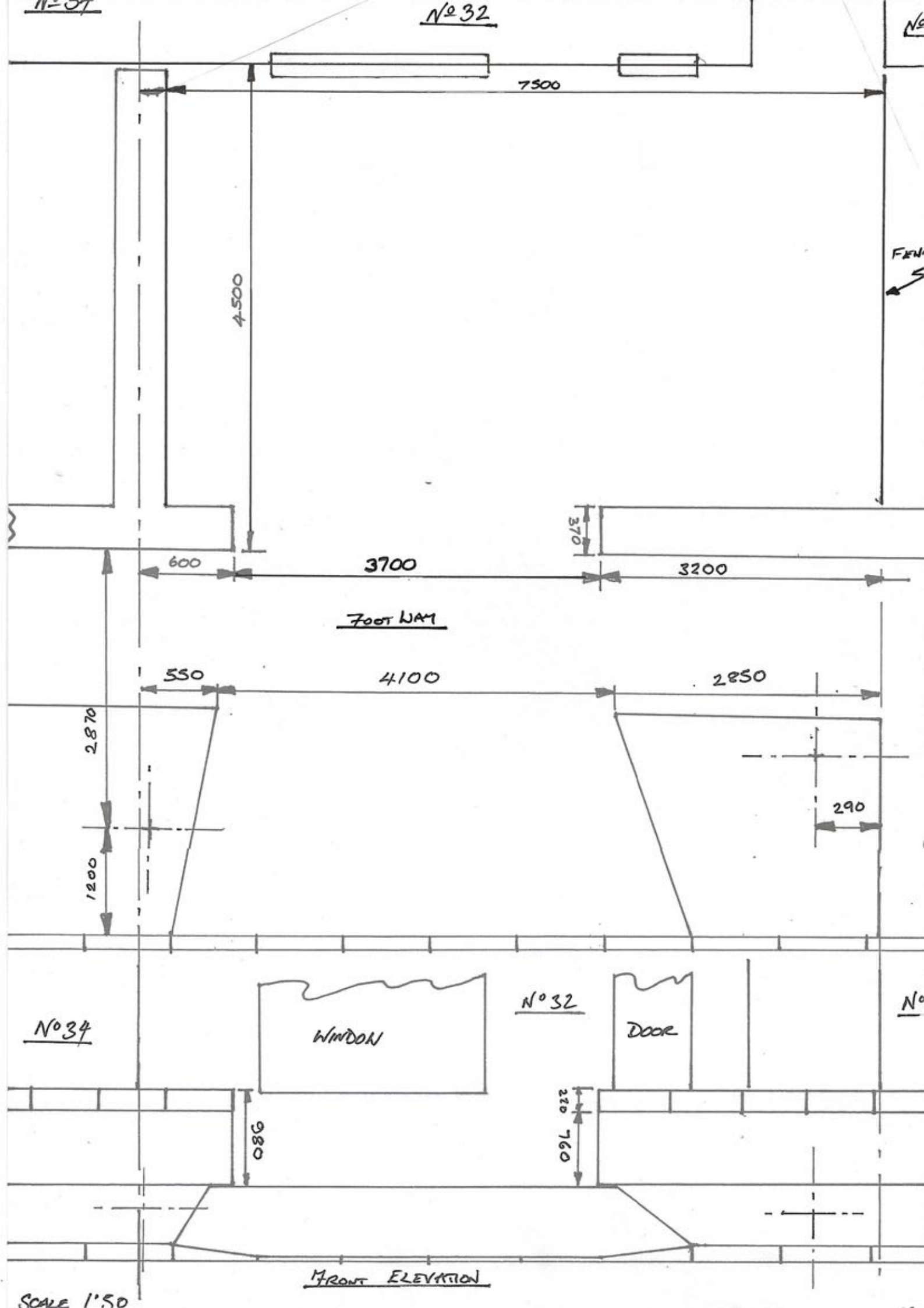
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WINDOW
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DOOR
980
220
760
FRONT ELEVATION
SCALE 1:50

'D.I' Walling

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Summary

Tentative quote for stripping down, and rebuilding a garden wall at 32 Church Street, Horsley.

This quote is for the stripping down of the front primary wall, cleaning off the cement, and re-building according to the owners plan with a larger gap at the front wall. The remaining stone will be used to build a secondary wall from the front of the property to the house wall. We can either get in more stone and complete to the full height and full width, or make it ½ height using only the stone available. In this case this will be lower than the front wall, the height will be approx 400mm(15").

