

Meadowsweet Grant
Application
(Original)

1st March 2012

Index for Grant Application Meadowsweet



Documents presented:

1. Index, 1 page

Application:

2. HBC application form for grant support, dated 1st March 2012, 6 pages
3. Location map OS 1:1250, 1 page

Support:

4. Meadowsweet Grant Application, dated 1st March 2012 pages MG 1-3
5. Photo of southern gable end wall, dated 29th February 2012, page MG 4

Surveys:

6. Extract from Meadowsweet survey by Mr Brian Eyley FRICS of the Bryan Eyley Partnership, dated 27th June 2007, pages MG 5-6
7. Micro-drilling survey by Mr David Brooks of Decadet Timber Frame Surveys, individual probe results excluded, dated 26th October 2011, pages MG 7-23
8. Email from Mr Peter Shaw of Bryceson Shaw Associates in Littlehampton W Sussex, dated 3rd November 2011, page MG 24
9. Plan of work and cost estimate by the Green Oak Carpentry Company, dated 29th February 2012, pages MG 25-26

Drawings:

10. Drawing of existing wall, scale 1:33, dated 28th January 2012, page MG 27
11. Drawing of restored wall, scale 1:33 dated 28th January 2012, page MG 28
12. Drawing of window detail, scale 1:15 dated 28th January 2012, page MG 29

Finance:

13. Financial Overview of Meadowsweet Renovation Project, dated 1st March 2012, page MG 30
14. Estimate for brickwork by Mr Keith Hunt, dated 24th February 2012, page MG 31
15. Estimate for window replacement by Medina Joinery, dated 17th February 2012, page MG 32
16. Estimate for chimney lining by CICO Chimney Linings, dated 24th February 2012, page MG 33

Total pages = 8 + 33 = 41



Havant
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The Planning (Listed Buildings and Conservation Areas) Act 1990

Application for the assistance towards the cost of repair
of a Building of Local Interest

Please read the explanatory notes carefully. If you wish to apply for a grant, this form should be completed and your application sent to the Head of Development Services. Its contents will be treated as confidential. The processing of your application may be delayed unnecessarily unless all the information as specified in the explanatory notes is submitted.

(see also Certificate to be completed on page 4)

Full postal address of the property for which grant is sought:

Meadowsweet
St Peters Road
Hayling Island
Hants PO11 0RX

The Applicant:

1. Name Dr Walter P.A. DITMAR Te [REDACTED]
2. Address See above
3. Legal interest in the property (freeholder, lessee, etc)
Freeholder
4. If lessee, please state: n/a
Terms of lease: _____
No. of years: _____
From: _____

Name and address of freeholder

Do you hold a full repairing lease?

Yes/No

Cleaner, Safer,
More Prosperous



The applicant (continued):

5. If owner, please state:

Date of acquisition

Cost of acquisition (if purchased within the last 2 years)

Is the property mortgaged? If so, with whom?

12/3/1984

u/a

No

6. Name and address of Agent, if any:

Profession:

u/a

The Building:

1. Name or description of building (or structure), sufficient to enable it to be located (please include a sketch map if necessary):

'Meadowsweet' is located on the corner of St Peters Road and Clovelly Road, Hayling Island

2. Approximate age of building, or part to which the application relates: AD 1530

3. Present use of building: Domestic dwelling house

Proposed use of building: AS above

4. Has an application for planning consent been submitted to the Council?

Yes/No

If so, please state reference number:

The Proposed Works:

1. State the nature and particulars of the works proposed. Please provide separate costs for each item.

Short description of works: 1. Renovation of wood-framed wall and 2. Lining of two chimneys

Estimate of costs: £ 21586

Fees (if applicable): £ 2719

VAT: £ 3865 + £ 506

Total cost: £ 28676

2. Are you able to recover VAT?

Yes/No

3. Are there any further works proposed? (eg: as part of a phased repair programme)?

Yes/No

4. What repairs, if any, have been carried out to the property in the last five years and at what cost?

19/8/2010: Rethatch of older part of Meadowsweet £16150
16/4/2011: Rethatch of newer part of Meadowsweet £13000

The Assistance Sought:

1. Are you applying for grant under the Housing Act?
2. Have you applied for a grant or loan to any other bodies?
If so, with what result?

Yes ☒ No ☐
Yes ☒ No ☐

3. With whom may arrangements be made for the building to be inspected in connection with this application? (Please state telephone number)

The applicant Tel No: 02392 467262

Any other information you feel is relevant to the application:

Please see enclosed document 'Meadowsweet Grant Application' pp. M61-3. For enclosures see 'Index for Grant Application Meadowsweet' pp. M61.

Checklist of information to enclose with application (see explanatory note Section E):

- ✓ ■ One completed form
- ✓ ■ A specification of the works proposed and any relevant plans
- ✓ ■ Copies of an architect's, quantity surveyor's or builder's estimates, itemised to show a breakdown of costs for various works
- ✓ ■ Photographs of the building as a whole and where works are to be carried out
- ✓ ■ An architect's or surveyor's report on the condition of the building, although this may not be required in the case of limited works
- ✓ ■ A plan of sufficient scale to enable the building to be located

I have read and understood the explanatory notes.

I understand that I may be required to repay any grant offered in the event of my disposing of my interest in the property within three years from the payment of any grant by sale, exchange or lease for not less than 21 years; or, in the case of a loan being offered, to execute a formal agreement for the repayment of the advance.

I am unable, without the assistance of a grant or a loan, to meet the cost of the works proposed in the application.

Signature

Date: 1/3/2012

(to be signed by the owner/tenant or proprietor of the property - NOT by an Agent)

Please note: Information supplied on this form may be computerised.

The Planning (Listed Buildings and Conservation Areas) Act 1990

Certificate required by Havant Borough Council

- ✓ (a) I have specifically checked either with the deeds, or with my solicitor or mortgagee and am able to confirm that I (or we in the case of more than one signatory) am (are) the sole freehold owner(s) of the property for which I apply for grant.
- (b) I understand that:
- ✓ (i) under the Planning (Listed Buildings and Conservation Areas) Act 1990, if I sell any interest in the property (or lease such an interest for 21 years or more) in the three years from the grant being made, then I may be called upon to repay the grant;
 - ✓ (ii) the Act also covers the position if I give away an interest in the property;
 - ✓ (iii) the Act operates in this way without my signing any further undertaking.

