

**Warwick Town Wall**  
**Condition Survey and Conservation Appraisal**

**V1.01 25.04.18**

**Budget Estimates of Urgent, Necessary and Desirable Works:** All rates based on existing schedules, comparables and the use of provisional sums where necessary. A figure of 15% has been applied to both preliminaries and contingency values

<b>Urgent</b>					
<b>Item</b>	<b>Zone No</b>	<b>Description of Work</b>	<b>Other notes</b>	<b>Unit</b>	<b>Total</b>
<b>1</b>	<b>Zone 21 to 28</b>	Lift and dispose of existing parapet walkway Excavate to a depth of 250mm with archaeologist in attendance Check drainage and allow to lay new gulley running along internal face of parapet wall with regular outlets Lay new 150mm well compacted sub--base Lay resin-bound gravel or other approved surface to correct fall	Requires drainage survey and possible groundworks associated with new drainage	Prov Sum	£ 20,000.00
<b>2</b>	<b>Zone 6 to 12</b>	Cut back branches of trees that are close to or overhang the wall		Item	£ 800.00
<b>3.1</b>	<b>Zone 6</b>	Cut back vegetation at high level	Requires access scaffold	Item	£ 100.00
<b>3.2</b>		Carefully lift off stone copings and remove underlying root systems without disrupting further masonry		m3	£ 150.00
<b>3.3</b>		Apply glyphosate brush killer to any residual roots		Item	£ 50.00

3.4		Supply and cut 1 No new coping		Item	£ 200.00
3.5		Re-set copings and point joints between them		LM	£ 660.00
4.1	Zone 12	Cut back vegetation at high level	Work should be carried out from both sides using access scaffold Would benefit from access through door which would require step access to replace sloping concrete plinth	Item	£ 200.00
4.2		Carefully lift off stone copings and remove underlying root systems without disrupting further masonry		M3	£ 600.00
4.3		Apply glyphosate brush killer to any residual roots		Item	£ 50.00
4.4		Supply and cut 3 No new coping		Item	£ 600.00
4.5		Allow to stick together 2 No copings using dowels		Prov Sum	£ 200.00
4.6		Re-set copings and point joints between them		LM	£ 660.00
5	Zone 13	Set up monitoring of vertical crack	Structural engineering input required	Prov Sum	£ 500.00
6	Zone 23	Secure laminating stones (3 No) using pinning and grouting		Prov Sum	£ 300.00
7.1	Zone 25	Cut back all vegetation from wall	Access Scaffold required Allow all to dry out following improvements to drainage on parapet path	Item	£ 300.00
7.2		Cut back shrubs in front of wall		Item	£ 200.00
7.3		Using drills and other tools, remove root systems from the wall		Prov Sum	£ 500.00
7.4		Treat all areas with glyphosate brush killer		Item	£ 50.00
7.5		Deep tamp voids		M3	£ 150.00

7.6		Rake out and repoint all cracked and decayed joints (5 sq. m)		M2	£ 825.00
<b>Necessary</b>					
8	<b>Zone 1</b>	Rake out and repoint defective pointing (allow 10 sq. m)		M2	£ 1,650.00
9	<b>Zone 2</b>	Rake out and repoint defective pointing (allow 8 sq. m)		M2	£ 1,320.00
10	<b>Zone 3</b>	Rake out and repoint defective pointing (allow 6 sq. m)		M2	£ 990.00
11.1	<b>Zone 4</b>	Fill void with well compacted mortar		M3	£ 150.00
11.2		Remove vegetation		Item	£ 50.00
11.3		Rake out and repoint defective pointing (allow 6 sq. m)		M2	£ 990.00
12	<b>Zone 5</b>	Rake out and repoint defective pointing (allow 8 sq. m)		M2	£ 1,320.00
13	<b>Zone 6</b>	Rake out and repoint cracked pointing in stone and brickwork (allow 3 sq. m)	Access scaffold required	M2	£ 495.00
14	<b>Zone 7</b>	Rake out and repoint cracked pointing (allow 3 sq. m)	Access scaffold required	M2	£ 495.00
15	<b>Zone 8</b>	Rake out and repoint cracked pointing (allow 3 sq. m)	Access scaffold required	M2	£ 495.00
16.1	<b>Zone 9</b>	Rake out, deep tamp as required and repoint all joints in offset plinth (1 sq. m)	Access scaffold required	M2	£ 165.00
16.2		Rake out and repoint cracked joints in either locations (2 sq. m)		M2	£ 330.00
17.1	<b>Zone 10</b>	Rake out and repoint cracked pointing in stone and brickwork (allow 3 sq. m)	Access scaffold required	M2	£ 495.00

