

Feasibility Study into New Uses for the Archbishop's Palace, Maidstone

November 2019

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This report is the Feasibility Study to find new uses for the Archbishop's Palace, Maidstone. The study has benefitted from the assistance given by the team at MBC, the former architect of the restoration Tony Tomlin and the team at KCC, and we would like to thank everyone for their time. We trust the contents are clear, but please to ask if you have any questions.

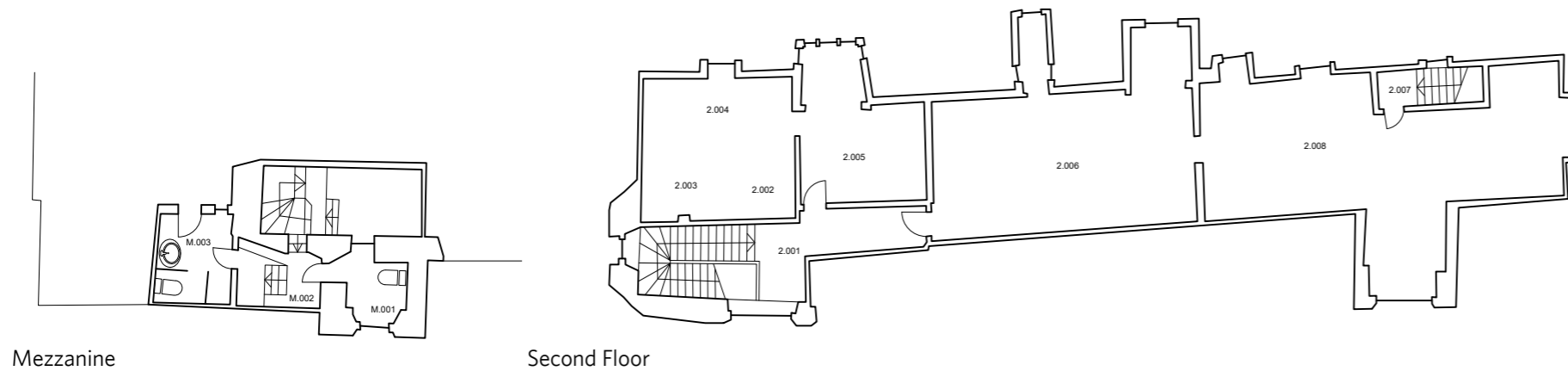
Innes Associates
November 2019

Illustrations: aerial photograph of site

Response to Brief

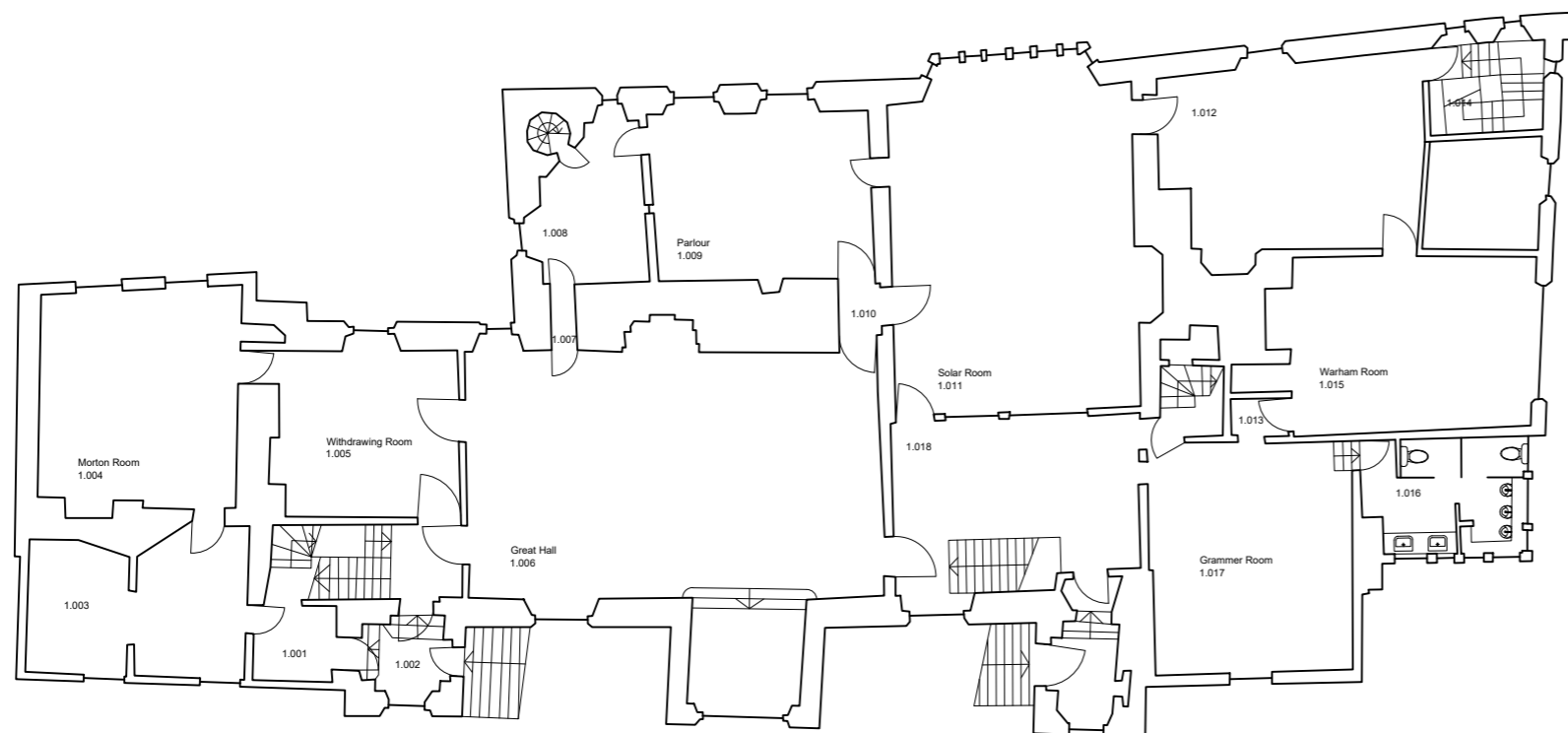


Ground Floor showing Front Gardens



Mezzanine

Second Floor



First Floor



MBC need to find a new use for the Archbishop's Palace in anticipation of the end of the lease currently held by KCC in October 2019. An extension to that lease is considered likely, but the requirement to plan any changes to the building well in advance of the end of even an extended lease comes from the highly sensitive nature of the building. This feasibility study was commissioned to provide initial ideas for new uses that could provide an economically sustainable activity as well as allowing MBC to discharge its duty as steward since 1904 to this Grade I listed building. "Economically sustainable" is understood in this study to mean capable of generating sufficient income to cover the running costs and maintenance liabilities of the building.

The brief also asked the team to consider briefly the immediate context of the Palace: its gardens to the east and north, All Saint's Church and the Carriage Museum. While no works are planned to these neighbours as a part of the Palace Project, there is a live question about how these heritage assets, and the activities within them, can be better integrated with each other and the Town Centre.

Making Maidstone's heritage accessible is an overarching strategy in the Borough's approach to property and continued [or even enhanced] access for interested parties and, if possible, the public is desirable. Heritage Open Days provide access twice a year under the current lease, and it is suggested new uses should be able to at least match this. However, we think it reasonable to debate the proportion of the building that is open regularly. Some of the internal spaces are more extraordinary than others.

For the sake of economic efficiency and care of heritage it seems obvious that the building should be changed as little as possible in the adaptation to a new use, subject to further detail about the condition and suitability of the building, its services and systems. Some reversal of the minor changes made to support the uses of the late 20th century and after [certain internal dividing partitions, installation of a kitchen and fire escape] would be possible and, from a heritage point of view, desirable. Equally, if they serve a useful purpose for the next intended use there is unlikely to be objections.

The substantial project for the repair and restoration of the Palace was informed and supported by Historic England the the Society for Protection of Ancient Buildings. Consultation with both these organisations will be necessary when specific proposals are being developed.

Archbishop's Estate and Connections to Town Centre



Front of the Archbishop's Palace, showing gardens and turning point for vehicles

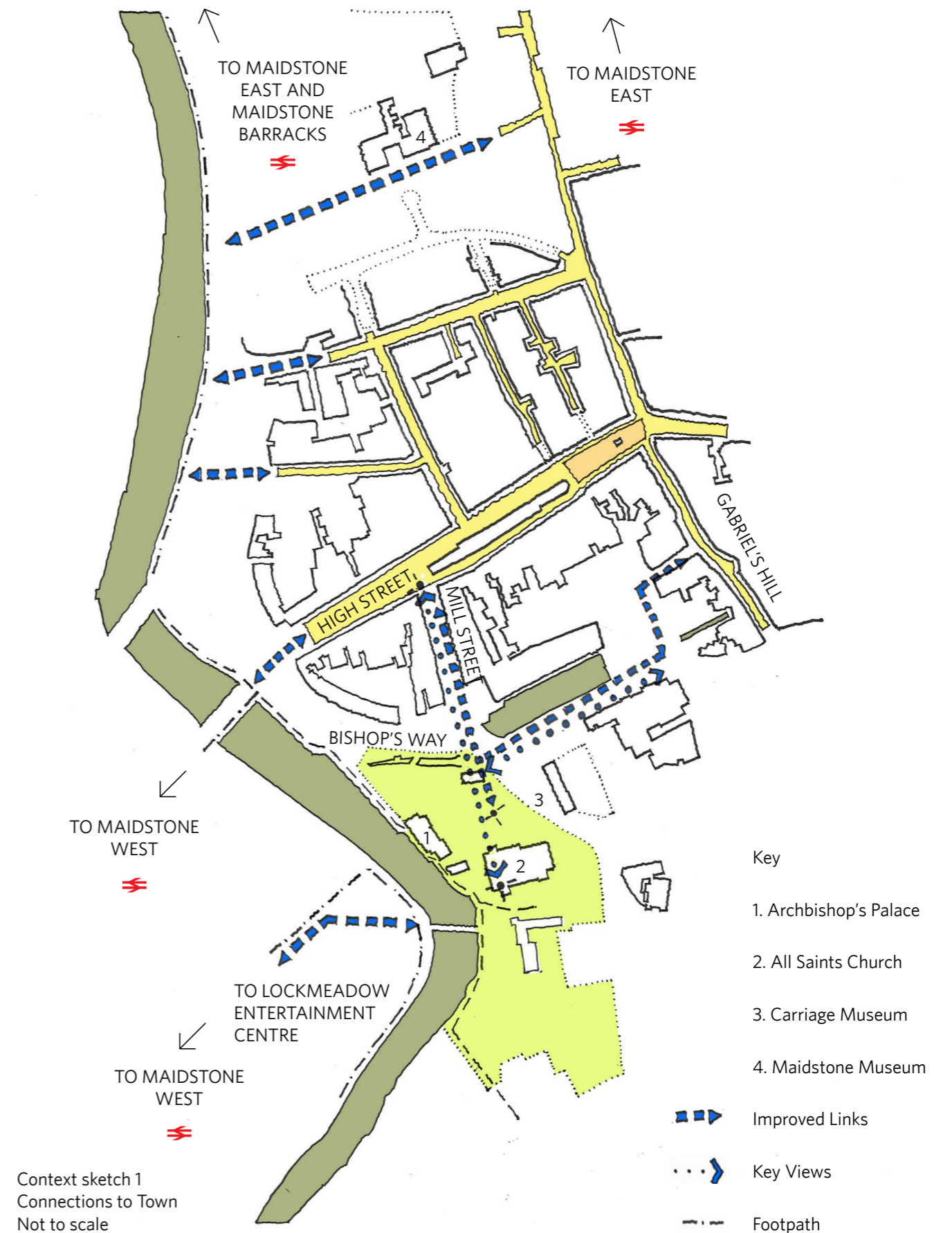


Herbal gardens between the All Saints Church, the Dungeon and the Palace.

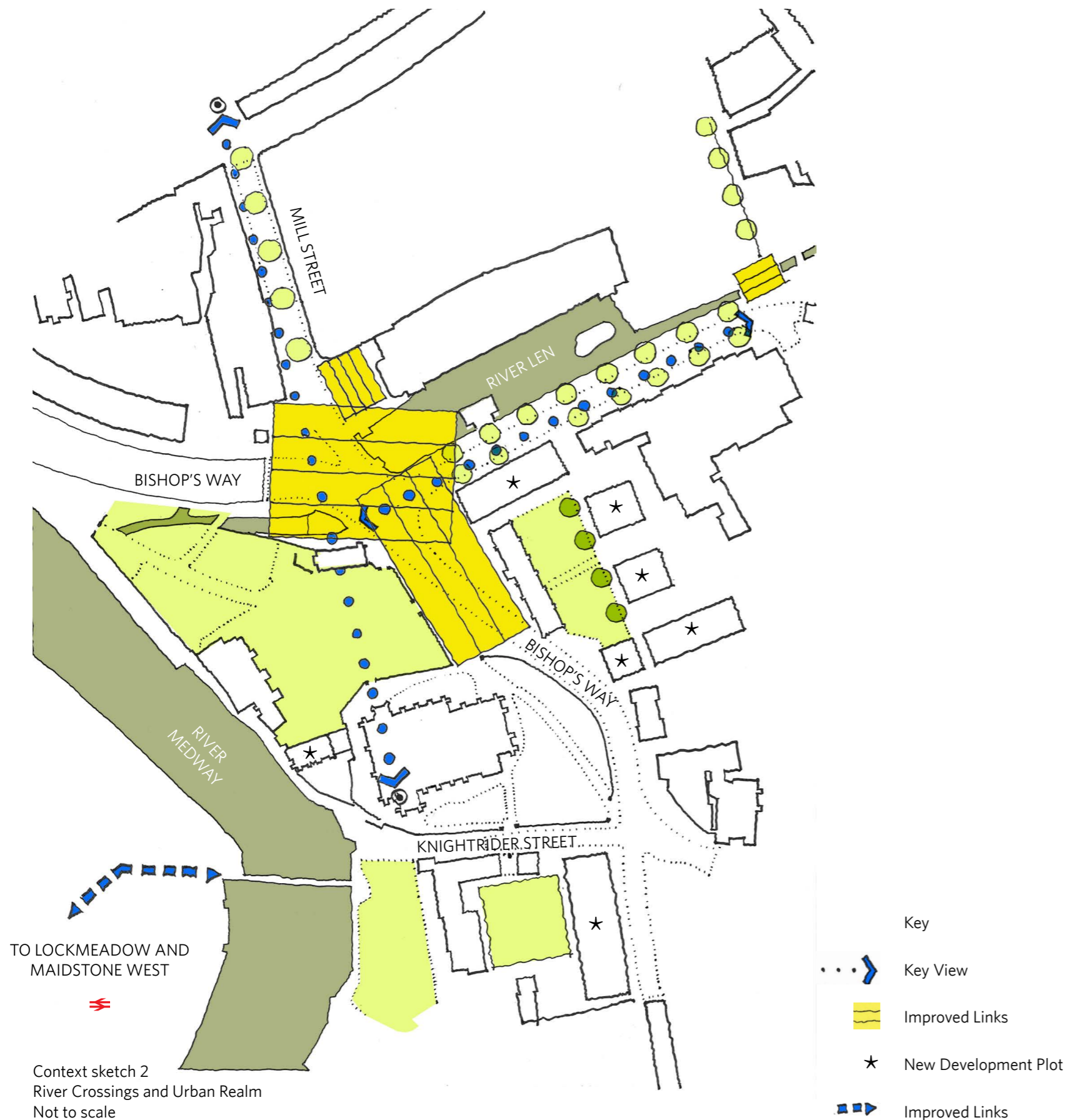


Photo of the KARU model reconstruction of the site, circa 14th century

Illustrations: context sketches 1 and 2 [with new keys drawn in InDesign], 2no. site photos + KARU model image



