

D.E.S.Stone consultancy

Natural stone solutions

Att Mr Andrew Oglesby
Oglesby and Limb Ltd
Suites 4 and 5 Market Chambers
12 Market Place
Spalding
Lincs
PE11 1SL

1st June 2015

Dear Mr Oglesby

Re: The Square, 4 Church Street, Spalding (Gamlyn Almshouses)

Please find enclosed my report and schedule of the defects found during my visits and examination of the exterior masonry to the two street gables inner faces and opposite brick gables.

Attached are sequenced photographs to which I have highlighted various defects which will assist others when estimating or carrying out these repairs.

Budget costs are given as **A** or **B**, however all are items needed.

Priority A - works you will see includes most work at upper level to the building and would all require access to carry out the works listed.

Priority B - includes any remaining slightly less urgent works which could be completed from the ground level either at the same time as the other works or left until later.

To assist your costings please allow the following budgets for these masonry repairs:-

Priority A works - £29,000.00

Priority B works - £12,500.00

In addition to the above figures and works, I recommend that you allow further provisional sums as follows:-

During our brief discussion the other day you mentioned that work was likely to be carried out to the glazing and frames of the Oriel windows (3 ornate ones). From past experience, work carried out to metal frames and leaded glazing, inevitably finds further cracks and damage to the mouldings, mullions and cusps.

I recommend that a further **Provisional Sum of £6000.00** be allowed for such work should this occur.

As is the norm, I would recommend you add a further 10-20% contingency to these totals for unforeseen items.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D. Espin', with a stylized, cursive script.

David Espin

D.E.S.Stone consultancy

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Project: Gamlyn Almhouses Spalding

May 2015

Requirements: Stonework Report with various areas of the Dressed Masonry of the Gables and internal elevations.

Budget costs requested for both immediate and lesser priority.

Inspection and Report starting to the South Gable on the Western Almhouses and proceeding clockwise to each of the three buildings around the Square.

Priority A – Essential or necessary. B – Required but could be delayed.

WESTERN ALMHOUSES

Priority

SOUTH GABLE WITH PROJECTING BAY WINDOWS

A Access to Gable roll copings and rake out and re-point any defective joints on both slopes.

A Access and re-point any open joints in upper parapet label mouldings
S/West octagonal corner shaft and pinnacle – left.
Access and check for visible joint movement which may be due to iron corrosion in cramps / dowels used in the initial build.

A Noticed in the lower beds, inspect and investigate for iron cramp movement to two areas and report findings. PROVISIONAL ITEM

A The Lower 7 blocks (2/3rd) need re-pointing where there are minor open bed joints.
NB The upper pinnacles were most probably rebuilt some 20-30 years ago and if so would have had the dowels or cramps in upper areas replaced with non-ferrous fixings.

S/EASTERN OCTAGONAL CORNER SHAFT AND PINNACLE (RIGHT)

A Access and check for visible movements to bed joints in the shaft blocks. Report and advise findings. PROVISIONAL ITEM.

A Re-point any defective joints in these shaft blocks especially the lower joints where opened up.

As before this pinnacle was possibly re-built to the upper sections.

A Allow an inspection throughout to ensure no movement defects.
Some erosion to the gritstone detailing of both corner pinnacles but could be left.

B There are a number of small indent repairs which could be done low down to the bases. Allow a PROVISIONAL SUM for these. Similar erosion in the gritstone Upper gable label mould is evident but again is not a top priority. ALLOW PROVISIONAL SUM.

CENTRAL GABLE PINNACLE

- A This upper stonework appears in good condition but allow for a brief inspection whilst access is available. This section of masonry may also have been rebuilt as the others.

