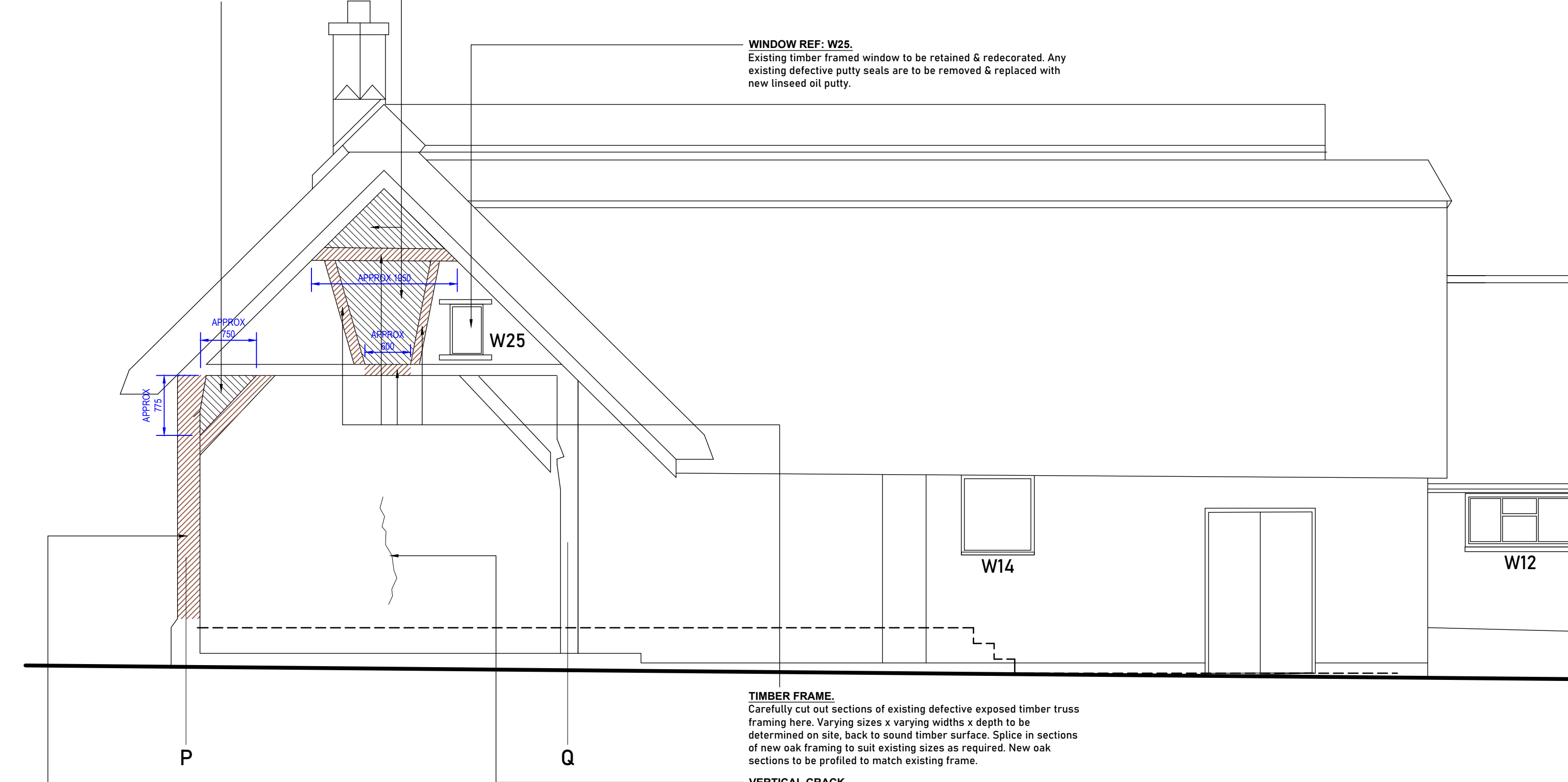
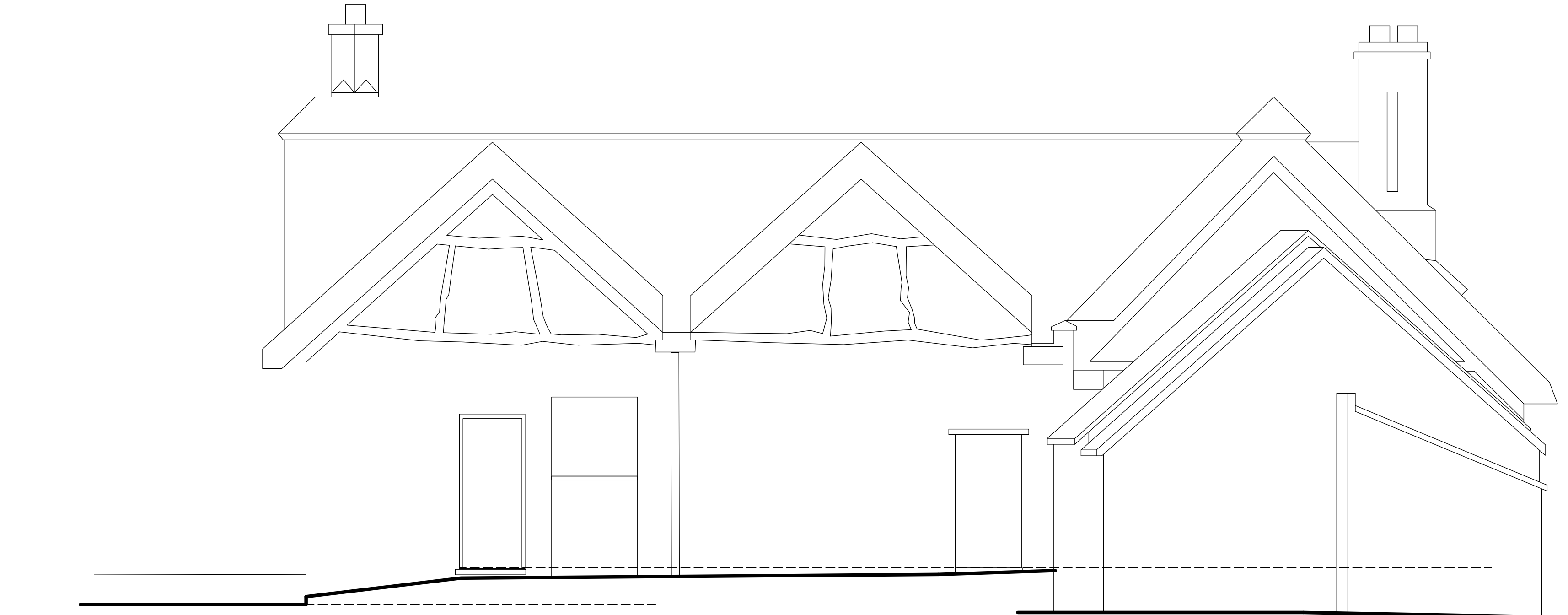


