




Ref	Location	Elevation image	Approx. Dims in mm	Ironmongery	Comments	Ref
iD7 FD30	GF Entrance Hall / Bed 1		Width: 710 Height:	Carefully take off, retain, refurbish and re-use ironmongery. <i>Fit intumescent seals and cold smoke seal to frame head and jamb rebates and install fire rated door closer.</i>	S/O will reduce due to plaster thickness. New frame to suit. Replace architrave with new, narrower but retain quirk moulding detail. <i>Door to be rehung so that swing opens into bed 1 and is free from steps.</i> <i>Door to be upgraded to achieve 30mins fire resistance. Door to be treated with Envirograph paint or varnish as per manufacturers specification.</i>	iD7 FD30
iD8	GF Bed 1		Width: 710 Height:		Take off door and set aside for possible re-use if other older doors not salvageable.	iD8 / iD31
iD9	GF Bed 1 / Ensuite 1		Width: 850 Height:	Carefully take off, retain, refurbish and re-use ironmongery.		iD9
iD10	GF Bed 1 / Ensuite 1		Width: 710 Height:		Carefully remove and retain including frames and architrave to be installed in new position iD31 – FF Bed 2 en-suite.	iD10
iD11	GF Bed 1 (formerly to stairs 1)	Remove door, frame, architrave etc to base of stair being retained	Width: 710 Height:	Reuse existing provide vanity lock.	Carefully remove and retain including frames and architrave to be installed in new position iD29 – GF Store / WC	iD11 / iD29
iD12	GF Entrance Hall / under stair 2	Narrow door to under-stair cupboard.	Width: 670 Height:	Retain and refurbish	Cut grid of 12 mm Ø holes across top and bottom of door to provide ventilation into under-stair cupboard. Approx. 4 rows high and 10 holes across. Mark out on site for approval.	iD12
iD13	GF Entrance Hall / Stair 2		Width: 850 Height:		Door and ironmongery retained.	iD13
iD14	GF Entrance Hall / Lobby	Post office hatch door	Width: 815 Height:	All new; Strap hinges, thumb latch to match existing.	Provide new butt and beaded framed ledged door for painting. Architraves to match existing.	iD14
iD15	GF Entrance				Strip out door, frame and remove from site.	iD15

<p>McNeil Beechey O'Neill Chartered Architects</p> <p>Lancaster House James Nicolson Link York YO30 4GR</p> 	<p>Client: The Farnedale Estate</p> <p>Project Title Mill Farm Holiday Cottages</p> <p>Page Title: Farmhouse Internal Door Schedule</p>	<p>Date: 08/15</p>	<p>By: jch</p>	<p>Rev b</p>
	<p>Job: MFF2</p>	<p>Dwg No: 460 T1</p>	<p>Part 1 of 4</p>	


Ref	Location	Elevation image	Approx. Dims in mm	Ironmongery	Comments Allow for general refurbishment of all doors, removing defunct fittings etc.	Ref
	Hall / Passage					
iD16 FD30	GF Entrance Hall / Store	Planked door retain	Width: 850 Height:	Fit intumescent seals and cold smoke seal to frame head and jamb rebates and install fire rated door closer	Refurbish door and frame. Door to be upgraded to achieve 30mins fire resistance. Door to be treated with Envirograph paint or varnish as per manufacturers specification.	iD16 FD30
iD17 FD30	GF Entrance Hall / Lounge	Existing legged and braced door. Flush panel fixed to inside face (lounge side).	Width: 850 Height:	Remove knob and plastic pull handle. Supply and fit new thumb latch to match. Fit intumescent seals and cold smoke seal to frame head and jamb rebates and install fire rated door closer.	Remove flush panel to face. Make good door etc. Door to be upgraded to achieve 30mins fire resistance. Door to be treated with Envirograph paint or varnish as per manufacturers specification.	iD17 FD30
iD18	GF Lounge / under stair 3	Plank door with three braces and central board. Flush panel fixed to one side.	Width: 655 Height:	Roller catch. Replace with thumb latch. Replace hinges with strap hinges.	Door forms part of timber plank wall. Remove flush panel to one side and refurbish inc. frame & architraves.	iD18
iD19	GF Lounge / Kitchen	Original six panel door with flush panel to one face.	Width: 827 Height:	Plastic handle and roller catch. Replace with rim lock in black iron finish with oval knob	Carefully remove and retain including frame to be installed in new position iD30 – FF Landing 1 / Bed 2	iD19
iD20	FF Landing 1 / former Cupboard	Flush door	Width: 1070 Height:	plastic	Double doors - To be removed.	iD20
iD21 FD30	FF Landing 1 / Bed 2	Upside down and cut down original six panel door,	Width: 730 Height:	Roller ball. Aluminum bolt Fit intumescent seals and cold smoke seal to frame head and jamb rebates and install fire rated door closer.	Retain frame and architrave take off, turn up the right way. Cut down to top of top rail and plant a new SW packer on top to increase depth of rail to suit height of opening. Door to be rehung to open onto landing so that swing is free from steps. Door to be upgraded to achieve 30mins fire resistance. Door to be treated with Envirograph paint or varnish as per manufacturers specification.	iD21 FD30
iD22	FF Landing 1 / former	Flush ply door cut in two.	Width: 610 Height:		To be removed.	iD22