CENTRAL ORNATE BAY WINDOW

- A Access and re-point in suitable mortar mix any open and defective joints throughout this 8 light Bay masonry and parapet.
- A Allow for the removal of 7 areas of badly patched repairs around the cill stoolings which had been done with hard and unsightly cement mix. These indent repairs to be carried out using matching stone piecing's and suitable stone mortar mixes.
- A Allow to check and investigate beneath these defects for any remaining rusting ironwork which should be removed and replace if found. Fill 2 cracks in bay projection and one indent repair.
- A Replace the two missing and one eroded Carved Rose panels to the mid-level of the window. Check and remove any iron/lead fixings that remain along with that of the one sound stone.
- Brickwork Generally
- The brick jointing on this Gable shows some slight erosion but is generally not a top priority other than scattered individual areas. Allow to re-point the most open areas of joint defects using lime-mortar to match strength and colour.
- B Allow for re-pointing scattered areas of brick jointing (Provisional 3½ sq. meter)
- This work should be co-ordinated at the same time that access scaffold is erected to the masonry works of this gable.

INNER EAST ELEVATION

- Upper 2 light window (Left to right)
- Movement to left side but stable and can be left.
- A Allow for the indent repair to one stooling.
- A Allow to re-point a few open joints in surround and jambs.

BLIND SLIT WINDOW

- Minor bed joint re-point

UPPER 2 LIGHT WINDOW

- A Allow to re-point a few open joints in jambs and cills

UPPER 2 LIGHT WINDOWS

- 2 indent repair to cill and mullion.
- Allow to re-point a few open joints in cill and jambs.

UPPER 2 LIGHT WINDOW

- A Allow 2 indent repairs to right jambs and mullion.
- Allow minor bed joints to re-point.

CENTRAL UPPER GABLE

- A Access and re-point any open joints in gable copings and corbel blocks.
- Inspect top gable base stone, remaining when original finial top was removed.
- A Allow to either redress top of existing stone to weather or to cut and piece in new section of matching stone. Possibly loose top!
- C NB Were sufficient funds available, the original missing details should be investigated and these removed pinnacle tops replicated and replaced in natural

stone. (Suggested later project). NOTE: Blocked R/W pipe in need of clearing (others).

UPPER 2 LIGHT WINDOW

A Allow to re-point a few open joints around sides and in jambs and mullion.

UPPER 2 LIGHT WINDOW

A Allow to re-point open bed joints in masonry and around jambs

BLIND SLIT WINDOW

A Allow to re-point a few open bed joints of head and cill.

UPPER 2 LIGHT WINDOWS (Furthest right)

A Re-point open bed joints to surround cill and jambs.

GROUND STAGES (from left to right)

LOWER 2 LIGHT WINDOW

B Allow to re-point minor open bed joints to stonework and head.

ARCHED DOOR SURROUND

In reasonable condition, some minor stone erosion. Re-point a few joints in jamb and head on left and right.

LOWER 2 LIGHT WINDOW

B Re-point minor open bed joints to stonework.

CENTRAL G/F DOORWAY MASONRY

LOWER 2 LIGHT WINDOW

B Allow to re-point joints in jambs, head and label.

B Allow to re-point a few open joints around the stonework where defective in head and in bed joints and sides of jambs.

Minor erosion of gritstone details but leave.

A Allow to carry out an indent repair to the roll detail on the head R/H side and one on the opposite left side (small).

LOWER 2 LIGHT WINDOW

B Re-point a few open bed joints in the jambs and label moulding. Allow 2 small indent repairs to the upper left hand side label mould. Allow minor mortar repair in mullion stooling.

LOWER 2 LIGHT WINDOW

B Allow to re-point open joints in jambs and surrounds.

A Allow to repair with mortar mix / indent, 3 defective roll, stooling and jamb defects. Allow also to fill crack in cill.

ARCHED DOOR SURROUND (R/H)

A Re-point open joints in upper jambs and label mould especially where movement had occurred on sides of jambs.

- Minor erosion in dressed masonry, but leave. NIL.

LOWER 2 LIGHT WINDOW (furthest right)

- B Allow to re-point open bed joints in jambs and label mould to window stonework. Brickwork generally, allow to re-point a provisional 4 meter sq. of random scattered open joints.

NORTH GABLE END (return)

- Check stability of both upper corbel brick panels.
- A Brickwork generally good. Allow to re-point any scattered open joints in random areas. Provisional 1 square meter.
- A Access and re-point any open joints to both gable slopes (copings).
- A Allow Provisional Sum for replacing the bottom coping stone and check.