Archbishop's Estate and Connections to Town Centre



The poor connection between Maidstone Town Centre and the Medway is often commented on, but less attention is given to its relationship with the River Len. The historic grouping of buildings next to the Palace included for many centuries a mill deriving its motive power from the Len, and the character of Mill Street [which runs to the east of the Palace Gardens] was in the past much more obviously that of a river crossing. The strong visual connection to the High Street [from where the tower of All Saints is visible straight down Mill Street] remains. However, for a pedestrian or cyclist to reach the Palace and its neighbours he or she must first overcome the daunting prospect of crossing Bishop's Way.

Recent examples of pedestrian-centred design shows how the connections across Bishop's Way might be improved without such substantial changes as proposed in the major 1985 highway scheme. Improvement of the urban realm for pedestrians, removal of redundant street furniture and better crossings could, over time, make a significant improvement to the context for property at the southern end of the northern part of Mill Street, close to Len House, connectivity between the Palace and the Town Centre, and between the Palace and its neighbours. It is not suggested these improvements are necessary for the uses proposed in this study, but over the longer term they can help to realise for Maidstone the value inherent in the Palace and its neighbouring buildings.

The route over the footbridge to Lockmeadow is an established pedestrian connection, and potentially an important one for future uses of the Palace. It is an enjoyable route to take, but wayfinding and the quality of the route on the Lockmeadow side could be better. An enhanced connection here could be made from Maidstone West station and along the Entertainment Centre with benefits to all the sites on the way.

Notes made on the parksandgardens.org site mention the grove of trees by the River Len to the north of the Palace having special interest. The mainly hard landscape layout between the Palace and Bishop's Way, although well-kept, appears to have less significance as a historic asset, and it is suggested might server better the new use adopted.

Building Phases Plan



Illustrations: building phases plan with key



G.024 Reception corridor



G.013 Great Chamber Undercroft



G.008 14th Century Undercroft



1.011 Solar Room



1.006 Great Hall



2.008 Attic

The visible structure of the Palace is the result of many periods of incremental building since the 13th-century*. Extensive research and restoration work was carried out at the end of the 1980's with a dedicated project team that included MBC, Historic England and SPAB. In a write-up of the project by Tony Tomlin, Architect for MBC and the restoration project, credit is given to the team who undertook the detailed investigations and construction, and a series of plans provided dating the components of the remaining structure. From this we have created a single, colour-coded plan giving approximate dating to the structure. As the building is a complex structure, and layers of building overlap, we should point out this drawing is a simplification and should not be treated as an accurate record; but it gives a helpfully abbreviated illustration. Tomlin points out the restoration team concluded that all historic periods of the building, with the exception of the late 20th-century amendments, should be treated with equal respect. We have no reason to take a different view when considering changes to a new use, and so we recommend as few changes as possible to the historic fabric.

For all future uses we can see the following value in the building:

1. striking historic building with associated narrative, set in attractive gardens and occupying prominent position on the River Medway and adjacent River Len
2. two large attractive spaces: the Solar and Great Hall
3. separate entrances and escapes to ground and first floors
4. good connections to Maidstone West station, bus services and regional road networks

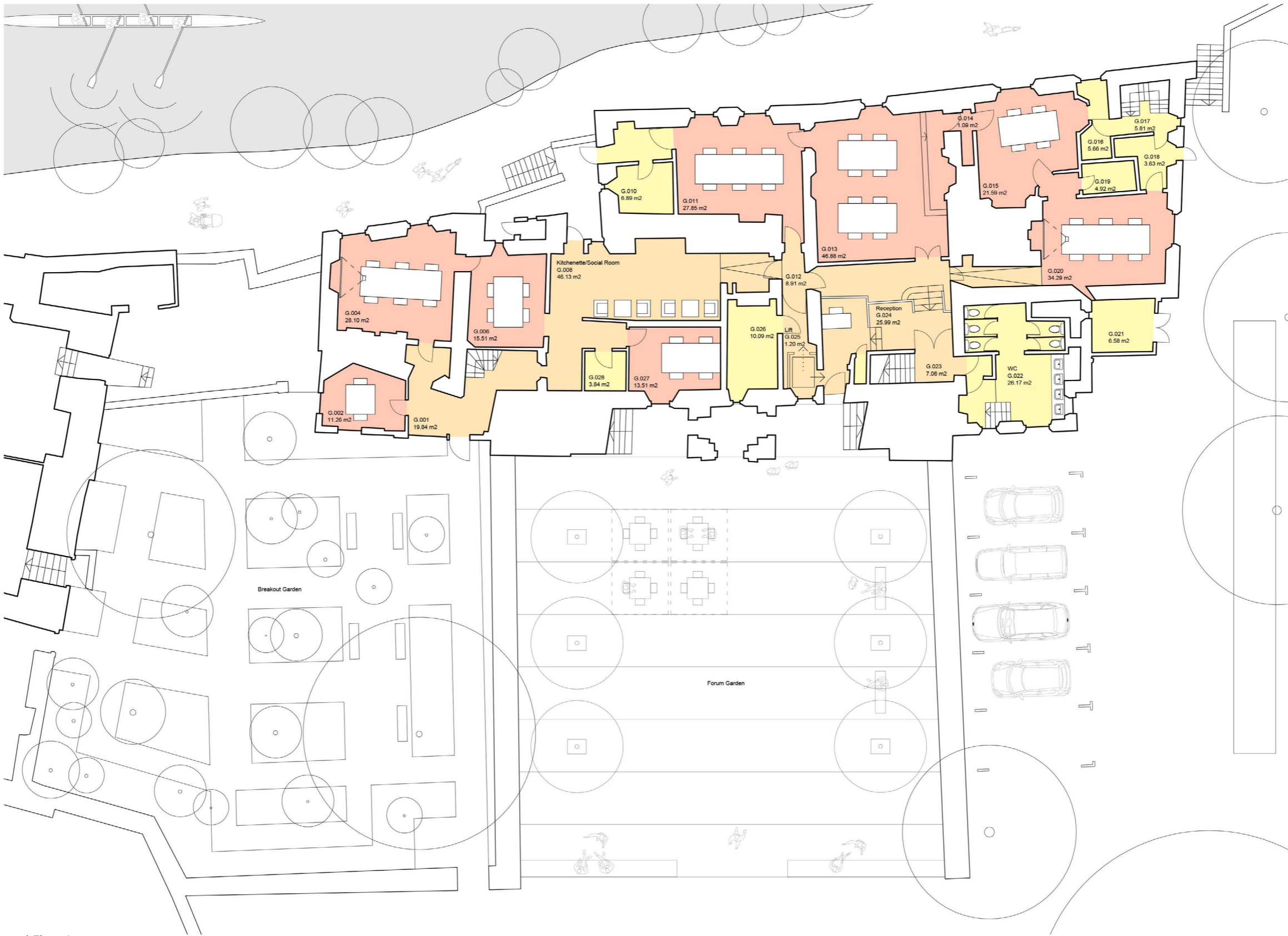
In any transition to a new use the following challenges will need to be met:

1. highly constrained heritage asset [Grade I listed] for which consultation and listed buildings consent will be required
2. complicated internal layout and levels, with limited accessibility to some spaces
3. acoustic separation between spaces on same floor, and between different floors, is limited

It is a natural desire to maintain a level of public access to the building. At the same time the Palace has been used as a working office, Registry and Courthouse for many years. It should be

The Archbishop's Palace, Maidstone, Evans and Langford, The Structural Engineer, Vo. 70, no.19, October 1992

Option 1 for Proposed Use: Co-Working Office



Ground Floor Layout
1:200 @ A3

- Key
- Offices
 - Services
 - Back-of-house

Option 1 for Proposed Use: Co-Working Office

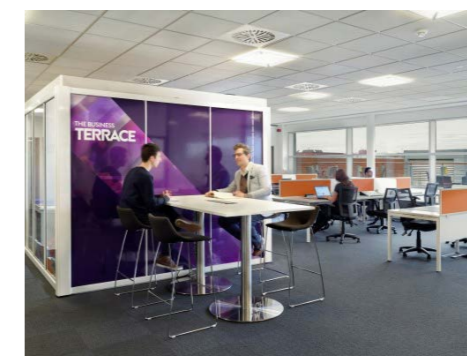
Four potential uses of the Palace were considered and developed as part of the study. They were: co-working office, training and seminar centre, wedding and seminar centre and a boutique hotel. Other potential uses that were considered, but not developed, were a headquarters office and a commercial art gallery. In the first case, this was not because such a use was not conceivable, but because the value and nature of the building changes are very dependent on a specific market offer. Typically, companies looking to lease a headquarters building will want to design their own works and layouts. Such an offer can still be sought after this study if still thought worth pursuing. In the case of the commercial art gallery, such a use was thought potentially attractive but the chances of finding a paying tenant for the whole building slim.

The following pages set out proposed floor plans and a brief explanation of the proposal.

Option 1: Co-Working Office

Continuing the use of many of the smaller rooms, but following the current market for providing for small businesses, this use proposes the furnishing of the smaller rooms on each level for a Co-Working Office. The Solar and Great Hall have a special function for hosting seminars, training and other activities interesting to small and start-up businesses. The historic character and opportunities to meet other businesses during the day, as well as the proximity to the Town Centre, are potential attractions. Variety of room sizes allows businesses to hire one, two or more desks or a whole room or suite of rooms. A new Wi-Fi enabled landscape to the front of the building with spaces for meeting, sitting and working outside sets a professional and creative tone, and advertises to visitors and passers-by that this is a building full of business energy and activity.

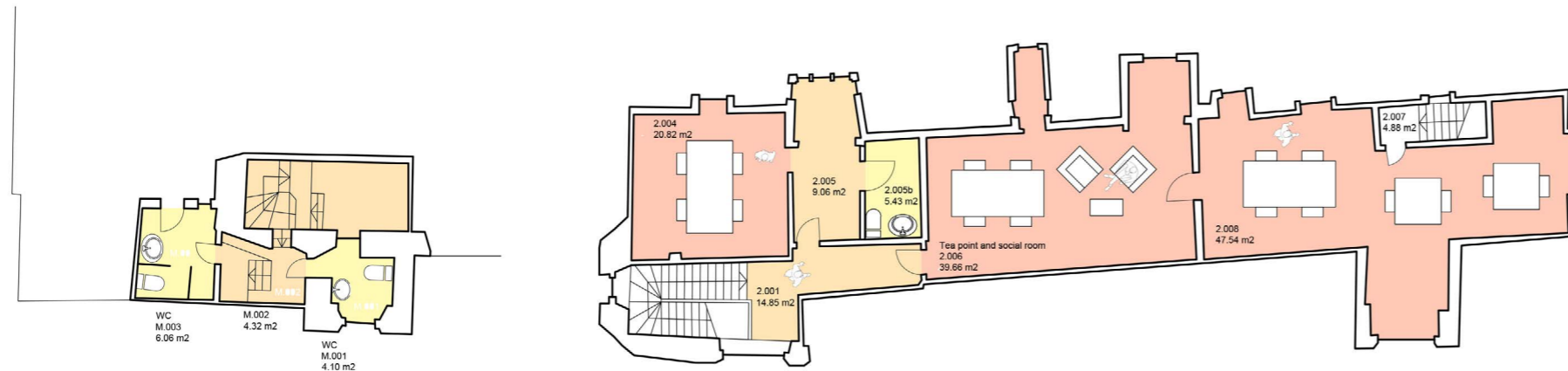
A significant advantage of this option is the investment could be phased, with the spaces and facilities building as the number of tenants grow.