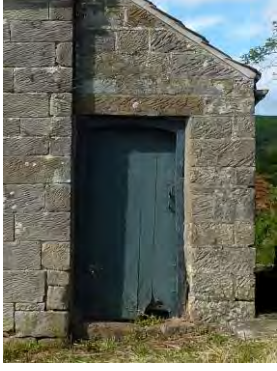

<p>McNeil Beechey O'Neill Chartered Architects</p> <p>Lancaster House James Nicolson Link York YO30 4GR</p> 	<p>Client: The Farnedale Estate</p> <p>Project Title Mill Farm Holiday Cottages</p> <p>Page Title: Farmhouse Internal Door Schedule</p>	<p>Date: 08/15</p>	<p>By: jch</p>	<p>Rev b</p>
	<p>Job: MFF2</p>	<p>Dwg No: 460 T1</p>	<p>Part 2 of 4</p>	



Ref	Location	Elevation image	Approx. Dims in mm	Ironmongery	Comments Allow for general refurbishment of all doors, removing defunct fittings etc.	Ref
	Boiler					
iD23	FF Landing 1 / (former Bathroom – new Ensuite 2)	Flush ply door	Width: 710 Height:		To be removed	iD23
iD24	FF Landing 1 / (former WC – new Ensuite 2)	Flush ply door	Width: 710 Height:		To be removed.	iD24
iD25 FD30	FF Landing 2 / Bathroom	Four panel door	Width: 760 Height:	Rim lock. Fit black iron finish bathroom indicator bolt. eg TBKS ironmongery ref B1513 <i>Fit intumescent seals and cold smoke seal to frame head and jamb rebates and install fire rated door closer</i>	To be rehung – opposite hand *Door to be lifted to suit raised acoustic floor. Take off door architraves and frames. Increase openings in walls as necessary. Re-fix frames and architraves make up to match as necessary – preferably using reclaimed. <i>Door to be upgraded to achieve 30mins fire resistance. Door to be treated with Envirograph paint or varnish as per manufacturers specification.</i>	iD25 FD30
iD26 FD30	FF Landing 2 / (former Bedroom 2 – new Bathroom)		Width: 760 Height:	<i>Fit intumescent seals and cold smoke seal to frame head and jamb rebates and install fire rated door closer</i>	Rehang door in raised up opening. Note as * on iD25 <i>Door to be upgraded to achieve 30mins fire resistance. Door to be treated with Envirograph paint or varnish as per manufacturers specification.</i>	iD26
iD27 FD30	FF Landing 2 / Bed 4		Width: 760 Height:	<i>Fit intumescent seals and cold smoke seal to frame head and jamb rebates and install fire rated door closer.</i>	Rehang door in raised up opening. Note as * on iD25 <i>Door to be upgraded to achieve 30mins fire resistance. Door to be treated with Envirograph paint or varnish as per manufacturers specification.</i>	iD27 FD30
iD28	FF Bed 3 / Cupboard	Legged and braced door	Width: 760 Height:	Sash lock. Plastic handles.	To be carefully removed and retain for re-use.	iD28
iD29	GF WC / Store (new location)		Width: 710 Height:	Retain thumb latch. Fit new black iron finish bathroom indicator bolt. eg TBKS	Re-use door iD11. Form opening in new stud partition to suit. New architraves and frame	iD29

Ref	Location	Elevation image	Approx. Dims in mm	Ironmongery	Comments	Ref
				ironmongery ref B1513. – as iD25	Allow for general refurbishment of all doors, removing defunct fittings etc. to match existing.	
iD30 FD30	FF Bed 2		Width: 827 Height:	Re-use hinges. New black iron rim lock with oval knobs. <i>Fit intumescent seals and cold smoke seal to frame head and jamb rebates and install fire rated door closer.</i>	Re-use door iD19. New opening in solid wall to suit. New frame and architrave. Remove flush panel and make good door. <i>Door to be upgraded to achieve 30mins fire resistance. Door to be treated with Envirograph paint or varnish as per manufacturers specification.</i>	iD30 FD30
iD31	FF Bed 2 / Ensuite 2		Width: 710 Height:	Re-use ironmongery	Re-use iD10 legged and braced door. Make good as necessary. Re-use frame. New architrave to suit.	iD31
iD32	FF		Width: Height:	Pair black iron pull handles – face fix. Carlisle brass double ball catch top and bottom each door.	New pair of legged and braced doors with grid of vent holes drilled top and bottom of both doors.	iD32
iD33 FD30	GF Entrance Hall to Stair Lobby			<i>Fit intumescent seals and cold smoke seal to frame head and jamb rebates and install fire rated door closer</i>	<i>New Door 30mins fire resistance</i>	iD33 FD30
iD34 FD30	Entrance Lobby cupboard			<i>Fit intumescent seals and cold smoke seal to frame head and jamb rebates and install fire rated door closer</i>	<i>New Door 30mins fire resistance</i>	iD34 FD30


PLEASE REFER TO DRAWING MFF2-210 FOR MORE INFORMATION





<p>McNeil Beechey O'Neill Chartered Architects</p> <p>Lancaster House James Nicolson Link York YO30 4GR</p> 	<p>Client: The Farnedale Estate</p> <p>Project Title Mill Farm Holiday Cottages</p> <p>Page Title: Farmhouse Internal Door Schedule</p>	Date: 08/15	By: jch	Rev b
		Job: MFF2	Dwg No: 460 T1	Part 4 of 4