BRICK INFILL PANELS.
Remove section of brick infill panels here. All bricks are to be retained if suitable for re-use & cleaned & their position within the panel is to be noted to ensure that the bricks are replaced in the same position where possible. Any damaged bricks are to be replaced with reclaimed bricks of matching type, shape & size. Rebuild masonry infill with recovered bricks using NHL5 binder with a ratio of 1:1½ below ground floor level; NHL3½ binder in ratio of 1:2½ in other areas.
All mortar to be lime mortar. Mortar to be suited to the masonry's specific circumstances. A stronger, more damp-resistant, lime mortar close to the ground & in the gable apexes, a weaker, more flexible mix in the general timber infill panels.
All repair work will be carried out with the aim of retaining the existing external elevation appearance as closely as possible.



SIDE ACCESS (WEST) ELEVATION. NO OTHER WORKS PROPOSED TO THIS ELEVATION OTHER THAN AS NOTED.

TIMBER FRAME.
Carefully cut out section of existing defective exposed timber frame corner post here. Post full height x 300-400mm varying width x depth to be determined on site, back to sound timber surface. New oak corner post to be fixed in place. Fixing of existing post is to be determined on site & new post is to be fixed in place using a similar method. New oak section to be profiled to match existing frame.



COURTYARD (SOUTH) ELEVATION. NO ALTERATIONS PROPOSED.

WINDOW REF: W25.
Existing timber framed window to be retained & redecorated. Any existing defective putty seals are to be removed & replaced with new linseed oil putty.

TIMBER FRAME.
Carefully cut out sections of existing defective exposed timber truss framing here. Varying sizes x varying widths x depth to be determined on site, back to sound timber surface. Splice in sections of new oak framing to suit existing sizes as required. New oak sections to be profiled to match existing frame.

VERTICAL CRACK.
Existing crack on this elevation will be subject to further monitoring at this time.

NOTES:

1. EXAMINE THE CONDITION OF EXISTING WOODWORK FOR AREAS OF CRACKING, PEELING & CHALKING.
2. REMOVE ALL OLD PAINT WHICH IS PEELING OR BLISTERING BACK TO SOUND PAINTED AREA TO PREVENT FUTURE FLAKING OR PEELING.
3. ALL DEFECTIVE, LOOSE & MISSING PUTTIES TO WINDOWS ARE TO BE HACKED OUT & MADE GOOD WITH LINSEED OIL PUTTY TO TIMBER WINDOWS & METAL CASEMENT PUTTY TO METAL WINDOWS. PUTTIES TO BE CLEANED OFF ON THE INSIDE & ANY DISTURBANCE TO INTERNAL DECORATIONS MADE GOOD.
4. PREPARE THE AREA TO BE PAINTED BY RUBBING IT DOWN WITH WET WATERPROOF ABRASIVE PAPER.
5. BLEND & FEATHER THE EDGES OF AREAS OF OLD PAINT, TO SMOOTH OUT THE SURFACE AT THE JUNCTION BETWEEN SOUND SURFACES & PREPARED SURFACES.
6. FILL ANY CRACKS, HOLES & OPEN JOINTS WITH DULUX TRADE WEATHERSHIELD FLEXIBLE FILLER OR SIMILAR FILLER SUITABLE FOR EXTERNAL USE & LIGHTLY SAND TO GIVE A SMOOTH LEVEL SURFACE.
7. WIPE DOWN WITH A DAMP CLOTH & CLEAN ALL PAINTWORK WITH A MILD DETERGENT SOLUTION TO ENSURE THAT ALL RESIDUES HAVE BEEN FULLY REMOVED.
8. PATCH PRIME ANY FILLED OR BARE KNOTTY/RESINOUS AREAS EXPOSED WITH A WOOD KNOT & RESIN BLOCKING PRIMER.
9. APPLY ONE COAT OF EXTERIOR WOOD PRIMER & UNDERCOAT, IN THE CORRECT COLOUR TONE FOR THE TOPCOAT (ALLOWING A MINIMUM OF 4 HOURS DRYING TIME BETWEEN COATS). APPLY A MINIMUM OF TWO COATS OF THE FINAL PAINT FINISH, ALLOWING THE CORRECT DRYING TIME BETWEEN COATS.
10. ALL PAINTING IS TO BE FINISHED TO A FAIR & EVEN SURFACE FREE FROM BRUSH MARKS, PATCHES & OTHER IRREGULARITIES, TO THE ENTIRE SATISFACTION OF THE DESIGNER & CLIENT. ALL SURFACES TO BE PAINTED SHALL BE PROPERLY PREPARED ACCORDING TO APPROVED & RECOGNISED GOOD TRADE PRACTICE.
11. KNOTTY OR RESINOUS WOOD PREPARATION.
HEAT THE KNOT TO DRAW OUT ANY EXCESS RESIN USING A HOT AIR PAINT STRIPPER. SCRAPE OFF ANY RESIDUE RESIN, & THEN THOROUGHLY CLEAN THE AREA WITH WHITE OR METHYLATED SPIRIT. ALLOW THE AREA TO DRY THOROUGHLY BEFORE CONTINUING.
12. NEW OR UN-PAINTED SURFACES.
ENSURE ALL SURFACES ARE SOUND, CLEAN, DRY & FREE FROM DIRT, GREASE & OTHER CONTAMINATION. FILL ANY CRACKS, HOLES & OPEN JOINTS WITH AN APPROPRIATE FILLER. LIGHTLY SAND THE SURFACE TO IMPROVE PAINT ADHESION. PREPARE ANY FILLED, KNOTTY OR RESINOUS AREAS & PATCH PRIME WITH WOOD KNOT & RESIN BLOCKING PRIMER. APPLY A DILUTED COAT OF INTERIOR WOOD PRIMER & UNDERCOAT (20% WATER) IN THE CORRECT COLOUR TONE FOR THE TOPCOAT, FOLLOWED BY ONE FULL (UNDILUTED) COAT. ALLOW A MINIMUM OF 4 HOURS DRYING TIME BETWEEN COATS. APPLY TWO COATS OF THE FINAL PAINT FINISH, ALLOWING THE CORRECT DRYING TIME BETWEEN COATS.
