SANDRIDGE
STONE

Patsy Clover
Melksham Town Council
Town Hall
Market Place
Melksham
SN12 6ES

23rd November 2021

Dear Patsy,

Re: The Roundhouse masonry restoration quote
Further to your tender invitation and my recent site visit I am pleased to be able to provide our quotation herewith.

Terms of reference

1. To carry out survey of the masonry, using the detailed Robson Building & Surveying report as a guide.
2. To report findings.
3. To make recommendations for remedial restoration work.
4. To submit a fixed quotation for the work.

EXTERNAL ELEVATIONS

1. **Lime mortar & stone degradation** (report p. 5, para. A1) – significant stone erosion has been caused on the roadside of the building by salt splashback (see figure 1). There are areas of loose or missing lime pointing and other areas that have been repaired with cementitious mortar. Two optional levels of remedial action are available:
    i. Rake-out and repoint mortar joints from ground level up to 1 metre high (16m^2) with traditional lime mortar, matched to existing. Apply additional mortar repairs to areas where the stone has eroded significantly from its original face (at least 25mm). This work requires a relatively low level of intervention that will improve the appearance, reduce damp and significantly prolong life.
    ii. Rake-out and repoint mortar joints from ground level up to 1 metre high as in i. above then chop out and indent badly eroded stones (>25mm back from original face) with matching reclaimed stone, instead of mortar repairs. This work requires greater intervention than option i. and is much more time consuming, but with a resultant extension in life span of the structure.

2. **Slumping of the masonry structure** (p. 3 para. a & p. 5, para. A2 & A3) – a degree of bowing of the external walls is visibly apparent (fig. 2). This can be arrested by drilling and inserting restraining anchors from external mortar bed, with additional cross braces. Anchors to be set throughout the wall at c.600mm centres. A full rake-out and repoint of the external mortar (see 'Dampness' below) will also stabilise the wall structure.

3. **Dampness** (p. 3 para. e & p. 17 para. e) – a reduction of damp ingress will result from a comprehensive rake-out and repoint of the external mortar (64m^2, which includes the 17m^2 in 1. above). Rake out depth to twice joint width. As part of this process, consideration should be given to some form of additional treatment (e.g. impregnating sealer) to the area at the rear of the building frequently urinated against, which is causing very high moisture levels & efflorescence in the corresponding area of internal wall.

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4. **Entrance lintel & keystone** (p. 5, para. A2) – this has moved over time, causing the LH lintel to crack and movement in the masonry above. Previous remedial action has been taken in the form of inserting timber joggles between the key stone and lintel sides to prevent slip (fig. 3) but the joints are now open and continued movement is likely. However, removing and re-bedding the stones requires a high level of intervention into the structure and it is not felt that the risk vs. benefit of this is worthwhile. Instead it is recommended that the lintel be stitched with bar & resin, repointed and then grouted in situ. This will arrest further movement without any risk to the structure above. The entrance door jambs also need some repointing of open joints and lime-mortar repairs (fig. 5).

5. **Window surrounds** (p. 6, para A6 & A7) – there are numerous open mortar joints, areas requiring lime-mortar repairs & some cracked stones (fig. 4). There are also legacy repairs in cementitious mortar, especially on the window reveals. All the external window surrounds therefore warrant proper, sympathetic (low intervention) stone restoration work, which will greatly improve their appearance, soundness & weather-resistance.

INTERNAL WALLS & WINDOW SURROUNDS

1. **Window surrounds** (p. 7, para. F6 & F7) – as with the external surround, there are open joints, cracks (due to rust-expanded iron fixings) & areas requiring lime-mortar repairs, as well as historical cementitious repairs & flaunching (fig. 5). The same approach is therefore recommended i.e. sympathetic restoration of all window surrounds.

2. **Internal brickwork** – (pp. 8-9, para. H2, H3 & H6-7) – ad-hoc stitch repairs, repointing and removal & plugging of legacy wall plugs.

Itemised quotations for the above works are detailed in appendix 1.

Methods & materials

We use only traditional stonemasonry methods and materials. Our approach is always to conserve the long-term structural integrity and appearance of the historic fabric with the minimum of intervention.

We use only natural local stone and traditional lime mortars.

All steelwork, such as restraining anchor ‘heli’ bars will be 304 grade stainless steel to negate risk of rust expansion causing cracking to masonry.

We are Heritage Skills qualified stone conservators and have worked with the National Trust.

We are members of The Guild of Master Craftsmen.

I hope this quotation meets with your approval and look forward to hearing from you again. Please do not hesitate to contact me if you have any questions.

Yours sincerely,

[redacted]

Jim Wheel.
Sandridge Stone Ltd.

