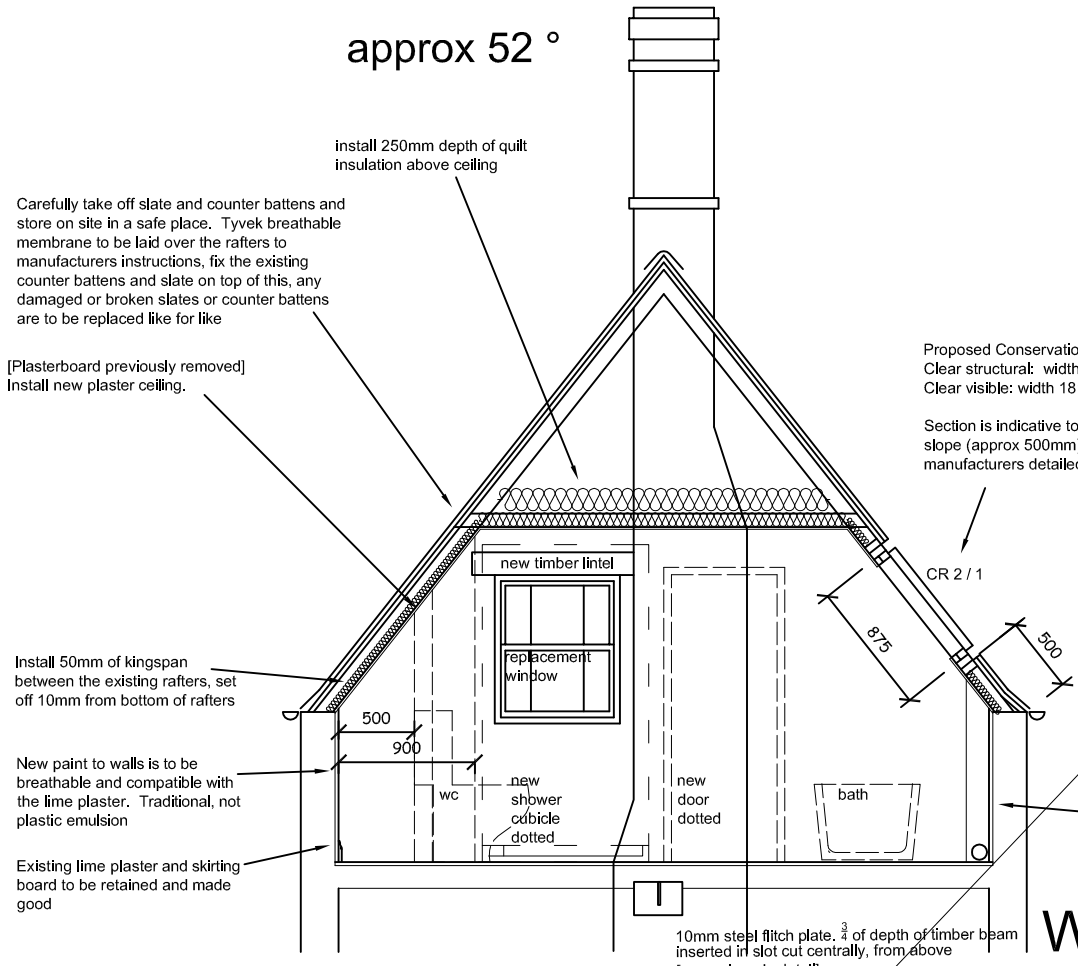
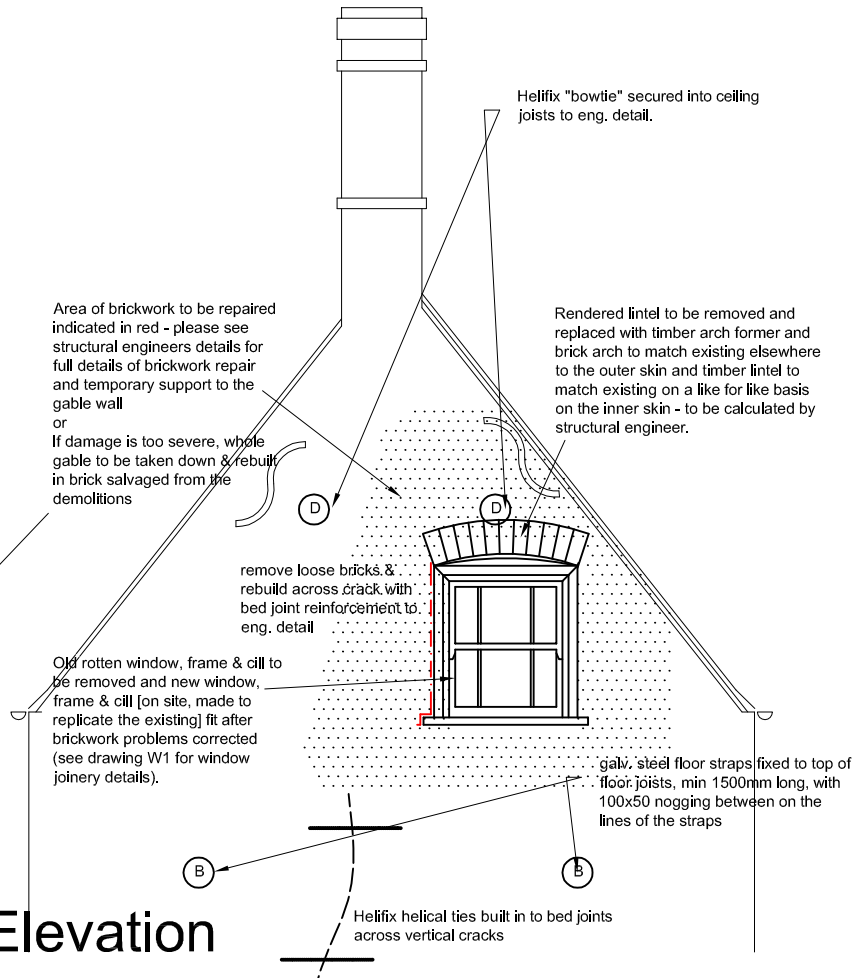