Ref	Location	Elevation image	Approx. Dims in mm	Ironmongery	Comments	Ref
ED1	West Elev GF Entrance Hall		Width: 1000 Height: 1955	Carefully take off, retain, refurbish and re-use ironmongery. FIRE EXIT REQUIREMENT ensure ironmongery is modified as required so that egress is achieved by a single action (such as thumb turn).	New replacement door to match existing. <div style="border: 1px solid black; padding: 5px; text-align: center;">NYMNP 20/04/2020</div>	ED1
ED2	North Elev GF External WC A		Width: 815 Height: 1840	Carefully take off, retain, refurbish and re-use ironmongery.	Existing door to be retained and repaired if possible.	ED2
ED3	East Elev GF External WC B		Width: 975 Height: 1740	Carefully take off, retain, refurbish and re-use ironmongery.	Existing door to be retained and repaired if possible.	ED3
ED4	East Elev GF Bed 1		Width: 930 Height: 1870	Carefully take off, retain, refurbish and re-use ironmongery with particular care to retain and refurbish the strap hinges and finger latch. Night latch to be removed and retained, rim lock replaced with new rim lock with internal thumb turn.	Existing door to be retained and repaired if possible. New fully glazed inner door- painted treated softwood door and frame- constructed to meet requirements of Part Q. Minimum timber density of 600kg/m³. Rails, stiles etc. to be min. 44mm thick. Double glazed safety and laminated glass. U-Value 1.6W/m²K weather strips and internal thumb-turn.	ED4





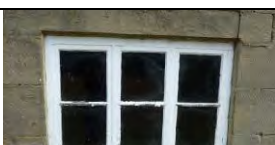
Ref	Location	Elevation image	Approx. Dims in mm	Ironmongery	Comments	Ref
ED5	East Elev GF Lobby		Width: 1055 Height: 1740	Carefully take off, retain, refurbish and re-use ironmongery. FIRE EXIT REQUIREMENT ensure ironmongery is modified as required so that egress is achieved by a single action (such as thumb turn).	New replacement door, four paneled with molded beading to match ED6. Two top panels to be glazed.	ED5
ED6	East Elev GF Kitchen		Width: 900 Height: 1990	Carefully take off, retain, refurbish and re-use ironmongery.	Door to be fixed in-place with stud wall behind Existing door to be retained and repaired if possible.	ED6





PLEASE REFER TO DRAWING MFF2-210 FOR MORE INFORMATION





<p>McNeil Beechey O'Neill Chartered Architects</p> <hr/> <p>Lancaster House James Nicolson Link York YO30 4GR</p>		<p>Client: The Farnedale Estate</p>	<p>Date: 08/15</p>	<p>By: jch</p>	<p>Rev: b</p>
		<p>Project Title Mill Farm Holiday Cottages</p> <p>Page Title: Farmhouse External Door Schedule</p>	<p>Job: MFF2</p>	<p>Dwg No: 461 T1</p>	<p>Part 2 of 2</p>





Ref	Location	Elevation image	Approx Dims in mm	Opening type	Glass type	Comments	Ref
W1	West Elev GF Entrance		Width: 1025 Height: 1240	Vertical sliding sash	6 out of 16 are float glass, remainder are cylinder glass.	New replacement window to match existing. Glass to be Cylinder Glass	W1
W2	West Elev GF Ensuite 1		Width: 870 f/c: 950 c/h: 770	Side sliding sash	Coloured, Textured Glass (green).	New replacement window to match existing. Glass to be textured green tinted float glass outer in heritage double-glazed unit with clear float toughened glass inner.	W2
W3	North Elev GF Ensuite 1		Width: 850 f/c: 1030 c/h: 705 h/c:	Side sliding sash	Approx 50% are cylinder glass.	New replacement window to match existing. Glass to be textured green tinted float glass outer in heritage double-glazed unit with clear float toughened glass inner.	W3
W4	West Elev GF -		Width: 445 Height: 615	Top light top hung. Lower light fixed	Modern textured glass, broken.	New replacement window to match existing. Replacement glass to be single float glass.	W4





NYMNP
15/04/2020




Ref	Location	Elevation image	Approx Dims in mm	Opening type	Glass type	Comments	Ref
W5	East Elev GF Bed 1		Width: 1035 f/c: 600 h/s: 1270 w/h: 980	Two side opening lights	All Cylinder Glass	Window retained and refurbished. All glass retained.	W5
W6	East Elev GF WC		Width: 795 Height: 800	Inward opening top light.	Lightly textured modern glass.	Window retained and refurbished. Glass retained.	W6
W7	East Elev GF Kitchen		Width: 1085 Height: 1085	Vertical sliding sash	3 panes cylinder glass, top right float glass.	New replacement window to match existing. Glaze with toughened cylinder glass.	W7
W8	West Elev GF Kitchen		Width: 1050 Height: 1170	Vertical sliding sash	3 panes cylinder glass.	New replacement window to match existing. Glaze with clear float glass in heritage very slender profile double glazed units. Toughened glass to inside. Low e to outer.	W8
W9	West Elev GF Lounge		Width: 1760 f/c: 570 h/s: 1371 w/h: 1050	Two side hung opening lights and central one fixed	All Cylinder Glass.	Window to be retained and restored. All glass to be retained.	W9

Ref	Location	Elevation image	Approx Dims in mm	Opening type	Glass type	Comments	Ref
W10	West Elev GF Lounge		Width: 500 Height: 1050 Cill: 350	Vertical sliding sash	Cylinder Glass	New replacement window to match existing. Glaze with clear float glass in heritage very slender profile double glazed units. Toughened glass to inside. Low e to outer.	W10
W11	West Elev FF Bed 4		Width: 1015 f/c: 520 c/h: 1205 h/c: 550	Vertical sliding sash	3 panes Cylinder glass. 1 broken.	New replacement window to match existing. Glaze with clear float glass in heritage very slender profile double glazed units. Toughened glass to inside. Low e to outer.	W11
W12	West Elev FF Bed 3		Width: 1015 f/c: 495 c/h: 1220 h/c: 540	Vertical sliding sash	All float glass.	New replacement window to match existing. Glaze with clear float glass in heritage very slender profile double glazed units. Toughened glass to inside. Low e to outer.	W12
W13	West Elev FF Ensuite 2		Width: 1085 Height: 1085	Vertical sliding sash	All cylinder glass. 2 panes broken.	New replacement window to match existing. Glaze with clear float glass in heritage very slender profile double glazed units. Toughened glass to inside. Low e to outer.	W13