[redacted]

Appendix 2

Price schedule

Date 23rd November 2021

Quotation reference number 2236

Project description Various stone restoration works.

Item	Detail of work	Price (ex.VAT)
EXTERNAL ELEVATIONS		
1. Lime mortar & stone degradation	i. Rake-out & repoint from ground level to 1 metre (16m^2) + lime-mortar repairs to stones eroded >25mm from face. ii. Rake-out & repoint from ground level to 1 metre + replace badly eroded stones	[redacted]
2. Slumping of the masonry structure	Fit restraining anchors.	[redacted]
3. Dampness	Full rake-out & repoint (64m^2).	[redacted]
4. Entrance lintel & keystone	Bar stitch, repoint & grout	[redacted]
5. Window surrounds	Repointing Remove cementitious repairs Lime-mortar repairs Bar-stitch cracks	[redacted]
INTERNAL WALLS & WINDOW SURROUNDS		
6. Window surrounds	Repointing Remove cementitious repairs Lime-mortar repairs Bar-stitch cracks	[redacted]
7. Brickwork	Repointing (up to 6m^2) Hole plugging. Crack-stitching	[redacted]

Prices quoted are exclusive of VAT
Scaffold cost not included
Payment terms 30 days from invoice

Appendix 1



Figure 1 – stone erosion from salt splashback





Figure 2 – bowing of wall caused by slumping and separation of masonry structure

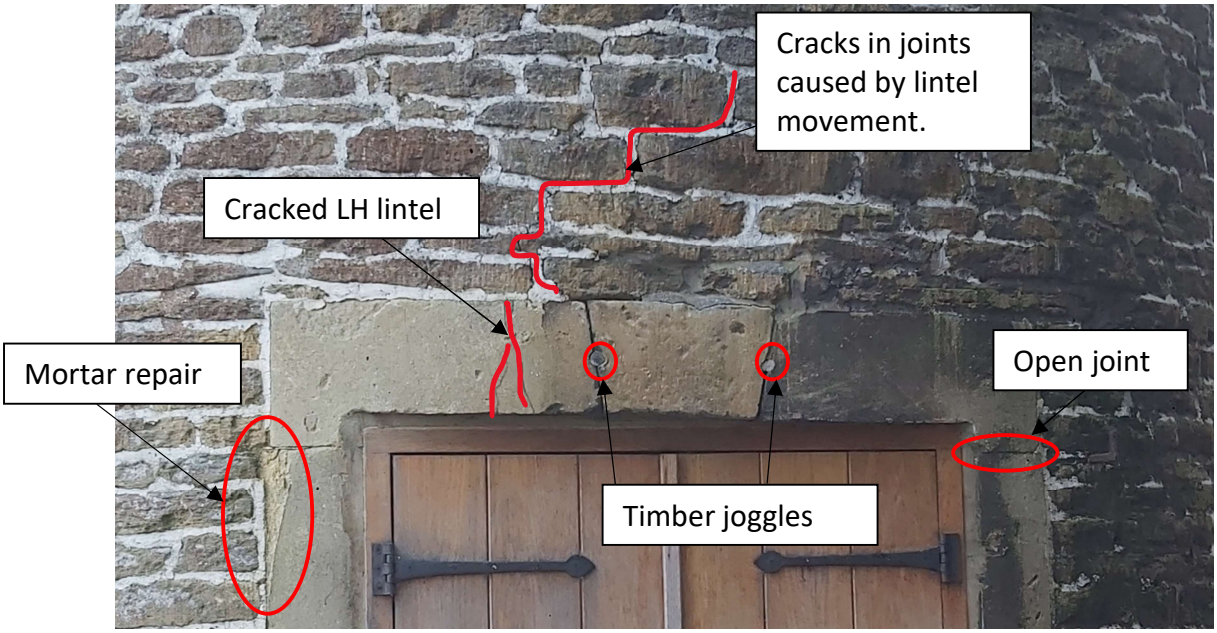

Figure 3 – door lintel movement

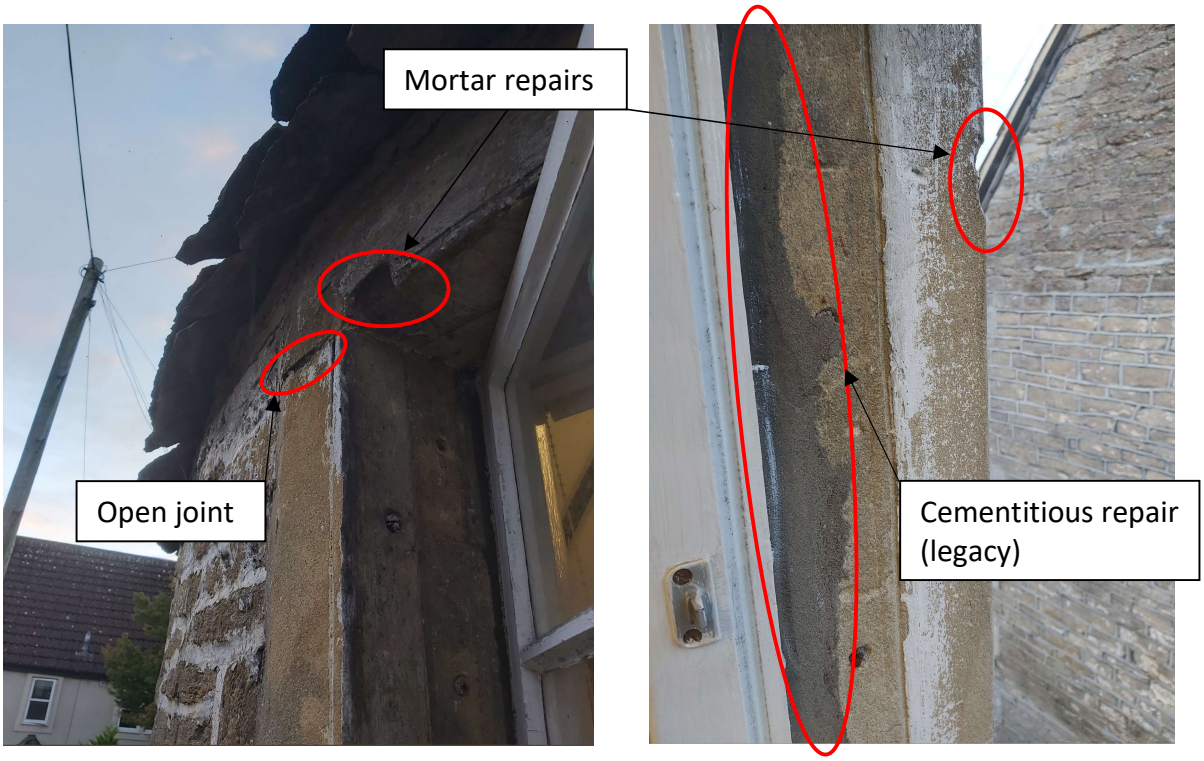

Figure 4 – first floor window jambs & lintels requiring repointing, crack-stitching & lime mortar repairs.

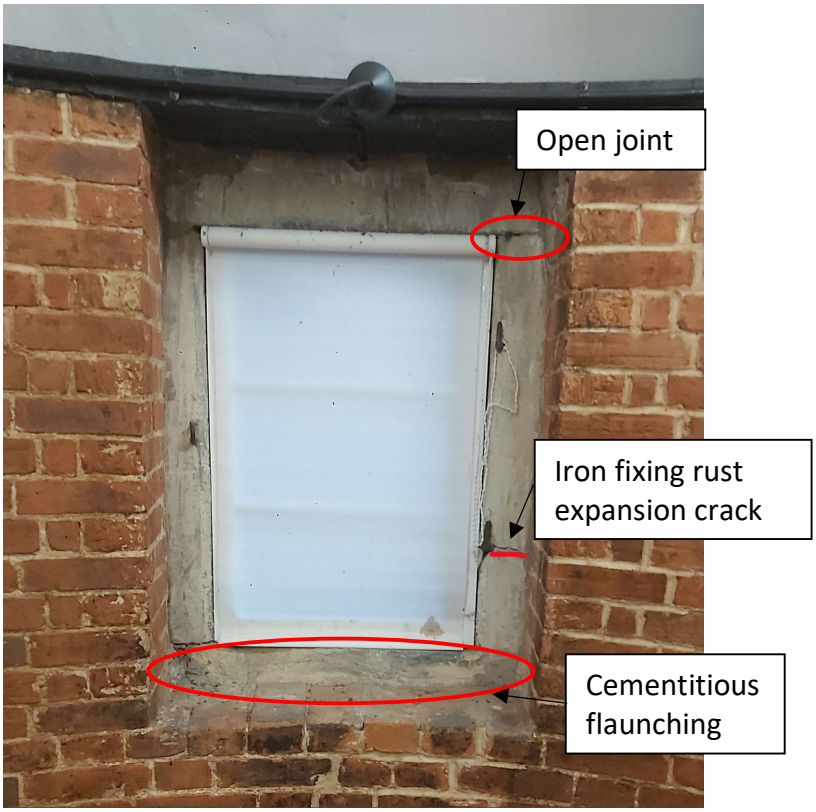

Figure 5 – internal window