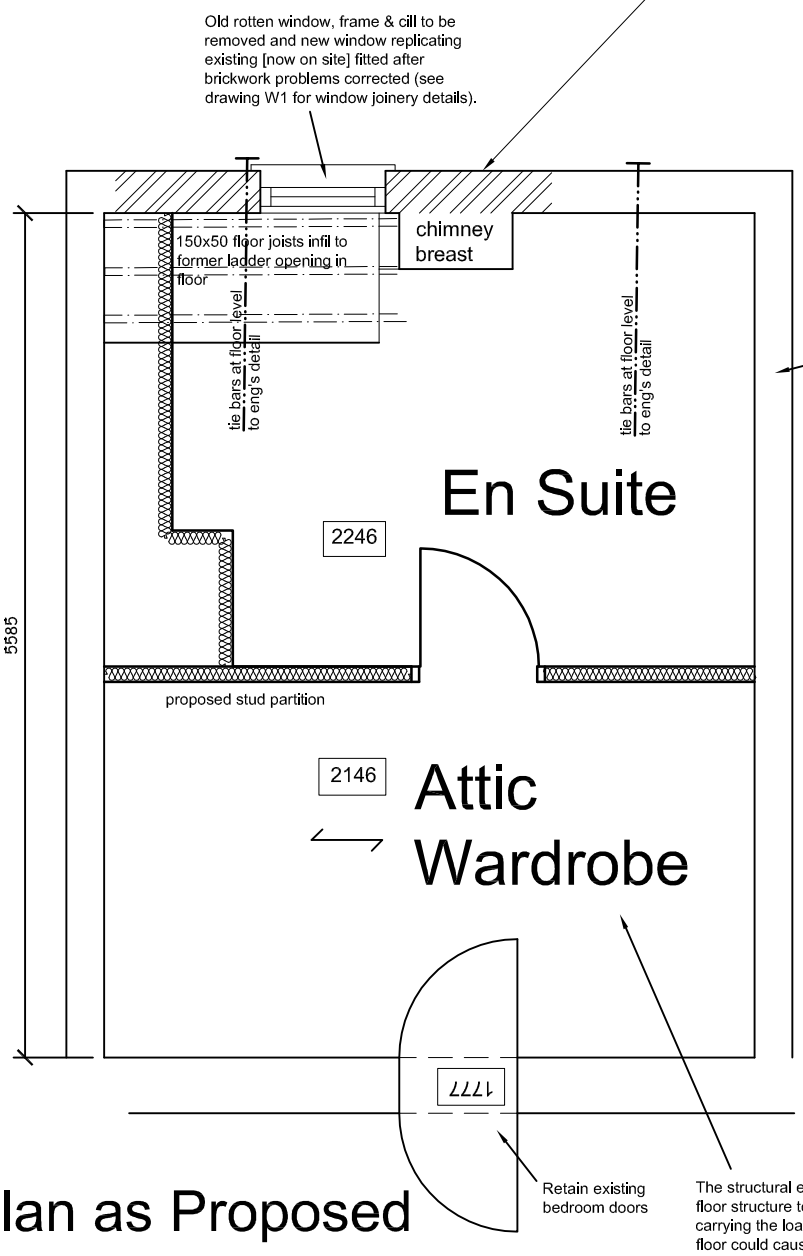