CORNER QUOINS N/E

- A Replace one lower eroded stone quoin.
- A Allow to re-point any open joints throughout full height where open and defective.

CENTRAL ALMHOUSES**WEST GABLE END**

- A Check stability of both upper side corbel panels. Access and re-point defective open joints to both coping slopes.
- Brickwork good generally but allow provisional 1 meter sq. of random brick joints to be re-pointed.

CORNER QUOINS S/W

- A Allow to re-point a few open bed joints throughout full height.
- A Allow to prop, and cut out the top quoin stone (beneath the corbel block) and replace in matching stone type.

SOUTH ELEVATION**UPPER 2 LIGHT WINDOW (from left to right)**

- A Re-point open bed and surround joints to masonry.

BLIND SLIT WINDOW

- A Re-point a few minor open joints in sides and beds.

UPPER 2 LIGHT WINDOW

- A Re-point open joints in beds and surrounding sides
- A Allow to repair 2 defects in stone mullion along with an indent repair to the bottom of the L/H jamb.

CENTRAL GABLE**LEFT SIDE PINNACLE**

- A Access and check over stonework to ensure no movement or upper defects – PROVISIONAL ITEM.

RIGHT SIDE PINNACLE

- A Access and check over stonework for any defects or movement. PROVISIONAL ITEM
- A Access and re-point any open joints to the copings to both slopes.
- A Allow to re-point any open joints in the upper label moulding on both slopes.

ORIEL WINDOW SURROUND

- A Allow access and to check over all masonry for any defect. PROVISIONAL ITEM.
- A Go over and re-point any open joints in this stonework throughout.
- A Allow to carry out indent repair where noticeable erosion and damage in mullions and corner jamb. Also allow small mortar repair in window cusp's at top. Allow a provisional sum.
- B Check over gable brickwork and re-point scattered areas of joint erosion. Allow overall 2 sq. meters random jointing.

UPPER 2 LIGHT WINDOW

- A Allow to re-point open bed joints and in surrounds
- A Carry out stone indent repair to the middle stooling and make good will crack with stone/mortar mix.

BLIND SLIT WINDOW

- A Allow to re-point open bed joints and in surrounds

UPPER TWO LIGHT WINDOW

- A Re-point a few open bed joints and in surrounds.

Ground Stage (from left to right)

LOWER 2 LIGHT WINDOW

- Allow to re-point open joints in surrounds and label moulds.
- B Carry out indent repairs to label mould and make good to 2 cracks in corner of heads.
- A Allow to make good the mullion stooling with a mortar/stone mix.

ARCHED DOORWAY

- A Allow to re-point open joints in jamb and hand masonry.
- A Allow to pin and secure the centre arch joint to the head to ensure solid.

LOWER 2 LIGHT WINDOW

- B Re-point open joints in surround and label mould.
- B Allow to repair in stone mix the eroded R/H roll details.

CENTRAL GABLE PROJECTION (G Level)

Re-point minor open joints in buttress weatherings.

LOWER SINGLE WINDOW

- A Allow to re-point open label mould joints and in surrounds
- B Make good and fill crack in head to right hand end

CENTRE DOORWAY SURROUNDS

- A Re-point open joints in jambs, head and label mouldings.
- B Allow 1 indent repair in left jamb (small).
- A Fill and make good crack in head of window stonework.
- B Carry out indent repairs to base of L.H. jamb stone and right hand jamb (outer).
- There is noticeable erosion to the step wall blocks but this is only unsightly and these stones will remain solid and stable.

LOWER SINGLE LIGHT WINDOW

- B Allow for re-pointing to open joints in surrounds and label mould.
- There appear some pitting and erosion in the label stonework but these stones are still sound for a number of years. Leave.

LOWER 2 LIGHT WINDOW

- B Re-point open and defective joints to head, label and around the window.
- B Allow indent and stone mix repairs to mullion stooling, label course roll, and the crack in the head

ARCHED DOORWAY MASONRY (R/H)

- A Allow to re-point open joints in head, label and jambs.
- B Carry out indent repair to the head in two places and the plinth base.
- A Allow to fill centre arch joint and pin securely where this had opened up.

