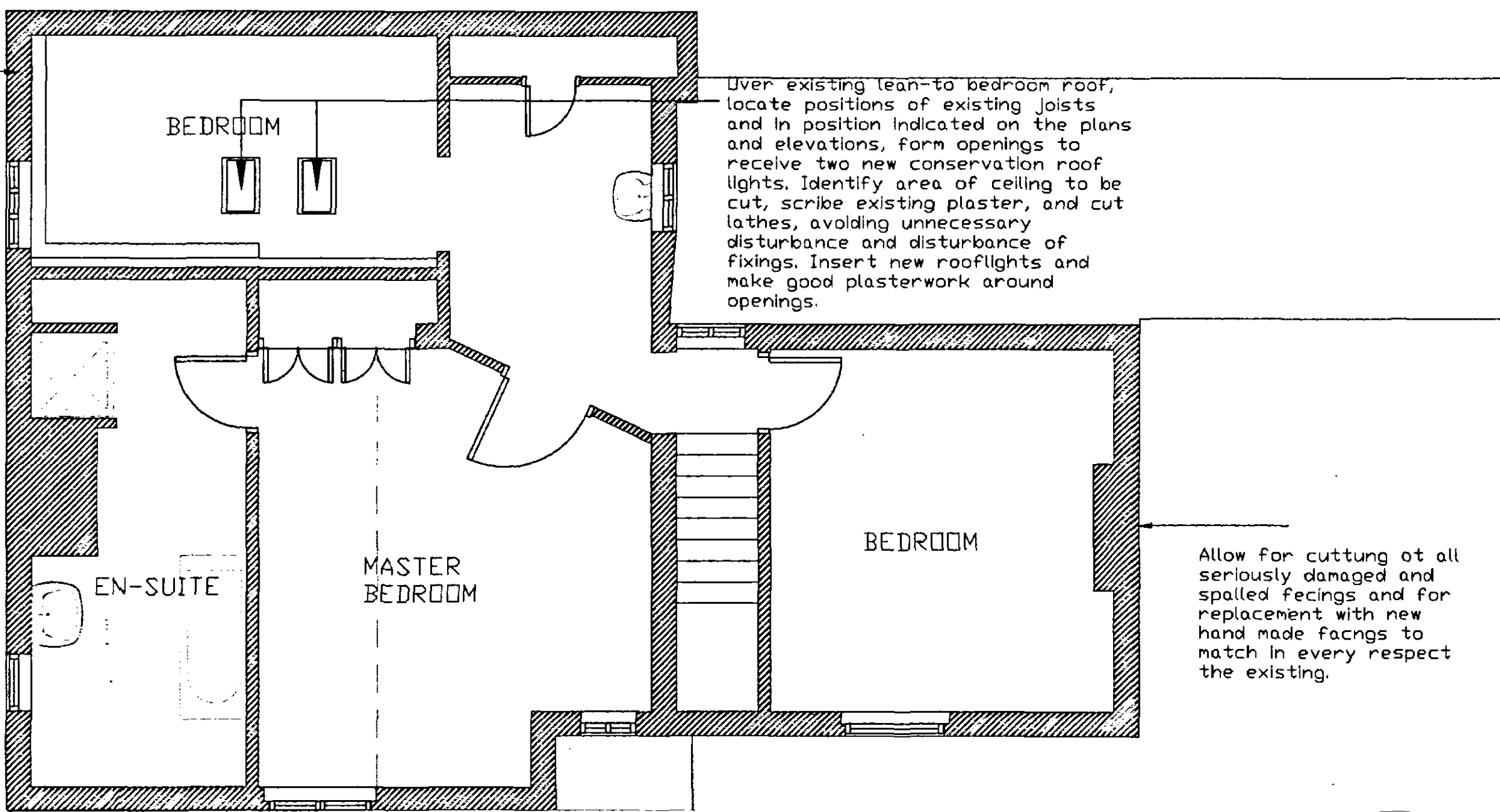


Allow for the raking out of mortar joints to coping brickwork on parapet walls shown on the elevations, to a depth of not less than 28mm and for re-pointing with sand lime mortar to finish just back from the face of the brick.



FIRST FLOOR PLAN

Remove all rendered surface from face of oak beam, cutting out all rotten timber affected by wet rot under wall plate and allow for replacing with oak. Existing oak beam to be examined when all rendering is removed and further assessment necessary.

At high level, remove all plant growth and lichen from face of the brickwork. Repair mortar where necessary.

Allow for the raking out of mortar joints to coping brickwork on parapet walls shown on the elevations, to a depth of not less than 28mm and for re-pointing with sand lime mortar to finish just back from the face of the brick.

