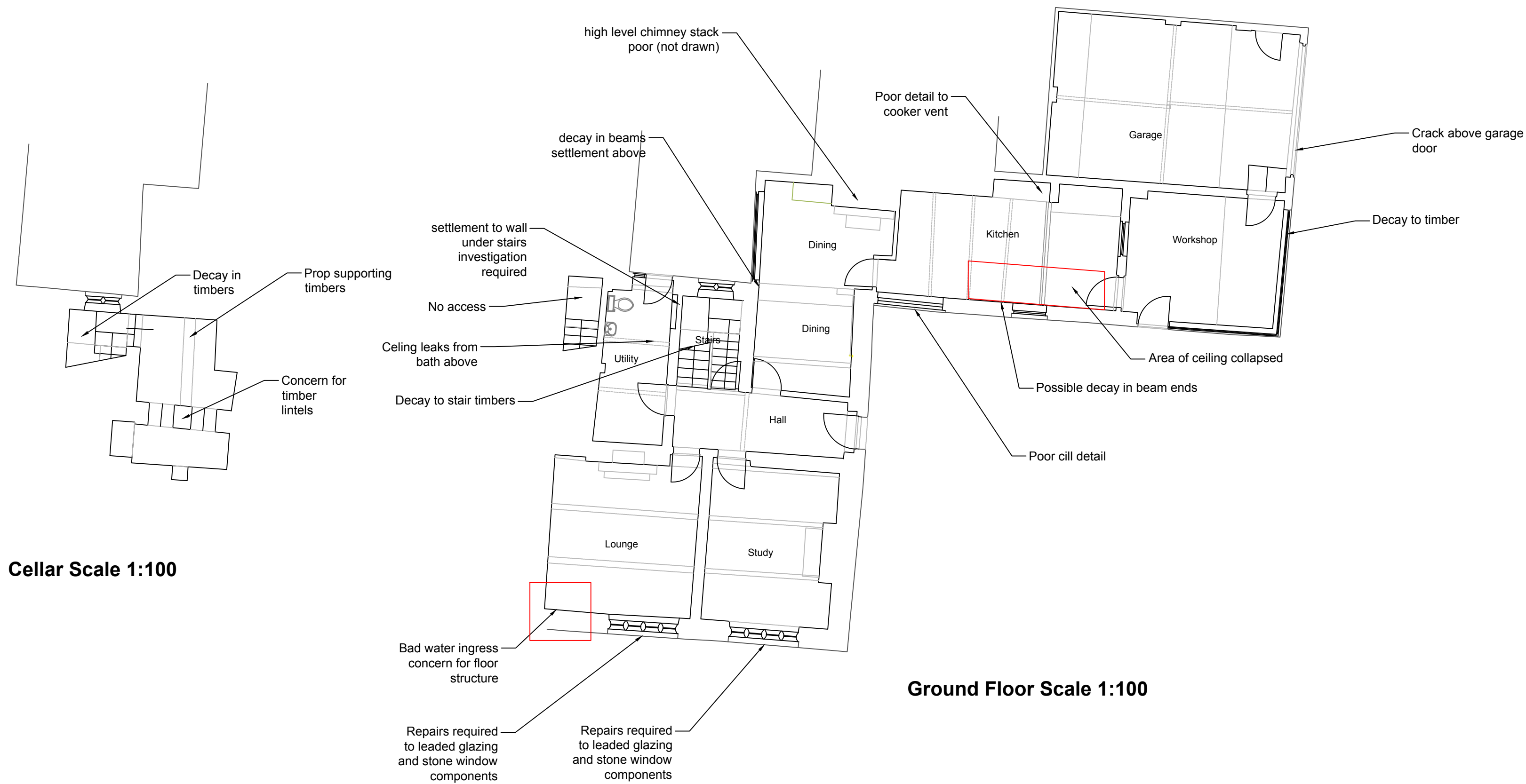
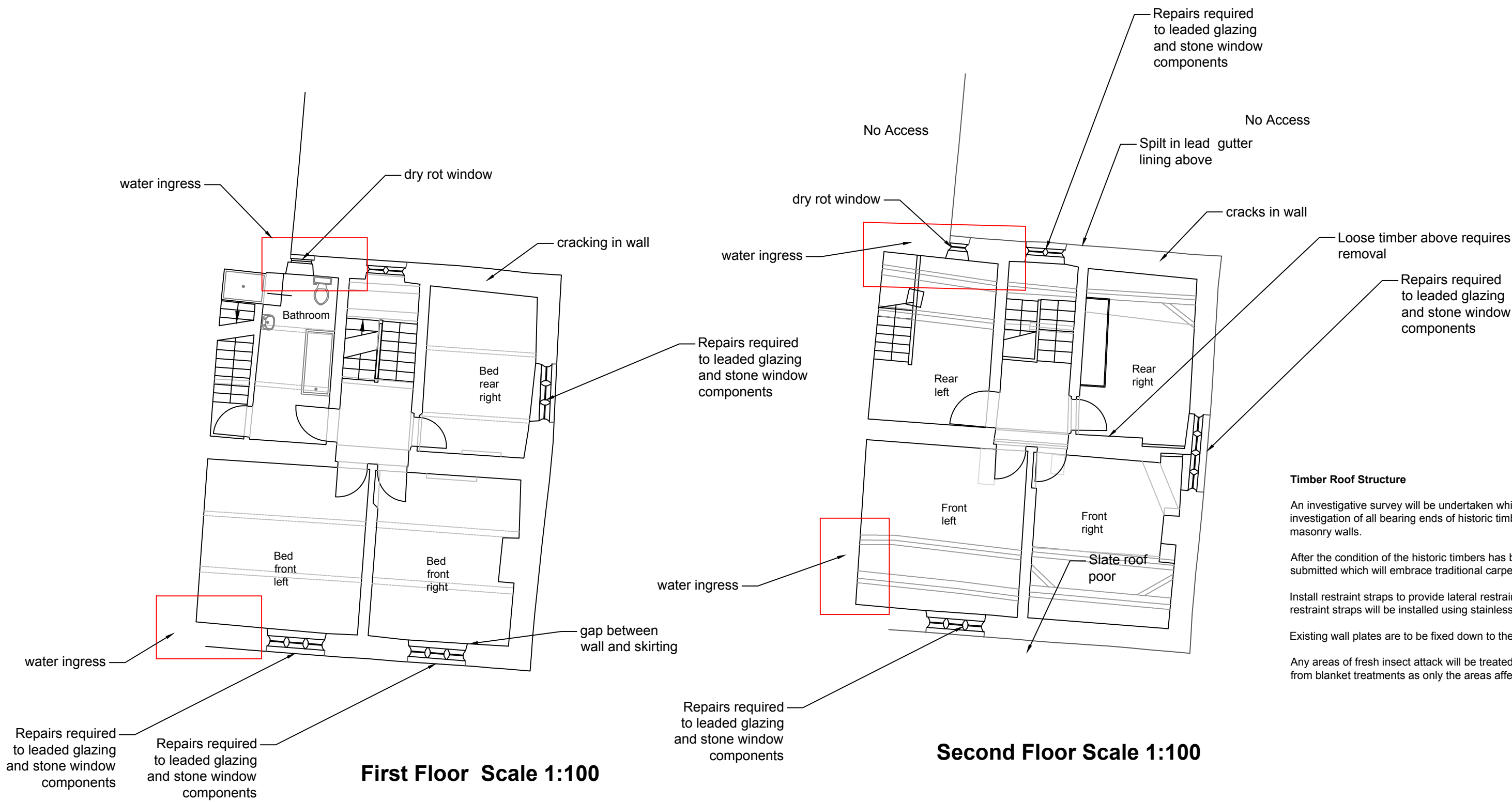




