

LONDON PLASTERCRAFT LTD

Ornamental Plasterers

Specialists in all Types of Interior & Exterior Moulded Work

FAO: Sylvester Strius
Formwork Construction

6th December 2016

Dear Sylvester,

RE: 8 Rothwell Street. London. NW11 8YH

Date of construction circa 1840

Thank you for your invitation to tender for the above project. I can confirm that London Plastercraft Ltd, will execute all works listed below for the Sum of Twenty two thousand , nine hundred and fifty seven pounds and fifty pence £22,957.50

Ground Floor Front Reception Room

Ceiling construction lath and plaster,
Condition fair for age of property,
Proposed works, cutting out various cracks, clean out the voids, and make good leaving ready for decoration, strip paint, using peel paint removal system, restore cornice excluding any models or moulds required, can be costed at a later date.
Introduce 1no leaf ceiling centre as the rear reception

Costs:

- | | | |
|---|------|-----------|
| 1. Cutting out cracks and repairing voids, using plaster of paris and lime putty. | Item | £400.00 |
| 2. Clean cornice of paint and restore
(21 LM @ £135.00) | Item | £2,835.00 |
| 3. Re mould rear reception room ceiling centre | Item | £650.00 |
| 4. Supply and fix 1no | Item | £850.00 |

Rear reception room

Ceiling construction lath and plaster.
Condition poor, total removal recommended.

Proposed works

- | | |
|--|-----------|
| 1. Costs
Total removal of existing lime ceiling back to joist level, re lath using hand riven oak laths, and apply 3 coat lime plaster, using sharpsand, plastersand, N.H.L 2 Lime, Lime putty, and animal hair,
12.5m2 @ £275 | £3,437.50 |
| 2. Model and mould cost cornice | £1,200.00 |
| 3. Supply and fix 18LM. inc waste | £990.00 |

4. Mitres (8) @ £20 each	£160.00
5. Restore existing leaf and stem ceiling centre, once removed and re-fix when ready	
Item	£850.00

Entrance Hall

Ceiling construction lath and plaster.
Condition Good

Proposed works

Peel away paint removal system to cornice and sunken beam detail.

Costs

1. Peel away 16LM cornice and restore, excluding any models and moulds that may be required, costs includes for cracks, chips etc @ £120	£1,920.00
2. Paint removal from beam case	Item £ 250.00

1st floor

Master Bedroom

Ceiling construction lath and plaster

Condition, fair but with several areas in need of attention, IE: Cutting out cracks, in various locations, expected removal of 4m2 To Be Confirmed.

Introduce penny washers and screws to the leading edges etc.

Paint removal system to enriched cornice and the introdocting of leaf and stem ceiling centre from the bathroom.

Costs:

1. Cutting out cracks and repair (as ground floor)	£400.00
2. Removal of 4 no defective lime plaster, secure the surrounding edges and re plaster, secure the surrounding edges and re-plaster, materials as the ground floor	
Item	£1,200.00
3. Paint removal system to enriched cornice and restore, cracks, chips etc only	
22LM @ £140	£2,940.00
4. Remould bathroom ceiling centre	Item £650.00
NB: Design differs from the ground floor	
5. Supply and fix 1 no	Item £850.00

Bathroom

Ceiling construction lath and plaster

Condition, average

Proposed works/ cost, cut out offending lime plaster, appox

1. 2no and re-secure using penny washers to the leading edges and re-plaster method as in previous rooms

Item £600.00

2. Peel away system to enriched cornice, and re-instate where missing

(15 LM @ £135.00) £2025.00

3. Peel away system to the leaf and stem system ceiling centre

Item £750.00

Lead time from order 2-3 weeks

All prices subject to VAT

NB: Curing time for Lime plaster 1-3 weeks per coat

Should you have any queries we would be pleased to discuss them with you and look forward to hearing from you in the near future.

Kind regards

Bill Thompson

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