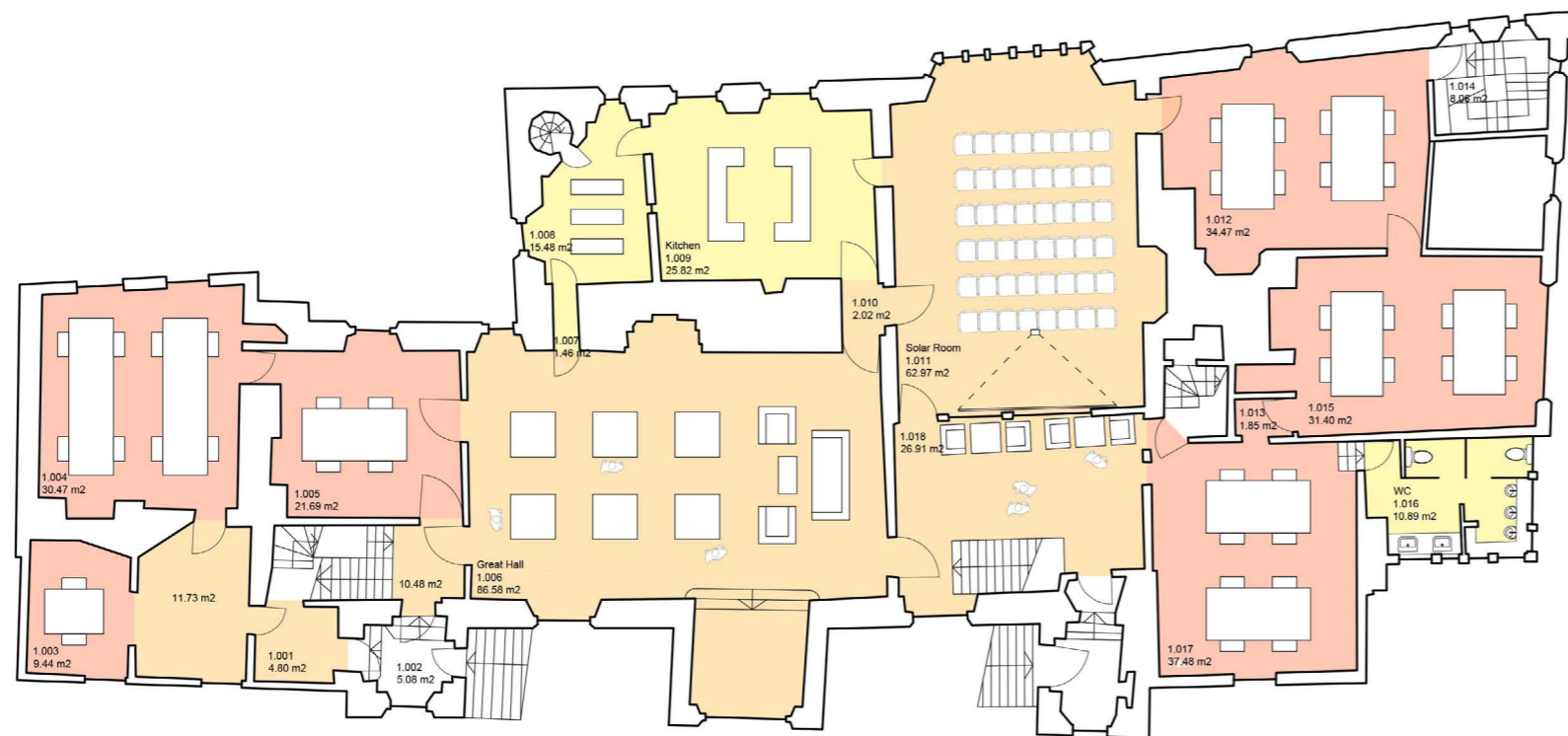
The Business Centre Maidstone
Flexible workspace offering:
private meeting rooms, 6pp, 6 £ per hour
desk for hire, 10 £ per day
virtual office 29 £ per month
seminar rooms, 18-36pp, 70 £ per half-day



The House Tunbridge Wells
Affordable and flexible shared offices offering:
offices for 650-1350 £ per month
dedicated desks 225 £ per month
co-working desk 145 £ per person per month



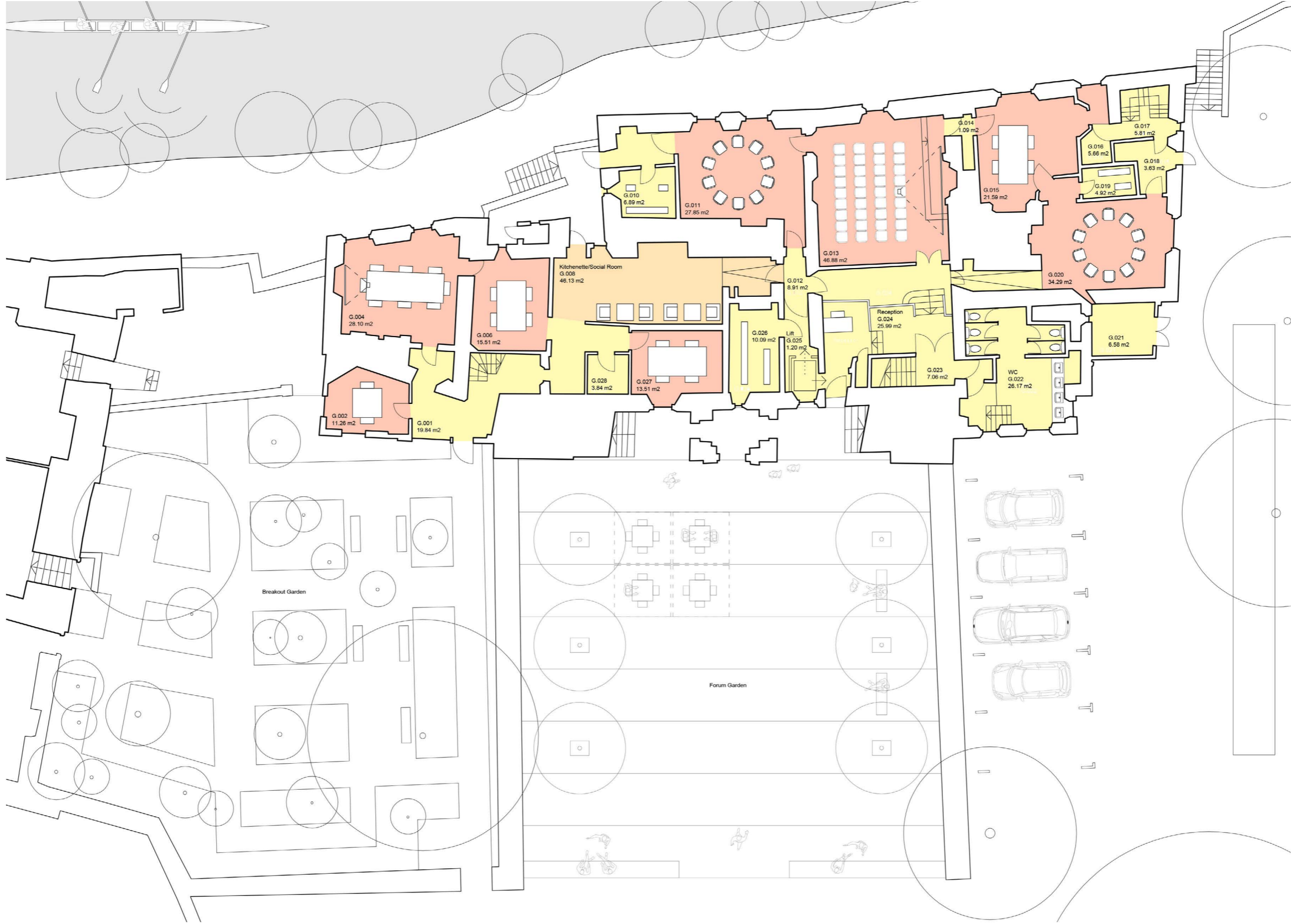
Mezzanine and Second Floor Layout
1:200 @ A3



First Floor Layout
1:200 @ A3



Option 2 for Proposed Use: Training and Seminar Centre



Ground Floor Layout
1:200 @ A3

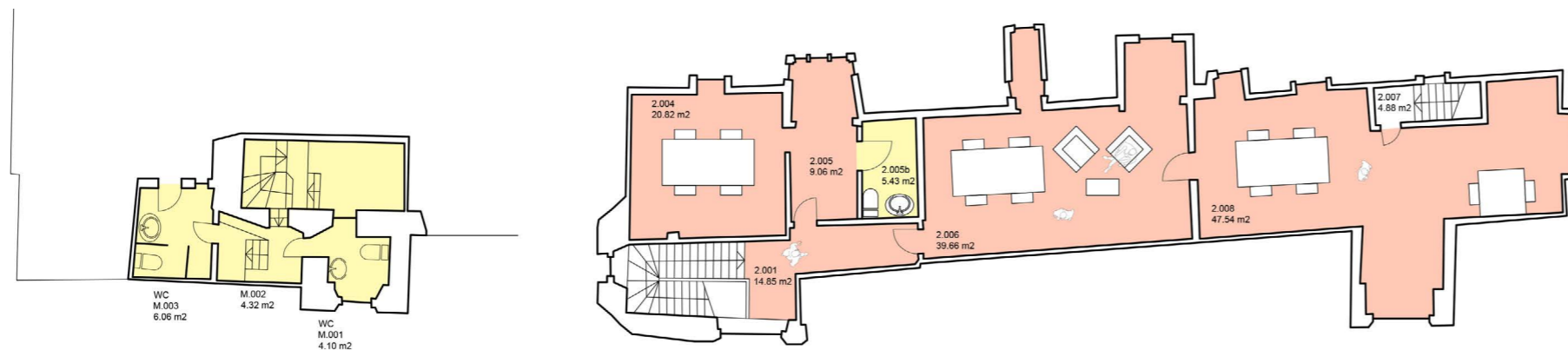
- Key
- Offices
 - Communal Spaces
 - Back-of-house

Option 2 for Proposed Use: Training and Seminar Centre

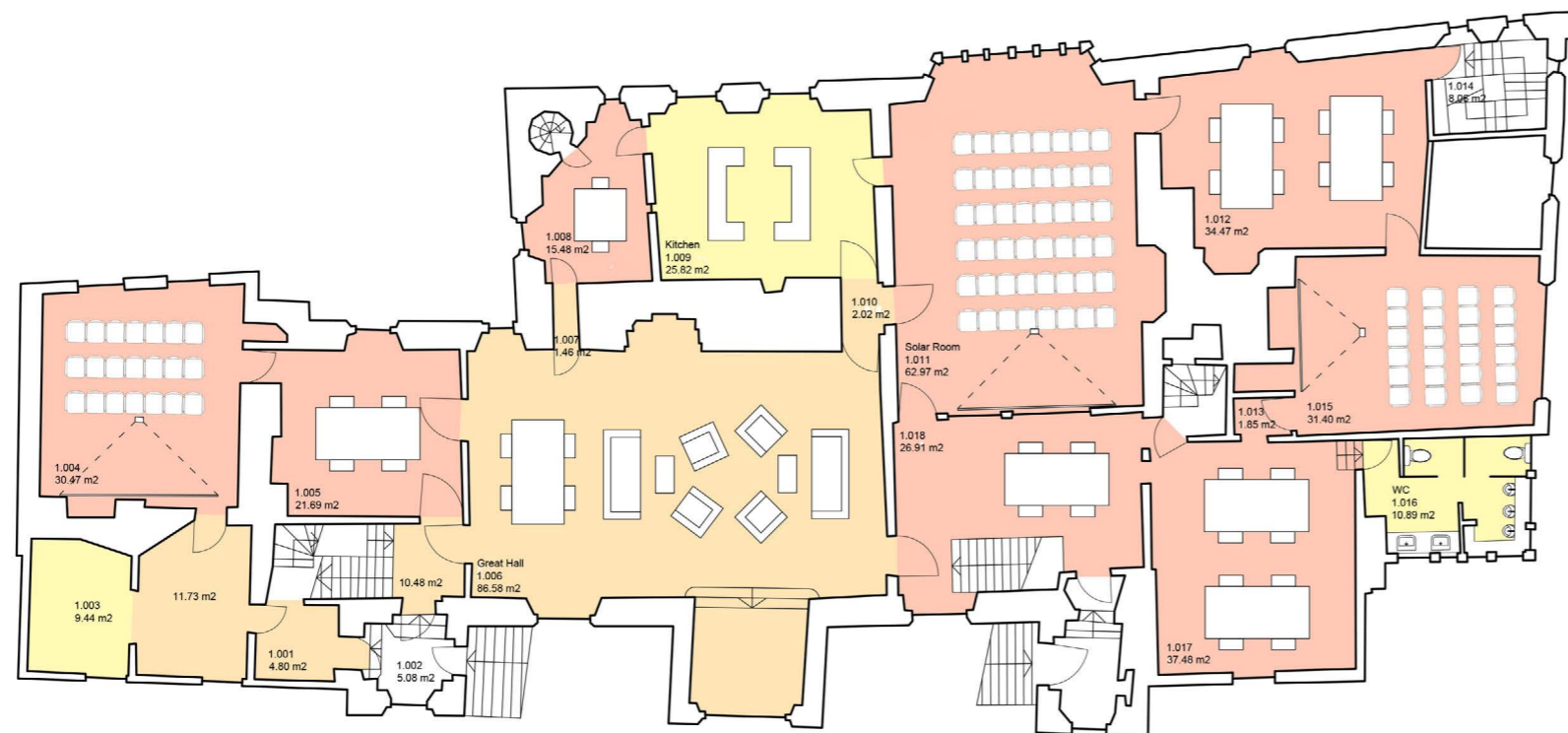
Option 2: Training and Seminar Centre

In this use a variety of spaces and facilities is provided to cater for the popular market in corporate training, workplace seminars, team-building and away-days. With its attractive setting, the Palace offers groups and companies the chance to learn something new in a unique environment. The Great Hall and Solar rooms provide large capacity spaces for seminars, talks and activities, and smaller spaces the opportunity for break-out spaced and individual meetings. A production kitchen could be included for on-site catering. As for the Co-Working Office, a new front landscape creates a social, creative space with a business-like tone. The Apothecary Garden gives a secluded space for reflection and individual activities.

This proposal can also be phased, although it can be imagined a minimum initial investment is necessary to create a facility that can reach its target market from the start.