Cellar Scale 1:100

Ground Floor Scale 1:100



First Floor Scale 1:100

Second Floor Scale 1:100

Proposed Repairs

Doors

The existing front door to be carefully repaired as required using traditional carpentry methods and materials on a like for like basis. On the rear elevation the door a new timber door is to be manufactured to a more traditional design to be agreed with the Conservation Officer.

Internal Walls

Allow to investigate movement to spine wall under stairs and undertake works as required by Structural Engineer.

Internal wall linings

Works to all walls

Allow to remove any added plaster, hard cementitious render, modern plaster from the internal wall surfaces to allow the walls to breathe. On external solid wall surfaces it may be necessary to allow walls to sufficiently dry out before the application of new lime plaster to match existing. Allow to repair existing with new lime plaster to match. This methodology should be designed in conjunction with the LA Conservation officer and further discussions are required.

Internal and external openings

Allow to investigate all internal and external openings as these are likely to be spanned with historic timber. These should be carefully drill tested and treated accordingly.

Ceilings

Allow to remove paper and decoration to allow inspection. Allow to removed defective and detached. Allow to carefully remove all plasterboard and expanded metal ceilings and replace using new plasterboard. Allow to reinstate any defective cornice as required on a like-for-like basis. Allow to reinstate any lath and plaster ceilings as required on a like-for-like basis.

Staircases

Allow to protect newel posts and balustrades and allow to repair on a like-for-like basis. Allow to investigate treat and repair staircase support timbers and half landing.

Internal joinery

All rot effected skirtings and architraves will be replaced using treated timber. All mouldings will be replaced to match existing. Oak doors to be protected and reinstated.

Floors

Solid floors

Allow to carefully investigate solid floor constructions. It may be possible to reinstate some of the salvaged York Stone to the floors in various locations if possible. This methodology should be designed in conjunction with the LA Conservation officer and further discussions are required.

Timber floors

Allow to carefully inspect and repair on a like-for-like basis. Allow to tie the floors into the external walls using bat straps in accordance with Building Regulations and to provide some lateral restraint to the external walls. Allow to undertake target insecticidal treatments to any areas of any active infestation.

Timber Treatment

Allow to undertake full timber and dry rot survey. Include for investigation of all joist ends in contact with masonry and all internal timber lintels. Allow to repair defective timber using treated timber on a like for like basis. Allow to undertake treatments to prevent further dry

Timber Roof Structure

An investigative survey will be undertaken which will include the drill testing and careful investigation of all bearing ends of historic timbers which enter or abut the potentially damp masonry walls.

After the condition of the historic timbers has been established a schedule of repairs will be submitted which will embrace traditional carpentry methods using materials to match existing.

Install restraint straps to provide lateral restraint to gables at first and second floors and roof. The restraint straps will be installed using stainless steel resin fixings into the masonry.

Existing wall plates are to be fixed down to the masonry wall head using bat straps.

Any areas of fresh insect attack will be treated using the target method only. Target methods differ from blanket treatments as only the areas affected, are treated.

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PROJECT:
Lower Chesham Hall Bury

DRAWING TITLE
Floor Plans Survey Notes and Proposed Repairs

DATE: June 2020 SCALE: As Shown DRAWING REF: KN 02 REV: