

JOHN FORD INGLENOOK RESTORATIONS

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1st August 2024

AMENDED ESTIMATE FOR THE RESTORATION OF THE SITTING ROOM SELF SUPPORTING BRICK ARCHED INGLENOOK

All rebuilding / restoration work is carried out by hand, using reclaimed period bricks / stone, brick paviments / flagstones, timber, graded wirewools, lime mortar and period pointing. Please note that the materials used for the original construction of fireplaces around the country varied in their type and colour according to the local supply and varied in size according to the period in history in which they were constructed. We only use reclaimed bricks / stone which are the correct type, colour and size for each individual fireplace.

To Supply: Reclaimed bricks wooden template Hydraulic limes, lime plasters graded wirewools, slate plant, discs.

Labour: Shore up main beam . Pin through above the brick arch and shore up No allowance has been made for any work to floor area in front of the inglenook within this estimate
Client to remove raised brick hearth prior to commencement

Left hand brick pillar wall front: Cut out any modern or deteriorated brickwork and rebuild as necessary in a original brick bond stitching into the existing brickwork all to its original format . Restore remainder of brickwork. Cut out joints and repoint.

Left hand internal return wall: Cut out any modern or deteriorated brickwork and rebuild as necessary in a traditional brick bond stitching into the existing brickwork all to its original format. Restore remainder of brickwork. Cut out joints and repoint.

Left hand external return wall Cut out any modern and/or deteriorated brickwork and rebuild as necessary in a traditional brick bond stitching into the existing brickwork all to its original format Restore remainder of brickwork Cut out joints and repoint in a period lime joint

Right hand brick pillar front: Cut out any modern or deteriorated brickwork and rebuild as necessary in a traditional brick bond stitching into the existing brickwork all to its original format. Restore remainder of brickwork. Cut out joints and repoint.

Right hand internal return wall: Cut out any modern or deteriorated brickwork and rebuild as necessary in a traditional brick bond stitching into the existing brickwork all to its original format. Restore remainder of brickwork. Cut out joints and repoint.

Back wall of the inglenook : Cut out any modern or deteriorated brickwork and rebuild as necessary in a traditional brick bond stitching into the existing brickwork all to its original format. Restore remainder of brickwork. Cut out joints and repoint.

Spreader Beam clean and treat

Self supporting Brick arch insert wooden template cut out any deteriorated brickwork and rebuild as necessary into the existing brickwork all to its original format Restore remainder of brickwork Cut out joints and repoint

Above self supporting brick arch: Cut out any modern and/or deteriorated brickwork and rebuild as necessary in a traditional brick bond stitching into the existing brickwork all to its original format Restore remainder of brickwork Cut out joints and repoint.

Up in flue: Make good any areas that require attention by rebuilding, pinning (using slate), repointing and pargetting, to a height of reach.

Hearth If the original hearth is found restore if not relay a brick paver or tiled hearth in a period bond flush with the brick pillars Point

FOR THE SUM OF £7,455.00 AND £8,510.00 plus vat

CANOPY SYSTEM (if required)

Supply: Matt black powder coated steel canopy, brackets, steel bars, masonry, sand, bricks, rope, paint, all plant, discs.

Labour: Cut and insert steel bars up in chimney and paint. Build brickwork upon bars forming slopes upon brickwork all to form seal. Fix canopy and insert rope around outlet.

For the sum of £ 2395.00

Matching standard size fire basket and dogs can be supplied at a cost of **£795.00 per set**

Also a range of fire-backs can be offered – **prices on request.**

Notes:

- No plumbing, gas or electrical work or decorating undertaken
- No works to any floor area in front of hearth area
- Whilst every reasonable precaution will be taken, because of the nature of the work it is possible that dust may filtrate to other parts of the building
- No guarantee can be given against any smoking problems which may occur
- Listed Building Consent should be obtained for Listed Properties *before* commencement of any work to fireplaces is undertaken. A copy of the Listed Building Consent must be forwarded to ourselves prior to commencement of any works
- The above estimate is valid for a period of one year from the date of the estimate
- **Written** confirmation of acceptance is required, upon receipt of which an approximate start date will be given

Terms: **Deposit of 45% of the minimum figure on commencement of restoration work. Balance strictly on completion for each fireplace.**
Deposit of 45% on placement of ordering each canopy, balance on fitting.