Ref	Location	Elevation image	Approx Dims in mm	Opening type	Glass type	Comments	Ref
W14	East Elev FF Bed 2		Width: 845 f/c: 295 c/h: 820 h/c: 1120	One fixed light, one side hung opening light.	1 pane cylinder, 7 float.	Refurbish existing window. Re-Glaze with clear float glass in heritage very slender profile double glazed units. Toughened glass to inside. Low e to outer.	W14
W15	East Elev FF Landing 2 Hall		Width: 890 Height: 980	One fixed light, one side hung opening light.	All float glass.	Refurbish existing window. Re-Glaze with clear float glass in heritage very slender profile double glazed units. Toughened glass to inside. Low e to outer.	W15
W16	East Elev FF Landing 1		Width: 940 Height: 990	Vertical sliding sash	All Cylinder glass.	Refurbish and retain existing glass. Fit secondary double glazing unit inside, tight to back of timber frame and glaze with Toughened safety glass.	W16
W17	East Elev FF Bath		Width: 860 f/c: 810 c/h: 1000 h/c: 505	Vertical sliding sash	3 panes cylinder glass, 1 float glass.	Refurbish and retain existing glass. If re-glazing use cylinder glass.	W17
W18	West Elev Roof Bed 2					New conservation style rooflight	W18
W19	West Elev Roof Bed 2					New conservation style rooflight	W19

Ref	Location	Elevation image	Approx Size	Opening Type	Comments	Glass Type
ED01	West Elevation-Lounge		Width: 1200 Height: 1900	Existing: Vertically boarded stable door	Restore/replace ex stable door. Re-use all ironmongery or replace to match. Provide wall-fixed door hold-open as pig-sty's. New frame as part of inner door. New fully glazed inner door- painted treated softwood door and frame- constructed to meet requirements of Part Q. Minimum timber density of 600kg/m³. Rails, stiles etc. to be min. 44mm thick. Ironmongery: Black antique style lever handle and thumb turn (with multi-point locking to meet PAS 8621) & 1½ pair of hinges. In frame trickle vents- min. 5000mm².	Double glazed safety and laminated glass. U-Value 1.6W/m²K
					NYMNP 15/04/2020	
W01	West Elevation-Lounge		Width: 1050 Height: 950	Existing: Inward opening bottom hung top sash with fixed bottom sash.	New replacement window to match existing- painted treated softwood. Ironmongery: Re-use existing if possible or new Black antique style to match existing. In frame trickle vents- min. 5000mm². Window to meet the principals of PAS 24:2012.	Double glazed slim profile glazing units, U-Value 1.6W/m²K. Spacer bars behind all glazing bars. Any 'planted' glazing bars to appear integral with frame.
W02	West Elevation-Dining Area		Width: 1050 Height: 950	Existing: Inward opening bottom hung top sash with fixed bottom sash.	New replacement window to match existing- painted treated softwood. Ironmongery: Re-use existing if possible or new Black antique style to match existing. In frame trickle vents- min. 5000mm². Window to meet the principals of PAS 24:2012.	Double glazed slim profile glazing units, U-Value 1.6W/m²K. Spacer bars behind all glazing bars. Any 'planted' glazing bars to appear integral with frame.
ED02	West Elevation-Kitchen		Width: 1175 Height: 1940	Existing: Vertically boarded stable door	Restore/replace ex stable door. Re-use all ironmongery or replace to match. Provide wall-fixed door hold-open as pig-sty's. New frame as part of inner door. New fully glazed inner door- painted treated softwood door and frame- constructed to meet requirements of Part Q. Minimum timber density of 600kg/m³. Rails, stiles etc. to be min. 44mm thick. Ironmongery: Black antique style lever handle and thumb turn (with multi-point locking to meet PAS 8621) & 1½ pair of hinges. In frame trickle vents- min. 5000mm².	Double glazed safety and laminated glass. U-Value 1.6W/m²K

Ref	Location	Elevation image	Approx Size	Opening Type	Comments	Glass Type
W03	West Elevation-Kitchen		Width: 1050 Height: 950	Existing: Inward opening bottom hung top sash with fixed bottom sash.	New replacement window to match existing- painted treated softwood. Ironmongery: Re-use existing if possible or new Black antique style to match existing. In frame trickle vents- min. 5000mm ² . Window to meet the principals of PAS 24:2012.	Double glazed slim profile glazing units, U-Value 1.6W/m ² K. Spacer bars behind all glazing bars. Any 'planted' glazing bars to appear integral with frame.
ED03	West Elevation-Main Entrance		Width: 780 Height: 2130	Existing: Ledged & braced boarded door.	Widen existing opening to 1000mm. New door to appear like a ledged & braced boarded door externally with small vision panel- painted treated softwood door and frame- constructed to meet requirements of Part Q. Minimum timber density of 600kg/m ³ . Rails, stiles etc. to be min. 44mm thick. Ironmongery: Black antique style lever handle and thumb turn internally & key turn externally (with multi-point locking to meet PAS 8621) & 1½ pair of matching hinges. In frame trickle vents- min. 2500mm ² .	Double glazed safety and laminated glass. U-Value 1.6W/m ² K
W04	West Elevation-Entrance Hall		Width: 1050 Height: 950	Existing: Inward opening bottom hung top sash with fixed bottom sash.	New replacement window to match existing- painted treated softwood. Ironmongery: Re-use existing if possible or new Black antique style to match existing. In frame trickle vents- min. 2500mm ² . Window to meet the principals of PAS 24:2012.	Double glazed slim profile glazing units, U-Value 1.6W/m ² K. Spacer bars behind all glazing bars. Any 'planted' glazing bars to appear integral with frame.
ED04	West Elevation-Bedroom		Width: 900 Height: 1830	Existing: Vertically boarded stable door- ledged and braced.	Restore/replace ex stable door. Re-use all ironmongery or replace to match. Provide wall-fixed door hold-open as pig-sty's. New frame as part of inner door. New fully glazed inner door- painted treated softwood door and frame- constructed to meet requirements of Part Q. Minimum timber density of 600kg/m ³ . Rails, stiles etc. to be min. 44mm thick. Ironmongery: Black antique style lever handle and thumb turn (with multi-point locking to meet PAS 8621) & 1½ pair of hinges. In frame trickle vents- min. 5000mm ² .	Double glazed safety and laminated glass. U-Value 1.6W/m ² K