Mezzanine and Second Floor Layout
1:200 @ A3



First Floor Layout
1:200 @ A3

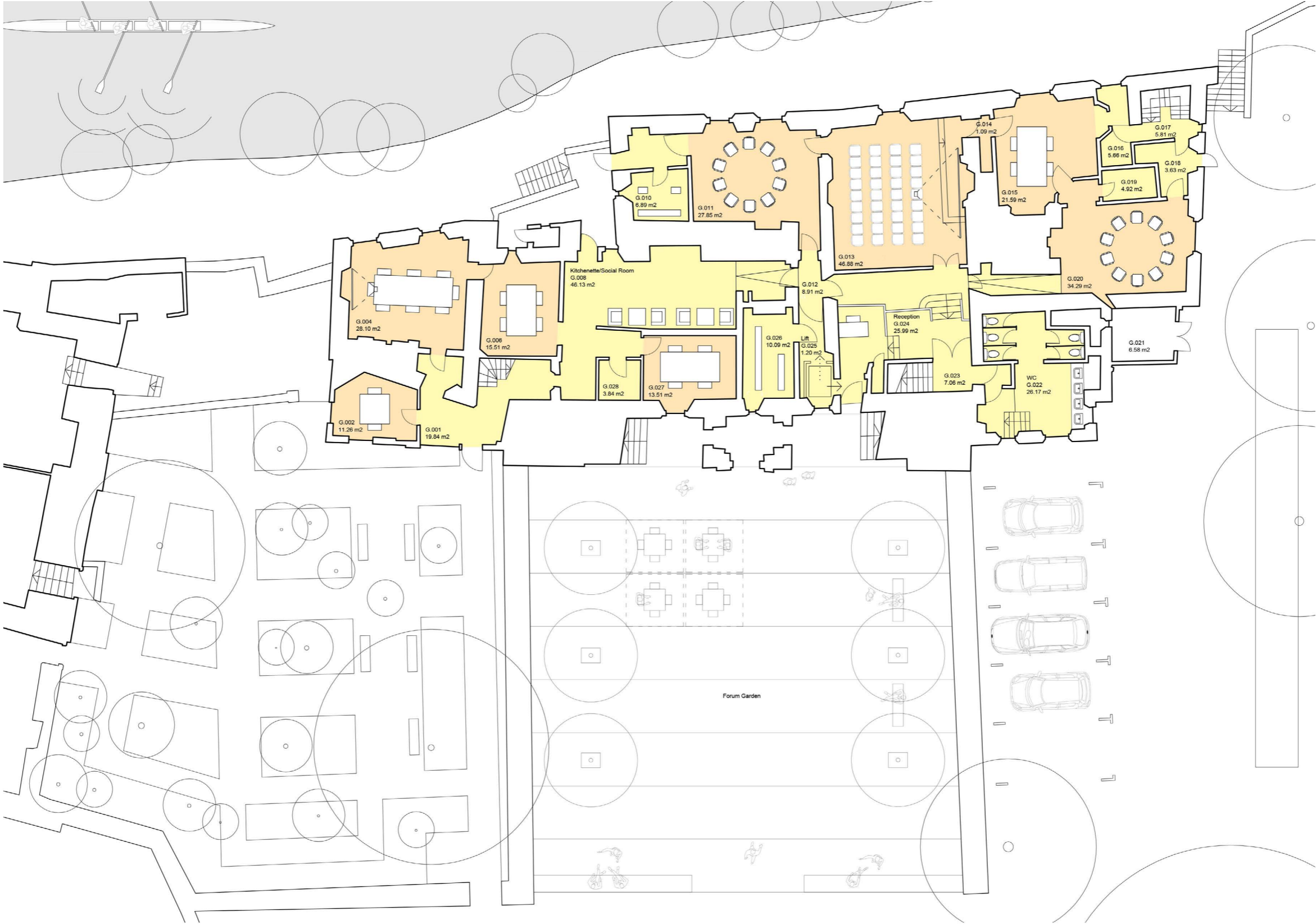


Oakwood House
Maidstone
Conference rooms for
4-300 guests
Small and large
meeting rooms
Bar and hotel services



Cathedral Lodge
Canterbury
Hotel and conference
venue
Auditorium for 250pp
Small and medium size
meeting rooms
49 £ per person, per
day for conferences

Option 3 for Proposed Use: Wedding and Seminar Venue



Ground Floor Layout
1:200 @ A3

- Key
- Wedding events
 - Seminar events
 - Communal spaces, services

Option 3 for Proposed Use: Wedding and Seminar Venue

Option 3: Wedding and Seminar Venue

Building on an established and current use, this proposal extends the idea of a ceremony into the wedding reception and even overnight accommodation for a small number of guests all in the same building. The Great Hall and Solar Rooms provide enough space for dining and reception, and support spaces for a kitchen, stores and dressing rooms are available. Apothecary Garden is ideal for taking some of the photos, and the proximity to the river gives the opportunity for some more imaginative modes of transport. All Saint's Church offers a possible twin booking for both facilities.

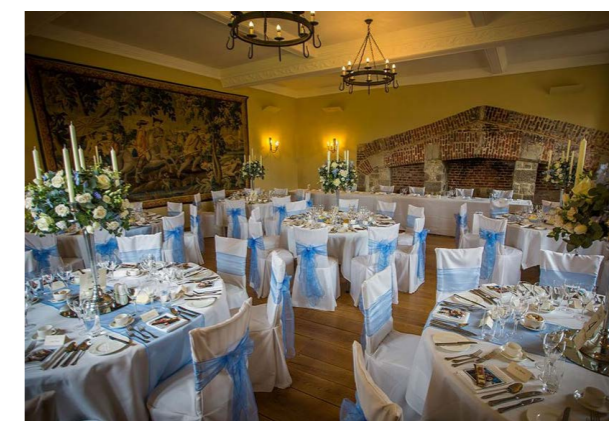
To use all the space in the building this proposal suggests pairing a Seminar Centre on the ground floor together with the Wedding facilities on the first. Quieter uses can run concurrently, and noisier ones could run on the same day although potentially [because of the limited acoustic separation] not at the same time. Separate entrances to the ground and first floors facilitate potential for multiple lettings.

Spaces and facilities in this option are in the most part interchangeable: larger seminars and smaller weddings could operate in the most size-appropriate spaces. To maximise income, it would be the intention to build flexibility into the design. Options 2 and 3 are likely to share many similar features.

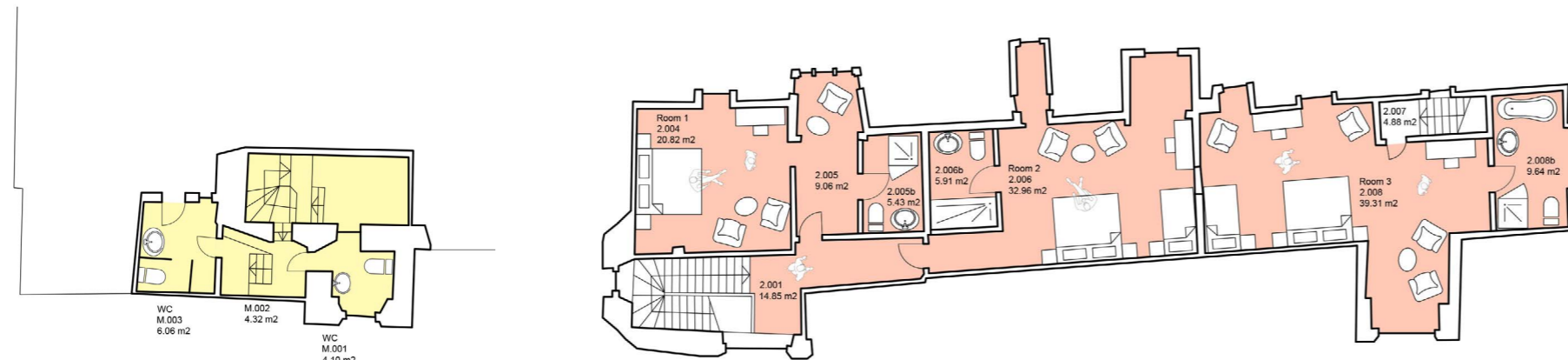
As for Option 2, this proposal can also be phased, although it can be imagined a minimum initial investment is necessary to create a facility that can reach its target market from the start.



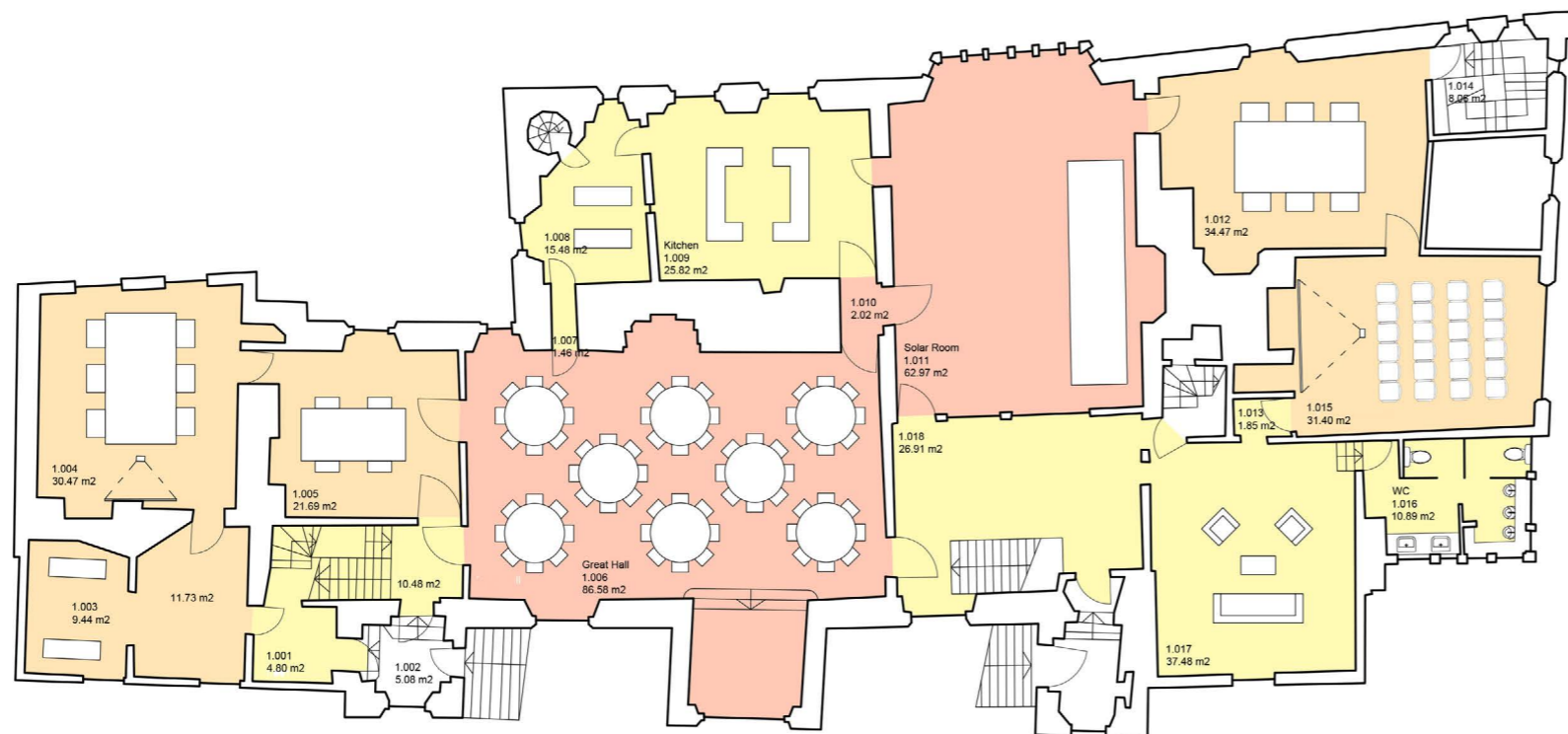
Cathedral Lodge
Canterbury
Sit-down meals for up to 120pp
Prices ranging from 80-110 £ per person
Venue hire for 1000-3000 £



Leeds Castle
Packages for small and large events for 30-70 day guests and 60-120 evening guests
Banqueting hall for 100-200pp
Packages from 5000-20 000 £



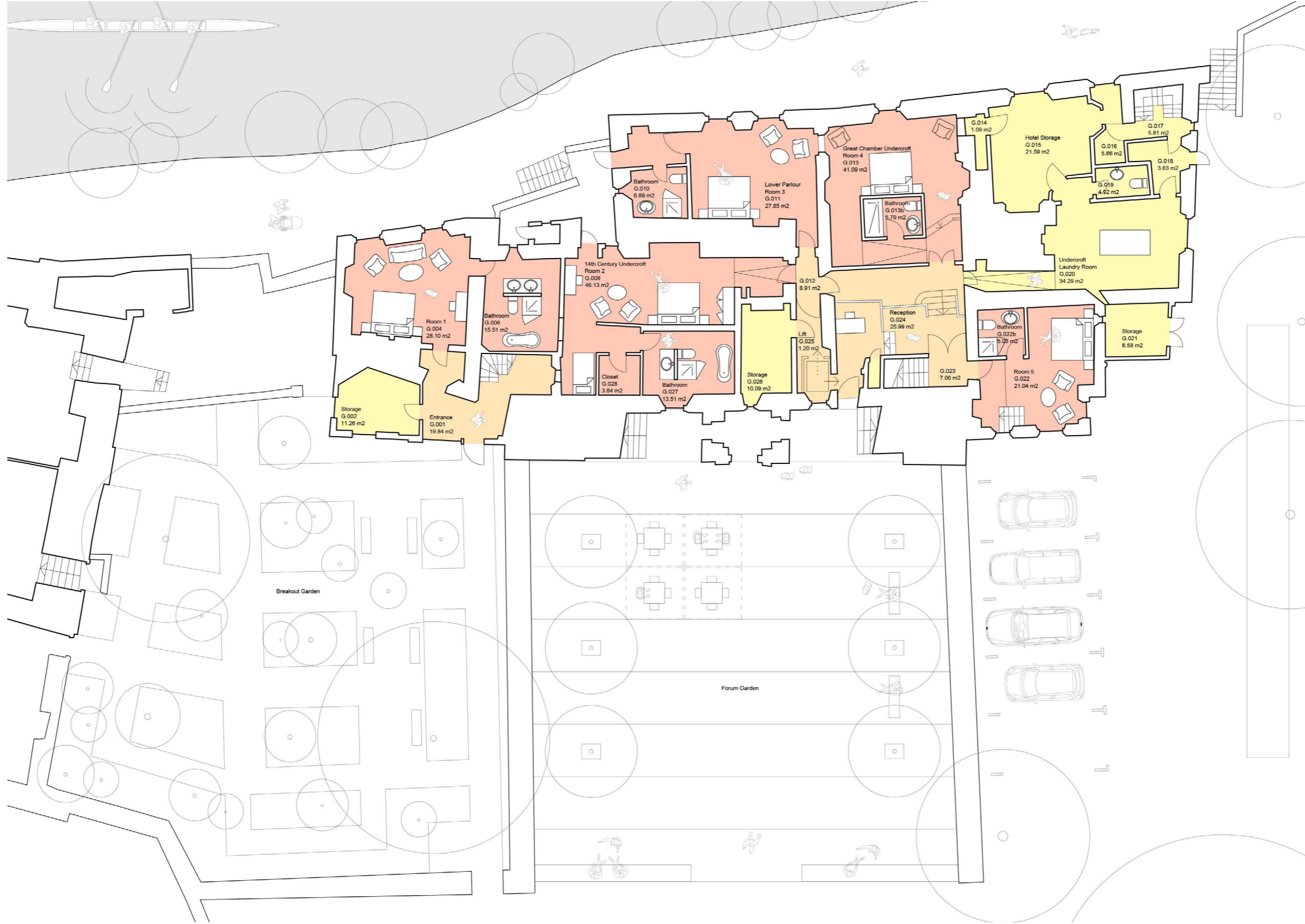
Mezzanine and Second Floor Layout
1:200 @ A3



