



Datum 11.00

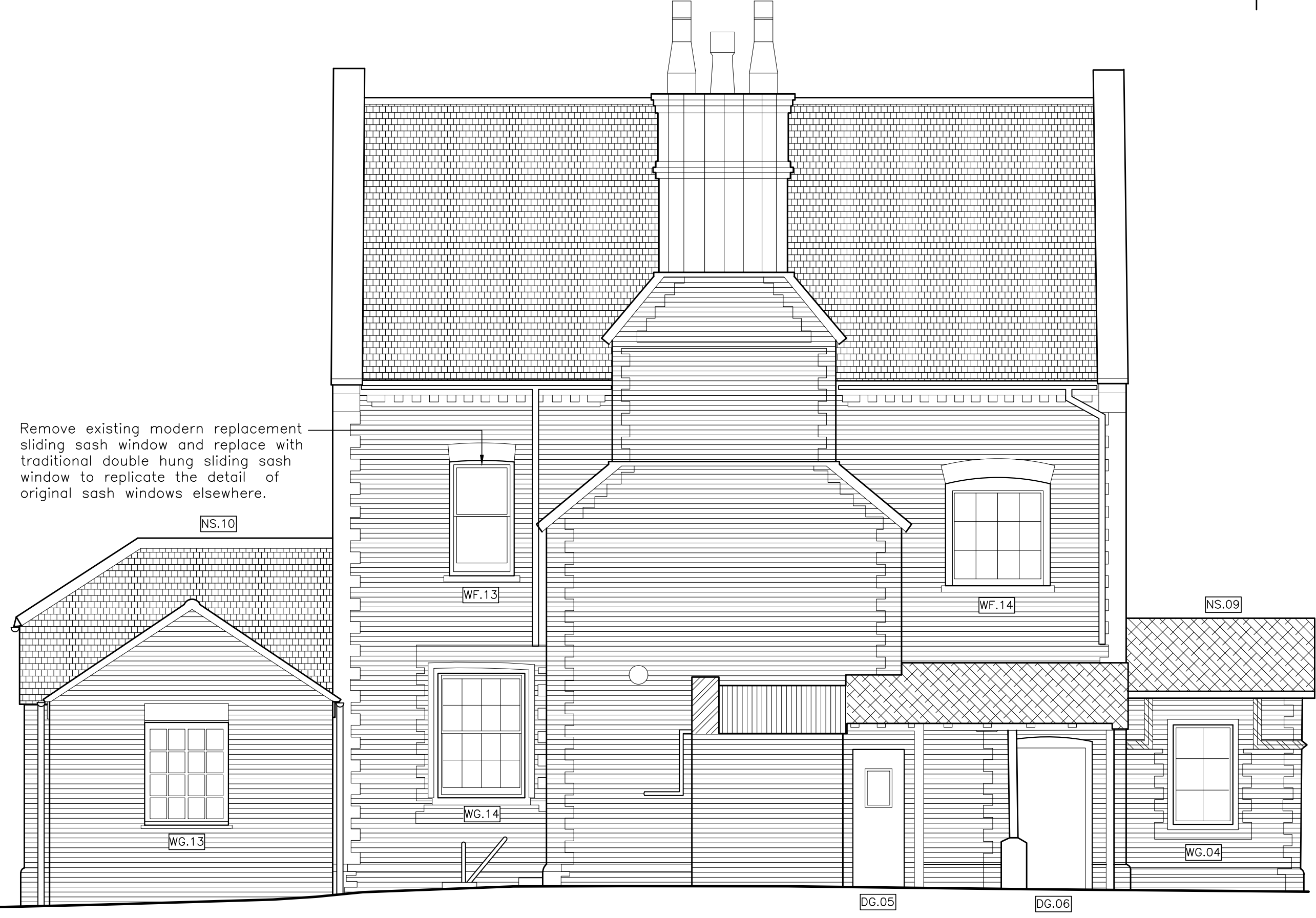
Elevation 2

Side (South) Elevation : Specification of Proposed Works

SCALE 1=50

SIDE (NORTH AND SOUTH) ELEVATIONS

- NS.01** 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.
- NS.02** 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.
- NS.03** 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.
- NS.04** 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-puttied 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.
- NS.05** Window that has rotted in its entirety (WF.07) is to be replaced exactly 'like for like' replicating section sizes, profiles and wood type.
- NS.06** Remove existing modern replacement sliding sash window and replace with traditional double hung sliding sash window to replicate the detail of original sash windows elsewhere.
- NS.07** Remove existing Crittall window and replace with softwood painted timber double hung sliding sash window with traditional cords and pulley weights with single glazed panes sourced to replicate imperfections of hand blown glass. Timber to be carpentry grade Douglas Fir or similar and approved.
- NS.08** 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.
- NS.09** 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 slates and recover.
- NS.10** Strip off roof, setting aside roof tiles, ridge and hip tiles of sound condition for re-use. Strip off existing battens and felt and remove from site. Lay TLX Gold insulation breather membrane. Apply new pre-treated softwood battens and relay existing tiles. Any deficit to be made up with new, randomly mixed in with the existing tiles. Bed ridge and hip tiles in lime mortar and provide lead flashings in accordance with the Lead Sheet Association (LSA).
- NS.11** Strip off tile creasings to parapetted gable and associated cementitious bedding mortar. Consolidate using lime mortar as specified. Dress over lead in accordance with LSA requirements including upstand. Lay new tile creasings bedded in lime mortar to replicate existing detail.
Note : Leadwork to be applied partially over the newly laid slated roof to provide weathertight detail.



Datum 11.00

Elevation 4

Side (North) Elevation : Specification of Proposed Works

SCALE 1=50

KEY :

- Hatched areas denoted thus relates to Specification Note NS.01 and NS.02
- Hatched area denoted thus relates to Specification Note NS.01
- Hatched area denoted thus relates to Specification Notes NS.09
- Hatched area denoted thus relates to Specification Note NS.09

General Note : NS.02 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

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

	Date	Revisions

Client

Mr R. Carlton

Job Title

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

Drawing Title

Alterations & Repair
Works :
Side Elevations :

**Architectural & Historic
Buildings Consultants**

Mob: 07909 544908
Email: info@dgc-consultants.com
Web: www.dgc-consultants.com

Date 05/03/2019 Drawn By KL

Scale 1:50 @ A1 (as illustrated)



Drg. No.
DGC-21909/03

Rev.
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841 x 594mm A1