



Rear Elevation : Specification of Proposed Works

SCALE 1=50

REAR (EAST) ELEVATION

EE.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.

EE.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.

EE.03 Straight joints (vertical) between the historic timber frame and the interjected triple height bay 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.

EE.04 Using hand tools only, whilst ensuring necessary protection and support of adjacent brick noggin infill panels dismantle brickwork bedded in cement rich mortar and remove from site. Reconstruct sourced brickwork to match gauge and texture of existing incorporating structural reinforcing if necessary as recommended by Structural Engineer.

EE.05 Strip off existing roof covering, salvaging all sound tiles for re-use. Strip and remove from site softwood battens to reveal roof construction. Timber members to be investigated and where rotten replaced like for like onto which layer of TLX Gold insulating breather membrane shall be installed in accordance with manufacturers recommendations and details.

EE.06 Existing structural 'S' plates to be treated with a mix of hot bees wax and linseed oil.

EE.07 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 insulation draped over roof member 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 handmade clay tiles and recover.

EE.08 Removal of modern painted finish to brickwork to be carried out using 'peel away' or similar and approved poultice system. Alternatively within the central area of the panel, a heat gun may be applied so long as the gun is directed away from all timber. No particulate abrasion system shall be used without prior agreement of the LPA.
Upon removal make good as necessary to perps and bed joints with hydraulic lime mortar as specified and allow to fully carbonate prior to redecoration using KEIM paint or similar approved.

EE.09 Using traditional carpentry methods carry out timber frame repairs as indicated using seasoned Oak of a size and profile to match existing reinstating all dowelled, morticed and tenoned joints.

EE.10 Using hand tools only, remove modern terracotta ventilation brick and any associated cementitious fillets and replace with brickwork, gauge and texture to match existing. Prepare and decorate with KEIM mineral paint.

EE.11 Break out concrete screed to extent of the rear elevation including upstands formed around ventilation grilles to a maximum width of 250mm. Dig out soil to a depth no greater than the footing of the building or to facilitate a 1:80 fall along its length. Form a base layer in pea beach shingle onto which a 150mmØ perforated land drain pipe shall be laid. Back fill with shingle to conceal crown of pipe and lay Geotextile membrane and fill to form French drain. Drain to be connected to soakaway system.

EE.12 Whilst retaining legibility of the interjected triple height bay within the historic timber frame should be retained mechanical strapping connecting the two elements shall be carried out where materials allow in accordance with the Structural Engineers details.
Note : No fixings are to be embedded into the brick noggin infill as this has no immediate restraint. Refer to symbol ☉.

EE.13 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-puttled 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.

EE.14 Windows that have rotted in their entirety (WG.11, WS.03 & WS.04) are to be replaced exactly 'like for like' replicating section sizes, profiles and wood type.

EE.15 Existing timber doors to canted bay to be removed and to be replaced with glazed panelled doors as indicated.

EE.16 Upon completion of the works, 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.

EE.17 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).

KEY :

-  Hatched area denoted thus relates to Specification Note EE.09
-  Hatched area denoted thus relates to Specification Note EE.08
-  Hatched areas denoted thus relates to Specification Note EE.08
-  Hatched areas denoted thus relates to Specification Note EE.01 and EE.02
-  Hatched areas denoted thus relates to Specification Note EE.04.
-  Hatched area denoted thus relates to Specification Note EE.01

General Note : EE.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
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Client

Mr R. Carlton

Job Title

The Manor, Edward Gdns.
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Drawing Title

Alterations & Repair
Works :
Rear Elevation :

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

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