First Floor Layout
1:200 @ A3



Option 4 for Proposed Use: Boutique Hotel



Ground Floor Layout
1:200 @ A3

Key

- Rooms
- Communal spaces
- Services

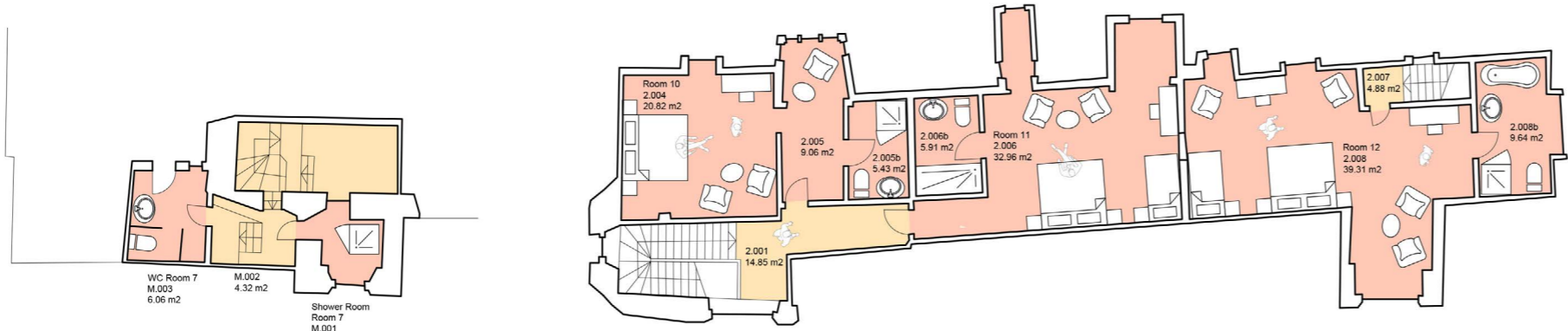
Option 4 for Proposed Use: Boutique Hotel

Option 4: Boutique Hotel

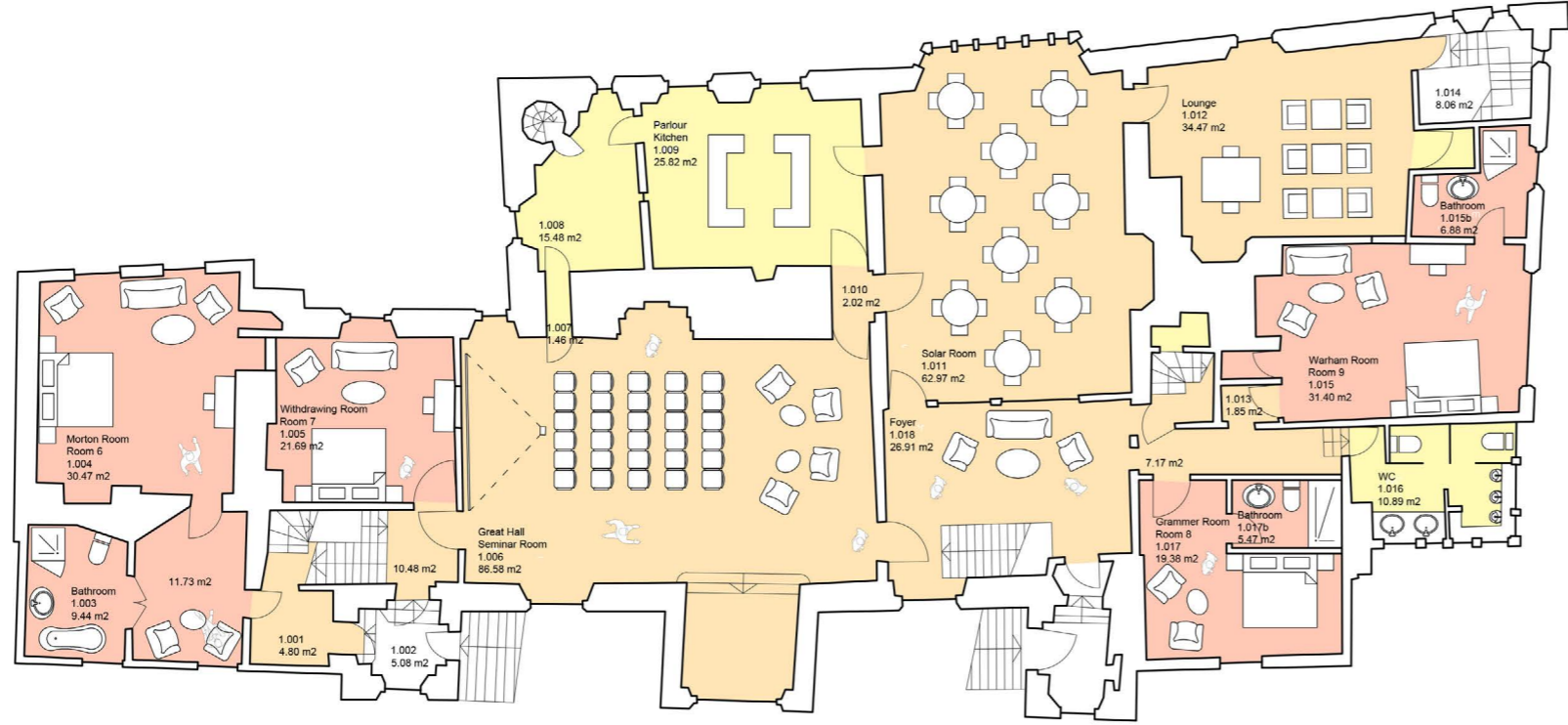
Travellers interested in the heritage of Maidstone, or attending a seminar or event running in the Great Hall or Solar, could be accommodated in style in a highly unusual hotel. Arguably the original Palace use had something of the character of a hotel for the Archbishop, and up to approximately a dozen rooms could provide comfort, some with a river view and all with historic character.

While an attractive picture of this use can be built up, we must say this proposal has the potential to require the most significant level of intervention into the historic fabric. En-suite bathrooms require wet services and management of damp and we feel the challenges to achieve consent to build could be significant.

Phasing this development would not be impossible, but it could be argued it would be hard to achieve a sustainable income with only a partially complete building, and the costs of the fit-out would increase with a longer period of remodelling.



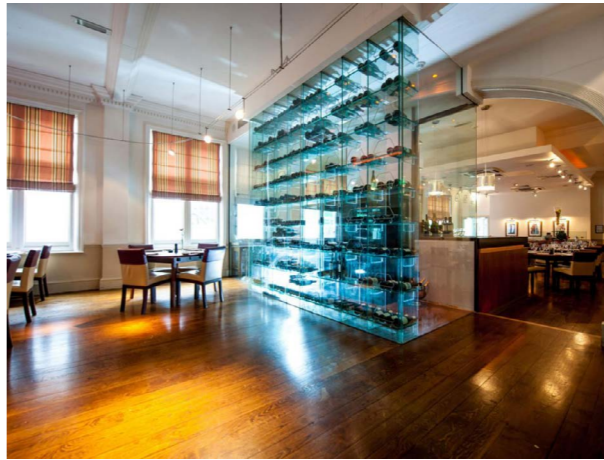
Mezzanine and Second Floor Layout
1:200 @ A3



First Floor Layout
1:200 @ A3



Fox Club, Mayfair London
High end private rooms with ensuite bathrooms 200 £ - 300 £ per night
Common rooms, networking rooms, bar and restaurant



Abode Canterbury Boutique hotel experience in central Canterbury
70 - 250 £ per night depending on season
Restaurant, bar and rooftop terrace

Indication of Initial Costs

In preparing these initial costs, note should be taken of the following assumptions:

- costs have been prepared without any detailed schedule of current repair and maintenance liabilities inherent in the internal or external building fabric. There is a Condition Survey with a repair and maintenance budget prepared by MBC Property Team, which is very useful, but it is important that MBC check this represents the latest position. Liabilities arising from internal condition, we understand, are the responsibility of the current tenant, so any such costs will not appear in this Survey.
- many parts of the building are not accessible, and a healthy contingency should be maintained until the hidden conditions have been inspected.
- all costs are subject to design development and dialogue with the appropriate consultees [especially Historic England, SPAB and MBC Conservation Team].
- cost estimates for Option 4 Boutique Hotel should be viewed as significantly lower estimates. Due to the hotel typology and the unknown nature of the listed building, considerable internal changes might be necessary to the existing building.

Scope of Works / Archbishop's Palace Feasibility Study
191119 / 140 / 05.05

This Scope of Works provides an initial cost allocation for the option studies for new uses for the Archbishop's Palace, Maidstone. It should be read together with the feasibility study drawings. Please note the cost allowances have been made without the benefit of surveys or detailed inspections, they are preliminary only and subject to significant change as a result of new survey information and design development. Please note also the allowances are also subject to the requirements of the listed building status, and additional funding may be necessary to deal with unforeseen conditions.

Innes Associates November 2019

WARNING
On the quantity surveyor's advice, Option 4 cost should be seen as potentially significant underestimates due to the unknown nature of works for hotel refurbishments in listed buildings

General Works to Building			Option 1	Option 2	Option 3	Option 4
<i>External Envelope: Repairs</i>						
EX 1	Foundations/DPCs/Tanking	<i>Brief Description</i> We assume the maintenance and repair work to maintain a sound building envelope is carried out, and the starting point is a structural sound, watertight building with sufficient insulation. A condition survey with associated maintenance costs is available from MBC Property Team [file reference <i>Asset Mgt Survey ABP</i>].				
EX 2	External Walls					
EX 3	Roof and Roofing					
EX 4	Superstructure [incl. floors]					
EX 5	Windows					
EX 6	External Doors					
EX 7	Rainwater Goods					
EX 8	Lightning Protection					
EX 9	Acoustic Treatments		Allow Provisional Sum [nominal £80,000]	80,000	80,000	80,000
<i>Fire Systems</i>						
EX 10	Fire Doors	Allow Provisional Sum for Upgrade [nominal £40,000]	40,000	40,000	40,000	40,000
EX 11	Final Exits	Allow Provisional Sum for Upgrade [nominal £20,000]	20,000	20,000	20,000	20,000
EX 12	Fire Stopping	Allow Provisional Sum for Upgrade [nominal £10,000]	10,000	10,000	15,000	40,000
EX 13	Fire Signage [excl. lights]	Allow Provisional Sum for Upgrade [nominal £5,000]	5,000	5,000	7,000	10,000
<i>Electrical</i>						
EX 14	Small Power	Allow for full re-wiring, separate meters to each floor and distribution boards.	110,000	110,000	110,000	110,000
EX 15	Electrical Systems	Refer to				
EX 16	Fire Alarm Systems	Allow Provision Sum for Upgrade [nominal £40,000]	40,000	40,000	50,000	60,000
EX 17	Security Alarm Systems	Allow for full new system	30,000	25,000	25,000	25,000
EX 18	Lighting Systems	Approximately 80% new light fittings, new cabling throughout. Refer to Options for commentary by Room.				
EX 19	WiFi / Broadband / Fibre provision	Allow for new fibre connection, wired connection to all rooms	60,000	60,000	60,000	60,000
<i>Mechanical</i>						
EX 20	Heating	Allow for upgrade to system [QS to advise nominal sum]	60,000	60,000	65,000	80,000
EX 21	Ventilation Fans, Extracts and Ducts	Allow Provisional Sum [nominal £20,000]	20,000	20,000	30,000	40,000
EX 22	Cooling systems	Allow for local cooling to 4 largest spaces	60,000	60,000	60,000	60,000
EX 23	Water systems	Allow Provisional Sum for Upgrade [nominal £20,000]	20,000	20,000	40,000	80,000
EX 24	Foul drainage	Allow Provisional Sum for Upgrade [nominal £30,000]	30,000	30,000	30,000	40,000
	BWIC	General Bulders Work in Connection With the Services Installation	43,000	43,000	45,000	60,000
External Works						
EX 100	Front Garden	Approximately 397m ² . Carefully strip existing bound gravel drive and beds. Provide new sub-bases, hard landscape, trees, furniture and external lighting.	80,000	80,000	80,000	80,000
EX 101	Apothecary [side] Garden	Approximately 426m ² . Amendments to improve accessibility, repair broken paving and edges to planters, new furniture, lighting. Allow Provisional Sum [nominal £50,000]	50,000	50,000	50,000	50,000
EX 102	Parking Spaces	Approximately 150m ² . Allow for repair of carriageway surface, place-marking [not paint - use embedded stones or similar subtle means]	6,000	6,000	6,000	6,000
	Sub-Total		764,000	759,000	813,000	921,000
	Option Costs From Following Sheets		350,650	381,690	505,990	660,650
	Sub-Total		1,114,650	1,140,690	1,318,990	1,581,650
	Preliminaries (15%)		160,000	164,000	180,000	210,000
	Contingency (10%)		122,000	125,000	138,000	160,000
	Total Works Cost Excluding Professional Fees, VAT, FF&E		1,396,650	1,429,690	1,636,990	1,951,650

Conclusions and Next Steps

At the end of this Feasibility it is hoped MBC have sufficient information to decide they have the full range of potential uses worth considering at this stage, and those options out of the four that look most attractive. Our view is that options 1 to 3 are viable from a historic building point of view, but Option 4 [Hotel] is less feasible than the others because of the level of intervention it requires.

