

# St James Church Haydock

## Schedule of Timber Repairs and Treatments

17th November 2015

Item	Quantity	Rate	£
<b>South Aisle (South Wall)</b>			
Erect temporary Hording to exterior of the Aisle using hoarding fencing approx 2 metres high	1 no	681	681
Remove pews and store along the north temporary wall.	1 no	265	265
Erect internal Timber frame using 100mm x 50mm studding along south aisle covered with 2.4m x 1.2m x 12mm sterling board. Access door should be double bolted and pad locked for security.	1 item	1690	1690
Allow for sheeting up areas of the South Aisle floor with hardboard and heavy duty sheeting and covering pews.	1 item	292	292
Remove wallplaster from lower panels on the South Wall	1 item	308	308
Remove lower inner and outer brick panels and set aside bricks to be re-used where possible.	1 Item	1035	1035
Allow to fix 18 mm plywood sheeting over the timber frame where the brick panels have been removed.	1 Item	273	273
Remove all timber cover panels from the exterior of the timber framing on the South wall.	1 Item	486	486
Introduce temporary propping to midrail at approx 2m centres	1 Item	265	265
Cut out Oak sole plate in sections and cut back steel tie rods.	1 Item	925	925
Prepare New Oak sole plates in workshop and deliver to site and fix new Sole plate full width in sections (approx 4m per length). 220mm x 230mm Introduce DPC to the underside of the sole plate. Timber used to be 2 - 3 years Air Dried Oak	1 item	2480	2480
Take out and Renew intermediate posts up to the mid rail and form new post using 2 - 3 years Air Dried Oak to match existing section and form new tenon joint and a slip tenon joint to each section	6 No	285	1710
Allow a Provisional sum for a further two intermediate posts	2 No	285	570
Form new slip tenon joint between existing posts and sole plate	4 No	124	496
Cut back the decayed Main Posts approx 400 mm and form half lap in original section of Post and form new half lapped new section using 2 - 3 years Air Dried Oak to match existing section including new tenon joint.	4 No	557	2228
Allow to renew metal tie rods to the main posts using 20 mm Stainless steel rods resin bolted to the existing masonry through the soleplate.	6 No	58	348
<b>Total works to South Aisle</b>			

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Refix the existing timber boards onto the face of the timber frame and screw and pellet back in position. The new soleplate and intermediate posts will be the full thickness of the frame and will not require a facing piece.	1 Item	786	786
Fix new lead flashing/ apron to the top of the of the soleplate	1 Item	660	660
Allow a P/Sum for the rebedding of the stone cill below the sole plate	1 P/Sum	500	500
Reinstate Brick panels using existing engineering bricks and a P/Sum of £500 included for new bricks to match existing to the exterior and Clay Common brick to the interior and bed on a traditional lime mortar mix. Include for stainless steel ties to fix to the timber frame.	1 item	3312	3312
Reseal around timber frame using polysulphide mastic to all sides except the bottom to allow moisture to escape.	1 item	365	365
Replaster the internal panels in a traditional Lime plaster allow 2 coats and wetting down in-between coats	1 item	1236	1236
Replace the pews to South Aisle	1 item	1236	1236
Clean up the Church and lift up temporary sheeting etc	1 item	248	248
Take down the temporary timber panelling and the external hoarding	1 item	486	486
Waste Skips	2 No	160	320
<b>Total works to South Aisle</b>			<b>23201.00</b>
<b>Main Entrance and West Gable of South Aisle</b>			
We would recommend that the area around the main entrance and the west gable are fully opened up to determine what works are required	1 item	120	120
Allow a Provisional sum for repairs to the timbers in this area	1 P/Sum	1500	1500
<b>Total Works Main Entrance and West Gable</b>			<b>1620.00</b>
<b>All Costs plus Vat @ 20%</b>			
<b>Other Works (Not Quoted)</b>			
Un-screw the heating pipes and remove radiators from the timber frame and blank off pipes.			
Reinstate radiators and pipes on completion of the works and refill the heating system			
Carry out redecoration works to timber frame and panels			
A final clean and polish of the Church			