



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0550/96

Mrs B MacGregor
Granary Cottage
89 Flaunden
Hemel Hempstead
Herts
HP3 0PP

John Cocks
Meadway
Garden Reach
Chalfont St Giles
HP8 4BE

DEVELOPMENT ADDRESS AND DESCRIPTION

Granary Cottage, 89 Flaunden, Hemel Hempstead, Herts

REPAIRS TO TIMBER FRAME, INSERTION OF RESTRAINING STRAPS AND MAKING GOOD

Your application for *listed building consent* dated 26.04.1996 and received on 29.04.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet.

Director of Planning

Date of Decision: 21.06.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0550/96

Date of Decision: 21.06.1996

1. The works to which this consent relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provision of s.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works shall be carried out fully in accordance with the details specified by the document entitled 'Bills and Specification of Works for Remedial Works to Front Elevation of Timber Framed Buildings' dated 6 March 1996 (Job Reference No. RMW/759/95).

Reason: In the interest of safeguarding the Listed Building and for the avoidance of doubt.

41050196LB

29 MAY 1996

ROBERT WALLBANK ASSOCIATES

CONSULTING ENGINEERS

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BILLS
AND
SPECIFICATION OF WORKS
FOR
REMEDIAL WORKS TO FRONT ELEVATION
OF TIMBER FRAMED BUILDING
AT
GRANARY COTTAGE
89 FLAUNDEN
HERTS
FOR
MRS McGREGGOR

DATE 6TH MARCH 1996

JOB REFERENCE NO. RMW/759/95

INDEX TO SPECIFICATION

- 1.0** **BILLS CONTAINING SCOPE OF WORKS**
- 2.0** **DEMOLITION AND ALTERATION WORKS**
- 7.0** **BRICKWORK AND MASONRY**
- 10.0** **ROOFING**
- 11.0** **TIMBER**
- 12.0** **SURFACE FINISHES INCLUDING DECORATION WORKS**

APPENDIX A Crack Repair Specification

Note: Please refer to Robert Wallbank Associates Standard Materials Specification for details of section Headings above.

1.0 BILLS CONTAINING SCOPE OF WORKS

1.1 DEFINITIONS

1.2 Site

The works described in this specification consist of remedial work to front elevation of timber framed building

1.3 Address

Granary Cottage, Flaunden, Herts

1.4 General

The employer is Mrs McGregor and to view the site, contact her Architect, John Cocks on **(01494) 763815**

Contractor must price each item in the scope of works.

1.5 Include the sum of £200 for contingencies, only to be expended at the Engineer's and /or Loss Adjuster's discretion..

1.6 The extent of these works is deemed to be less than 30 days, or 500 man hours, and therefore the CDM Regulations are deemed not to apply. However, this does not discharge any duties of care from the Contractor, who shall remain responsible for the site and all who visit it at all times.

2.0 SCOPE OF WORKS

2.1 Bring to site all labour, plant and materials necessary to carry out and complete the works, remove from site including all spoil and surplus material.

2.2 Allow for protection works required to prevent causing damage to lawns, driveway, paving, internal and external finishes during the repair works including storage and delivery of materials. Remove all protection upon completion of works and make good any defect resulting from inadequate protection.

2.3 Shelves, radiators, etc to be removed if required prior to commencing repairs and adequately protected to facilitate works. All fixtures and fittings to be reinstated upon completion of the works.

TO COLLECTION

£ _____

2.4 The employer will be responsible for removal and reinstatement of carpets, fixtures and fittings, if required, to facilitate the works.

2.5 The Contractor must contain their works and site compound to those areas, if shown, on the drawing, and reinstate upon completion to the satisfaction of the Engineer and Employer. No other part of the property will form part of the site for whatever reason unless written consent is given by the Employer.

2.6 All materials must be stored within the site area, or on the council verge providing consent is given and any damage is repaired at the contractors expense. Contractor to allow for all necessary skips and skip licences to comply with Local Authority and Health and Safety Regulations. All debris to be removed from building to be taken away from site at Contractor's expense.

2.7 Strip front elevation roof tiles and store for re-fixing later, to lighten the load during proposed eaves beam works, reinstate on completion of the works.

2.8 Provide temporary supports to all front elevation rafters to enable replacement of existing front elevation eaves beam.

2.9 Carefully take out existing front elevation eaves beams in sections, adequately supporting wall panels when they are in an unrestrained position.

2.10 Install new timber eaves beams to front elevation in two sections, spliced about the central partition wall, all as enclosed details. To be notched into existing corner posts to left and right hand corners.

2.11 Cut back each rafter and timber post as required and fasten each to new eaves beam with black painted mild steel fixings with coach bolts into timber.

2.12 Provide new lateral restraint to central horizontal member cut around the doorway between the two bedrooms, as per enclosed details. Allow for re-hanging of door, making any necessary adjustments.

2.13 Carefully take down brick panel below right hand dormer window, straighten posts either side and fasten to new eaves beam. Reconstruct masonry to match existing with stainless steel ties screwed to posts at 300mm vertical centres and 600mm horizontally top and bottom, to tie panel to timber frame.

2.14 Make good and re-plaster areas disturbed during the work. Use low cement content to allow future expansion/movement of timber frame.

2.15 Carry out redecoration works as directed by the client.

2.16 Right hand corner post should be exposed and inspected by engineer. Allow for replacement as existing.

Budgetary figures should be allowed for all above items. It should be understood by the client that works on an property this age can easily be exceeded upon opening up.