We understand the intention is to take the options to committee in January for discussion and resolution. To assist in that debate we have provided an approximate, outline, programme in anticipation of a vacant possession Spring 2021. In our programme we have set out the following processes:

1. consider the viability of the uses in general terms and the constraints of the heritage context, shortlist most favourable options
2. engage property agent expertise to provide initial indication of market values and revenue
3. decide on strategy for use and development
4. consider the programme and the steps required to engage a design team, leading to construction

Complete internal re-decoration

Floor by Floor	Room	Existing Condition	Proposed Use of Space	Proposed Works	COST	Room Area	AREA RELATED COSTS				Total £/m2	Room Area x Total £/m2	LUMP SUM COSTS			Comment		
							Floor Finish (£/m2)	Lighting (£/m2)	Decoration (£/m2)	Sundry Minor Works (£/m2)			Windows/Ext Doors &Blinds/Curtains	Wall Removal	Other		Total Lump Sum	
Ground Floor	G.001		Circulation	Re-conditioned timber flooring, new lighting	£5,750	20 m2	50	30	25	20	125	2500	750		2500	3250	Barrier Mat; Stair Finishes	
	G.002	(room not accessible on site visit)	Office	New carpet flooring with exposed timber edges, new lighting, new window dressing	£2,950	10 m2	80	50	25	40	195	1950	1000			1000	Storage to Office	
	G.003			Wall removal, see G.004	£0	m2					0	0				0		
	G.004	W: painted plaster F: carpet, no floor power C: plaster with oak beams L: strip fluorescent	Meeting room with projector	Wall removal, new carpet flooring with exposed timber edges, new lighting, floor power (5 boxes)	£10,960	28 m2	80	50	25	40	195	5460	1000	1500	3000	5500	Partition wall only removed. AV Indicated	
	G.005			Wall removal, see G.004	£0	m2					0	0				0		
	G.006	(room not accessible on site visit)	Office	Wall removal, new timber flooring with exposed timber edges, new lighting, floor power (3 boxes)	£4,225	15 m2	80	50	25	40	195	2925	300	1000		1300	Partition wall only removed	
	G.007	(room not accessible on site visit)		Wall removal, see G.006	£0	m2					0	0				0		
	G.008	W: painted plaster F: carpet C: oak beams with plaster infill L: chandelier + some other	Kitchenette and social space	New non-slip-vinyl flooring, new lighting, floor power (5 boxes), wall removal (making good)	£14,930	46 m2	90	50	25	40	205	9430	500		5000	5500	Kitchenette	
	G.010	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£1,035	7 m2	40	20	25	20	105	735	300			300		
	G.011	W: painted plaster F: carpet with floor boxes C: oak beams with plaster infill L: strip see G.024	Office with tea point	New carpet flooring with exposed timber edges, new lighting, floor power (5 boxes), window dressing	£8,460	28 m2	80	50	25	40	195	5460	1000		2000	3000	Tea Point	
	G.012		Circulation	Re-conditioned timber flooring, new lighting	£1,125	9 m2	50	30	25	20	125	1125				0		
	G.013	W: painted plaster F: carpet (+ ramp, general slope) + couple of floor boxes C: oak beams with plaster between	Office with tea point	New raised carpet floor, ramp and stair removal, steps added from passage G.014, new lighting, floor power (5 boxes) and new window dressing	£13,665	47 m2	80	50	25	40	195	9165	500		4000	4500	Tea Point; Works to Floor Level	
	G.014	(room not accessible on site visit)	Circulation	Re-conditioned timber flooring	£250	2 m2	50	30	25	20	125	250				0		
	G.015	(room not accessible on site visit)	Office	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes) and new window dressing	£4,790	22 m2	80	50	25	40	195	4290	500			500		
	G.016	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£930	6 m2	40	20	25	20	105	630	300			300		
	G.017	(room not accessible on site visit)	Circulation (stairwell)		£2,750	6 m2	50	30	25	20	125	750		2000		2000	Stair Finishes etc	
	G.018	(room not accessible on site visit)	Circulation	Re-conditioned timber flooring	£800	4 m2	50	30	25	20	125	500	300			300		
	G.019	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£525	5 m2	40	20	25	20	105	525				0		
	G.020	W: painted plaster C: painted plaster with oak beams F: carpet with a few floor boxes L: chandelier	Meeting room with projector	New carpet flooring with exposed timber edges, new lighting, redecorating and window dressing	£7,325	35 m2	80	50	25	40	195	6825	500			500		
G.021	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£1,035	7 m2	40	20	25	20	105	735	300			300			
G.022	(room not accessible on site visit)	Toilets	New non-slip-vinyl flooring	£5,685	27 m2	60	30	25	40	155	4185	1500			1500			
G.023	see G.024	Circulation	see G.024	£2,875	7 m2	50	30	25	20	125	875			2000	2000	Stair Finishes etc		
G.024	W: painted plaster F: carpet C: oak beams with painted plaster L: ceiling mounted + chandelier	Reception	Re-conditioned timber flooring, new lighting	£16,350	26 m2	40	50	25	60	175	4550	300		11500	11800	Reception. Various Level Changes, Barrier Matting etc		
G.025	Platform lift	Circulation (with platform)	see G.012	£125	1 m2	50	30	25	20	125	125				0			
G.026	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£1,050	10 m2	40	20	25	20	105	1050				0			
G.027	see G.008	Office	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£3,230	14 m2	80	50	25	40	195	2730	500			500			
G.028	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£315	3 m2	40	20	25	20	105	315				0			
First Floor	1.001		Circulation	Re-conditioned timber flooring, new lighting	£2,625	5 m2	50	30	25	20	125	625			2000	2000	Stair finishes etc	
	1.002		Circulation	Re-conditioned timber flooring, new lighting	£2,125	5 m2	50	30	25	20	125	625	1000		500	1500	Various level changes	
	1.003	W: painted plaster F: carpet C: painted plaster L: very poor wall + ceiling mounted	Office	Re-conditioned timber flooring, new lighting, floor power (3 boxes)	£4,900	20 m2	80	50	25	40	195	3900	1000			1000		
	1.004	W: painted plaster F: carpet w. floor boxes C: oak panel L: wall uplighters, suspended bar	Office with tea point	New carpet flooring with exposed timber edges, new lighting, floor power (5 boxes)	£9,045	31 m2	80	50	25	40	195	6045	1000		2000	3000	Tea point	
	1.005	W: painted plaster + painted panelling F: carpet L: suspended (new) chandelier	Office	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£4,790	22 m2	80	50	25	40	195	4290	500			500		
	1.006	W: painted plaster F: carpet C: painted plaster L: chandelier (new)	Social space with tea point	New carpet flooring with exposed timber edges, new lighting, floor power (5 boxes)	£22,965	87 m2	80	50	25	40	195	16965	1000		5000	6000	Kitchenette	
	1.007		Circulation	Re-conditioned timber flooring	£250	2 m2	50	30	25	20	125	250				0		
	1.008		Storage space	Re-conditioned timber flooring, new lighting	£2,210	2 m2	40	20	25	20	105	210	1000		1000		2000	Spiral stairs
	1.009	W: oak panels F: carpet C: oak panels L: brass wall lights + chandelier	Kitchen	New non-slip-vinyl flooring, new lighting, floor power (5 boxes) and ventilation for kitchen units. Commercial kitchen with associated services for group sizes up to 100, serving doors and fire safety upgrades included.	£81,200	26 m2	90	50	0	60	200	5200	1000		75000	76000	Commercial kitchen & associated works (For 100 Group Size)	

Appendix: Cost Plan

	1.010		Circulation	Re-conditioned timber flooring	£625	5 m2	50	30	25	20	125	625			0	
Solar Room	1.011	As for the foyer, through lighting could be retained + new window dressings	Seminar room	New carpet flooring with exposed timber edges new lighting, floor power (5 boxes)	£20,285	63 m2	80	50	25	40	195	12285	3000	5000	8000 AV for Seminar Room	
	1.012	W: pvc-lined F: non-slip-vynil C: painted plaster board L: strip fluorescent	Office with tea point	Strip out of existing internal wall, new carpet flooring with exposed timber edges, new lighting	£9,325	35 m2	80	50	25	40	195	6825	500	2000	2500 Tea point	
	1.013		Circulation	see 1.015	£250	2 m2	50	30	25	20	125	250			0	
	1.014	(room not accessible on site visit)	Circulation (stairwell)	Re-conditioned timber flooring	£4,000	8 m2	50	30	25	20	125	1000	1000	2000	3000 Stair finishes etc	
Warham Room	1.015	W: oak paneling from 2.4, painted plaster above F: carpet C: painted plaster with oak beams L: chandeliers, only perimeter power	Office with tea point	New carpet flooring with exposed timber edges, new lighting, floor power (5 boxes)	£9,045	31 m2	80	50	25	40	195	6045	1000	2000	3000 Tea point	
	1.016		Toilets	New non-slip-vinyl flooring	£2,705	11 m2	60	30	25	40	155	1705	1000		1000	
Grammer Room	1.017	W: oak paneling to 2.4, painted plaster above F: oak boards C: painted plaster L: chandelier + 1 power box	Office with tea point	New carpet flooring with exposed timber edges new lighting	£9,325	35 m2	80	50	25	40	195	6825	500	2000	2500 Tea point	
Foyer	1.018	W: painted plaster with oak beams F: carpet C: painted plaster with expanded timber L: chandelier	Social space/lounge	Re-conditioned timber flooring, new lighting	£6,265	27 m2	80	50	25	40	195	5265	1000		1000	
Mezzanine					£0	m2					0	0			0	
	M.001		Toilet	New non-slip-vinyl flooring, new lighting	£620	4 m2	60	30	25	40	155	620			0	
	M.002		Circulation	Re-conditioned timber flooring, new lighting	£2,500	4 m2	50	30	25	20	125	500	1000	1000	2000 Various level changes	
	M.003		Toilet	New non-slip-vinyl flooring, new lighting	£930	6 m2	60	30	25	40	155	930			0	
Second Floor					£0	m2					0	0			0	
	2.001	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Circulation	Re-conditioned timber flooring, new lighting	£3,375	15 m2	50	30	25	20	125	1875	1500		1500	
	2.002	W: painted plaster F: carpet C: painted plaster		see 2.004	£0	m2					0	0			0	
	2.003	W: painted plaster F: carpet C: painted plaster	Office	see 2.004	£0	m2					0	0			0	
	2.004	W: painted plaster F: carpet C: painted plaster		Internal walls removed, new carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£6,095	21 m2	80	50	25	40	195	4095	500	1500	2000	
	2.005	W: painted plaster F: carpet C: painted plaster	Circulation with tea point and new bathroom	Re-conditioned timber flooring, new lighting, new partitions for proposed bathroom 2.005b with new non-slip-vinyl floor	£11,275	15 m2	80	60	25	20	185	2775	1500	7000	8500 Tea point and form new WC	
	2.006	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Office/lounge	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£9,300	40 m2	80	50	25	40	195	7800	1500		1500	
	2.007		Circulation	Re-conditioned timber flooring	£1,125	5 m2	50	30	25	20	125	625	500		500	
	2.008	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Office with tea point	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£12,360	48 m2	80	50	25	40	195	9360	1000	2000	3000 Tea point	
Order of Cost Estimate					£350,650											

Complete internal re-decoration

Floor by Floor	Room	Existing Condition	Proposed Use of Space	Proposed Works	COST	Room Area	Floor Finish (£/m2)	Lighting (£/m2)	Decoration (£/m2)	Sundry Minor Works (£/m2)	Total £/m2	Room Area x Total £/m2	Windows/Ext Doors	Wall Removal	Other	Total Lump Sum	Comment
Ground Floor	G.001		Circulation	Re-conditioned timber flooring, new lighting	£5,750	20 m2	50	30	25	20	125	2500	750		2500	3250	Barrier Mat; Stair Finishes etc
	G.002	(room not accessible on site visit)	Meeting/training room	New carpet flooring with exposed timber edges, new lighting, new window dressing	£3,150	10 m2	90	60	25	40	215	2150	1000			1000	Storage to Office
	G.003			Wall removal, see G.004	£0	m2					0	0				0	
	G.004	W: painted plaster F: carpet, no floor power C: plaster with oak beams L: strip fluorescent	Meeting/training room with projector	Wall removal, new carpet flooring with exposed timber edges, new lighting, floor power (5 boxes)	£11,520	28 m2	90	60	25	40	215	6020	1000	1500	3000	5500	Partition wall only removed. AV Indicated
	G.005			Wall removal, see G.004	£0	m2					0	0				0	
	G.006	(room not accessible on site visit)	Meeting/training room	Wall removal, new timber flooring with exposed timber edges, new lighting, floor power (3 boxes)	£4,525	15 m2	90	60	25	40	215	3225	300	1000		1300	Partition wall only removed
	G.007	(room not accessible on site visit)		Wall removal, see G.006	£0	m2					0	0				0	
14th century undercroft	G.008	W: painted plaster F: carpet C: oak beams with plaster infil L: chandelier + some other	Kitchenette and social space	New non-slip-vinyl flooring, new lighting, floor power (5 boxes), wall removal (making good)	£14,930	46 m2	90	50	25	40	205	9430	500		5000	5500	Kitchenette
	G.010	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£1,035	7 m2	40	20	25	20	105	735	300			300	
Lower Parlour	G.011	W: painted plaster F: carpet with floor boxes C: oak beams with plaster infill L: strip see G.024	Seminar room	New carpet flooring with exposed timber edges, new lighting, floor power (5 boxes), window dressing	£7,020	28 m2	90	60	25	40	215	6020	1000			1000	
	G.012		Circulation	Re-conditioned timber flooring, new lighting	£1,125	9 m2	50	30	25	20	125	1125				0	
Great Chamber Undercroft	G.013	W: painted plaster F: carpet (+ ramp, general slope) + couple of floor boxes C: oak beams with plaster between	Seminar room	New raised carpet floor, ramp and stair removal, steps added from passage G.014, new lighting, floor power (5 boxes) and new window dressing	£17,605	47 m2	90	60	25	40	215	10105	500		7000	7500	Works to Floor Level; AV to Seminar Room
	G.014	(room not accessible on site visit)	Circulation	Re-conditioned timber flooring	£250	2 m2	50	30	25	20	125	250				0	
	G.015	(room not accessible on site visit)	Meeting/training room	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes) and new window dressing	£5,230	22 m2	90	60	25	40	215	4730	500			500	
	G.016	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£930	6 m2	40	20	25	20	105	630	300			300	
	G.017	(room not accessible on site visit)	Circulation (stairwell)		£2,750	6 m2	50	30	25	20	125	750			2000	2000	Stair Finishes etc
	G.018	(room not accessible on site visit)	Circulation	Re-conditioned timber flooring	£800	4 m2	50	30	25	20	125	500	300			300	
	G.019	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£525	5 m2	40	20	25	20	105	525				0	
Undercroft	G.020	W: painted plaster C: painted plaster with oak beams F: carpet with a few floor boxes L: chandelier	Seminar room	New carpet flooring with exposed timber edges, new lighting, redecorating and window dressing	£8,025	35 m2	90	60	25	40	215	7525	500			500	
	G.021	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£1,035	7 m2	40	20	25	20	105	735	300			300	
	G.022	(room not accessible on site visit)	Toilets	New non-slip-vinyl flooring	£5,685	27 m2	60	30	25	40	155	4185	1500			1500	
	G.023	see G.024	Circulation	see G.024	£2,875	7 m2	50	30	25	20	125	875			2000	2000	Stair Finishes etc
Reception	G.024	W: painted plaster F: carpet C: oak beams with painted plaster L: ceiling mounted + chandelier	Reception	Re-conditioned timber flooring, new lighting	£16,350	26 m2	40	50	25	60	175	4550	300		11500	11800	Reception. Various Level Changes, Barrier Matting etc
	G.025	Platform lift	Circulation (with platform)	see G.012	£125	1 m2	50	30	25	20	125	125				0	
	G.026	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£1,050	10 m2	40	20	25	20	105	1050				0	
	G.027	see G.008	Meeting/training room	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£3,510	14 m2	90	60	25	40	215	3010	500			500	
	G.028	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£315	3 m2	40	20	25	20	105	315				0	
First Floor	1.001		Circulation	Re-conditioned timber flooring, new lighting	£2,625	5 m2	50	30	25	20	125	625			2000	2000	Stair finishes etc
	1.002		Circulation	Re-conditioned timber flooring, new lighting	£2,125	5 m2	50	30	25	20	125	625	1000		500	1500	Various level changes
	1.003	W: painted plaster F: carpet C: painted plaster L: very poor wall + ceiling mounted	Storage space	Re-conditioned timber flooring, new lighting, floor power (3 boxes)	£3,900	20 m2	50	50	25	20	145	2900	1000			1000	
Morton Room	1.004	W: painted plaster F: carpet w. floor boxes C: oak panel L: wall uplighters, suspended bar	Meeting/training room (with projector)	New carpet flooring with exposed timber edges, new lighting, floor power (5 boxes)	£12,665	31 m2	90	60	25	40	215	6665	1000		5000	6000	AV to Seminar Room
Withdrawing Room	1.005	W: painted plaster + painted panelling F: carpet L: suspended (new) chandelier	Meeting/training room	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£5,230	22 m2	90	60	25	40	215	4730	500			500	
Great Hall	1.006	W: painted plaster F: carpet C: painted plaster L: chandelier (new)	Main social space	New carpet flooring with exposed timber edges, new lighting, floor power (5 boxes)	£22,965	87 m2	80	50	25	40	195	16965	1000		5000	6000	Kitchenette
	1.007		Circulation	Re-conditioned timber flooring	£250	2 m2	50	30	25	20	125	250				0	
	1.008		Meeting/training room	Re-conditioned timber flooring, new lighting	£2,210	2 m2	40	20	25	20	105	210	1000		1000	2000	Spiral stairs

Appendix: Cost Plan

Parlor	1.009	W: oak panels F: carpet C: oak panels L: brass wall lights + chandelier	Kitchen	New non-slip-vinyl flooring, new lighting, floor power (5 boxes) and ventilation for kitchen units. Commercial kitchen with associated services for group sizes up to 150, serving doors and fire safety upgrades included.	£101,200	26 m2	90	50	0	60	200	5200	1000	95000	96000	Commercial kitchen & associated works (For 150 Group Size)
	1.010		Circulation	Re-conditioned timber flooring	£625	5 m2	50	30	25	20	125	625			0	
Solar Room	1.011	As for the foyer, through lighting could be retained + new window dressings	Seminar room	New carpet flooring with exposed timber edges new lighting, floor power (5 boxes)	£21,545	63 m2	90	60	25	40	215	13545	3000	5000	8000	AV for Seminar Room
	1.012	W: pvc-lined F: non-slip-vinyl C: painted plaster board L: strip fluorescent	Meeting/training room	Strip out of existing internal wall, new carpet flooring with exposed timber edges, new lighting	£8,025	35 m2	90	60	25	40	215	7525	500	0	500	
	1.013		Circulation	see 1.015	£250	2 m2	50	30	25	20	125	250			0	
	1.014	(room not accessible on site visit)	Circulation (stairwell)	Re-conditioned timber flooring	£4,000	8 m2	50	30	25	20	125	1000	1000	2000	3000	Stair finishes etc
Warham Room	1.015	W: oak paneling from 2.4, painted plaster above F: carpet C: painted plaster with oak beams L: chandeliers, only perimeter power	Seminar room	New carpet flooring with exposed timber edges, new lighting, floor power (5 boxes)	£12,665	31 m2	90	60	25	40	215	6665	1000	5000	6000	AV to Seminar Room
	1.016		Toilets	New non-slip-vinyl flooring	£2,705	11 m2	60	30	25	40	155	1705	1000		1000	
Grammer Room	1.017	W: oak paneling to 2.4, painted plaster above F: oak boards C: painted plaster L: chandelier + 1 power box	Meeting/training room	New carpet flooring with exposed timber edges new lighting	£8,025	35 m2	90	60	25	40	215	7525	500		500	
Foyer	1.018	W: painted plaster with oak beams F: carpet C: painted plaster with expanded timber L: chandelier	Meeting/training room	Re-conditioned timber flooring, new lighting	£6,805	27 m2	90	60	25	40	215	5805	1000		1000	
Mezzanine						m2						0	0		0	
	M.001		Toilet	New non-slip-vinyl flooring, new lighting	£620	4 m2	60	30	25	40	155	620			0	
	M.002		Circulation	Re-conditioned timber flooring, new lighting	£2,500	4 m2	50	30	25	20	125	500	1000	1000	2000	Various level changes
	M.003		Toilet	New non-slip-vinyl flooring, new lighting	£930	6 m2	60	30	25	40	155	930			0	
Second Floor						m2						0	0		0	
	2.001	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Circulation	Re-conditioned timber flooring, new lighting	£3,375	15 m2	50	30	25	20	125	1875	1500		1500	
	2.002	W: painted plaster F: carpet C: painted plaster		see 2.004	£0	m2						0	0		0	
	2.003	W: painted plaster F: carpet C: painted plaster	Meeting/training room	see 2.004	£0	m2						0	0		0	
	2.004	W: painted plaster F: carpet C: painted plaster		Internal walls removed, new carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£6,515	21 m2	90	60	25	40	215	4515	500	1500	2000	
	2.005	W: painted plaster F: carpet C: painted plaster	Circulation (with new bathroom)	Re-conditioned timber flooring, new lighting, new partitions for proposed bathroom 2.005b with new non-slip-vinyl floor	£11,275	15 m2	80	60	25	20	185	2775	1500	7000	8500	Form new WC in part of room
	2.006	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Meeting/training room	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£10,100	40 m2	90	60	25	40	215	8600	1500		1500	
	2.007		Circulation	Re-conditioned timber flooring	£1,125	5 m2	50	30	25	20	125	625	500		500	
	2.008	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Meeting/training room	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£11,320	48 m2	90	60	25	40	215	10320	1000		1000	
Order of Cost Estimate					£381,690											

Complete internal re-decoration

Floor by Floor	Room	Existing Condition	Proposed Use of Space	Proposed Works	COST	Room Area	Floor Finish (£/m2)	Lighting (£/m2)	Decoration (£/m2)	Sundry Minor Works (£/m2)	Total £/m2	Room Area x Total £/m2	Windows/Ext Doors	Wall Removal	Other	Total Lump Sum	Comment	
Ground Floor	G.001		Circulation	Re-conditioned timber flooring, new lighting	£5,750	20 m2	50	30	25	20	125	2500	750		2500	3250	Barrier Mat; Stair Finishes etc	
	G.002	(room not accessible on site visit)	Meeting room	New carpet flooring with exposed timber edges, new lighting, new window dressing	£3,150	10 m2	90	60	25	40	215	2150	1000			1000	Storage to Office	
	G.003	W: painted plaster F: carpet, no floor power C: plaster with oak beams L: strip fluorescent		Wall removal, see G.004	£0	m2					0	0					0	
	G.004		Meeting room with projector	Wall removal, new carpet flooring with exposed timber edges, new lighting, floor power (5 boxes)	£11,520	28 m2	90	60	25	40	215	6020	1000	1500	3000	5500	Partition wall only removed. AV Indicated	
	G.005			Wall removal, see G.004	£0	m2					0	0					0	
	G.006	(room not accessible on site visit)	Meeting room	Wall removal, new timber flooring with exposed timber edges, new lighting, floor power (3 boxes)	£4,525	15 m2	90	60	25	40	215	3225	300	1000		1300	Partition wall only removed	
	G.007	(room not accessible on site visit)		Wall removal, see G.006	£0	m2					0	0					0	
	14th century undercroft	G.008	W: painted plaster F: carpet C: oak beams with plaster infill L: chandelier + some other	Kitchenette and social space	New non-slip-vinyl flooring, new lighting, floor power (5 boxes), wall removal (making good)	£14,930	46 m2	90	50	25	40	205	9430	500		5000	5500	Kitchenette
	G.010	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£1,035	7 m2	40	20	25	20	105	735	300				300	
	Lower Parlour	G.011	W: painted plaster F: carpet with floor boxes C: oak beams with plaster infill L: strip	Seminar room	New carpet flooring with exposed timber edges, new lighting, floor power (5 boxes), window dressing	£7,020	28 m2	90	60	25	40	215	6020	1000			1000	
	G.012	see G.024	Circulation	Re-conditioned timber flooring, new lighting	£1,125	9 m2	50	30	25	20	125	1125					0	
	Great Chamber Undercroft	G.013	W: painted plaster F: carpet (+ ramp, general slope) + couple of floor boxes C: oak beams with plaster between	Seminar room	New raised carpet floor, ramp and stair removal, steps added from passage G.014, new lighting , floor power (5 boxes) and new window dressing	£16,605	47 m2	90	60	25	40	215	10105	500		6000	6500	Works to Floor Level; AV to Seminar Room
	G.014	(room not accessible on site visit)	Circulation	Re-conditioned timber flooring	£250	2 m2	50	30	25	20	125	250					0	
	G.015	(room not accessible on site visit)	Meeting room	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes) and new window dressing	£5,230	22 m2	90	60	25	40	215	4730	500				500	
	G.016	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£930	6 m2	40	20	25	20	105	630	300				300	
	G.017	(room not accessible on site visit)	Circulation (stairwell)		£2,750	6 m2	50	30	25	20	125	750			2000	2000	300	Stair Finishes etc
	G.018	(room not accessible on site visit)	Circulation	Re-conditioned timber flooring	£800	4 m2	50	30	25	20	125	500	300				300	
	G.019	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£525	5 m2	40	20	25	20	105	525					0	
	Undercroft	G.020	W: painted plaster C: painted plaster with oak beams F: carpet with a few floor boxes L: chandelier	Seminar room	New carpet flooring with exposed timber edges, new lighting, redecorating and window dressing	£8,025	35 m2	90	60	25	40	215	7525	500			500	
	G.021	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£1,035	7 m2	40	20	25	20	105	735	300				300	
	G.022	(room not accessible on site visit)	Toilets	New non-slip-vinyl flooring	£5,685	27 m2	60	30	25	40	155	4185	1500				1500	
	G.023	see G.024	Circulation	see G.024	£2,875	7 m2	50	30	25	20	125	875				2000	2000	Stair Finishes etc
Reception	G.024	W: painted plaster F: carpet C: oak beams with painted plaster L: ceiling mounted + chandelier	Reception	Re-conditioned timber flooring, new lighting	£21,350	26 m2	40	50	25	60	175	4550	300		16500	16800	Reception. Various Level Changes, Barrier Matting etc	
G.025	Platform lift	Circulation (with platform)	see G.012	£125	1 m2	50	30	25	20	125	125					0		
G.026	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£1,050	10 m2	40	20	25	20	105	1050					0		
G.027	see G.008	Meeting room	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£3,510	14 m2	90	60	25	40	215	3010	500				500		
G.028	(room not accessible on site visit)	Storage space	Re-conditioned timber flooring	£315	3 m2	40	20	25	20	105	315					0		
First Floor	1.001		Circulation	Re-conditioned timber flooring, new lighting	£2,625	5 m2	50	30	25	20	125	625			2000	2000	Stair finishes etc	
	1.002		Circulation	Re-conditioned timber flooring, new lighting	£2,125	5 m2	50	30	25	20	125	625	1000		500	1500	Various level changes	
	1.003	W: painted plaster F: carpet C: painted plaster L: very poor wall + ceiling mounted	Storage space	Re-conditioned timber flooring, new lighting, floor power (3 boxes)	£3,900	20 m2	50	50	25	20	145	2900	1000			1000		
	Morton Room	1.004	W: painted plaster F: carpet w. floor boxes C: oak panel L: wall uplighters, suspended bar	Meeting room (with projector)	New carpet flooring with exposed timber edges, new lighting, floor power (5 boxes)	£12,665	31 m2	90	60	25	40	215	6665	1000		5000	6000	AV to Seminar Room
	Withdrawing Room	1.005	W: painted plaster + painted panelling F: carpet L: suspended (new) chandelier	Meeting room	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£5,230	22 m2	90	60	25	40	215	4730	500			500	
	Great Hall	1.006	W: painted plaster F: carpet C: painted plaster L: chandelier (new)	Banquet hall	New carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£24,055	87 m2	100	80	45	40	265	23055	1000			1000	
	1.007		Circulation	Re-conditioned timber flooring	£250	2 m2	50	30	25	20	125	250					0	
	1.008		Storage space	Re-conditioned timber flooring, new lighting	£2,210	2 m2	40	20	25	20	105	210	1000			1000	2000	Spiral stairs
	Parlor	1.009	W: oak panels F: carpet C: oak panels L: brass wall lights + chandelier	Kitchen	New non-slip-vinyl flooring, new lighting, floor power (5 boxes) and ventilation for kitchen units. New non-slip-vinyl flooring, new lighting, floor power (5 boxes) and ventilation for kitchen units. Commercial kitchen with associated services for group sizes up to 200, serving doors and fire safety upgrades included.	£116,200	26 m2	90	50	0	60	200	5200	1000		110000	111000	Commercial kitchen & associated works including allowance for bar storage (For 200 Group Size)
	1.010		Circulation	Re-conditioned timber flooring	£625	5 m2	50	30	25	20	125	625					0	