Glossary.

Coping stones. These are the shaped stones on the top of the wall which hold the 2 faces together.

Cheek end. This is the end of a free standing wall.

Primary wall. The wall next to the road.

Secondary wall. The new wall between the primary wall and the house down the line of the old hedge.

Observations

Observations taken as if one was in the road, looking at the front of the house.

- The old primary wall is approx 760mm(30") tall, from base to the bottom of the coping stones on the top. The coping stones add approx 220mm (9") .
- *The garden ground level on the 'neighbours' side of the wall is slightly higher than the client garden. This is not of a sufficient height difference to have to consider this a retaining wall.*
- The primary wall full width (end to end) is approx 8 metres. (This 8m includes ½ the width of the secondary wall that will be built from the front wall to the house wall, and will extend onto the neighbours property by approx 215mm. (I.e ½ wall thickness at the ground level)., as the secondary wall has a thickness, the centre of which is down the centre of the hedge). The old front wall currently has a gate in it, of approx 1.3 metre gap. Thus there is 6.7 metres of walling stone available, (8-1.3=6.7).
- The length of wall to take down is thus 6.7 metres. This wall will require the cement mortar to be removed from the stone prior to rebuild.
- The new wall requires rebuilding with a gap of 3700mm in it for car access in a different location to the gate. i.e. the new wall will contain approx 4.3 metres of wall in it after being rebuilt. This will have 2 cheek ends, either side of the gap, which can be taken from the old 'gate' wall ends.
- This wall will also need to be stitched into the secondary wall connecting to the house along the old hedge line. I suggest either building full height, or tapering the primary wall height

down to the secondary wall height depending upon the determined height for the secondary wall.

- Having used 4.3m of the 6.7m of the old wall to rebuild the new front wall, we will have approx 2 metres of walling stone left to use to build the secondary wall.
- The secondary wall needs to be approx 4m long.
- Option 1: If we build the secondary wall, to match the front wall, we will need approx 2 tonne of good building stone to match the current wall. This will be approx £450 which can be bought from a stone reclamation yard, and hence match what you have. This will also need approx 2m of coping stones to match. This will cost approx £200.
- Option 2. Build the same width as the primary wall, but lower and add on the coping stones, we will have a wall height to the top of approx 380mm (15"). If we get a couple of metres of coping stones that match approximately the existing stones, (for approx £200) then the wall height will be approx 600 (24"). We could taper the secondary wall up to the primary wall. This would be cheaper as we would only use the stone we had, apart from the copers. *Caveat: The stones in the primary wall are rather large, so the stones might not suit being built as a smaller wall, so some might need excessive cutting to fit. We may end up thinking we need it to be a bit higher. We could buy in a tonne of stone and raise it a bit, so it was only say 250mm (8") lower than the front wall. This is my suggestion as it might look best.*
- Alternative 3: Use the stone we have, and don't add the coping stones, but cement the top. (or leave a bed for plants on the top of the wall. This would leave the wall approx 15" high and might look rather low. In fact at this height it might not look like a wall atall, especially against the front wall.

Costs.

Primary front wall.

6.7m strip down and strip off concrete and rebuild 4.3m of wall, plus build 2 cheek-ends and rebuild with cemented topping. Also saw off the gate posts, as these are set in the ground are probably steel re-inforced. £900.

Secondary wall. 4 options.

1. Full height, build and match into primary wall, including purchase of 2 tonne stone and top coping stones. £850 + £620 for stone.
2. 2/3 of original wall height with copes – but add coping stones to top, £500 + £430 stone.
3. Half height without copes cemented flat top. £400. (I suspect this will not look good against the front wall as it will look a very low wall between the 2 properties).

My suggestion is option 2, but planning might require option 1.

This is the expected maximum price, considering all the unknowns. The actual price may be less.

In summary.

Option 1: Primary wall plus full height secondary wall with top cemented. £2370.

Option 2: Primary wall plus secondary wall 2/3 height (Plus coping stones). £1830.

Option 3: Primary wall plus secondary at approx ½ height (but may end up lower). No copes, no stone bought. £1300.

Timescale.

If this is acceptable, I envisage completion should be possible within 10 working days after commencement for option 1. I could potentially start sometime in late July/early August.

Notes

I work 4 days a week – weather allowing.

I will bill for each completed metre of wall at the end of each working week, to be paid within 7 days.

David Irving