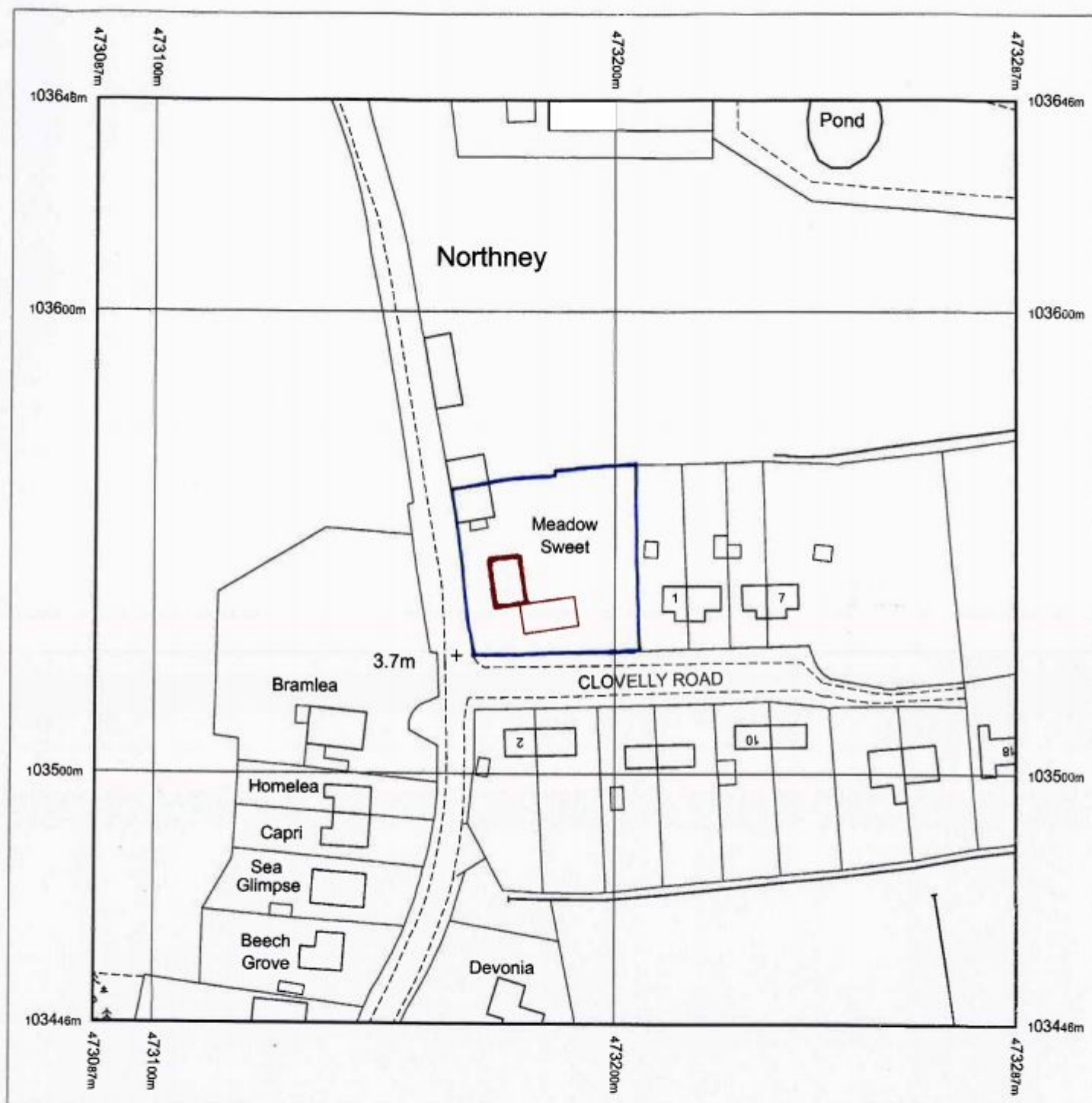
Address of property:

Meadowsweet
St Peters Road
Hayling Island
Hants PO11 0RX

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Note:

If there is any difficulty or query about the points in the certificate above (if, for instance, you are a leaseholder) then telephone Development Services, Havant Borough Council (023 9244 6529) for advice.



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

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Scale 1:1250

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www.ordnancesurvey.co.uk

MEADOWSWEET

ST PETERS ROAD

HAYLING ISLAND

HANTS, PO11 0RX

the 1990s, the number of people in the UK who are aged 65 and over has increased by 1.5 million (1990–1999) and is projected to increase by a further 1.5 million by 2010 (Office of National Statistics 2000). The number of people aged 65 and over is projected to increase by 2.5 million by 2020 (Office of National Statistics 2000).

There is a growing awareness of the need to develop strategies to meet the needs of the ageing population. The Department of Health (1999) has identified the need to develop a new approach to the care of the elderly, one that is based on the principles of partnership, shared responsibility and shared resources. The Department of Health (1999) has identified the need to develop a new approach to the care of the elderly, one that is based on the principles of partnership, shared responsibility and shared resources.

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Meadowsweet Grant Application



Introduction

Meadowsweet comprises two separate buildings, joined together at one corner for internal access. The older cottage shown on the left in Fig 1, is located adjacent to St Peters Road and is believed to date from AD 1530. The newer 'added-on' cottage on the right in Fig. 1 is partly constructed in a 'Mock Tudor' type style; it is located adjacent to Clovelly Road and dates from AD1920. This application concerns changes to the older cottage, (i) renovation of the southern and western elevations and (ii) installation of stainless steel liners inside the chimney stacks.



Fig 1: View from St Peters Road

Southern and Western Elevations

The wall shown in Fig 2 is in presently in a very precarious state, with some loose brickwork panels in danger of falling outwards, potentially endangering people who pass below. The oak frame has lost its structural integrity, due to serious decay and attack by wood-boring beetles. Both horizontal tie beams are badly affected by this, and have become disjointed from the upright corner post. Many of the smaller beams are not keyed into the surrounding wood frame, thus further destabilising the wall and its individual masonry panels. The lower part of the vertical corner post was replaced using soft wood some time ago, and the resulting joint between these sections has caused the corner to buckle outwards; see Fig 2. In turn, this movement has caused the lower two brick panels on the west-facing corner wall to buckle inwards.



Fig 2: SW Elevations

Advice and Certification

The faulty wall has been carefully investigated by experts in the field with a view to renovating the wall with a minimum of disturbance to the structure and materials involved. The problem with the gable end elevation was first identified by Mr Brian Eyley FRICS in his general survey of Meadowsweet during the summer of 2007, only relevant pages of this document are included with this application:

- Extract of Meadowsweet building survey concerning the faulty southern elevation by Mr Brian Eyley FRICS of the Bryan Eyley Partnership, 2 pages dated 27th June 2007

Four years later the condition of the wooden frame had seriously deteriorated and was assessed by a micro-drilling survey. The resulting report excluding the detailed probe results is enclosed with this application:

- Survey of the wooden frame, excluding individual probe results of micro-drilling by Mr David Brooks of Decadet Timber Frame Surveys, 17 pages dated 26th October 2011

Considering the bad results shown in this report, we asked surveyor Mr Peter Shaw, to view the wall and give his advice. He suggested that the wall was not repairable and should be replaced completely:

- Email from Mr Peter Shaw of Bryceson Shaw Associates in Littlehampton, W Sussex

Following a discussion with Mr John Townsend, Conservation Consultant to the Havant Borough Council, we next invited Mr Andrew Holloway of the Green Oak Carpentry Company to survey the wall. Together with Mr Nigel Challis of Andrew Waring Associates the wall was again examined. Although entire replacement was still considered an option, they concluded that selective renovation of the wall was still possible, culminating in the work plan and estimate below:

- Plan of work and cost estimate by the Green Oak Carpentry Company, 2 pages dated 29th February 2012

After careful consideration they suggest that only those parts which have ceased to be functional should be removed and replaced using materials which are compatible with the original fabric of the wall. This way the visual impact on the ancient features and general appearance of the wall should be minimal, while the strength and durability of the whole structure will be secured. On completion of the work, consulting engineer Mr Nigel Challis offers to supply a 'letter of adequacy' to certify the quality and life expectancy of the works.

Chimneys

There are three chimney channels in the older cottage, see Fig 1. The central pipe serves a now unused fireplace in a first floor bedroom. The two remaining pipes connect to large A-shaped chimneys which were built for open log fires in both ground-floor lounges. At present modern closed wood-burning stoves are in use, connected to the chimneys via pipes and closure plates. For safety and to satisfy current regulations we wish to have these chimneys lined using 7" diameter twin wall rigid insulated stainless tubes. These pipes will be inserted by winching them up from inside the bottom of the hearth. They will be suspended from a steel closure plate at the top of the chimney and supported approximately 2.5 meters from floor level by a bracket fixed to the inside wall of the chimney. A fire safety certificate is to be issued on completion of the work. Permission for the installation of chimney liners in Meadowsweet was granted earlier by HBC Building Control; please refer to plan number 05/4622/BN.

Cost of Project

Several suppliers were asked to tender for this work. Their estimates ranged from a statement giving hourly rates only without a cap, to advice for replacement of the entire southern wall at a projected cost in excess of £ 40000. The replacement cost of ground- and first floor windows was estimated at £ 1374 + VAT total using softwood, or in hard wood as shown below.

For lining both chimneys we received an estimate from Halnaker Stoves and Fireplaces Ltd for £ 7091 + VAT total. Not only is this estimate well in excess of the estimate given by CICO Chimney Linings below, but it also stipulates unacceptable changes to the layout and fibre of the fireplace.

The estimates and quotes which we prefer are listed below and are enclosed with this application:

- Woodwork by the Green Oak Carpentry Company, estimated at £ 15522 inc. VAT
- Brickwork by Mr Keith Hunt, quoted for £ 2260
- Window replacement by Medina Joinery, quoted for £ 2149 inc. VAT
- Chimney lining by CICO Chimney Linings, quoted for £ 5520 inc. VAT

Adding to this the fees for professional advice at £3225 inc. VAT, the total cost of the project comes to £ 28676 inc. VAT. A more detailed breakdown of all costs involved is shown in the enclosed spreadsheet; see page MG 30. VAT relief may be available due to the Class II listed building status of Meadowsweet.