Appendix: Cost Plan

Solar Room	1.011	As for the foyer, through lighting could be retained + new window dressings	Party room	New carpet flooring with exposed timber edges new lighting	£39,695	63 m2	100	80	45	40	265	16695	3000	20000	23000	AV for Party Room. Bar Facility?
	1.012	W: pvc-lined F: non-slip-vynil C: painted plaster board L: strip fluorescent	Meeting room	Strip out of existing internal wall, new carpet flooring with exposed timber edges, new lighting	£8,025	35 m2	90	60	25	40	215	7525	500		500	
	1.013		Circulation	see 1.015	£250	2 m2	50	30	25	20	125	250			0	
Warham Room	1.014	(room not accessible on site visit)	Circulation (stairwell)	Re-conditioned timber flooring	£4,000	8 m2	50	30	25	20	125	1000	1000	2000	3000	Stair finishes etc
	1.015	W: oak paneling from 2.4, painted plaster above F: carpet C: painted plaster with oak beams L: chandeliers, only perimeter power	Seminar room	New carpet flooring with exposed timber edges, new lighting, floor power (5 boxes)	£12,665	31 m2	90	60	25	40	215	6665	1000	5000	6000	AV to Seminar Room
	1.016		Toilets	New non-slip-vinyl flooring	£2,925	11 m2	60	30	45	40	175	1925	1000		1000	
Grammer Room	1.017	W: oak paneling to 2.4, painted plaster above F: oak boards C: painted plaster L: chandelier + 1 power box	Social space	New carpet flooring with exposed timber edges new lighting	£9,425	35 m2	100	70	45	40	255	8925	500		500	
Foyer	1.018	W: painted plaster with oak beams F: carpet C: painted plaster with expanded timber L: chandelier	Reception room	Re-conditioned timber flooring, new lighting	£7,345	27 m2	100	70	25	40	235	6345	1000		1000	
						m2					0	0			0	
Mezzanine	M.001		Toilet	New non-slip-vinyl flooring, new lighting	£620	4 m2	60	30	25	40	155	620			0	
	M.002		Circulation	Re-conditioned timber flooring, new lighting	£2,500	4 m2	50	30	25	20	125	500	1000	1000	2000	Various level changes
	M.003		Toilet	New non-slip-vinyl flooring, new lighting	£930	6 m2	60	30	25	40	155	930			0	
						m2					0	0			0	
Second Floor						m2					0	0			0	
	2.001	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Circulation	Re-conditioned timber flooring, new lighting	£4,425	15 m2	80	60	35	20	195	2925	1500		1500	
	2.002	W: painted plaster F: carpet C: painted plaster		see 2.004	£0	m2					0	0			0	
	2.003	W: painted plaster F: carpet C: painted plaster	Bedroom (accommodation)	see 2.004	£0	m2					0	0			0	
	2.004	W: painted plaster F: carpet C: painted plaster		Internal walls removed, new carpet flooring with exposed timber edges, new lighting, floor power (3 boxes)	£6,725	21 m2	90	60	35	40	225	4725	500	1500	2000	
	2.005	W: painted plaster F: carpet C: painted plaster	Room circulation with new bathroom	Re-conditioned timber flooring, new lighting, new partitions for proposed bathroom 2.005b with new non-slip-vinyl floor	£33,165	9 m2	80	60	25	20	185	1665	1500	30000	31500	En-Suite Bathroom & possibly some additional fire escape provision for use as bedrooms
	2.006	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Bedroom (accommodation)	New carpet flooring with exposed timber edges, new lighting, new partitions for proposed bathroom 2.006b (new non-slip-vinyl floor)	£40,500	40 m2	90	60	35	40	225	9000	1500	30000	31500	En-Suite Bathroom & possibly some additional fire escape provision for use as bedrooms
	2.007		Circulation	Re-conditioned timber flooring	£1,475	5 m2	80	60	35	20	195	975	500		500	
	2.008	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Bedroom (accommodation) with new bathroom	New carpet flooring with exposed timber edges, new lighting, new partitions for proposed bathroom 2.008b (new non-slip-vinyl floor)	£41,320	48 m2	90	60	25	40	215	10320	1000	30000	31000	En-Suite Bathroom & possibly some additional fire escape provision for use as bedrooms
Order of Cost Estimate					£505,990											

Complete internal re-decoration

Floor by Floor	Room	Existing Condition	Proposed Use of Space	Proposed Works	COST	Room Area	Floor Finish (£/m2)	Lighting (£/m2)	Decoration (£/m2)	Sundry Minor	Total £/m2	Room Area x Total £/m2	Windows/Ext Doors & Blinds/Curtains	Wall Removal	Other	Total Lump Sum	Comment	
Ground Floor																		
	G.001		Circulation		£6,350	20 m2	50	50	35	20	155	3100						
	G.002	(room not accessible on site visit)	Storage space		£2,050	10 m2	40	20	25	20	105	1050	750		2500	3250	Barrier Mat; Stair Finishes etc	
	G.003	W: painted plaster F: carpet, no floor			£0	m2					0	0	1000			1000	Storage to Office	
	G.004	power C: plaster with oak beams L: strip fluorescent	Bedroom 1		£9,640	28 m2	90	60	45	60	255	7140	1000	1500		2500	Partition wall only removed. AV Indicated	
	G.005				£0	m2					0	0				0		
	G.006	(room not accessible on site visit)	Bathroom 1		£25,725	15 m2	150	60	25	60	295	4425	300	1000	20000	21300	Partition wall only removed; bathroom fit out	
	G.007	(room not accessible on site visit)			£0	m2					0	0				0		
14th century undercroft	G.008	W: painted plaster F: carpet C: oak beams with plaster infil L: chandelier + some other	Bedroom 2		£12,230	46 m2	90	60	45	60	255	11730	500			500		
	G.010	(room not accessible on site visit)	Bathroom 3		£14,365	7 m2	150	60	25	60	295	2065	300		12000	12300	Bathroom fit out	
Lower Parlour	G.011	W: painted plaster F: carpet with floor boxes C: oak beams with plaster infill L: strip	Bedroom 3		£33,140	28 m2	90	60	45	60	255	7140	1000		25000	26000	New bathroom in room	
	G.012	see G.024	Circulation		£1,395	9 m2	50	50	35	20	155	1395				0		
Great Chamber Undercroft	G.013	W: painted plaster F: carpet (+ ramp, general slope) + couple of floor boxes C: oak beams with plaster between	Bedroom 4 (with new bathroom G.013b)		£37,485	47 m2	90	60	45	60	255	11985	500		25000	25500	New bathroom in room	
	G.014	(room not accessible on site visit)	Circulation		£310	2 m2	50	50	35	20	155	310				0		
	G.015	(room not accessible on site visit)	Storage space		£9,790	22 m2	90	40	25	40	195	4290	500		5000	5500	Storage racking	
	G.016	(room not accessible on site visit)	Storage space		£930	6 m2	40	20	25	20	105	630	300			300		
	G.017	(room not accessible on site visit)	Circulation (stairwell)		£2,930	6 m2	50	50	35	20	155	930			2000	2000	Stair Finishes etc	
	G.018	(room not accessible on site visit)	Circulation		£920	4 m2	50	50	35	20	155	620	300			300		
	G.019	(room not accessible on site visit)	Storage space		£525	5 m2	40	20	25	20	105	525				0		
Undercroft	G.020	W: painted plaster C: painted plaster with oak beams F: carpet with a few floor boxes L: chandelier	Laundry room		£27,325	35 m2	90	40	25	40	195	6825	500		20000	20500	Storage racking, laundry fittings	
	G.021	(room not accessible on site visit)	Storage space		£1,035	7 m2	40	20	25	20	105	735	300			300		
	G.022	(room not accessible on site visit)	Bedroom 5 (with new bathroom G.022b)		£33,385	27 m2	90	60	45	60	255	6885	1500		25000	26500	New bathroom in room	
	G.023	see G.024	Circulation		£3,085	7 m2	50	50	35	20	155	1085			2000	2000	Stair Finishes etc	
Reception	G.024	W: painted plaster F: carpet C: oak beams with painted plaster L: ceiling mounted + chandelier	Reception		£22,130	26 m2	40	60	45	60	205	5330	300		16500	16800	Reception. Various Level Changes, Barrier Matting etc	
	G.025	Platform lift	Circulation (with platform)		£155	1 m2	50	50	35	20	155	155				0		
	G.026	(room not accessible on site visit)	Storage space		£1,050	10 m2	40	20	25	20	105	1050				0		
	G.027	see G.008	Bathroom 2		£29,630	14 m2	150	60	25	60	295	4130	500		25000	25500	New bathroom in room	
	G.028	(room not accessible on site visit)	Closet		£765	3 m2	90	60	45	60	255	765				0		
First Floor																		
	1.001		Circulation		£2,775	5 m2	50	50	35	20	155	775			2000	2000	Stair finishes etc	
	1.002		Circulation		£2,275	5 m2	50	50	35	20	155	775	1000		500	1500	Various level changes	
	1.003	W: painted plaster F: carpet C: painted plaster L: very poor wall + ceiling mounted	Bathroom 6		£31,900	20 m2	150	60	25	60	295	5900	1000		25000	26000	New bathroom in room	
Morton Room	1.004	W: painted plaster F: carpet w. floor boxes C: oak panel L: wall uplighters, suspended bar	Bedroom 6		£8,905	31 m2	90	60	45	60	255	7905	1000			1000		
Withdrawing Room	1.005	W: painted plaster + painted panelling F: carpet L: suspended (new) chandelier	Bedrom 5		£6,110	22 m2	90	60	45	60	255	5610	500			500		
Great Hall	1.006	W: painted plaster F: carpet C: painted plaster L: chandelier (new)	Seminar room	PLEASE REFER TO GA01 AND GA02 FOR INTERNAL CHANGES	£29,055	87 m2	100	80	45	40	265	23055	1000		5000	6000	AV to Seminar Room	
	1.007		Circulation		£310	2 m2	50	50	35	20	155	310				0		
	1.008		Storage space		£2,210	2 m2	40	20	25	20	105	210	1000		1000	2000	Spiral stairs	
Parlor	1.009	W: oak panels F: carpet C: oak panels L: brass wall lights + chandelier	Kitchen		£81,200	26 m2	90	50	0	60	200	5200	1000		75000	76000	Commercial kitchen & associated works (For 100 Group Size)	
	1.010		Circulation		£775	5 m2	50	50	35	20	155	775				0		
Solar Room	1.011	As for the foyer, through lighting could be retained + new window dressings	Breakfast/dining room		£34,695	63 m2	100	80	45	40	265	16695	3000		15000	18000	Servery/Bar	
	1.012	W: pvc-lined F: non-slip-vynil C: painted plaster board L: strip fluorescent	Lounge		£9,425	35 m2	90	60	45	60	255	8925	500			500		
	1.013		Circulation		£310	2 m2	50	50	35	20	155	310				0		
	1.014	(room not accessible on site visit)	Circulation (stairwell)		£4,240	8 m2	50	50	35	20	155	1240	1000		2000	3000	Stair finishes etc	

Warham Room	1.015	W: oak paneling from 2.4, painted plaster above F: carpet C: painted plaster with oak beams L: chandeliers, only perimeter power	Bedroom 9	£7,665	31 m2	90	60	25	40	215	6665	1000	1000		
	1.016		Toilets	£2,925	11 m2	60	30	45	40	175	1925	1000	1000		
Grammer Room	1.017	W: oak paneling to 2.4, painted plaster above F: oak boards C: painted plaster L: chandelier + 1 power box	Bedroom 8 (with new bathroom 1.017b)	£9,425	35 m2	90	60	45	60	255	8925	500	500		
Foyer	1.018	W: painted plaster with oak beams F: carpet C: painted plaster with expanded timber L: chandelier	Dining reception/lounge	£7,885	27 m2	100	70	45	40	255	6885	1000	1000		
					m2					0	0		0		
Mezzanine					m2					0	0		0		
	M.001		Shower room 7	£11,180	4 m2	150	60	25	60	295	1180		10000	10000	Shower room fit out
	M.002		Circulation	£2,500	4 m2	50	30	25	20	125	500	1000	1000	2000	Various level changes
	M.003		WC	£930	6 m2	60	30	25	40	155	930			0	
					m2					0	0			0	
Second Floor					m2					0	0			0	
	2.001	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Circulation	£4,425	15 m2	80	60	35	20	195	2925	1500	1500		
	2.002	W: painted plaster F: carpet C: painted plaster		£0	m2					0	0			0	
	2.003	W: painted plaster F: carpet C: painted plaster	Bedroom 10	£0	m2					0	0			0	
	2.004	W: painted plaster F: carpet C: painted plaster		£6,725	21 m2	90	60	35	40	225	4725	500	1500	2000	
	2.005	W: painted plaster F: carpet C: painted plaster	Circulation (with new bathroom 2.005b)	£33,165	9 m2	80	60	25	20	185	1665	1500	30000	31500	En-Suite Bathroom & possibly some additional fire escape provision for use as bedrooms
	2.006	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Bedroom 11 (2.006b)	£40,500	40 m2	90	60	35	40	225	9000	1500	30000	31500	En-Suite Bathroom & possibly some additional fire escape provision for use as bedrooms
	2.007		Circulation	£1,475	5 m2	80	60	35	20	195	975	500		500	
	2.008	W: painted plaster F: carpet C: exposed timber beams of pitched roof, painted plaster L: strip	Bedroom 12 (with new bathroom 2.008b)	£41,320	48 m2	90	60	25	40	215	10320	1000	30000	31000	En-Suite Bathroom & possibly some additional fire escape provision for use as bedrooms
Order of Cost Estimate				£660,650											

WARNING
 On the quantity surveyor's advice, Option 4 cost should be seen as potentially significant underestimates due to the unknown nature of works for hotel refurbishments in listed buildings

INNES ASSOCIATES

ARCHITECTURE & URBAN DESIGN

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