13. RE-DECORATION OF EXISTING PAINTED SURFACES.
ENSURE ALL SURFACES ARE SOUND, CLEAN, DRY & FREE FROM DIRT, GREASE & OTHER CONTAMINATION. REMOVE ANY AREAS OF OLD PAINT WHICH ARE PEELING OR BLISTERING TO PREVENT FUTURE FLAKING OR PEELING. BLEND & FEATHER THE EDGES OF AREAS OF OLD PAINT, TO SMOOTH OUT THE SURFACE AT THE JUNCTION BETWEEN SOUND SURFACES & PREPARED SURFACES. FILL ANY CRACKS, HOLES & OPEN JOINTS WITH AN APPROPRIATE FILLER. LIGHTLY SAND THE FULL SURFACE TO IMPROVE PAINT ADHESION. PATCH PRIME ANY FILLED OR BARE KNOTTY/RESINOUS AREAS WITH A WOOD KNOT & RESIN BLOCKING PRIMER. APPLY ONE COAT OF EXTERIOR PRIMER & UNDERCOAT, IN THE CORRECT COLOUR TONE FOR THE TOPCOAT (ALLOWING A MINIMUM OF 4 HOURS DRYING TIME BETWEEN COATS). APPLY TWO COATS OF THE FINAL PAINT FINISH, ALLOWING THE CORRECT DRYING TIME BETWEEN COATS.
14. REDECORATION OF PAINTED BRICKWORK, MASONRY OR RENDERED SURFACES SHALL BE CARRIED OUT USING AN APPROPRIATE MINERAL BASED PAINT, EG: SECILTEK ISOVIT REV SILICATE PAINT OR SIMILAR. APPLY AT LEAST TWO COATS OF SECILTEK ISOVIT REV SILICATE PAINT ON THE SUBSTRATES WITH THE AID OF A BRUSH OR AN ANTI-DROP ROLL. EACH COAT SHOULD BE HOMOGENEOUSLY APPLIED & IN A SINGLE LAYER (WITHOUT EXCESS) TO AVOID OVERLAP MARKS. BETWEEN COATS, THERE SHOULD BE A 12 TO 14 HOURS WAITING TIME. IN HOT WEATHER APPLICATIONS, 10% OF SECILTEK ISOVIT REV SILICATE PAINT SHOULD BE DILUTED WITH SECILTEK ISOVIT AD 25 PRIMER, HOWEVER APPLICATION UNDER THESE CONDITIONS IS NOT RECOMMENDED. DO NOT APPLY MORE THAN 3 COATS OF THE PRODUCT.
15. RE-DECORATION OF EXISTING WOODWORK.
EXAMINE THE CONDITION OF EXISTING WOODWORK FOR A REAS OF CRACKING, PEELING & CHALKING. OLD PAINT MAY BE HARD, DISCOLOURED & CONTAMINATED WITH SMOKE OR OTHER RESIDUES WHICH WILL ADVERSELY AFFECT THE ADHESION OF ANY NEW PAINT. PREPARE THE AREA TO BE PAINTED BY RUBBING IT DOWN WITH WET WATERPROOF ABRASIVE PAPER. WEAR A DUST/VAPOUR MASK & ENSURE GOOD VENTILATION. FEATHER OFF OLD PAINT TO A SMOOTH EDGE. CONTINUALLY RE-WETTING THE AREA AS REQUIRED. WIPE DOWN WITH A DAMP CLOTH & CLEAN ALL PAINTWORK WITH A MILD DETERGENT SOLUTION TO ENSURE THAT ALL RESIDUES HAVE BEEN FULLY REMOVED.
16. FERROUS METAL PREPARATION.
THOROUGHLY CLEAN & DECREASE NEW & PREVIOUSLY PAINTED METAL SURFACES. REMOVE ANY WEAK PAINT & MUST BACK TO BARE METAL. APPLY TWO COATS OF METAL PRIMER & UNDERCOAT, IN THE CORRECT COLOUR TONE FOR THE TOPCOAT, & ALLOW A MINIMUM OF 4 HOURS DRYING TIME BETWEEN COATS. APPLY TWO COATS OF THE FINAL PAINT FINISH, ALLOWING THE CORRECT DRYING TIME BETWEEN COATS.