Ref	Location	Elevation image	Approx Size	Opening Type	Comments	Glass Type
W05	West Elevation- Bedroom		Width: 1300 Height: 1360	Existing: Fixed casement with bottom half of opening boarded- no window frame. Partly boarded over.	New replacement window - Yorkshire horizontal sliding sash, 2 x 8 pane, Painted treated softwood. Fully weather stripped. Black antique style ironmongery. In frame trickle vents- min. 5000mm ² . Window to meet the principals of PAS 24:2012.	Double glazed slim profile glazing units, U-Value 1.6W/m ² K. Spacer bars behind all glazing bars. Any 'planted' glazing bars to appear integral with frame.
W06	South Elevation- Bedroom		Width: 1050 Height: 950	Existing: No window present.	New window to match W01-W04- Inward opening bottom hung top sash with fixed bottom sash. Painted treated softwood. In frame trickle vents- min. 5000mm ² . Window to meet the principals of PAS 24:2012.	Double glazed slim profile glazing units, U-Value 1.6W/m ² K. Spacer bars behind all glazing bars. Any 'planted' glazing bars to appear integral with frame.
W07	South Elevation- Ensuite		Width: 1015 f/c: 520 c/h: 1205 h/c: 550	Existing: Yorkshire horizontal sliding sash. (bottom section of slider as one piece of glass)	New replacement window to match existing, except with four equal panes for slider. Painted treated softwood. Reuse existing ironmongery if possible or replace with matching. In frame trickle vents- min. 2500mm ² . Window to meet the principals of PAS 24:2012.	Double glazed slim profile glazing units, U-Value 1.6W/m ² K. Spacer bars behind all glazing bars. Any 'planted' glazing bars to appear integral with frame.

<p>McNeil Beechey O'Neill Chartered Architects</p> <p>Lancaster House James Nicolson Link York YO30 4GR</p> 	<p>Client: The Farndale Estate</p> <p>Project Title Mill Farm Holiday Cottages</p> <p>Page Title: Attached Cottage (Milking Parlour) External Door & Window Schedule</p>	Date: Aug '15	By: JDB	Rev: a
		Job: MFF2	Dwg No: 463 T2	Part 3 of 3

S. TAYLOR & SON LTD

Joinery Manufacturers

HUNGATE JOINERY WORKS - RECREATION ROAD - PICKERING - N. YORKSHIRE - YO18 7DA

Adam Lemmon

ESTIMATE

Reference	Mill Farm, Farndale
Estimate Number	JMS1/3362rev
Date of Estimate	31 July 2019
Validity	30 days

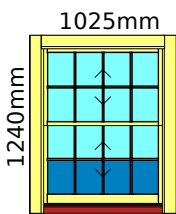
Dear Adam

Further to your enquiry we have pleasure in submitting our estimate for the SUPPLY ONLY of the following joinery items. Below is a detailed specification. Please note: The prices do NOT include for installation. Ironmongery and hardware finish is at the discretion of S.Taylor & Son Ltd if not informed before manufacture.

Revised to suit conservation officer's requirements.

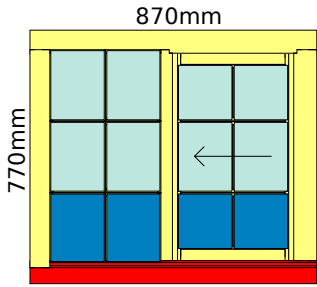
Note:

Putty pointing will require painting when hardened, by others.

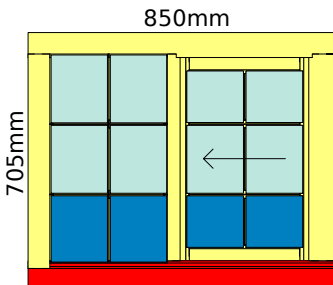
Item (sizes)	Description	Qty	Unit Cost	Total Cost
	Sliding Sash - (W1) Traditional vertical sliding sash window, single glazed and putty pointed, 22mm solid glazing bars, no horns, fastener fitted, draughtseals, pulleys and braided nylon sash cords, weights supplied loose. TIMBER: Softwood with Sapele / Red Grandis cill <u>Barley Studios BB4 Mouth Blown Cylinder Glass (laminated to bottom row)</u> Treat and apply 3 coats of paint (Satin finish) 47.52 kgs	1	£1,264.00	£1,264.00
Carried Forward				£1,264.00