Section as Proposed



Window Elevation As Proposed

Provide access scaffold and temporary support as necessary. Carefully remove existing timber window and frame, providing support to any loose brickwork above. Insert steel or timber needle beams through gable wall at 1 metre spacings above timber cellars and provide internal and external Acrow propping for support. Cut out damaged brickwork to wall and outer face of chimney flue down to approximately window cill level. Rebuild wall in sound brickwork to match existing to the correct line, using a 1:3 hydraulic lime and sand mix mortar, feathering into surrounding brickwork. Install new lintel above window and fit new window and frame to match original. Remove loose internal lime plaster, cut out and make good cracks on internal chimney breast, make good cracked brickwork and re - plaster with a haired sand/lime render (see structural engineers report for details). Structural Engineer is to confirm the exact extent of the works and provide a detailed elevation drawing highlighting the areas of brickwork on the gable wall to be reinstated in red, measurements of these areas are to undertaken and recorded on the elevation drawing, details of support to the structure and its exact position are to be fully detailed, measurements of existing mortar depths are to be recorded, any repointing is to be recorded (only to be undertaken if absolutely necessary, a slaked lime putty and sand mix for the mortar is to be used), and bricks are to be numbered and mapped so they are put back in the correct position, this does not include the modern London common bricks, which are to replaced with reclaimed bricks to match existing.