We accept the above estimates for these necessary works on Meadowsweet. Work should start early May 2012.



Meadowsweet
Southern Gable

29 February 2012



BRIAN EYLEY PARTNERSHIP
CHARTERED BUILDING SURVEYORS

Our reference: 1186/BEE/pam (revised)

1186 Ditmar-03a.upd

Your reference:

Date: 27 June 2007

Dr W P A Ditmar
Meadowsweet
St Peters Road
Northney
Hayling Island PO11 0RX

Dear Dr Ditmar

MEADOWSWEET, ST PETERS ROAD, HAYLING ISLAND

Following my visit to your house on Thursday, I have pleasure in reporting to you. You have asked me to organise certain repair works for you and to continue to advise you. For this reason and in order to reduce your costs for my services, this report is a summary and not a fully detailed report containing justification, evidence and other details. However, if you require any further explanation or information, please contact me.

Background Information

I understand that the house is thought to date from the 15th or 16th century although, clearly, a number of alterations have been carried out over the years. In addition, there is an extension which dates from the earlier part of the 20th century although it has a similar external appearance. The older part of the building has a hardwood timber frame with brickwork infill. The internal floors are formed with hardwood joists supported upon the external walls and internal beams. The beams run parallel with the front west wall of the house. The extension has a construction consistent with its age, with brick walls and conventional joisted floors. The ground floors throughout are of solid construction although those in the older parts of the building are probably formed with tiled surfaces over a thin hardcore base. Both parts of the building are thatched.

South Elevation

The south elevation of the older part of the house has exposed timbers which have been altered on a number of past occasions. The horizontal beam at eaves level is a substantial oak timber. Timbers above and below the beam complete the framework. The framework is infilled with brickwork which, originally, would not have been of a structural nature. Due to the alterations to the framework and the defects which now exist, it is possible that the brickwork does carry some load.

Brian Eyley FRICS

3 The Potteries, Wickham Road, Fareham, Hants. PO16 7ET
Tel: 01329 515122 Fax: 515133 email: brian.eyley@bep.co.uk

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The following defects were noted.

1. Severe deathwatch beetle and decay to the left of centre in the large beam at eaves level. There is no evidence to indicate that the infestation is live although we believe that this is the case. The decay is sufficient to severely weaken the beam to the extent that it could compromise the integrity of the framework on this wall and also reduce the effectiveness of the tie between the eaves beams on the front and rear elevations. Repair or renewal is required as soon as possible.
2. The vertical timbers each side of the windows have been altered or repaired on several past occasions. There are horizontal butt joints in the timbers. There appears to be no lateral restraint at the joints and the timbers are displaced. They have probably been displaced for many years but some are loose and capable of movement with light pressure. To the lower left of the ground floor window, there is an infill section of the vertical framing which is loose and is not receiving any vertical load. It appears likely that the load is being transferred to an adjacent horizontal timber through a notched joint. The various connections in this area should be overhauled to properly transfer the load to the oak framework without loading the brickwork. The other joints require further investigations for similar reasons.
3. The panel of brickwork above the first floor window is loose and proud of the adjacent oak framework. The cause of this is probably associated with the movement of the timber framework but needs to be investigated further. You should anticipate the need for this section of brickwork to be rebuilt or tied back, whichever is appropriate. Other infill panels may need similar restraint.

There is a substantial and attractive wisteria growing over the wall which obscures some of the timbers, joints and brickwork. This may end to be cut back in order to carry out further investigations and repairs. It is unlikely that it will be necessary to remove it.

Other External Walls

The pegged mortice and tenon joint in the north west corner of the building at low level appears to have broken down, allowing outward movement of the lower part of the west wall. This has caused cracking internally and, indeed, there is probably an open crack or joint from the interior to the exterior of the wall. We suggest that the joint is strapped with a purpose made wrought iron strap, fitted externally to the various timbers. This can be painted to match the appearance of the timbers. The alternative would be to carry out a full timber repair, but you should be aware that this would cause considerable disturbance to the structure and the infill panels in this part of the building. You should infill the plaster cracks with a material which will show any further movement, and you should also monitor this and other nearby joints for similar movement in the future.

DECADET

Dr. W. DITMAR
MEADOWSWEET
ST. PETERS ROAD
HAYLING ISLAND
PO11 0RX



Decadet Timber Frame Surveys
Unit 3, Roses Farm
Gallants Lane, East Farleigh, Kent ME15 0LG
Tel: 07836 746520

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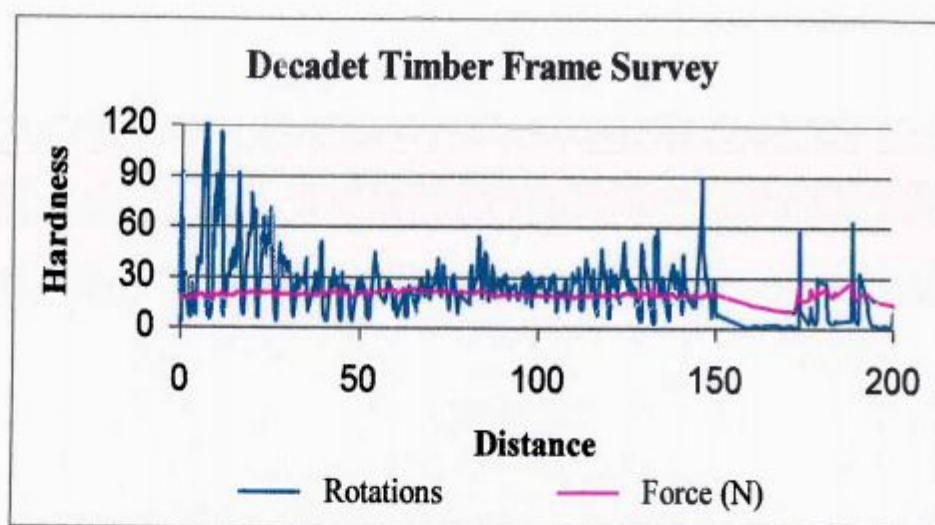
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Decadet Timber Frame Surveys
Unit 3, Roses Farm
Gallants Lane, East Farleigh, Kent ME15 0LG
Tel: 07836 746520

Survey Method

This survey investigation has been carried out with the use of a decay detection drill where at a light, constant drilling pressure a 200mm long narrow, flexible, telescopically supported probe, rotated at high speed, rapidly penetrates hard or soft wood. This simultaneously produces a digital record of the rate of penetration to a digital collection point.

This method of investigation is taken to scale with the digital measurement being assessed every 0.1mm (thirty readings per mm probe depth). Decay is detected by a sudden change in bandwidth or troughs on the graph, which indicates a breakdown of the growth rings of the sample.

