

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

*The
Green
Oak*

· CARPENTRY · CO · LTD ·



Richard Carlton
The Manor
Edward Gardens
Bedhampton
PO9 3JJ

12th December 2019

Dear Richard,

Project: The Manor, Edward Gardens, Bedhampton, PO9 3JJ.
Re: Estimate No. 3 for General Repairs at The Manor.

Further to Jamie's most recent site visit, I have pleasure to provide the following prices and information regarding your project, and set out below our specification and assumptions for the carpentry works.

Preliminaries:

1. **Scope of Work:** Carpentry Repairs.
2. **Materials:** Fresh sawn Sap free oak for entire sections and Joinery grade well air dried sawn oak.
3. **Framing Notes.** Carpentry repairs employ traditional jointing techniques in line with best practice using draw bored and pegged joints with handmade cleft dry Oak pegs, and in line with best practice conservation.
4. **Finish.** Timber will be left with a tooled finish and no further treatment is recommended.
5. **Tannins.** N/A
6. **Attendances Provided by Others.** Supply of access towers as required. We assume typical site provisions such as power, welfare, water etc. to be supplied by others.
7. **Carpentry Works Assumes.** Provision of suitable masonry work and any cut out to remove impeding structure, and other attendances that may be required from time to time.
8. **Haulage.** My estimate includes the cost of haulage of materials and transport to and from site.
9. **Terms and Conditions.** Please carefully read our attached T&C's and Frame Facts enclosed with this estimate.

Jowl Post.

10. Supply fresh sawn post 165 x 380 x 2200mm and shape gunstock jowl.
11. Stripping out and preparatory works by another, including all temporary propping works.

F3390_RC_AH_191212_The Manor_Estimate 3.docx

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

12. Install jowl forming teale tenon to tie beam and tenon to top plate and set onto floor beam below (not jointed) and fix securely.
13. Fixings to be M12 coach screws with plugged heads as required.

Support post

14. Stripping out and preparatory works by another, including all temporary propping works.
15. Remove redundant packers to soffit of main beam.
16. Insert new sawn 150mm square main post and fix to beam above. Fixings to be plugged. Joint well made butt.
17. Post foot to bear onto pre-prepared masonry installed prior to GO commencing the works.

Beam Scarf

18. Stripping out and preparatory works by another, including all temporary propping works.
19. Use well air dried section of Oak c.200 x 15 and from scarf joint over masonry wall to support.
20. Lap beam onto existing cut section of floor beam and bolt through with 4no. M12 bolts. Plug heads with cross grain pellets. NB. There may be gaps in the lap joint between the two members that will be inevitable and should be accepted as normal for a job of this type.
21. Shape end of new beam with adze as required to form a neat termination.
22. Insert wedges to ensure common joists bear onto beam and trim as required.

Post head Patch

23. Prepare post head and cut back broken out timber and flat off in preparation.
24. Patch post head with well air dried oak patch c. 230 x 100 x 600mm long.
25. Fix with M10 coach screws and plug as above.

Dry Oak Face Patches

26. Carry out 3no. face patch in dry oak to damaged beam faces.
27. Screw patches into position with No.10 SS woodscrews and plug heads.

Not Included in our Estimate:

28. Anything not referred to directly above.

General Notes:

29. No provision of engineers' checking of our works has been allowed for.
30. Whilst this budget estimate is offered in good faith variations may occur due conditions on site that become apparent once work commences.

31. Please note that LBC permission is required for these works prior to commencement.

I trust the forgoing will assists and is in line with your expectations.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Andrew Holloway