

ESTIMATE FOR STORM DAMAGED COB AND STONE WALL

Emma Newbold
Shoplands
Newbuildings
Devon EX17 4PN

20 March 2024

Dear Emma

Please find below the estimate for works to be carried out at the above property.

Having looked at the damage caused by the recent storms, i.e. Isha and Jocelyn, it is very evident that this stone and cob wall has been affected by these two storms. On my inspection, the boundary wall is in imminent danger of collapsing and more alarmingly, there is a large mains gas tank and supply, which are located at the base of the wall. We have, as a temporary measure, put steel supports in place to try and hold the wall back, but I stress this is only a temporary measure.

The cob/stone boundary wall needs carefully removing and then reconstructing back in traditional cob/stone and lime materials, due to the property and boundary wall being listed and will need listed consent before any work can start. I do have to stress, that this work is urgent due to rupturing the mains gas supply to the property.

We recommend the following work to be carried out as follows. Make the main gas safe. This will involve a registered engineer to carry out this work and make the site safe before any construction work can take place. Set up fixed scaffold on both sides of the boundary wall. Carefully remove the boundary wall to ground level and clear all building waste from site. Set out and lay new stone plinth back to the existing height, followed by new cob laid on top of the new stone plinth to the underside of the fixed Datum level roof line. Once the main stone and cob wall has been rebuilt, set out and lay the new clay pan tile capping either side of the new boundary wall. This will include a new clay ridge tile to be laid on top of the new clay pan tiles. On completion of the new wall, apply a three coat lime system to both sides of the cob wall.

Labour and materials

Fixed Scaffolding

Total Labour and Materials

VAT @ 20%

Total

PLEASE NOTE:

1. Fixed Scaffolding will be required and will be installed by a certified scaffolding company who we use regularly. The price for the scaffolding is based on a six week hire and any additional weeks, if required, will be charged at a weekly percentage thereafter. Should you prefer to arrange your own scaffolding, please do let us know.
2. If we require more new facing stone, the charge is [REDACTED]
3. Please be aware that a separate registered engineer will need to be appointed to oversee the main gas line and tank and we are not held accountable to this work, as we are not registered to deal with gas.
4. All building waste will be charged @ [REDACTED] per tonne or [REDACTED] per 6 yard skip.

The above estimate is valid for 14 days from date on estimate. Please be aware that the cost of some materials is currently being increased by our builders merchants on a weekly basis which may affect the costings after the 14 days.

I do hope this estimate meets your requirements and if I can be of any further assistance or you have any questions please do not hesitate to contact me. Please be aware that I am on site working most days and therefore I may not be able to answer phone calls, please do email my assistant Nicola at [REDACTED] and she will make sure I receive any questions that you might have.

Many Thanks

Alister Polhill
Bramhill Traditional Specialist Builders