

Notes:
All dimensions must be checked/verified on site.
No responsibility or liability is accepted for CDM unless otherwise agreed in writing.



Replace existing 1930's door with exterior grade solid timber six-panelled door with raised and fielded panels. The upper two panels to be glazed.

Front Elevation : Specification of Proposed Works

SCALE 1=50

FRONT (WEST) ELEVATION

WE.01 Brickwork to apex of gable to be carefully taken down (6 No. courses) in accordance with the issued methodology statement, setting aside all sound bricks for re-use. Any deficit to be made up with bricks to match existing. Reconstruct using lime mortar, mix as specified, finished to replicate an open textured weathered finish recessed back from the brickwork by 3mm.

WE.02 Where bricks have been cut to replicate 'specials' apply a shelter coat finish that has been prepared using brick dust extracted from damaged bricks on site to provide further resistance to natural weathering.

WE.03 Using hand tools only, remove any residual soft mortar and clean out joints with clean water in preparation for repointing. In accordance with the Specification / methodology repoint using a natural hydraulic lime mortar to be finished to replicate an open textured weathered finish recessed back from the brickwork by 3mm.
Note : The pointing mortar to be consistent in colour in both the yellow and red gauged brickwork.

WE.04 Areas of cementitious pointing shall only be removed where cracked and no longer adhered to the surrounding brickwork unless it can be demonstrated to the Approval of the LPA that removal using hand tools only will not cause damage to the brickwork.

WE.05 Straight joints (vertical) between the later edition porch and the earlier construction of the principal facade shall be retained to provide historic context of the morphology of the building shall be reinforced where the gauging of the brickwork permits with Helibars inserted into the mortar joints and in accordance with the methodology statement bedded in epoxy resin. Joints to be finished with a lime mortar as specified.
Internally further reinforcing shall take place by the installation of an expanding metal lath installed in accordance with the methodology statement provided and finished with the specified lime plaster.

WE.06 Strip off existing clay tiled roof setting aside all hand made tiles for re-use as required. All machine made tiles are to be removed from site. Strip of remove from site softwood battens and any associated firrings. Prior to recovering, inspect the existing timbers and where necessary carry out localised repairs using traditional spliced in methods. Should any rafters be considered beyond useful life approval with the Local Planning Authority (LPA) will be required.
Fit TLX Gold insulating breather membrane draped over roof members and into the rafter space creating an unventilated void fully in accordance with manufacturers details and instructions. Supply and fix pre-treated softwood battens, gauge to suit natural slate and recover. Ridge to be expressed as contrasting red terracotta tile. Samples to be submitted and approved by the LPA.

WE.07 Where the original terracotta downpipe has been exposed and made good using cementitious mortar remove carefully using hand tools only in order to minimise damage to the surrounding fabric. Where terracotta sections have cracked or are missing, rebed where possible using specified lime mortar and make good using stainless steel reinforcing mesh with stainless steel washers fixed into mortar joints only.

WE.08 Carry out thorough inspection of the exposed brickwork to the central section of the front facade replacing as necessary cracked bricks with new of the same gauge and texture thereby reinstating integrity of the joints. Where cracking is evident above drip moulds, repair as necessary (as advised by the Structural Engineer) using either Helibars in accordance with manufacturers recommendations or stainless steel EML prior to applying a new render coat. Where the mortar joints are full using hand tools only, carefully rake back to provide a key for the hydraulic lime render. Apply 2 No. coat natural hydraulic lime render as specified taken up to the existing dentil course but excluding the brick plinth unless it can be demonstrated that this was rendered and not painted.

WE.09 Make good as necessary drip moulds above openings contained within the rendered area of the front elevation using lime mortar, 'plastic' repairs the profile of the mould being replicated using copper dowels and wire as specified.
Upon completion of repair works apply lime shelter coat to drip moulds thereby providing a sacrificial finish protecting the fabric beneath.

WE.10 All original joinery to be retained with localised spliced in repairs carried out where the existing timber has rotted. All new timber repairs are to be carried out using an exterior grade Douglas Fir or similar and approved. General repairs will include replacement of bottom rail particularly to the lower sashes and spliced in repairs to stiles. All historic glass shall be retained and as necessary, re-putted in. Replacement glass to be single glazed and of a type that replicates hand blown imperfections / crown glass. Any replacement glazing bars are to replicate the section size and profile of the existing. Overhaul sashes including cords and weights to restore to a fully functioning window.

WE.11 Windows that have rotted in their entirety (WG.03, WF.03, WS.01 & WS.02) are to be replaced exactly 'like for like' replicating section sizes, profiles and wood type.

WE.12 Windows WF.02 and WF.04, existing Oak lintels at window head internally to be replaced with new seasoned Oak replicating the moisture content of the existing as possible. Oak lintels to match the section size of the existing and cut to length to suit the existing reveal.
Subject to Structural Engineers recommendations, the new Oak lintels to bear onto existing brick padstone bonded with traditional lime mortar. Any Structural variation shall be agreed in writing by the LPA prior to works commencement.

WE.13 Existing structural 'S' plates to be treated with a mix of hot bees wax and linseed oil.

WE.14 Upon completion of rendering, reinstate existing cast iron rainwater goods that have been renovated and painted. Where rainwater goods cannot be cold stitched and re-used, replace with new cast iron to match existing profile and size.

KEY :

- Hatched area denoted thus relates to Specification Note WE.08
- Hatched area denoted thus relates to Specification Note WE.01
- Hatched areas denoted thus relates to Specification Note WE.03
- Hatched areas denoted thus relates to Specification Note WE.03
- Hatched areas denoted thus relates to Specification Notes WE.03 and WE.09
- Hatched area denoted thus relates to Specification Note WE.07
- Hatched area denoted thus relates to Specification Note WE.02

General Notes : WE.04 applies where cement pointing is found on the facade.

Drawing to be read in conjunction with Methodology Statements and Schedule of Emergency Works.

Scale 1:50 0 1m 2m 3m 4m 5m

Date	Revisions
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Client
Mr R. Carlton

Job Title
**The Manor, Edward Gdns.
Old Bedhampton,
Hampshire PO9 3JJ**

Drawing Title
**Alterations & Repair
Works :
Front Elevation :**

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Date 05/03/2019 Drawn By KL
Scale 1:50 @ A1 (as illustrated)

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