LOWER 2 LIGHT WINDOW

- B Allow to re-point open bed joints and in head and label mouldings.
Carry out indent repairs to label nosing, mullion stooling and the defective nosing of the label roll.
- B Brickwork generally allow for re-pointing scattered individual joints to any open mortar of bricks allowing provisional 4 sq. meter overall.

EAST GABLE END (return)

- Check brickwork stability of both upper brick corbel panels.
- A Allow access to re-point any open joints in both slopes of the gable copings.

S/E CORNER QUOINS

- A Re-point any defective open joints throughout full height.
- Brickwork and jointing in gable end appear satisfactory.

EASTERN ALMHOUSES

- NORTH GABLE END Check both upper brick corbel panels for stability.
- A Access and re-point open joints in gable copings to both slopes.
Allow for the renewal of 2 defective coping stones in the upper left slope. Also allow for a further length of defective mould nosing in the top left slide adjoining stack where perished.
- Brickwork to gable appears sound. Nil.

CORNER QUOINS N/W

- A Allow to re-point any open joints for full height.
Some erosion to a few gritstone quoins is evident but should be serviceable for many more years (leave).

INNER WEST ELEVATION

UPPER 2 LIGHT WINDOW (from left to right)

- A Access and re-point open bed and surrounding joints.
- A Allow to make good in stone/mortar mix repair to damaged mullion stooling and jamb stooling (minor)

BLIND SLIT WINDOW

- A Re-point minor amount of open bed joints.

TWO SINGLE LIGHT UPPER WINDOWS

- A Allow to re-align dropped brick in the head of the left window.

UPPER 2 LIGHT WINDOWS

- A Access and re-point open bed joints in stonework and around sides.

UPPER 2 LIGHT WINDOWS

- A Access and re-point open bed joints along with open joints in surrounds.
- A Allow mortar mix repair to jamb stooling erosion in two places plus mullion stooling crack.

CENTRAL GABLE PROJECTION

- A Access and check and re-point any open/defective coping joints to both slopes, apex and both kneeler stones.
- A Check top bed of apex block to ensure this has no iron remaining and that the top is properly weathered.
- A Allow to indent repair to spall in left gable roll of coping stone.
- A Re-point minor joints in central blind slit window of gable.
- A Re-point minor open joints in both side corbel blocks and ensure tight with no movement.
- Large carved tablet block soiled but sound (leave).

UPPER 2 LIGHT WINDOWS

- A Re-point open bed joints and in surrounds.
- A Allow for stone/mortar mix repair to jambs in 3 places along with one in mullion

UPPER 2 LIGHT WINDOW

- A Remove unsightly white hard mortar in 4 places and re-point in correct lime mortar mix and re-point open joints in surrounds.

BLIND SLIT WINDOW

- A Re-point a few joints in and around masonry.

UPPER 2 LIGHT WINDOW (right hand)

- A Access and re-point open and defective bed joints and in surrounding sides.
- A Allow indent repairs to 2 edges of right side of jambs.

GROUND STAGE (from left to right)

LOWER 2 LIGHT WINDOW

- B Re-point open joints in surround and label moulding.
- B Carry out indent repair to the left hand label return, also 2 small indent repairs and one roll repair.
- B Indent repair to 1 section of right hand jamb edge.

ARCHED DOORWAY MASONRY

- A Prop, remove and rebuild lower plinth and jamb sections on the left side and tie back stones with cramps to the brickwork, pin, tighten and re-point. Previous settlement occurred in this area and should be rectified.
- A Re-point any open joints in the remaining stonework and surround and head.
- B Allow an indent repair to the upper label mould where broken.

LOWER 2 LIGHT WINDOW

- B Re-point open bed joints in masonry and to sides.

LOWER 2 LIGHT WINDOW

- B Re-point minor open joints and sides.
- B Carry out indent repair in one piece of label roll.

CENTRAL DOORWAY SURROUND

- B Re-point open bed joints.
- B Investigate and remove iron in right hand stone where this has spalled and carry out indent repair in matching stone.

LOWER 2 LIGHT WINDOW

- B Re-point minor open joints in surrounds and label.
- B Indent repair in 2 places of label roll. Also carry out indent repair to right hand label return stop end.