17.2		Remove defective flaunching from brickwork and replace with hydraulic lime mortar		Prov Sum	£ 250.00
17.3		Cut back vegetation from plinth		Item	£ 50.00
17.4		Apply glyphosate brush killer to all higher plants		Item	£ 50.00
17.5		Excavate joints in plinth offset to remove all plant material		Prov Sum	£ 100.00
17.6		Deep tamp and fill all joints in plinth offset		M3	£ 150.00
18.1	Zone 11	Rake out and repoint cracked pointing in stone and brickwork (allow 3 sq. m)	Access scaffold required	Prov Sum	£ 250.00
18.2		Remove defective flaunching from brickwork and replace with hydraulic lime mortar		Item	£ 50.00
18.3		Cut back vegetation from plinth		Item	£ 100.00
18.4		Apply glyphosate brush killer to all higher plants		Item	£ 50.00
18.5		Excavate joints in plinth offset to remove all plant material especially root system on right side		Prov Sum	£ 100.00
18.6		Allow to lift and re-set 3 No large plinth stones		LM	£ 330.00
18.7		Deep tamp and fill all joints in plinth offset		M3	£ 150.00
19	Zone 12	Cut away edge of concrete plinth and fill gap between this and stonework with hydraulic lime mortar		LM	£ 330.00
20	Zone 13	Cut out, deep tamp as required and repoint vertical joint behind tree		Prov Sum	£ 200.00
21	Zone 22	Rake out and repoint all cracked and decayed joints (2 sq. m)	Access scaffold required	LM	£ 330.00

<b>22</b>	<b>Zone 23</b>	Rake out and repoint all cracked and decayed joints (3 sq. m)	Access scaffold required	LM	£ 495.00
<b>23.1</b>	<b>Zone 24</b>	Rake out and repoint all cracked and decayed joints (4 sq. m)	Access scaffold required	LM	£ 660.00
<b>23.2</b>		Drill out corroding iron bar and make good void		Prov Sum	£ 200.00
<b>24.1</b>	<b>Zone 26</b>	Cut back and remove all vegetation	Access scaffold required	Item	£ 200.00
<b>24.2</b>		Rake out and repoint all cracked and decayed joints on buttress (2 sq. m)		LM	£ 330.00
<b>25.1</b>	<b>Zone 27</b>	Cut back and remove all vegetation including moss	Access scaffold required Allow wall to dry out following improvements to drainage on parapet wall	Item	£ 100.00
<b>25.2</b>		Rake out and repoint all cracked and decayed joints (4 sq. m)		LM	£ 660.00
<b>26.1</b>	<b>Zone 28</b>	Cut back and remove all vegetation	Access scaffold required	Item	£ 100.00
<b>26.2</b>		Rake out and repoint joints as required (1 sq. m)		LM	£ 165.00
<b>27</b>	<b>Zone 29 to 31</b>	Remove all vegetation from walls and make good any voids	Access scaffold required	Prov Sum	£ 1,000.00
<b>Desirable</b>					
<b>28</b>	<b>Zone 1 to 5</b>	Take off and dispose of copings Provide new copings (25 No) overlapping wall by 40mm on each side and with drip cut on underside of each edge 8mm wide, 6mm deep and set 25mm from front edge		Item	£ 1,500.00
<b>29</b>	<b>Zone 7</b>	Remove cement render from plinth and repoint joints with hydraulic lime mortar		Prov Sum	£ 400.00
<b>30</b>	<b>Zone 12</b>	Drill out iron hasp and make good fractured stonework		Prov Sum	£ 300.00

<b>31</b>	<b>Zone 13 to 21</b>	Cut out loose, cracked or decayed pointing (including copings) and repoint (allow 30 sq. m in total)	Some access will be required	M2	£ 4,950.00
<b>32</b>	<b>Zone 15</b>	Remove rooting plant growth from weep holes		Item	£ 200.00
<b>33</b>	<b>Zones requiring access scaffolding</b>	Provision of access scaffold		Prov Sum	£ 20,000.00

<b>Sub Total</b>	<b>£ 69,790.00</b>
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<b>Structural Engineer Services</b>	£ 1,500.00
<b>Archaeologist Services</b>	£ 1,500.00
<b>Bat Survey</b>	£ 600.00
<b>Planning Consents/ Approvals</b>	£ 400.00
<b>Licences</b>	£ 500.00
<b>Drainage Survey</b>	£ 500.00

<b>Sub Total</b>	<b>£ 74,790.00</b>
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<b>Preliminaries at 15%</b>	£ 11,000.00
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<b>Sub Total</b>	<b>£ 85,790.00</b>
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<b>Contingency at 15%</b>	£ 8,500.00
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<b>TOTAL</b>	<b>£ 94,290.00</b>
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