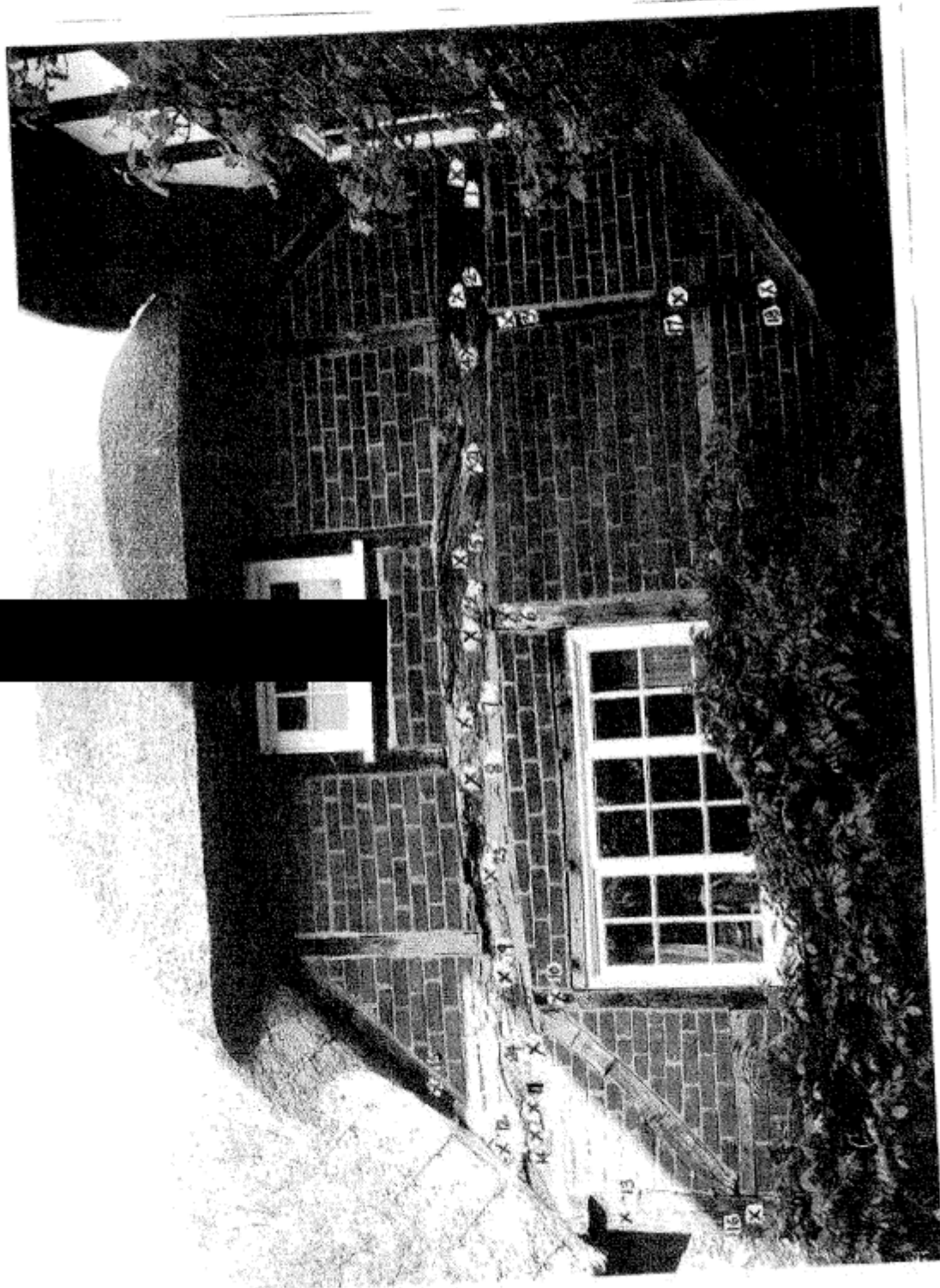


Decay is evident between 150mm and 175mm and again around 185mm on the above sample probe result.

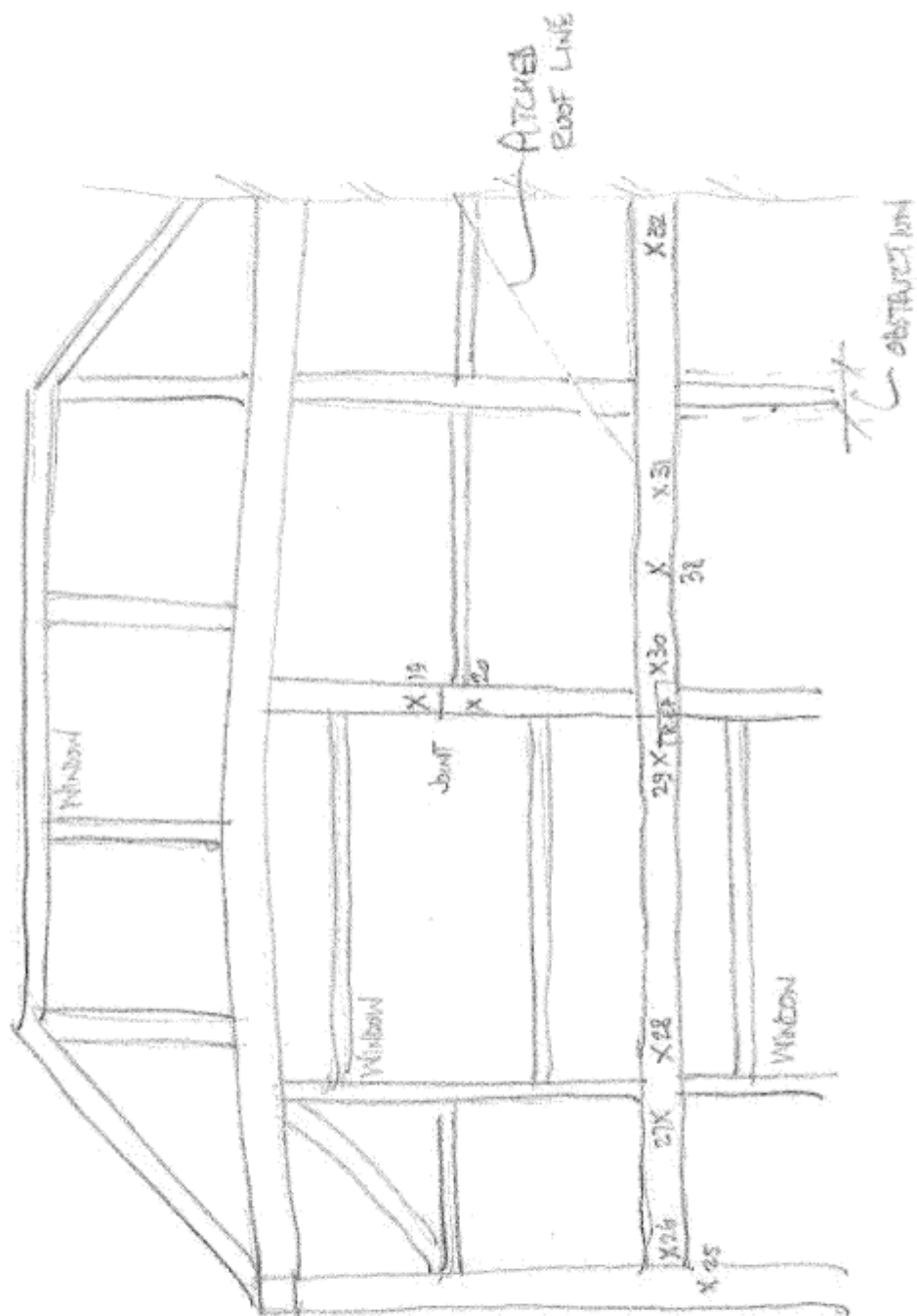
General Notation

1. This survey has been carried out under the direction of Brian Eyley Partnership, Chartered Building Surveyors.
2. The survey has been concentrated on the condition and structural integrity of the principal frame members of the South-western corner of the property with visual inspection of the surrounding areas as noted within the report.
3. Original soleplates have been historically removed, whereby vertical support is gained by masonry infill panelling at ground floor level.
4. All infill panelling is of masonry where some areas of distress were noted.
5. Lateral movement is noticeable to the infill panelling of the gable wall being surveyed.
6. Lack of framing integrity was found during the survey to the gable wall framing.
7. Decay to the first-floor tie beam was evident during an initial visual inspection prior to the digital survey being carried out.
8. Two internal spine-beams were visually inspected where the gable wall framing would have originally supported them. One beam is apparently steel encased in concrete. Both beams are vertically supported at the gable wall by piers. The lower pier being masonry, the upper pier being panelled over.
9. Weather conditions during the survey were good.