LOWER 2 LIGHT WINDOW

- B Re-point minor open joints in window surrounds.
- B Carry out 1 indent repair to right hand label stop end.

ARCHED DOORWAY (right side)

- A Re-point open bed joints and in label mouldings.
- A Make good crack in label mould centrally using a matching stone/mortar mix along with central head joint.

LOWER 2 LIGHT WINDOW (right hand)

- B Re-point open bed joints and in label moulds and head
- B Make good crack in cill (lower part) using a stone/mortar mix to match
Brickwork generally allow provisional 5m2 of random/individual brick joints to be re-pointed where defective

SOUTH GABLE with projecting Bay windows

- A Access to gable roll copings and rake out and re-point any defects to both slopes.
- A Access and re-point any open joints in parapet label mouldings on both slopes.

S/W OCTAGONAL CORNER SHAFT AND PINNACLE (left)

- A Access and check for visible movement to bed joints of the large blocks. Report results. 3 areas already visible which should be examined to determine if iron fixings exist. PROVISIONAL
- A Re-point any open joints to these shafts eventually once any iron work/ removal is finished.
- Slight erosion in the gritstone offset edges but no works needed at this time. nil

S/W OCTAGONAL CORNER SHAFT AND PINNACLE (right)

- A Access and check beds of blocks for any visible movement which may be sure to iron expansion, report results. PROVISIONAL
- A Re-point any open defective joints to stone shafts throughout heights (minor)
Carry out indent repair to the base stone in bottom area.
- A Access and inspection to both upper corner pinnacles together with the central gable pinnacle masonry. It is thought that the upper pinnacles to this street end had the stonework rebuilt some 20/30 years ago and generally should be sound.
- A Should any minor open joints be found allow to re-point these.

CENTRAL ORNATE BAY WINDOW

- A Access and re-point any defective open joints to the whole of the stonework of the bay window and castellated parapet.
- A Allow to carry out indent repairs to the breaks of the mullion shafts, allowing 4 areas.
Pack and fill with matching stone/mortar mix the wide open joint to the left side
- A Where carved rose feature on the left side is cracked, remove replace fixing pin back
- A and repair this stone using non-ferrous dowels.
Investigate defect beneath parapet roll, remove iron if found and replace and repair stone damage.
- A

BRICKWORK GENERALLY

- B Allow the provisional amount of 4 sq. meter brick joints to be re-pointed as required which are individually and scattered in this elevation.

N.B

It is expected that to carry out the aforementioned work throughout the building elevations the following access would be necessary.

STREET ELEVATION GABLES - Fully scaffolded independent scaffolding.

THREE CENTRALLY PROJECTING GABLES - to the inner elevations. Fully independent scaffolding or independent hoisting access.

FOUR RETURN END GABLES - Fully independent access scaffolding or hoisting access to enable gable top access for pointing and any stone renewals along with likewise repairs to corner quoin stones

REMAINING INNER FACE REPAIRS - to each of the Three blocks will require safe access to enable a variety of repairs to be carried out to windows, brickwork and specified stone defects listed.

①

To Brickwork allow to repoint random
scattered open joints totalling $3\frac{1}{2}m^2$ or
individually amounting to 50 lin mks.



(2)

vegetation needs
removal from blocked
r.w. heads

Provisionally allow for random
open joints to be repointed in
scattered areas of brickwork
Allow 4 m² or 56 m² linear.



approx. 100m

100m

3

Brickwork to Gable generally good
Allow Provisional 1 sq mtr
of open joints to scattered and
individual open joints for repoint.

check stability



②

Brickwork to gable end good
but allow for any random or
individual open brick joints to
be repointed Provisional Intersay
allow

check these
brick areas to all

check brickwork
above corbels for
stability.

replace

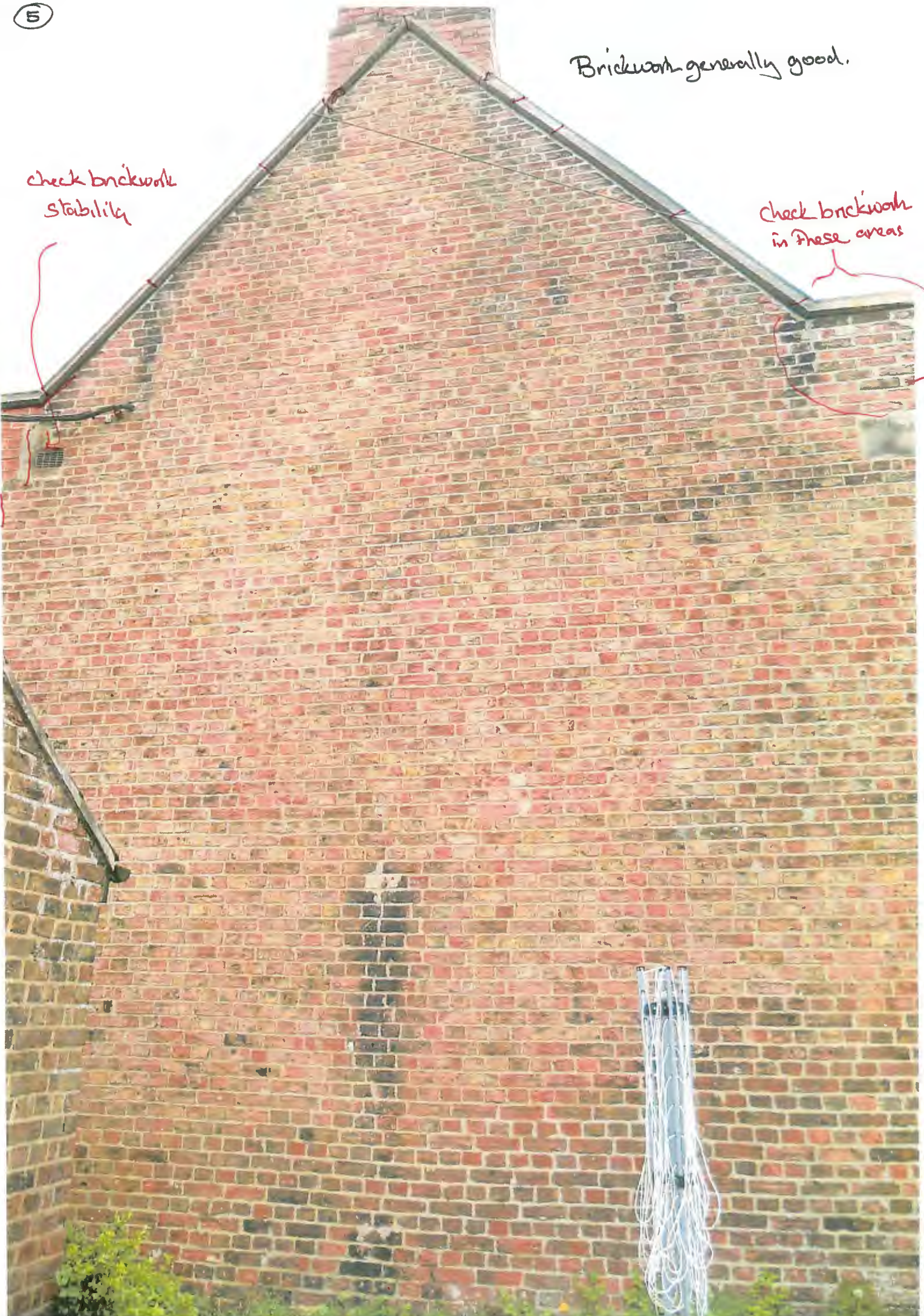


5

Brickwork generally good.

check brickwork
stability

check brickwork
in these areas



⑥

Brick work to inner face allow
for random/individual repointing
of further 4 sqm of joints

Central Gable brickwork area
Allow 2m² sq for any
random brick joints needing
repointing.



⑦

Brickwork to Gable end
in good condition.

Check both side
upper brick panels
for stability.

check



(8a)

Brickwork to inner face allow for any random
or individual open joints to be repointed
Allow 5 mts sq over overml. Prov.



cont.

86



9

Brickwork to Gable end.
Generally allow Provisionally for
individual or random open joints to
be repointed amounting to 4 sqmks
total.