Item (sizes)	Description	Qty	Unit Cost	Total Cost
		Brought Forward		£1,264.00

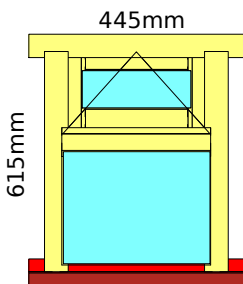
Window - (W2) 1 £1,181.00 £1,181.00
 Yorkshire slide window, traditional style with opening sash sliding on solid oak runners, glazed 4-4-4 slimline double glazed units (float - toughened to bottom row), putty point, 22mm wide solid glazing bars, draughtseals, our standard fastener fitted.
 TIMBER: Softwood with Sapele / Red Grandis cill
 4/4/4 Timbalite low E double glazing, toughened, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)
 4/4/4 Timbalite low E double glazing, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)
 Treat and apply 3 coats of paint (Satin finish)
 23.41 kgs



Window - (W3) 1 £1,174.00 £1,174.00
 Yorkshire slide window, traditional style with opening sash sliding on solid oak runners, glazed 4-4-4 slimline double glazed units (float - toughened to bottom row), putty point, 22mm wide solid glazing bars, draughtseals, our standard fastener fitted.
 TIMBER: Softwood with Sapele / Red Grandis cill
 4/4/4 Timbalite low E double glazing, toughened, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)
 4/4/4 Timbalite low E double glazing, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)
 Treat and apply 3 coats of paint (Satin finish)
 21.51 kgs



Window - (W4) 1 £599.00 £599.00
 "Hopper" style window, top sash inwards opening on butt hinges, roller arm stay & fanlight catch
 TIMBER: Softwood with Sapele / Red Grandis cill
 4mm Clear Float (0.2 m2 minimum)
 Treat and apply 3 coats of paint (Satin finish)
 12.00 kgs



Carried Forward £4,218.00

Item (sizes)	Description	Qty	Unit Cost	Total Cost
		Brought Forward		£4,218.00

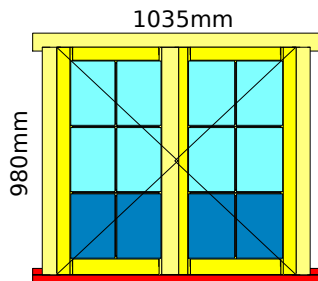
Window - (W5) 1 £949.00 £949.00

Inset sash casement windows, meeting stiles rebated together, on butt hinges, 22mm solid glazing bars, single glazed and putty pointed.

TIMBER: Softwood with Sapele / Red Grandis cill

Treat and apply 3 coats of paint (Satin finish)

33.72 kgs



Barley Studios BB4 Mouth Blown Cylinder Glass (laminated to bottom row)

Sliding Sash - (W7) 1 £1,097.00 £1,097.00

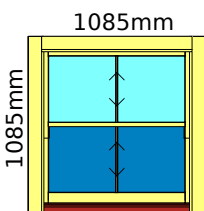
Traditional vertical sliding sash window, single glazed and putty pointed, 22mm solid glazing bars, with sash horns, fastener fitted, draughtseals, pulleys and braided nylon sash cords, weights supplied loose.

TIMBER: Softwood with Sapele / Red Grandis cill

Barley Studios BB4 Mouth Blown Cylinder Glass (laminated to bottom row)

Treat and apply 3 coats of paint (Satin finish)

43.29 kgs



Sliding Sash - (W8) 1 £972.00 £972.00

Traditional vertical sliding sash window, glazed 4-4-4 slimline double glazed units (float - toughened to bottom row), putty point, 22mm wide solid glazing bars, with sash horns, fastener fitted, draughtseals, pulleys and braided nylon sash cords, weights supplied loose.

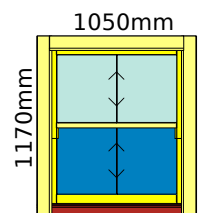
TIMBER: Softwood with Sapele / Red Grandis cill

4/4/4 Timbalite low E double glazing, toughened, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)

4/4/4 Timbalite low E double glazing, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)

Treat and apply 3 coats of paint (Satin finish)

58.79 kgs



Window - (W9) 1 £1,267.00 £1,267.00

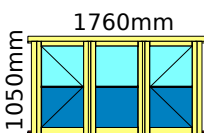
Inset sash casement window, on butt hinges, 22mm solid glazing bars, single glazed and putty pointed

TIMBER: Softwood with Sapele / Red Grandis cill

Barley Studios BB4 Mouth Blown Cylinder Glass (laminated to bottom row)

Treat and apply 3 coats of paint (Satin finish)

48.49 kgs



Window - (W10) 1 £265.00 £265.00

Direct glazed frame, no opener, glazed 4-4-4 slimline double glazed units (float - toughened to bottom row), putty point, 22mm solid glazing bars

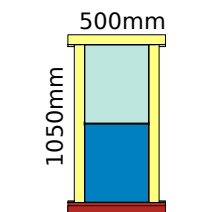
TIMBER: Softwood with Sapele / Red Grandis cill

4/4/4 Timbalite low E double glazing, toughened, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)

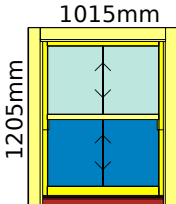
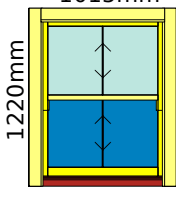
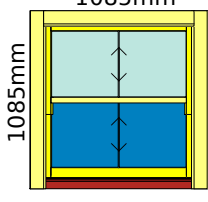
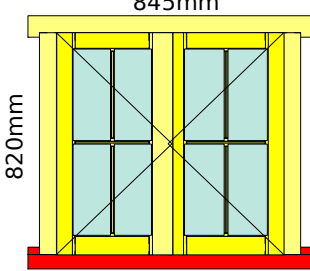
4/4/4 Timbalite low E double glazing, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)

Treat and apply 3 coats of paint (Satin finish)