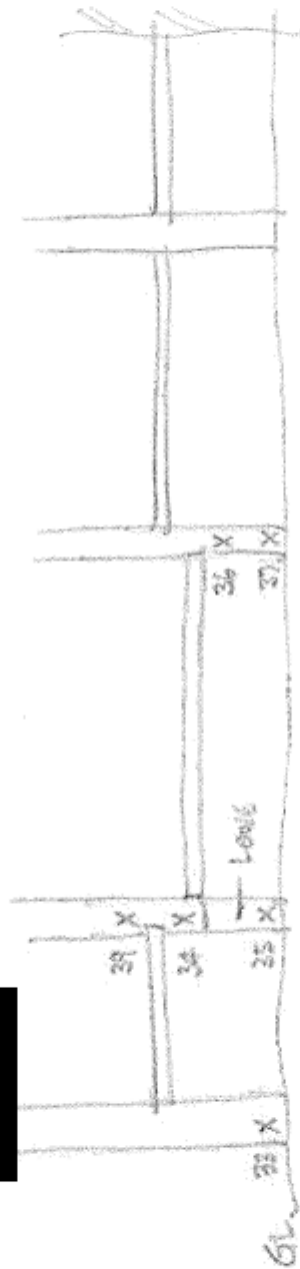
Site Sketch Details



South Elevation



SOUTH ELEVATION (UPPER)



SOUTH ELEVATION (LOWER)

General Repair Specification

Cutting back	Ensure that all defective sections are cut back to a sound level face.
Treatment	Treatment should generally only be carried out 'as required' to prevent eradication of natural beetle predators.
Repair Timber	All replacement timbers should be 'like for like' to ensure balanced movement of the frame.
Repair Weathering	All repairs should ensure that water ingress is minimised and that the repair timbers are not liable to excessive movement.
Grain Direction	All repairs should be sympathetically carried out with timbers running in the same grain direction.
Face Repairs	Face repair timbers should be a minimum of 50mm in thickness to limit 'curling' of the section. Timbers should be resin bonded to the original timber, ensuring that all soft sections have been removed. No resin should at any time be applied anywhere near a joint of the frame. Alternatively the face repairs can be recess bolted with false peg plugs fitted on the tenon lines.
Joint Inspection	All tenons opened during repair works should be inspected for stability and repaired as necessary.
DPC	Any inserted damp-proof course should be carefully considered to prevent any moisture build-up beneath the soleplate. Not applicable in this instance as there is no soleplate.
Pegs	Any replacement jointing pegs should be split rather than sawn to prevent the possibility of cross-grain weakness.
Cavity Insulation	Any design of thermal requirements for the conversion of the building should consider dew points within a cavity construction and what effect it may have to the timber frame.
Heart Timber	Any repair timber should be converted so that the heartwood is not exposed, which would be liable to excessive movement.

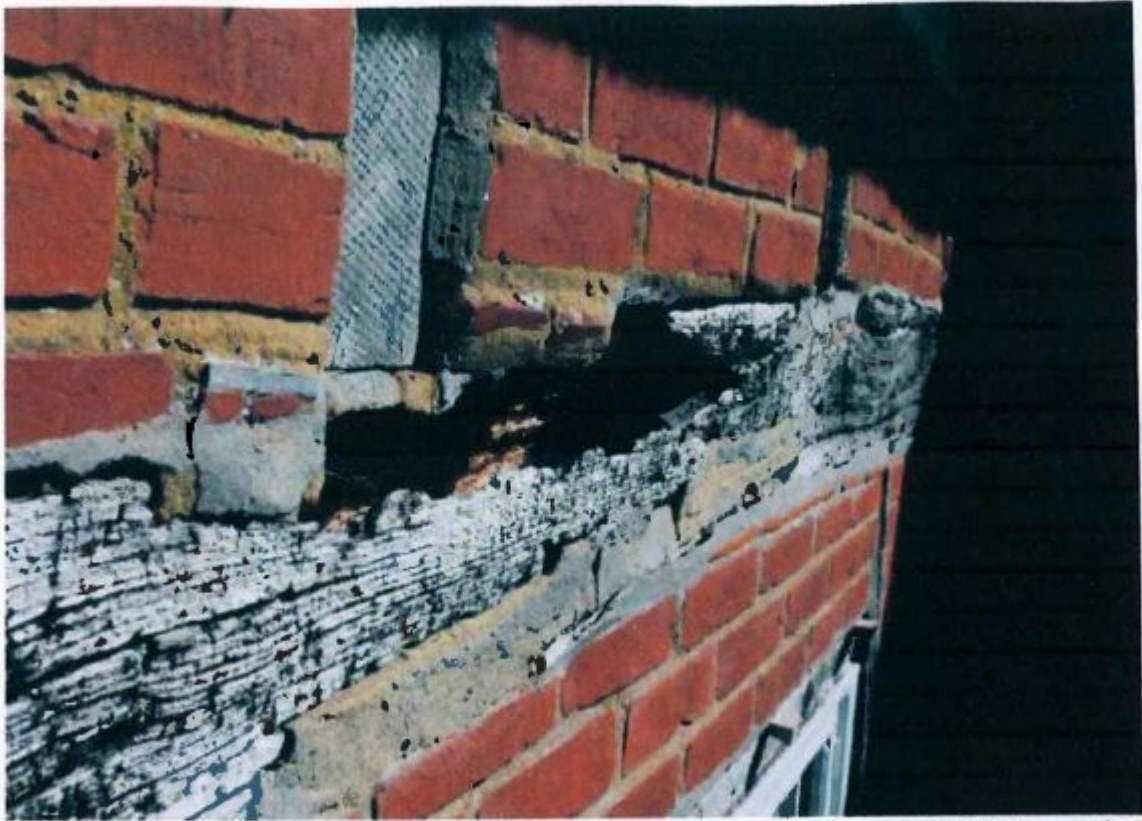
Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9

Defects Noted

Probe inspections have highlighted problems to the South elevation roof tie beam, general jointing and members as noted.

Probe	Location	Condition
Probe 01	Tie beam (RH side)	Decay 40-90mm
Probe 02	Ditto (Right of RH stud)	Decay 80-100mm
Probe 03	First Floor (FF) stud	Good
Probe 04	Tie beam (Left of RH studs)	Decay 40-95mm
Probe 05	Tie beam (central)	Good
Probe 06	Central stud (top)	50mm Good (see 19)
Probe 07	Tie beam (central)	Good
Probe 08	Ditto	Decay 15-100mm
Probe 09	Ditto (LH brace intersection)	Deterioration after 25mm
Probe 10	Top FF LH stud	Deteriorated
Probe 11	Tie beam (LH side)	Deterioration after 20mm
Probe 12	Principle Rafter (below repair)	Good
Probe 13	Corner post (top)	Good/deterioration
Probe 14	Tie beam (LH end)	Deterioration 10-90mm
Probe 15	Principle Rafter (above repair)	Good
Probe 16	Corner post/brace intersection	Good
Probe 17	RH FF intermediate post	Good
Probe 18	Ditto	Good
Probe 19	Centre post joint	Softening (80mm thick)
Probe 20	Ditto	Good (110mm)
Probe 21	Tie beam (Right of central)	Good
Probe 22	Tie beam (central)	Good

Probe	Location	Condition
Probe 23	Tie beam (left central)	Good
Probe 24	Tie beam (left of brace)	Deterioration 30-80mm
Probe 25	Corner post (FF level)	Good
Probe 26	FF beam (LH side)	Good
Probe 27	Ditto (left of window)	Good
Probe 28	Ditto	Deterioration 125-145mm
Probe 29	FF beam (central)	Good
Probe 30	Ditto	Good
Probe 31	Ditto (RH side)	Deterioration 15-80mm
Probe 32	Ditto	Good
Probe 33	Corner post (bottom)	Good
Probe 34	Post base	Degraded (45mm)
Probe 35	Ditto	Good (130mm)
Probe 36	Ditto	Good (95mm)
Probe 37	Ditto	Good (95mm)
Probe 38	FF beam	Good
Probe 39	Post base	Good (50mm)

Repair Recommendations

Defects Noted:

Framing integrity is broken down where joints are non-existent, of poor quality or nailed as shown on photographs 2, 3, 5, 6, 8 and 9.

Vertical support is inadequate as shown on photograph 4.

General deterioration, weathering problems and inappropriate mortar patch repairs are shown in photographs 1 to 7.

Brick infill panels lack lateral stability.

Recommendations:

General framing joints should be repaired, but intermediate studs are considered thin in cross section. Either the timbers will have to be temporarily removed for end splice repairs or brickwork opened up for side mechanical fixings. It is not recommended to install diagonal face fixings due to the possibility of water ingress.

Inappropriate face repairs in either timber or mortar should be removed and correct repairs carried out ensuring good weathering.

The principle rafter should have a bottom splice repair.