17. NON-FERROUS METAL PREPARATION.
THOROUGHLY CLEAN & DECREASE NEW & PREVIOUSLY PAINTED METAL SURFACES. REMOVE ANY WEAK PAINT & LIGHTLY SAND SURFACE TO IMPROVE ADHESION OF THE PRIMER & UNDERCOAT. APPLY TWO COATS OF METAL PRIMER & UNDERCOAT, IN THE CORRECT COLOUR TONE FOR THE TOPCOAT, & ALLOW A MINIMUM OF 4 HOURS DRYING TIME. APPLY TWO COATS OF THE FINAL PAINT FINISH, ALLOWING THE CORRECT DRYING TIME BETWEEN COATS.
18. GALVANISED METAL PREPARATION.
TREAT ALL SURFACES WITH AN ETCH PRIMER OR MORDANT SOLUTION, ENSURING ANY EXCESS PRODUCT IS REMOVED BEFORE BEGINNING PAINTING. APPLY TWO COATS OF METAL PRIMER & UNDERCOAT, IN THE CORRECT COLOUR TONE FOR THE TOPCOAT, & ALLOW A MINIMUM OF 4 HOURS DRYING TIME. APPLY TWO COATS OF THE FINAL PAINT FINISH, ALLOWING THE CORRECT DRYING TIME BETWEEN COATS.
19. EFFLORESCENCE.
REMOVE EFFLORESCENCE BY DRY BRUSHING THE SURFACE & INVESTIGATE THE CAUSE OF THE DAMPNESS.
20. MOULD & ALGAE.
AREAS OF MOULD SHOULD BE REMOVED BY SCRUBBING CLEAN USING A DILUTED HOUSEHOLD BLEACH SOLUTION MADE OF ONE-PART BLEACH & THREE PARTS WATER. ENSURE THE REMAINDER OF THE SURFACE IS THOROUGHLY CLEAN (USING A MILD DETERGENT) & ALL DIRT & OTHER ORGANIC MATERIAL HAS BEEN REMOVED. ONCE DRY, A FUNGICIDAL TREATMENT SHOULD BE APPLIED TO PREVENT FURTHER MOULD GROWTH. ENSURE THAT THE AREA BEING TREATED HAS SUFFICIENT VENTILATION.
21. WATER CONTACT.
TO EXTEND THE SERVICE LIFE OF ALL FINISHES, STANDING SURFACE WATER SHOULD NOT BE ALLOWED TO POOL ON HORIZONTAL SURFACES.
22. LEAD ADVICE.
SPECIAL PRECAUTIONS SHOULD BE TAKEN DURING SURFACE PREPARATION OF PRE-1940S PAINT SURFACES AS THEY MAY CONTAIN LEAD. TO IDENTIFY IF LEAD IS PRESENT, CONDUCT A SELF-CHECK TEST WITH A LEAD TEST KIT. IF THE WORK IS A MAJOR PROJECT, CONTACT AN ANALYTICAL SERVICE PROVIDER TO EXAMINE ALL SURFACES. LEAD PAINT IS TO BE REMOVED BY PROFESSIONALS ONLY.
23. SCAFFOLDING PLANT & TOOLS.
THE CONTRACTOR SHALL PROVIDE, ERECT & MAINTAIN ALL NECESSARY HOISTS, SCAFFOLDING, MECHANICAL EQUIPMENT, PLANT ETC OF ALL DESCRIPTIONS REQUIRED FOR THE SAFE, PROPER & EXPEDITIOUS COMPLETION OF THE WORK INCLUDING MATERIALS, MEN, SUPERINTENDENCE & HOARDING. THEY SHALL ALSO PROVIDE ALL NECESSARY SCREENS, GUARD RAILS, DUST PROOF OR OTHER PARTITIONS & OTHER AMPLE & ADEQUATE PROTECTION FOR THE PREMISES & ANY OCCUPANTS. THEY SHALL ALLOW SUB-CONTRACTORS FREE USE OF THE SAME & SHALL REMOVE ALL AS & WHEN REQUIRED.
24. MATERIALS & WORKMANSHIP.
ALL MATERIALS & WORKMANSHIP ARE TO BE THE BEST OF THEIR RESPECTIVE KINDS. THE RELEVANT BS SPECIFICATION FOR ANY MATERIAL WILL BE REGARDED AS THE MINIMUM QUALITY WHICH WILL BE ACCEPTABLE. ALL MATERIALS USED IN THE WORK SHALL BE NEW UNLESS SPECIFICALLY STATED OTHERWISE & SHALL BE TO THE SATISFACTION OF THE DESIGNER. FULLY QUALIFIED, COMPETENT TRADESMEN SHALL BE EMPLOYED BY THE CONTRACTOR & THE WHOLE OF THE WORKS SHALL BE CARRIED OUT & COMPLETED IN THE BEST & MOST SUBSTANTIAL MANNER CONSISTENT WITH GOOD PRACTICE. CURRENT CODES OF PRACTICE & MANUFACTURERS PRINTED RECOMMENDATIONS & INSTRUCTIONS ARE TO BE FOLLOWED. THE DESIGNER &/OR SHALL HAVE THE RIGHT TO REJECT SUCH MATERIALS & CONDEMN SUCH WORKMANSHIP.
25. WORKING DURING FROSTY WEATHER.
NO PAINTWORK OR OTHER WORK LIABLE TO BECOME DAMAGED BY FROST MAY BE CARRIED OUT DURING FROSTY WEATHER.
26. COMPLETION.
THE CONTRACTOR SHALL, ON COMPLETION, CLEAN ALL ELEMENTS & SERVICES & CLEAN ALL OUTSIDE WINDOWS, METALWORK, & LEAVE THE WHOLE OF THE PREMISES CLEAN & FIT FOR IMMEDIATE OCCUPATION, TO THE ENTIRE SATISFACTION OF THE DESIGNER & CLIENT.
27. DEFECTS LIABILITY.
THE CONTRACTOR SHALL BE LIABLE FOR & SHALL MAKE GOOD ALL DEFECTS OCCURRING BEFORE THE EXPIRATION OF THE AGREED DEFECTS LIABILITY PERIOD.
28. RE-POINTING EXISTING BRICKWORK.
RAKE OUT DEFECTIVE MORTAR JOINTS BACK TO SOUND SURFACE TO A DEPTH OF APPROXIMATELY 20mm USING HAMMER & CHISEL. BRUSH OUT DEBRIS, WET & REPOINT WITH LIME MORTAR MIX TO NHL 3.5 OR NHL 5 (TO BE CONFIRMED ON SITE). POINTING MIX, TINTED AS REQUIRED WITH THE JOINTS FINISHED TO MATCH EXISTING IN ALL RESPECTS. PROTECT REPOINTED AREAS DURING CURING PERIOD WITH MIN 200GSM HESSIAN SHEETING.
29. REPLACEMENT OF DEFECTIVE TIMBERS.
THE EXTENT OF THE REPLACEMENT OF DEFECTIVE TIMBERS IS TO BE FINALISED ONCE WORK COMMENCES ON SITE & IS TO BE CARRIED OUT BY A SPECIALIST CONTRACTOR EXPERIENCED IN WORKING ON THIS TYPE OF BUILDING. THE TIMBER FOR THE JOINERY IS TO COMPLY WITH THE REQUIREMENTS OF BS 1184 & TO BE SOUND, WELL CUT & FREE FROM WARP OR OTHER DEFORMATION, & FROM ROT, WORM, BEETLE OR OTHER INFESTATION & SHALL NOT CONTAIN LARGE, LOOSE OR DEAD KNOTS, WAVY EDGES, SHAKES, SPLITS OR TWISTED GRAIN.
30. SEASONING.
ALL TIMBER IS TO BE PROPERLY SEASONED BY EITHER AIR-SEASONING OR KILN SEASONING, & ALL TIMBER MUST BE FREE FROM SEASONING DEFECTS, SUCH AS CASE HARDENING, HONEYCOMBING, ETC AT THE TIME OF DELIVERY.
31. MOISTURE CONTENT OF TIMBER.
THE MOISTURE CONTENT OF TIMBER AS DELIVERED SHALL COMPLY WITH THE REQUIREMENTS OF BS 1184 OR BE A PERCENTAGE AS MAY BE APPROVED HAVING REGARD TO THE POSITIONS IN WHICH THE TIMBER IS TO BE FIXED.
32. DEFECTIVE JOINTS.