16.95 kgs

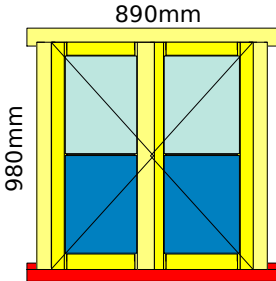


Carried Forward £8,768.00

Item (sizes)	Description	Qty	Unit Cost	Total Cost
		Brought Forward		£8,768.00
	Sliding Sash - (W11) Traditional vertical sliding sash window, glazed 4-4-4 slimline double glazed units (float - toughened to bottom row), putty point, 22mm wide solid glazing bars, with sash horns, fastener fitted, draughtseals, pulleys and braided nylon sash cords, weights supplied loose. TIMBER: Softwood with Sapele / Red Grandis cill 4/4/4 Timbalite low E double glazing, toughened, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum) 4/4/4 Timbalite low E double glazing, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum) Treat and apply 3 coats of paint (Satin finish) 58.32 kgs	1	£972.00	£972.00
	Sliding Sash - (W12) Traditional vertical sliding sash window, glazed 4-4-4 slimline double glazed units (float - toughened to bottom row), putty point, 22mm wide solid glazing bars, with sash horns, fastener fitted, draughtseals, pulleys and braided nylon sash cords, weights supplied loose. TIMBER: Softwood with Sapele / Red Grandis cill 4/4/4 Timbalite low E double glazing, toughened, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum) 4/4/4 Timbalite low E double glazing, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum) Treat and apply 3 coats of paint (Satin finish) 58.94 kgs	1	£975.00	£975.00
	Sliding Sash - (W13) Traditional vertical sliding sash window, glazed 4-4-4 slimline double glazed units (float - toughened to bottom row), putty point, 22mm wide solid glazing bars, with sash horns, fastener fitted, draughtseals, pulleys and braided nylon sash cords, weights supplied loose. TIMBER: Softwood with Sapele / Red Grandis cill 4/4/4 Timbalite low E double glazing, toughened, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum) 4/4/4 Timbalite low E double glazing, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum) Treat and apply 3 coats of paint (Satin finish) 56.94 kgs	1	£962.00	£962.00
	Window - (W14) Inset sash casement windows, meeting stiles rebated together, on butt hinges, 22mm solid glazing bars, 4-4-4 slimline double glazed units (float - to small to be toughened), putty point. TIMBER: Softwood with Sapele / Red Grandis cill Treat and apply 3 coats of paint (Satin finish) 28.49 kgs	1	£944.00	£944.00
	4/4/4 Timbalite low E double glazing, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)			
		Carried Forward		£12,621.00

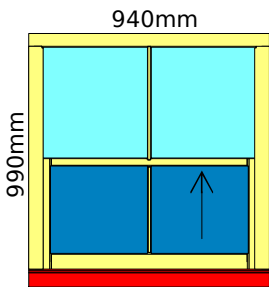
Item (sizes)	Description	Qty	Unit Cost	Total Cost
		Brought Forward		£12,621.00

Window - (W15) 1 £796.00 £796.00
 Inset sash casement windows, meeting stiles rebated together, on butt hinges, 22mm solid glazing bars, 4-4-4 slimline double glazed units (float - toughened to bottom row), putty point.
 TIMBER: Softwood with Sapele / Red Grandis cill
 Treat and apply 3 coats of paint (Satin finish)
 33.36 kgs



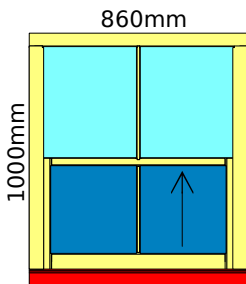
4/4/4 Timbalite low E double glazing, toughened clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)
 4/4/4 Timbalite low E double glazing, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)

Window - (W16) 1 £938.00 £938.00
 "Peg" sash window, bottom sash slides up (no box or weights) top section direct glazed, single glazed and putty pointed, 22mm wide glazing bars, draughtseals, our standard fastener fitted.
 TIMBER: Softwood with Sapele / Red Grandis cill
 Treat and apply 3 coats of paint (Satin finish)
 22.73 kgs



Barley Studios BB4 Mouth Blown Cylinder Glass (laminated to bottom row)

Window - (W17) 1 £914.00 £914.00
 "Peg" sash window, bottom sash slides up (no box or weights) top section direct glazed, single glazed and putty pointed, 22mm wide glazing bars, draughtseals, our standard fastener fitted.
 TIMBER: Softwood with Sapele / Red Grandis cill
 Treat and apply 3 coats of paint (Satin finish)
 21.42 kgs



Barley Studios BB4 Mouth Blown Cylinder Glass (laminated to bottom row)

Carried Forward £15,269.00

Item (sizes)	Description	Qty	Unit Cost	Total Cost
		Brought Forward		£15,269.00

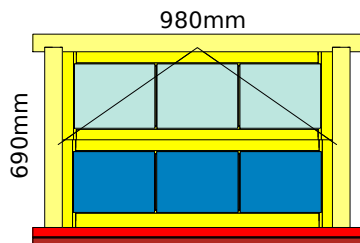
Window - (OUTBUILDING1) 1 £1,125.00 £1,125.00

"Hopper" style window, top sash inwards opening on butt hinges, roller arm stay & fanlight catch, 4-4-4 slimline double glazed units (float - toughened to bottom section), putty point, 22mm solid glazing bars.