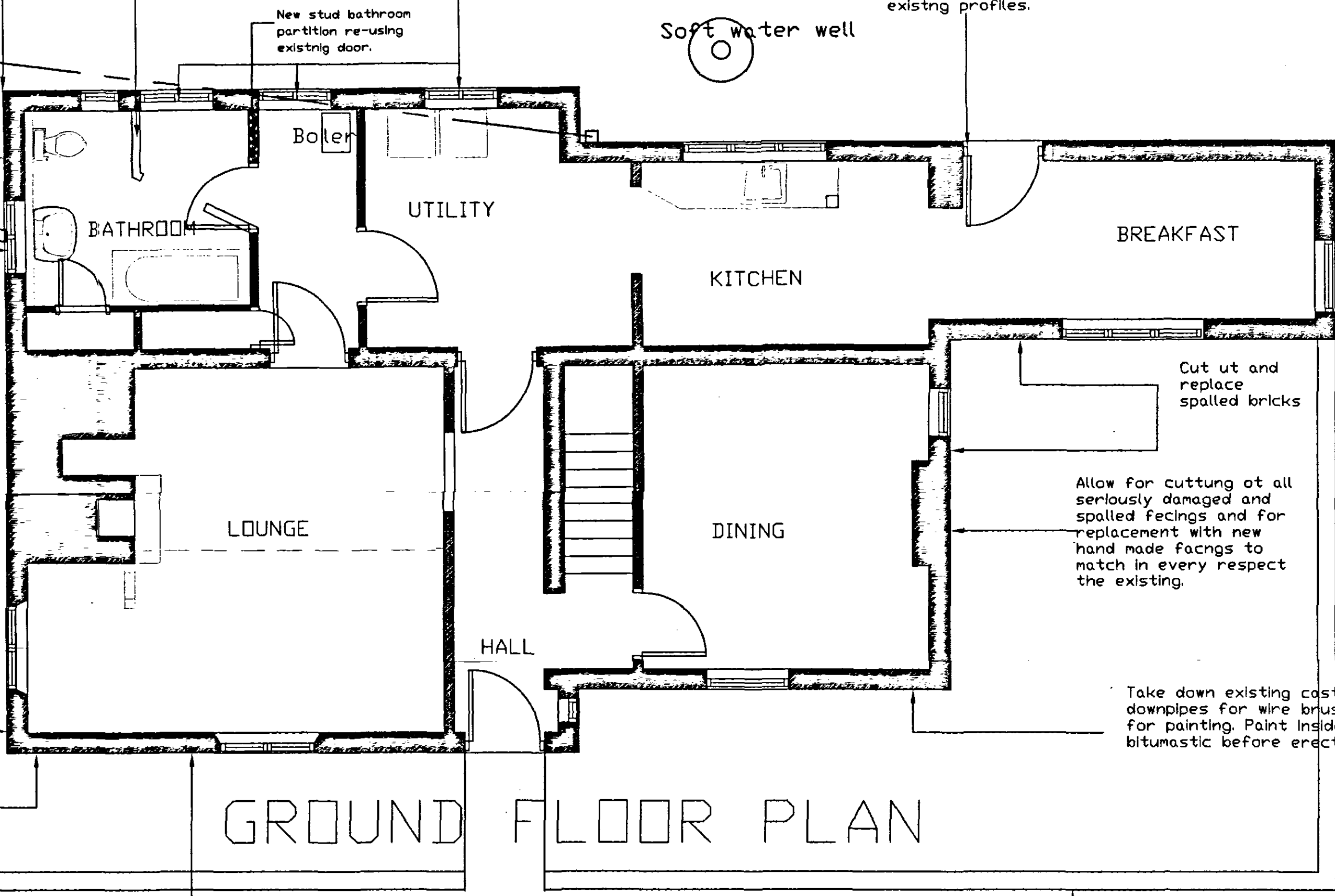
Replace rotten timber window frame with new timber window to match the existing in profile and design.

Allow for the raking out of mortar joints to all areas shown on the elevations, to a depth of not less than 28mm and for re-pointing with sand lime mortar to finish just back from the face of the brick. Replace all severely damaged and spalled bricks.

Remove all rendered surface from face of oak beam, cutting out all rotten timber affected by wet rot under wall plate and allow for replacing with oak. Existing oak beam to be examined when all rendering is removed and further assessment necessary.

Allow for the raking out of mortar joints to all areas of front boundary walls to a depth of not less than 28mm and for re-pointing with sand lime mortar to finish just back from the face of the brick. Replace all severely damaged and spalled bricks.

GROUND FLOOR PLAN



WESTHORPE ROAD

BRICKWORK

All replacement bricks are to be clay and of a colour, size, density, surface finish and texture to match existing brickwork in every respect and to the approval of the Architect. New bricks are to be handmade and a sample is to be produced for approval. Samples of bricks are to be submitted and approved by the architect and to be agreed with English Heritage. Exact extent of replacement to be agreed on site with architects.

Adjust suction of clay brickwork by well wetting before re-pointing. Mortar should be based on samples of original mortar and to be cement free, either 2:5 lime/sand with brick dust or 1:2 naturally hydraulic lime/sand. Sample areas of pointing are to be agreed on site with architects before work proceeds. Mortar to be pressed into joints and bagged off to finish just behind face of brickwork.

Brickwork shall not be constructed during frosty weather. When there is a risk of frost brickwork recently constructed shall be covered up and protected from frost.

All mortar joints of brickwork above the first string course of the tower are to be raked out to a minimum depth of 28mm and up to 30mm in depth and prepared for re-pointing.

Cutting out is to be carried out using plugging chisels or long necked jointing chisels and toothed masonry chisels using a 2.5 lb. hammer.

All cutting out to leave a square face at the back of the joint

NEW CONSERVATION ROOFLIGHTS

Rooflights are to be of the ultra low profile Conservation Type specifically designed for Conservation of Listed Building and Historic Building works. Rooflights are to be located in the approximate positions shown on the plans and elevations and determined by existing structure and rafter spacing.

Plan installation specifically to locate positioning of openings to minimise disturbance of existing plastered ceiling and roofcoverings.

Do not cut or remove existing rafters. New rooflights are to be inserted within existing rafters and in accordance with manufacturer's instructions. Where required by the manufacturers new supporting timbers are to be inserted alongside or between existing rafters.

Apron flashing is to be in milled lead to BS 1178, Code 5, 2.24mm thickness. Flashing is to be installed to the apron, as required by the rooflight manufacturer, and dressed over existing clay pantiles.

MORTAR

Sand. Sand for mortar shall be naturally occurring sand or shall consist of crushed rock or gravel or a combination thereof. Sand shall be hard, clean and free from adherent coatings. It shall comply in all respects with BS 1200 1955, and be well graded 4.5mm down in accordance with table one therein.

Lime. The lime shall comply with BS 890 1966. Hydraulic lime must be hydrated hydraulic lime complying with CP 121 : 101 for brickwork and stonework. The lime is to be prepared in accordance with the Code of Practice. Lime should be either well matured lime putty slaked, or hydrated hydraulic lime mixed to an even paste with water at least 24 hours before use. Do not add cement.

Mortar. Samples of mortar are to be provided for approval before commencement of the works. Mortar is to be mixed by mechanical mixer or by hand on a clean level banker board.

Mortar Analysis Allow for extracting a sample of the existing mortar and obtain an analysis of its constituents from a laboratory. All new mortar is to match as closely as possible the existing mortar.

Rake out all joints to a minimum of 28mm but never to a depth less than their width.

All cutting out should leave a clean square face at the back of the joint. All joints to be cleaned out using a soft or stiff bristle brush and flushed out with clean water.

If the joints dry out they must be re-wetted before placing the new mortar. To avoid undue suction.

Push mortar into the joint from a board and ironed in with the maximum possible pressure using pointing irons.

The mortar face is to finish flush/slightly recessed and avoid spreading mortar across the face of the brick

CAST IRON RAINWATER DRAINAGE SYSTEM

All cast iron guttering and downpipes are to be taken down for cleaning, repairs and re-decorations. Cast iron drainage is shown in photographs 25 to 28.

New cast Iron pipework, gutters and fixings are to be manufactured by Sinclair Foundry Products Ltd., or equal and approved and to BS 460 and manufactured under BS EN 150 9002 quality assurance system.

All new cast iron work is to be supplied with black primer factory applied

All new cast iron work is to be supplied to either match the shape and sizes of the existing cast iron rainwater system, excepting where specified otherwise.

The metal used in the manufacture of the cast iron is to meet the requirements for cast iron in BS 1452 Grade 150

Fittings, couplings, and brackets are to be protected internally and externally with red powder epoxy resin.

Where cast iron work is to be cut on site, ends are to be cut clean with all burrs removed.

Allow for thoroughly cleaning out all guttering and downpipes, scraping to remove rust and scale by chipping or wire brushing.

Allow for coating the insides of all guttering with black bitumastic paint.

Scrape and clean off all existing decorations from guttering and downpipes and prepare to receive decorations.

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

Client

Mr R Bailey-Scott

Project

Urgent repairs to Yew Tree Farmhouse

Drawing

Proposed Working Plans

Date

February 2008

Job No.

1667

Scale

1:50

Drawn

Jdl

Drawing No.

WD/1

Revision

SHOC
Planning & Development

29 FEB 2008

Ref: 0274/08

DETERMINED
PLAN