

From: Sarah Iserman
Sent: 07 April 2021 13:16
To: Sharon Groth <sharon.groth@witney-tc.gov.uk>
Cc: John Hickman <john.hickman@witney-tc.gov.uk>
Subject: 51 Market Square and Lily's Attic

Dear Sharon

We attended site this morning, did quite a bit more digging around and it was very useful to have everyone there at the same time to work out the cause of the movement in the building, the defects in the timbers and a plan for the next stage including how to treat and repair the building.

Dave Woodard is a specialist in listed buildings with timber defects and, alongside John Tuddenham of Timberwise bring a wealth of experience of timber treatment works to the project. Mohammad is the Structural Engineer who is checking that the structure of the building will be appropriate once the repairs have been carried out.

Dave and Mohammad will be preparing a scope of the required works to treat the timbers affected by beetle attack but also areas of timber which have split from the changing load on beams and joists around the front wall area over time. I will be priming the Conservation Officer (CO) that these works are required and then issue him and liaise with him about the works once I have the report.

Subject to the CO agreeing the way forward, John Tuddenham will price the specialist timber treatment works for Timberwise and we will let you have this information as soon as possible, probably early May. Subject to agreement of the costs, which I have told them need to be reasonable, works could commence within two weeks and should take no more than a week. There will then be some making good to the plaster finishes and decoration which John mentioned we would get an external contractor (such as the one that did the work to the floor – Bamcorft Ltd) to do this.

The overall timescale is likely to be around 6 weeks subject to all going to plan.

We discussed the safety of the areas to work in this morning and it was confirmed that, as the temporary props are in place, the shop and office are OK to work in. Issues in respect of occupying the two rooms relate to the openings in the floor and ceiling and the small additional opening up works which John has been asked to arrange this month. This could represent a dust and trip hazard.

I would be pleased to provide you with any further information required and I will keep you advised as the above process evolves.

Kind regards

Sarah

SARAH ISERMAN
Partner
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