TIMBER: Softwood with Sapele / Red Grandis cill

Treat and apply 3 coats of paint (Satin finish)

27.43 kgs



4/4/4 Timbalite low E double glazing, toughened clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)
4/4/4 Timbalite low E double glazing, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)

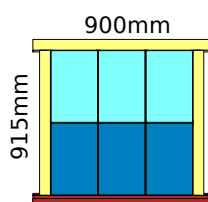
Window - (OUTBUILDING2) 1 £337.00 £337.00

Direct glazed frame, no opener, single glazed float glass, putty point, 22mm solid glazing bars

TIMBER: Softwood with Sapele / Red Grandis cill
4mm Clear Toughened Float glass (0.25 m2 minimum)
4mm Clear Float (0.2 m2 minimum)

Treat and apply 3 coats of paint (Satin finish)

19.13 kgs



Window - (OUTBUILDING3) 1 £337.00 £337.00

Direct glazed frame, no opener, single glazed float glass, putty point, 22mm solid glazing bars

TIMBER: Softwood with Sapele / Red Grandis cill
4mm Clear Toughened Float glass (0.25 m2 minimum)
4mm Clear Float (0.2 m2 minimum)

Treat and apply 3 coats of paint (Satin finish)

19.13 kgs

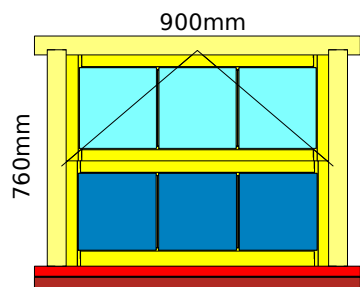
Window - (OUTBUILDING4) 1 £877.00 £877.00

"Hopper" style window, top sash inwards opening on butt hinges, roller arm stay & fanlight catch, single glazed float glass, putty point, 22mm solid glazing bars.

TIMBER: Softwood with Sapele / Red Grandis cill

Treat and apply 3 coats of paint (Satin finish)

24.06 kgs



4mm Clear Toughened Float glass (0.25 m2 minimum)
4mm Clear Float (0.2 m2 minimum)

Carried Forward £17,945.00

Item (sizes)	Description	Qty	Unit Cost	Total Cost
		Brought Forward		£17,945.00

Window - (OUTBUILDING5)	1	£981.00	£981.00
-------------------------	---	---------	---------

Yorkshire slide window, traditional style with opening sash sliding on solid oak runners, glazed with 4-4-4 slimline double glazed units (float - toughened to bottom rows), putty point, 22mm wide solid glazing bars, draughtseals, our standard fastener fitted.

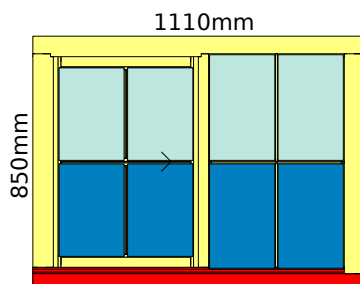
TIMBER: Softwood with Sapele / Red Grandis cill

4/4/4 Timbalite low E double glazing, toughened, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)

4/4/4 Timbalite low E double glazing, clear float, Krypton gas filled, 1.9 centre pane u-value (0.30 m2 minimum)

Treat and apply 3 coats of paint (Satin finish)

30.83 kgs



Window - (OUTBUILDING6)	1	£246.00	£246.00
-------------------------	---	---------	---------

Direct glazed frame, no opener, single glazed float glass, putty point, 22mm solid glazing bars

TIMBER: Softwood with Sapele / Red Grandis cill

4mm Clear Toughened Float glass (0.25 m2 minimum)

4mm Clear Float (0.2 m2 minimum)

Treat and apply 3 coats of paint (Satin finish)

10.68 kgs

Provide CAD section drawings for planning.		£500.00
--	--	---------

£19,672.00

VAT @ 20% £3,934.40

Total **£23,606.40**

Total Weight 717.17 kgs

NOTES:

Diagrams of windows, doors and frames indicate style viewed from the outside and do not reflect size. Other diagrams are showing a section through or a generic view.

All our external double glazed and insulated joinery items are CE marked and equal or exceed current building regulation u-value ratings. Certificates showing u-values are available on request.

We use Accoya for all our painted external glazing beads and applied bars. See our website for information on Accoya. Please use Stainless Steel fixings.
This is our best interpretation of your requirements. By placing an order you are confirming all sizes, quantities and styles are correct, and that you understand and agree to our terms and conditions. (Copy available upon request.)
All ironmongery and non-standard paint costs are subject to final choice by client and may incur additional charges. Client to confirm these details in writing before production starts.
Grain definition and profiling are seen as appealing and natural features of joinery products. It has no impact on the performance or expected service life of exterior joinery. With a natural product like timber it is almost impossible to exactly match the grain configuration of individual components. If this will be an issue, please choose Accoya to minimise this effect.
We are unable to guarantee dark coloured doors on south facing elevations. (Copy of guarantee available upon request.)
Client is also responsible to confirm any requirements stipulated by planning officers (e.g. slimline heritage glass) or building control officers (e.g. trickle ventilation, restrictors, toughened / laminated glass, PAS24 / Part Q etc). Any change or addition at a later date may incur additional charges.
Price does not include anything towards any trims & ancillary items (e.g. architrave, windowboards, etc), unless stated above.
We are happy to provide our standard generic section drawings. However, there may be additional charges if additional CAD drawings are required, or consultation is required with planning officers, etc.
Price does not include any amount towards site survey or delivery, unless stated above.
If delivery option is chosen, please be aware this is a one-man delivery only and ground floor only. Extra onsite assistance will be required, or request can be made for a 2-man delivery but this will be at an extra charge.

Please ring with any queries.

Yours sincerely

Robert Taylor
(For S. Taylor & Son Ltd)

.....
Please check all the details, then sign to confirm that everything is correct, and that you wish to instruct S. Taylor & Son Ltd to proceed with manufacturing the joinery items as outlined above. By signing you are also confirming that you have read and understood all our terms and conditions (available upon request), and that you have the authority to place the order.

Signature:

Print:

Date: