



Ayling Construction Management Ltd

High-Quality Oak Framing & Restoration Specialists

ESTIMATE: Jess/ACM1035

Project: Structural Oak Timber Repairs

Site: Jessamine Cottage, Gay Street Lane

Client: Tracey Austin

Date: April 29, 2026

Scope of Works

To provide all necessary labour, materials, and equipment for the repair and replacement of defective structural Oak members within the wall framing at Jessamine Cottage.

1. Structural Timber Replacement

- **Sole Plate: Removal of the existing defective timber and replacement with new Oak of circa 7x5 scantling and at approximately 5m long.**
- **Corner Post: Structural repair/replacement of the main corner post using Air Dried (AD) Oak 8x8 and at approximately 2m in length.**

2. Temporary Works & Structural Support

- **Comprehensive propping, bracing, and strapping of the building corner to ensure total structural integrity and prevent movement for the duration of the works.**
- **Secure pinning and strapping of all masonry infill panels to maintain stability during timber extraction and installation.**
-

AYLING

CONSTRUCTION MANAGEMENT

3. Masonry & Finishing

- Allowance for making good of masonry only in the immediate areas abutting the new Oak repairs.

Note:

- Any full masonry panel rebuilding found to be necessary during the process is excluded from this estimate and will be treated as an extra cost.
- No listed consents or structural schedule were supplied during the visit
- No allowance has been made to supply of any new drainage or guttering fittings etc
- No Allowance for decorating at this stage.

Photographic Evidence of Defective Members



AYLING

CONSTRUCTION MANAGEMENT



AYLING

CONSTRUCTION MANAGEMENT





All labour and works for the above.

Total Cost: £12,600 + VAT

Terms:

- **Work to be carried out in accordance with heritage best practices.**
- **Final cost subject to VAT where applicable.**

Authorised Signature: *Luke Ayling*

Date: 19/04/2026

Ayling Construction Management Ltd

AYLING

CONSTRUCTION MANAGEMENT