The upper tie beam is of major concern on this elevation. Serious deterioration is noted throughout the length of the section, where although small sections are found to be sound the overall strength of the beam must be questioned. Due to the shape of the existing beam it would be difficult to source a replacement without having it shape-cut resulting in possible cross grain which could lead to future deterioration and jointing to the right-hand end of the beam could be difficult due to the external obstruction. It is recommended that the upper brickwork be temporarily removed to allow access to the top face of the beam. The central deteriorated section of the beam should be carefully cut out to avoid damage to the internal and external faces. New sections of oak should be resin secured in maximum lengths possible. Stainless steel rods could be incorporated within the repair if possible. The face deterioration as shown in photograph 3 should be left without an external veneer repair which would possibly not be stable in the long term. It could be possible during these works to check the integrity of any jointing with the internal spine beam.

The brickwork in addition to the general framing problems could result in outward movement of the wall due to internal pressure or external negative forces. Once all framing is stabilised, mortar joints should be carefully cut back to allow stainless steel rods to be fixed to the return faces of sound studs or vertical framing. Rods should be resin fixed within the brick bed-joints and joints face repaired.

26th October 2011

Decadet
Unit 3, Roses Farm
Gallants Lane
East Farleigh
Kent ME15 0LG

Tel: 07836 746520

Dr WPA Ditmar

From: "PETER SHAW" <brycesonshaw@btinternet.com>
To: "Dr WPA Ditmar" <walter@sueandwalter.co.uk>
Sent: 03 November 2011 17:04
Attach: 928_1191.pdf
Subject: Re: Meadowsweet

Dear Walter

I am glad some things are moving forward but sorry to hear the news from the drilling, though not unexpected I'm afraid. Given the situation the wall will collapse at some time as any defects can only get worse.

Clearly next summer would be the best time to do the work and that gives us long enough to get all the permissions and materials etc. in place so once started we can progress it quickly.

As to costs I'm afraid that's the difficult question, but if you consider around £40,000 things should be possible. The frame, scaffolding, foundation, brick work and internals should be less than that but we don't know what we will find when trying to link to the remaining older structure.

My fees I would estimate around £1600 overall depending on how much time I would need to spend on site, I'm assuming I don't need to visit every week.

I hope the above is not too frightening and please feel free to phone me if you have any questions. I attach an invoice as requested.

Best Regards,
 Peter Shaw.

From: Dr WPA Ditmar <walter@sueandwalter.co.uk>
To: Peter Shaw <brycesonshaw@btinternet.com>
Sent: Wednesday, 2 November 2011, 12:47
Subject: Meadowsweet

Dear Peter,

Thank you for coming over to Hayling to look at our collapsing wall last Wednesday.

I have now received my copy of the micro drilling exercise, but it does not make happy reading. Many of the beams are in a poor state and the main tie beams have big cavities in them. I cannot yet let you have a copy of this report since I have not paid for it and therefore I don't yet own it! The upper and lower tie beams have ceased to 'tie' the cottage walls together since they are disconnected from the SW upright post and are just held in compression by the masonry above them. As a result the upright post is bulging out (it has a joint in the middle!) and the masonry panels near there are folding in or bulging out. At least that how it looks to me!

Since there are so many defects in this wall, I feel that your advice to rebuild is probably the only sensible way forward. It gives us the horrors to think how much all this is going to cost, but just doing a minimal repair is probably a poor investment.

Before we go further into deep water, can you give us some rough idea of what would be involved, how long such work might take and when it could be done (next summer?) and of course what sort of costs (including your professional charges) we might expect?

Of course you would need to do a detailed study to develop a more precise plan, but some initial idea of what we should expect will help us a lot. Also, can you bill us for your time so far?

Thanks for your help,

*• Conservation Carpenters •
• Timber Frame Designers & Fabricators •*

*The
Green
Oak*

• CARPENTRY • CO • LTD •



**Dr W. Ditmar
Meadow Sweet
St Peters Road
Hayling Island
Hampshire
PO11 0RX**

29th February 2012

Dear Walter and Sue

**Meadow Sweet, Hayling Island, PO11 0RX
Estimate for Structural Renovation to Gable End**

Further to my site visit I am pleased to enclose my estimate for your consideration. I hope I have understood all your requirements correctly and set out below my assumptions. I have sent 2 copies of my sketches etc so you can let the conservation officer have a copy. Please kindly set the wheels in motion to get listed building consent asap.

Estimate preamble.

1. The removal of the panels is to be by a local mason and suggest a meeting once your preferred contractor has been identified.
2. I will try to keep removal of the panels to a minimum but you should bear in mind that once a section of panel is removed the whole panel may be damaged and have to be removed also.
3. There is some risk of damage to internal finishes as the panels are removed and renovation carried out. Whilst we will take all due care we cannot avoid some risk.
4. I recommend the cutting back of the panel edges and re-pointing with traditional Lime mortar as this will provide a porous edge to the panels and Lime is a natural fungicide and insecticide.
5. Joinery items to be pre-ordered for delivery and installation shortly after completion of our works. Joinery by AO.
6. Entire replacements will be in Green Oak and will be subject to shrinkage until equilibrium MC has been achieved.
7. Facing work to the tie beam and mid-rail will be in well air dried oak section c.4" thick. We intend using epoxy resins and mechanical fixings in the form of stainless steel 8mm coach screws of appropriate length. Fixings will be plugged.
8. All joints well made and draw bored mortis and tenons except where precedent indicates otherwise, there are some joints that are butts which we will copy. The general rule in conservation is to let the building be the guide.
9. Tie straps in Blacksmith fabricated mild steel coated with black Smoothrite paint to protect from rust. You may choose to use stainless steel at a small extra cost. Strap work will be secured with coach screws.
10. Please note that once the work is underway it is possible that additional works may become apparent that cannot be anticipated at this stage. These we will need to agree and price as the works proceeds and advise setting aside a contingency to cover this.
11. GOCC will supply light weight access towers and ladders for the works.
12. NB. Attendance of the mason may be required during the works after the initial preparatory works to remove more panels etc.

E2076_WD_AHL_120229_Meadowsweet Estimate 2

Langley Farm, Rake, Liss, Hants, GU33 7JW • Tel: 01730 892049 • Fax: 895225 •
www.greenoakcarpentry.co.uk enquiries @ greenoakcarpentry.co.uk

VAT No. 750559913

Company No. 3263693

Meadowsweet
Page MG 25

13. You will need to source a suitable stock brick to replace those damaged in removal and recommend you discuss with the Conservation Officer who should be able to advise. Traditional Lime mortars may be obtained from the Lime Centre, Morestead, Nr Winchester.

Estimate.

- See sketch. Cut away face of tie beam and bond and screw onto face 4" dry oak facing. This will have to be in two lengths to allow the sections to follow the curvature of the beam.
- Fit new corner post reforming joints with slip tenons as required and reform joints. Set post on masonry plinth c. 8" off the ground to keep out of splash zone. Insert corner strap 50 x 10 x with 750mm legs and fix each leg with 5no. M12 x 125 coach screws.
- Fix 50 x 650 tie strap with 100mm down stand to top plate in mild steel and fix with 4no. m12 X 125 coach screws.
- Insert new top rail to first floor window in green oak and reform joints.
- Insert 2no. new first floor window studs in green oak to either side of window and reform joints.
- Carry out face patch to mid-rail in similar fashion to the tie beam.
- Insert 2no. ground floor studs in green oak to either side of window and reform joints.
- Insert 2no. new window rails in green oak and reform joints.
- This estimate does not include any masonry works.

Carpentry works for the sum of £12,935 ex VAT

May I suggest that should you wish to receive an engineers letter of adequacy for the works you contact Nigel Challis from Andrew Waring Associates and send him a copy my documentation. He will most likely want to make a visit during the works to check and possibly again on completion. Your appointment should be with him directly.

As discussed I suggest an April/May start so as not to cause too much discomfort during the works.

I trust the foregoing meets with your approval and if you have any queries don't hesitate to get in touch.

With best regards



Andrew Holloway
CC Nigel Challis. AWA.

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995 (Department of Health 1996).

There is a growing emphasis on the need to improve the efficiency of the public sector, and to ensure that the public sector is able to deliver the services that are required by the public. This has led to a number of initiatives, including the introduction of competition, the restructuring of public sector organisations, and the introduction of new management practices. The aim of these initiatives is to ensure that the public sector is able to deliver the services that are required by the public, in a cost-effective and efficient manner.