DEFECTIVE JOINERY IS TO BE TAKEN OUT, REFITTED & REDECORATED, OR NEW JOINERY PUT IN PLACE & ANY WORK DISTURBED AROUND MUST BE MADE GOOD AT THE CONTRACTORS OWN EXPENSE.
33. SCREWED JOINTS IN TIMBER.
WHERE JOINERY IS DESCRIBED OR DETAILED AS SCREWED, IT IS TO BE SECRETLY FIXED WITH SCREWS OR COUNTERSUNK SCREWED & PELLETED.
34. WEATHER PROTECTION OF TIMBER.
ALL OFF-SITE JOINERY IMMEDIATELY AFTER BEING DELIVERED IS TO BE STORED & PROTECTED FROM THE WEATHER. ALL JOINERY THAT IS TO BE PAINTED SHALL BE PRIMED ON ALL FACES, EXPOSED OR HIDDEN.
35. PROTECTION OF JOINERY FROM DAMAGE.
GENERALLY, THE CONTRACTOR IS TO ALLOW FOR PROTECTING JOINERY FROM DAMAGES AT ALL STAGES OF THE WORKS & FOR REPAIRING AT HIS OWN EXPENSE ANY MEMBERS OR ITEMS THAT MAY BE BRUISED OR OTHERWISE DAMAGED OR DISFIGURED.
36. GLAZING PUTTIES.
ALL DEFECTIVE, LOOSE & MISSING PUTTIES TO WINDOWS ARE TO BE HACKED OUT & MADE GOOD WITH LINSEED OIL PUTTY TO TIMBER WINDOWS & METAL CASEMENT PUTTY TO METAL WINDOWS. PUTTIES TO BE CLEANED OFF ON THE INSIDE & ANY DISTURBANCE TO INTERNAL DECORATIONS MADE GOOD.
37. PAINT APPLICATION.
PAINTING SHALL NOT BE CARRIED OUT UNLESS THE AREA IS CLEAN & FREE FROM DUST. NO EXTERIOR OR EXPOSED PAINTING SHALL BE CARRIED OUT UNDER ADVERSE WEATHER CONDITIONS SUCH AS EXTREMES OF TEMPERATURE, OR DURING RAIN, FOG ETC. NO PAINT SHALL BE APPLIED TO SURFACES STRUCTURALLY OR SUPERFICIALLY DAMP & ALL SURFACES MUST BE ASCERTAINED TO BE FREE FROM CONDENSATION, DIRT ETC BEFORE THE APPLICATION OF EACH COAT. ALL PRIMERS SHALL BE APPLIED BY BRUSH. SUBSEQUENT COATS MAY BE APPLIED BY BRUSH, SPRAY OR ROLLER UNLESS OTHERWISE DIRECTED. EACH COAT OF PAINT SHALL BE ALLOWED TO HARDEN OFF BEFORE THE NEXT IS APPLIED. EACH COAT WHEN DRY SHALL BE PROPERLY RUBBED DOWN BEFORE THE APPLICATION OF THE FOLLOWING COAT. ANY NEW PAINTWORK FOUND TO BE DEFECTIVE IS TO BE WELL RUBBED DOWN TO REMOVE BLEMISHES & A FURTHER COAT OF FINISHING PAINT APPLIED.
38. BRUSH DOWN BRICKWORK/MASONRY.
BRICK OR MASONRY SURFACES ADJOINING SURFACES TO BE PAINTED ARE TO BE BRUSHED DOWN TO REMOVE DUST BEFORE PAINTING IS BEGUN & SPOTS & SPLASHES ARE TO BE REMOVED AT TIME OF OCCURRENCE & GENERALLY AT COMPLETION.
39. PAINTING OVER PUTTIES.
PAINT IS NOT TO EXTEND BEYOND PUTTIES MORE THAN 20mm ON TO GLASS. ALL EXCESS PAINT ON GLASS MUST BE REMOVED BEFORE & AFTER REDECORATION. NEW PUTTIES ARE TO BE CURED PRIOR TO PAINTING.
40. SASHCORDS, CHAINS & EXCLUDERS.
WHERE PRESENT, SASHCORDS, CHAINS & COPPER OR OTHER PATENT DRAUGHT EXCLUDER STRIPS MUST BE KEPT CLEAN & FREE FROM PAINT.

