splashback tiling only.
4. Wardrobes £15,000
4. Internal doors at £100/door
5. Standard softwood staircase only with barley twist spindles.

2. VAT is applicable at the standard rate of 20% on all the works carried out in connection with this building.

All for the sum of **£430,000 plus VAT**

VAT @ 20%

£86,000

Total

£516,000