One of the key challenges facing the public sector is the need to improve the efficiency of the public sector. This is a complex task, as it involves a number of factors, including the need to improve the quality of services, the need to reduce costs, and the need to ensure that the public sector is able to deliver the services that are required by the public. The aim of this paper is to explore the challenges facing the public sector, and to discuss the initiatives that are being taken to improve the efficiency of the public sector.

The paper is divided into three main sections. The first section discusses the challenges facing the public sector, and the second section discusses the initiatives that are being taken to improve the efficiency of the public sector. The third section discusses the implications of these initiatives for the public sector.

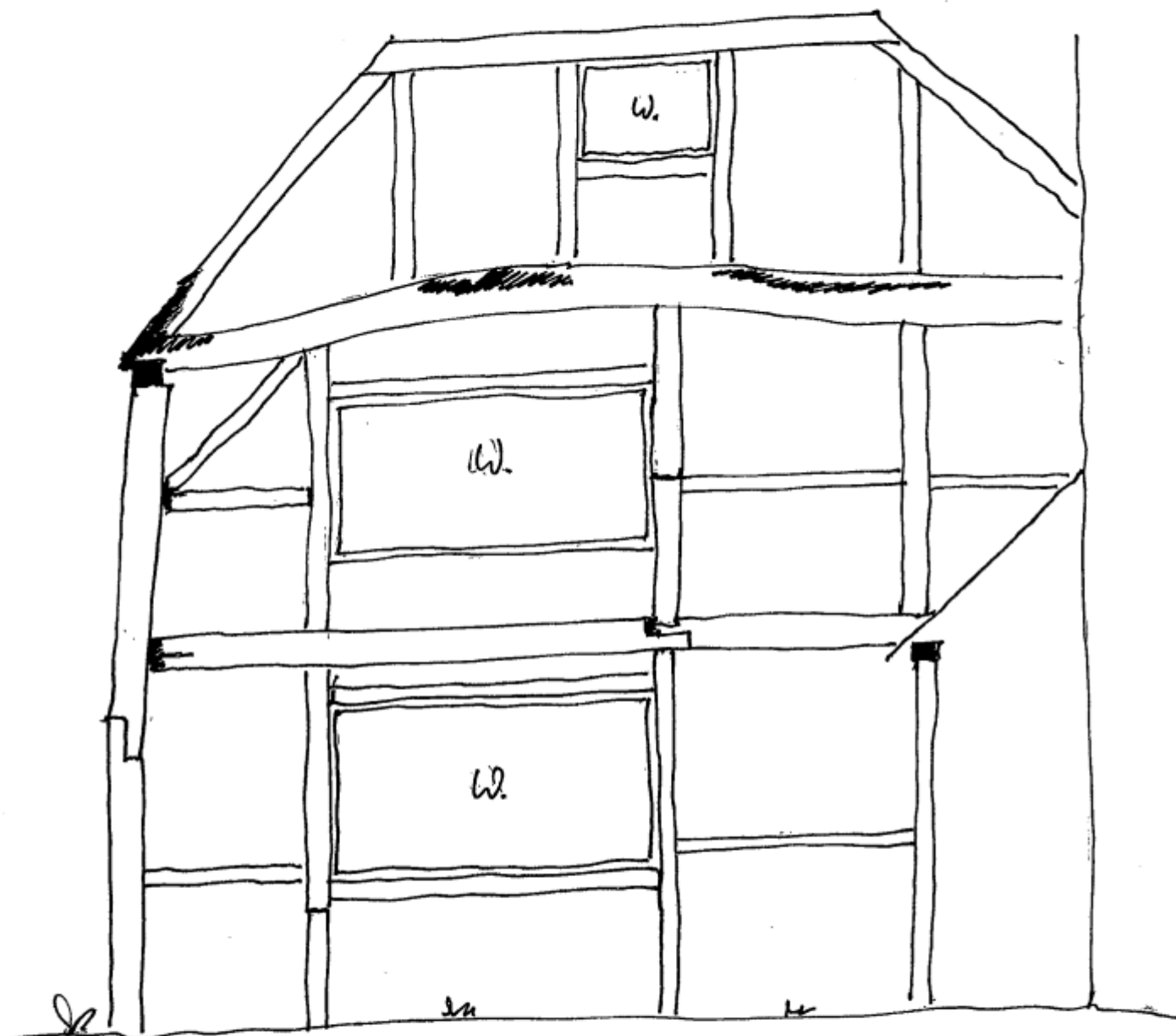
The first section discusses the challenges facing the public sector. The main challenges are the need to improve the quality of services, the need to reduce costs, and the need to ensure that the public sector is able to deliver the services that are required by the public. The second section discusses the initiatives that are being taken to improve the efficiency of the public sector. These initiatives include the introduction of competition, the restructuring of public sector organisations, and the introduction of new management practices.

The third section discusses the implications of these initiatives for the public sector. The main implications are the need to improve the quality of services, the need to reduce costs, and the need to ensure that the public sector is able to deliver the services that are required by the public. The paper concludes by discussing the need for further research into the challenges facing the public sector, and the initiatives that are being taken to improve the efficiency of the public sector.

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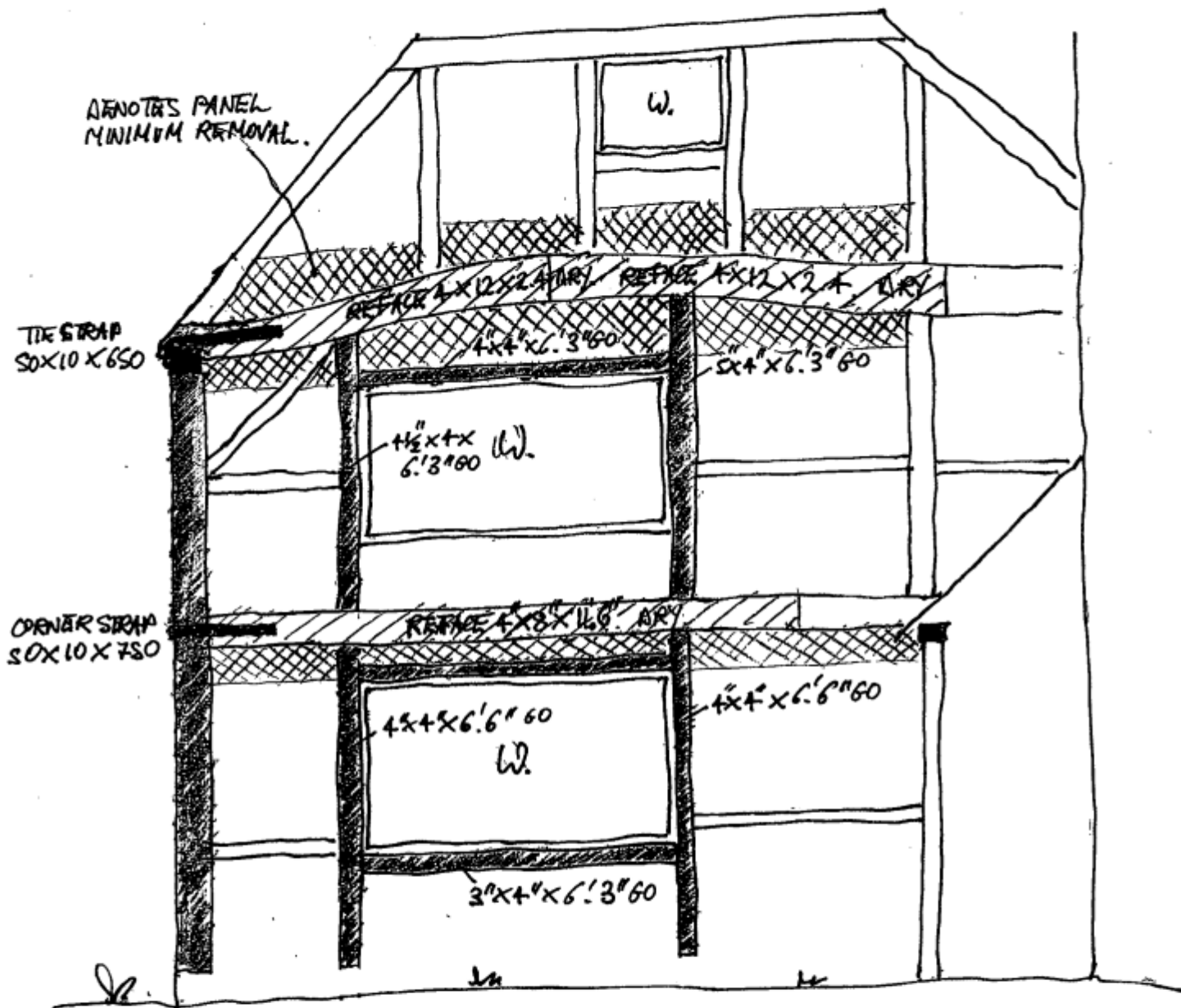