NOTE: AT ALL TIMES THE CONTRACTOR IS TO ALLOW THE OPPORTUNITY FOR THE LOCAL AUTHORITY CONSERVATION AREA OFFICER/HERITAGE OFFICER TO ATTEND SITE TO INSPECT ITEMS UNCOVERED DURING THE WORK, INCLUDING FOR ANY ADDITIONAL OR UNEXPECTED WORKS REQUIRED AS A CONSEQUENCE OF THE OPEN UP WORKS.

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SCALE 1:50

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Revision:
A. DRAWING REVISED FOLLOWING NEW STRUCTURAL INSPECTION CARRIED OUT MAY 2023. LAYOUT TRANSFERRED TO NEW DRAWING SHEET. (12.06.23) REC.
B. WORKS PROPOSED AMENDED & SIMPLIFIED FOLLOWING MEETING ON SITE WITH L.A. CONSERVATION OFFICER ON 09/08/23. (16.08.23) REC.

Scale:
1:50 @ A1

Date:
Dec 21

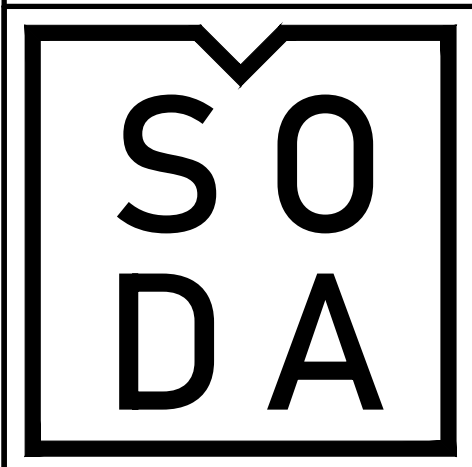
Drawn by:
RGC

Job title:
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Twycross Road, Sibson
CV15 6LB

Drawing title:
West & South Elevations as
Proposed

Drawing Number:
834-P-13B

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Reference file: N/A