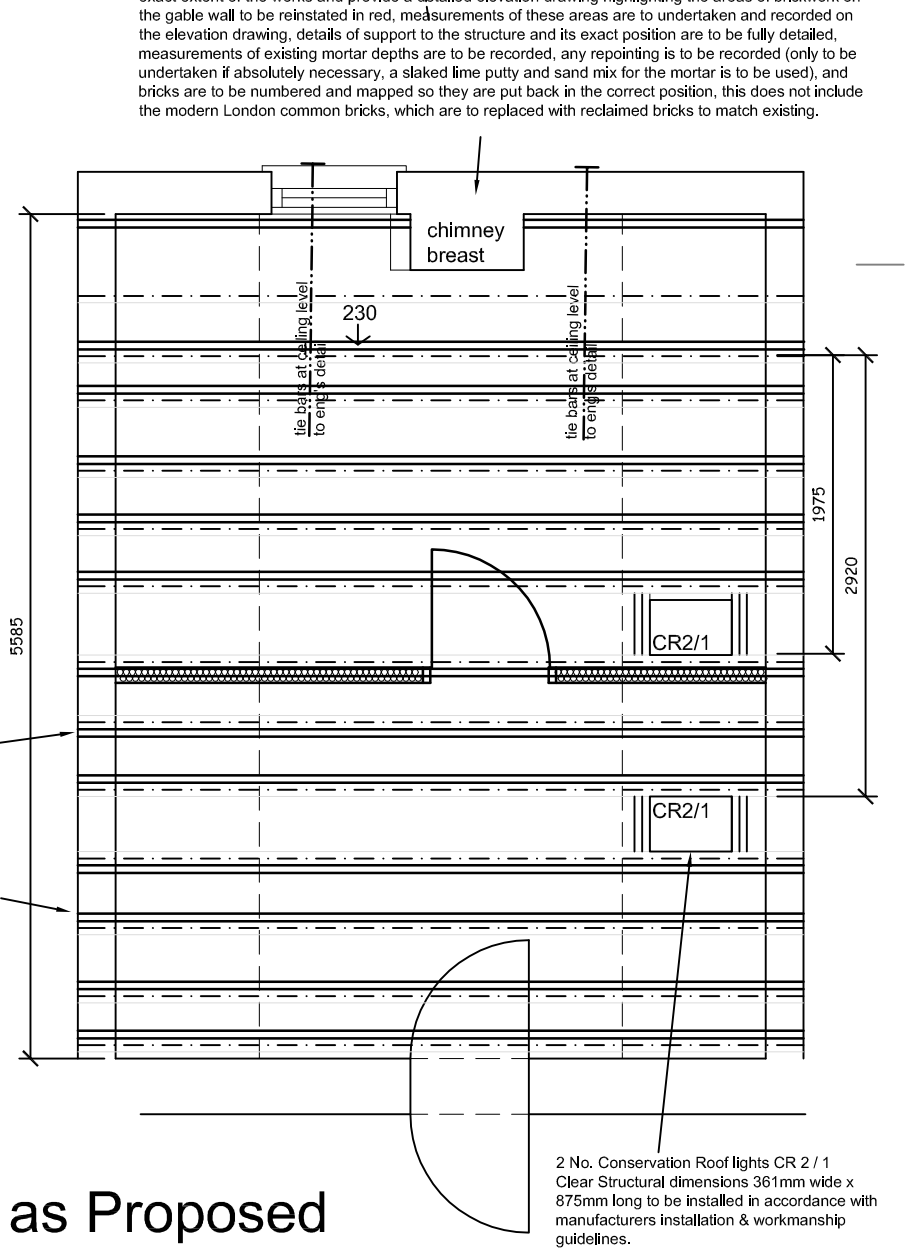


Plan as Proposed Floor Level

Remove plaster from crack lines to expose cracked brickwork. Make good internal cracks by brick-stitching across crack lines, building in stainless steel bed-joint reinforcement as necessary. Remove plaster and loose brickwork to cracked area at inner corner between South side-wall and inner wall. Cut out loose and damaged brickwork and re-bond around corner, building in bed-joint reinforcement. If cracking is found to be severe, consult structural engineer and if necessary provide steel restraint straps around corner, bolted into wall at side. Existing lime render to walls is to retained as far as is pracitcally possible, all repairs to the lime render are to be done with a haired sand/lime render (see structural engineers report for details). Structural Engineer is to confirm the areas of cracking which are absolutely necessary to brick stitch, any areas which are not absolutely necessary are to be left as existing. The structural engineer is to provide detailed plans and internal elevations highlighting the areas which require repair in red.

Additional rafters and ceiling joists are to be fixed to the sides of the existing rafters and ceiling joists to strengthen them as discussed with and recommended by the conservation officer, this is a more justified approach to providing some resolution to the failing roof structure. Although it will not be as effective as using the originally proposed steel channels it will have minimum intervention on the existing historic building. The additional rafters and ceiling joists are to be installed when the roof covering has been overhauled and before the proposed plaster ceiling is to be installed. The layout shown is indicative, the structural engineer is to calculate and fully detail the exact size, position of each rafter and ceiling joist and the method of fixing them to the existing, the rafters must not exceed the depth of the existing rafters, as discussed with the conservation officer it is acceptable to fix the new ceiling joists so that the ceiling height is lower than the existing, as she fully appreciated that the lower the ceiling joist, the less spread it will have.

The structural engineer has deemed that the floor structure to bedroom 6 is not suitable for carrying the loads of its purpose and in time the floor could cause detrimental damage to the existing structure. The structural engineer has provided details of how to strengthen the floor to make it suitable, please find attached these details

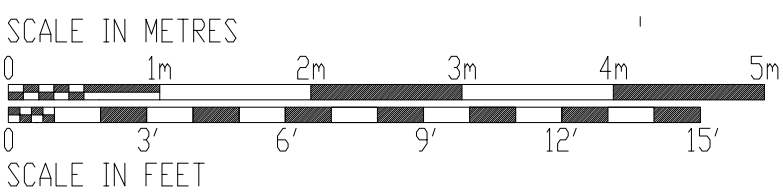


Plan as Proposed Rafter Level

2 No. Conservation Roof lights CR 2 / 1
Clear Structural dimensions 361mm wide x 875mm long to be installed in accordance with manufacturers installation & workmanship guidelines.

Location must be as shown (rafters are wide enough to fit the roof lights there)

Code 4 lead soakers and cills



See Drawing 11 for detail of fittings etc.

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lowearchitect@gmail.com info@lowe-architects.com

Project: Conservation Roof Lights & Structural Remedial Works Bresby House, Quadring Eaudike
Date: November 2014
Scale: 1: 25 on A1 1:50 on A3
Client: Mr & Mrs Delaney
Drawing Title: Attic Sections as Proposed [for plans see 11]
Project No: 13064
Drawn: JM CL F
Drawing No: 13
Rev:

Contractors are to check all dimensions on site and to report any discrepancy to the Architect. Do not scale from the drawing.
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