1 m
Scale 1:33

Meadowsweet Existing
Southern Elevation

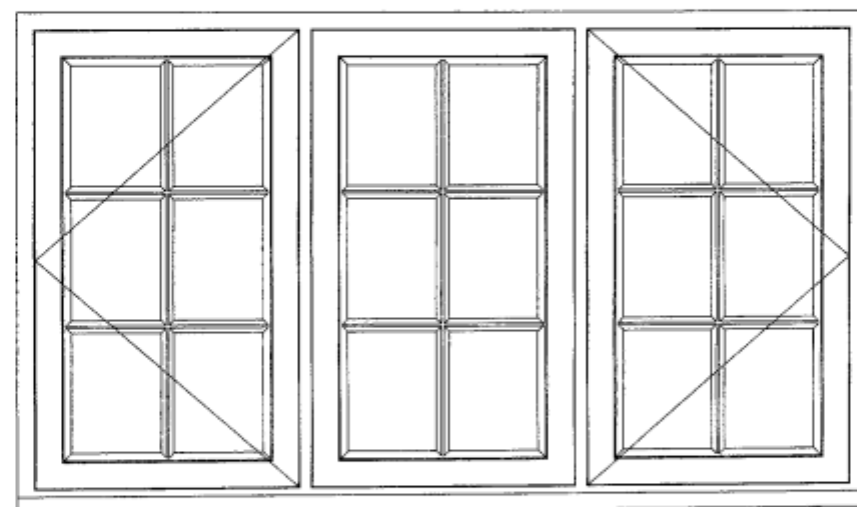
28 January 2012

Meadowsweet
Page MG 27



Meadowsweet Restored
Southern Elevation

28 January 2012



50 cm
Scale 1:15

Meadowsweet Windows
Existing = Restored

28 January 2012

Notes			
1	Figured dimensions are to be taken as per drawings in stated dimensions.		
2	Size dimensions are to be checked before work is put in hand.		
3	All works to be carried out to comply with the Building Regulations, including all requirements, and all relevant Codes of Practice.		
	All works to comply with the CDM Regulations 2007.		
Revision		Date	
Client			
Job Description Dr. Walter Dittmar			
Drawing Title Flush Windows			
Scale (A1)		Date FEB 2012	
Job No. 1006		Eng. No. 02	
Drawn By			
MEDINA JOINERY Unit 5, 2 St Marys Road Hayling Island, Hants. PO11 9DY 01753 8263 7389			

Financial Overview of Meadowsweet Renovation Project

Date	Supplier	Item	Cost £		VAT (see note)		Total Cost £		Comments
Advice and Certification:									
05/07/2007	Brian Eyley	Survey	£	570.00	£	99.75	£	669.75	House and SW wall survey inc 17.5% VAT paid
03/11/2011	Peter Shaw	Advice	£	120.00	£	-	£	120.00	Survey wall and advice paid
16/11/2011	David G Brooks	Inspection	£	650.00	£	130.00	£	780.00	Microdrilling wood frame + report paid
28/11/2011	Green Oak Carpentry Co	Advice	£	650.00	£	130.00	£	780.00	Andrew Holloway 10% deposit paid, £702 outstanding
27/01/2012	Andrew Waring Associates	Advice	£	279.00	£	55.80	£	334.80	Nigel Challis engineering advice paid
23/02/2012	Andrew Waring Associates	Certificate	£	450.00	£	90.00	£	540.00	Nigel Challis sign off certificate
Subtotal			£	2,719.00	£	505.55	£	3,224.55	
Building Works:									
28/02/2012	Green Oak Carpentry Co.	Woodwork	£	12,935.00	£	2,587.00	£	15,522.00	Oak frame + installation
24/02/2012	Mr Keith Hunt	Brickwork	£	2,260.00	£	-	£	2,260.00	Not registered for VAT
17/02/2012	Medina Joinery	Windows	£	1,790.82	£	358.16	£	2,148.98	Window replacement at ground- and first floor level
24/02/2012	CICO Chimney Linings	Liner Installation	£	4,600.00	£	920.00	£	5,520.00	Chimney liners in ground floor lounge chimneys
Subtotal			£	21,585.82	£	3,865.16	£	25,450.98	Subject to VAT relief if applicable
Total							£	28,675.53	



Dr WPA Ditmar

[REDACTED]
Sent: 23 February 2012 23:23

Subject: Quote

Dear Walter,

Quote for removal & replacement of brickwork to gable end.

Price to include:

- 1/Removal of bricks to enable oak to be cut out & reinstated, as discussed.
- 2/supply of bricks to match existing
- 3/supply of lime mortar
- 4/Tooth out single bricks to create a tie between oak & brick panels (as discribed by engineer)
- 5/Build pier to bottom of corner post
- 6/rebuild panels once oak has been replaced
- 7/Fill in single bricks once oak has been replaced
- 8/Point in joint between oak & brick
- 9/Removal of all brick rubble

Total = £2260

If you have any queries please do not hesitate to contact me

best regards

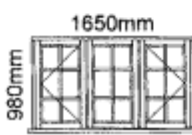
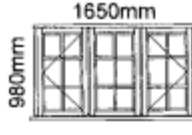
Keith Hunt

QUOTATION

Reference St Peters Road
 Quotation Number
 Date of Quotation 17 February 2012
 Validity 60 days

Mr Walter Ditmar

Dear Sir
 Thank you for your valued enquiry to quote for the following items of Joinery.

Item (sizes)	Description	Qty	Total Cost
 1650mm 980mm	Window HP FLUSH style with ovolo moulding FITTINGS: Friction hinges with Espag security bolts and handle TIMBER: Sapele GLASS: Planitherm Softcoat DGU 4-12-4mm Argon gas, Warm Edge Spacer High Build Micro Porous Primer 65.04 kg	1	£953.15
 1650mm 980mm	Window HP FLUSH style with ovolo moulding FITTINGS: Friction hinges with Espag security bolts and handle TIMBER: Sapele GLASS: Planitherm Softcoat DGU 4-12-4mm Argon gas, Warm Edge Spacer High Build Micro Porous Primer 65.04 kg	1	£953.15
			£1,906.30
VAT @ 20%			£381.26
Total			£2,287.56

Total Weight 130.07 kg

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.

Quote

Quote No.	Date	Page
156-2012	24/02/2012	1 of 1

Cico Chimney Linings

1, Ham Farm
Portchester Lane
Southwick
Nr. Fareham,
Hants
PO17 6AU

Phone: 02392 470164

Fax: 02392 470164

Email: s-thompson2011@hotmail.co.uk

VAT Reg. Number: 106 2653 40

Customer:
Dr. W. Ditmar Meadow Sweet St. Peters Road HAYLING ISLAND Hants PO11 ORX

Customer Reference	Terms
Verbal Enquiry	

Quantity	Description	Unit Price	Total	VAT
1	ALTERNATIVE OPTION TO QUOTE 155-2012 Further to your enquiry for up to date quotation in respect of lining the Chimney Flues to both your Green Room ad Cream room, this will be as follows:- Ladder up and fit ridge scaffold. Remove pots and re-use if possible. Line both flues with 7" Dia ICS Stainless Steel Rigid system down to your wood burning stoves. Smoke test. The work would take approximately 4 days. NOTE: Although we take the utmost care with the Thatch, laddering up may cause some indentations to this for which we cannot be held responsible for. ALL QUOTATIONS ARE VALID FOR A PERIOD OF 1 MONTH AND ARE SUBJECT TO OUR STANDARD CONDITIONS OF SALE.	£4,600.00	£4,600.00	20%
	We trust the above is of interest to you and look froward to hearing from you further. Regards Stuart THOMPSON Proprietor	Sub total Vat - 20% Total Inc. Vat	£4,600.00 £920.00 £5,520.00	

