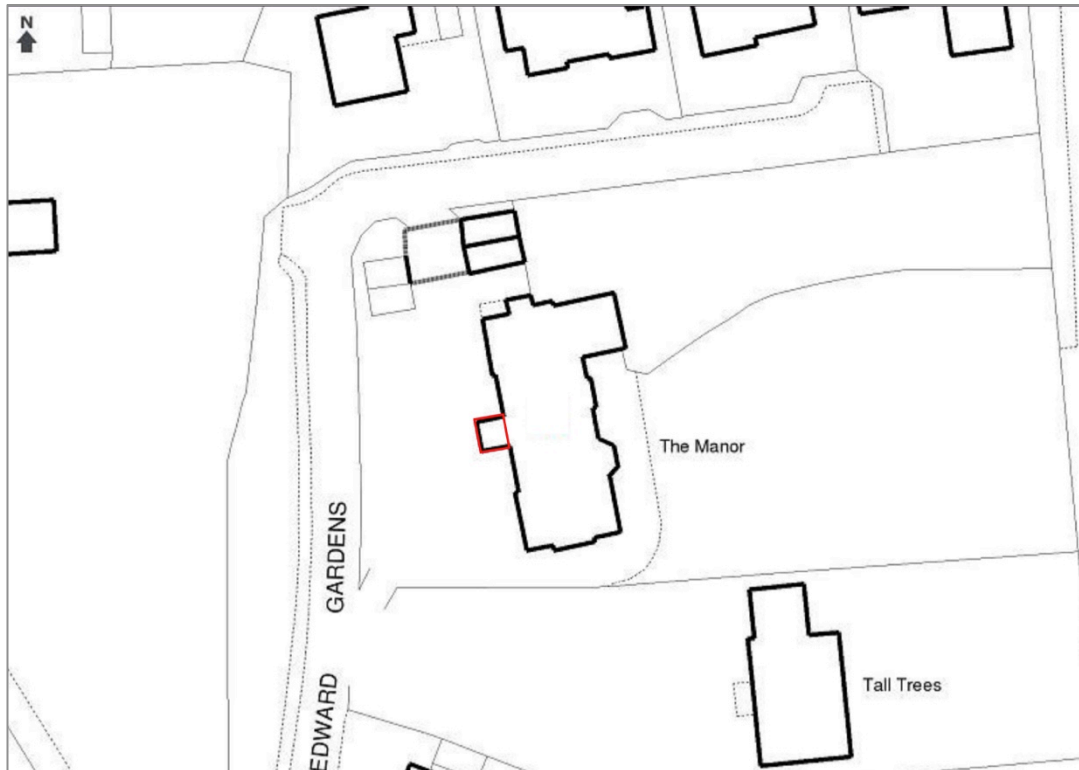


Site: The Manor, Edward Gardens, Bedhampton
Date Visited: 27 November 2018
Date Prepared: 04 12 2018 revised April 2019
Area of Work: Front Porch

Porch to west elevation



Schedule of Emergency Works:

A	Stripping of Roof
	• All handmade tiles of sound condition to be set aside and store securely on site off of the ground and protected from the natural elements for reuse on where required. • Any machine made tiles or defective tiles to be removed from site. • Strip off all existing battens and remove site. • Strip off any existing felt / breather membrane and remove from site • Carefully remove any sarking boards and where sound set aside for re-use.
A1.	Repairs to existing rafters
	• Mark and record all existing rafters including ridge board • Inspect existing rafters and ridge board for soundness • Where unsound establish extent and if the timber is a modern replacement

	- Where identified as modern replace in its entirety using a timber type to match the historic timber porch, ensuring wherever possible to supply timber with a similar moisture content to the existing. - Allow for replacement of ridge board of a length and dimension to match the existing and of a similar timber with a similar moisture content. - Where rafter feet have rotted replace with new and fix in place with timber locks or similar and approved. - If more then 2/3rd intact repair and replace with new timber of a similar moisture content and type, using scarf repairs. If required reinforce the joint with stainless steel coachbolts to prevent a deflection / disengagement. - All mechanical fixings to allow for some tolerance of movement associated with the shrinkage of new timbers. This shall be achieved with the use of stainless steel washers between the timbers and / or drilling of elliptical holes. - Where entire rafter is to be replaced, ensure joinery and fixing matches the existing.
A2.	Reinstatement of Roof Covering
	- Lay TLX Gold Insulating Breather membrane single layer loosely draped over rafters, no increase in ridge height - New 25 x 38mm (or similar and approved) softwood battens applied over top of membrane spaced to suit gauging of tiled covering - Recover with slate as pitch of the roof is too low and would not have carried slate originally. - Slate to be salvaged, blues, not heather/purples. - Finish dry verge in lime mortar comprising 1:3 NHL3.5 : Evenly grade washed sharp sand (not marine) - Bed ridge tiles in lime mortar NHL3.5 : Evenly grade washed sharp sand (not marine). - Reinstate finial to match existing, bed in lime mortar NHL3.5 : Evenly grade washed sharp sand (not marine) - Provide Code 4 / 5 Flashing at junction with main elevation, laid in accordance with the recommendations of the Lead Sheet Association - Prior to laying lead coat the underside with patination oil to prevent underside lead corrosion. - Where the roof slopes are situated on exposed elevations, fix undercloak onto battens prior to laying of tiles and place end in gutter to prevent splashback.
A3.	Gap between porch wall in SW corner and West face
	- Rake out joint using stonemasons quirks and chisels ensuring that the remaining mortar is sound and that the back of the joint is left square - Brush and flush with fresh water

	- Wet down surrounding area to prevent suction of moisture from the newly applied mortar - Form new lime mortar fillet at junction with main elevation using NHL3.5 : Evenly grade washed sharp sand (not marine) - See specification for
A4.	Repointing and Re-application of Lime Render
(i)	- See Spec for Repointing Brickwork and cross reference with notes on drawings - See notes on drawings for repair of drip moulds
(ii)	See Specification for Helibar and Steel Reinforcement
(iii)	Lime render to front elevation
	See External Render Specification
A5.	Reinstatement of Rainwater Goods
	- Carefully remove existing guttering on brackets to north and south sides of porch. - Inspect to assess condition / re-use of existing gutters and downpipes. - Redecorate with 1no coat rust inhibiting primer (Red Oxide paint or similar and approved, 1 no. undercoat and 1no gloss. - If damage consider repairing with cold stitching method or replace on a like for like basis. - Reattach using brackets as per the original - Reinstate hoppers and downpipes
A6.	Interior Finishes
	Subject to: - further site visit and inspection - further discussions with LPA - potential future Listed Building Application Suggestions from Client - Ceiling - Leave rafters exposed and insulate between with plasterboard Walls - Currently exposed brickwork which reveals scar for previous porch - Photographically record remaining evidence of scarring to ensure a record by documentation is obtained

Photographs



Front West Elevation with Porch intact before works – 17 June 2018 taken by Murphy Associates in connection with conservation area appraisal work.



Porch intact before works – 17 June 2018 taken by Murphy Associates. Note finial, dry verge, guttering and downpipe with hopper in corner to each side. It is not proposed that the external lights and entry systems be reinstated.



Exterior of Porch (November 2018). SW corner is parting from the main elevation.



Tiles salvaged and stored on pallet for reuse (November 2018)



Damaged Terracotta finial to be replaced to match.



Interior: evidence of plaster finish and scar of previous smaller porch. Also evidence of damp and rot to end of rafters which require new sections spliced in with scarf repair.

Prepared by:
Murphy Associates and DGC (Historic Buildings) Consultants Ltd