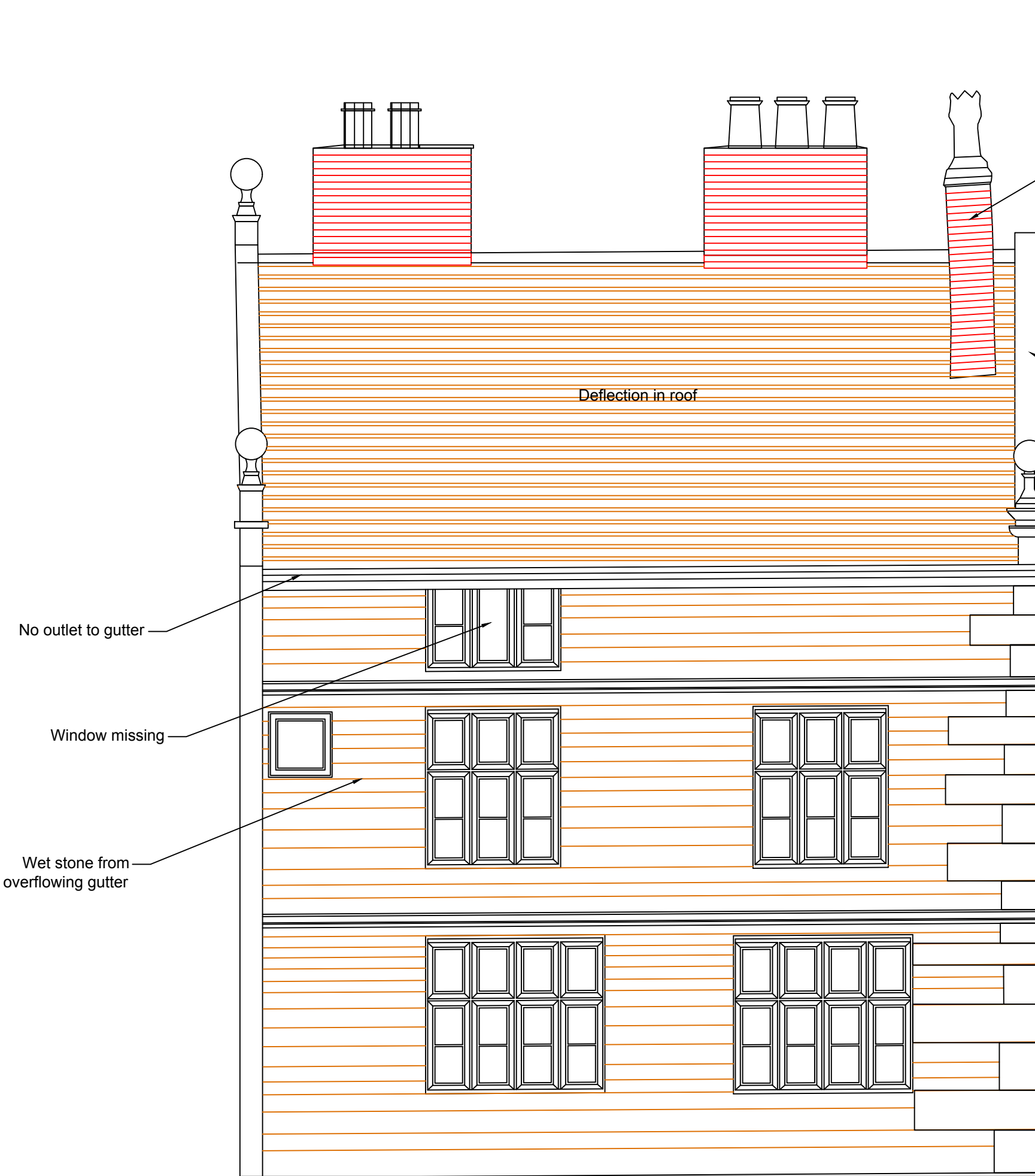




Front Elevation Scale 1:50

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.

Chimney stacks, flashings and flues

Works required to all 4no chimneys

Allow to carefully remove cement flashing.
Allow to carefully remove pots and set to one side for reinstatement.
Replace missing pots with reclaimed to match.
Allow to cut out and replace frost damaged brick with salvaged bricks to match.
Allow to carefully take down and rebuild any sulphate effected upper sections of brickwork.
Allow to Doff clean brickwork (superheated hot water)
Allow to lightly dress any friable stone surfaces
Allow to carefully cut out mortar and repoint using a new lime mortar
Allow replace chimney lead work in accordance with Lead Sheet Association code of practice.

Repairs to leaded windows

All leaded glass windows are to be removed from site, repaired and reinstated using came sizes, types of materials and profiles which match the existing exactly.
New saddle bars are to be bronze and are to match the sections of those which have been removed. Saddle bars are to be oxidised and finished with beeswax.
Allow for saddle bars to be min 9 mm.
New tie wires are to be 16 gauge copper. All wires are to be touched up with Matt black paint prior to completion. All unsightly ends are to be removed so that the ties do not interfere with the visual appearance of the glass.
Any cracked or broken glass shall be replaced with new glass which matches the original subject to availability.
Replacement glass shall match the existing as best as possible subject to what is available.
The glazing compound will be dark grey colour glaze by Hodgson's sealants.

Repair of timber windows

Allow to carefully remove and replace on a like-for-like basis including repair and reinstatement of the single glazed leaded lights.
New metal window types may have to be proposed to replace poor timber sashes for agreement with the Conservation Officer.
Allow to replace lead weatherings to cills with new leadwork with wetted joints.
New lead cill to sliding sash window to kitchen.

Doors

The existing front door to be carefully repaired as required using traditional carpentry methods and materials on a like for like basis.

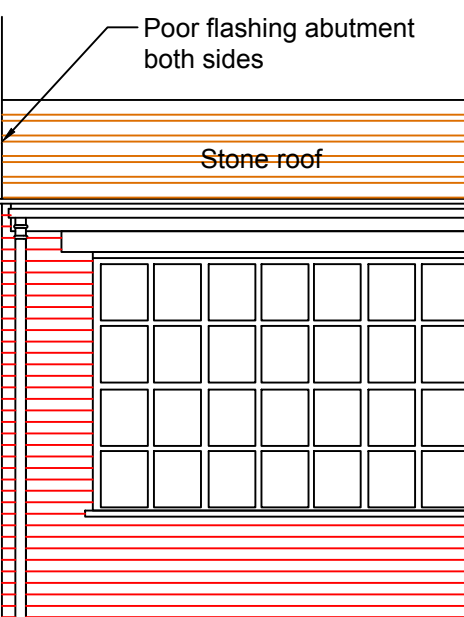
On the rear elevation the door a new timber door is to be manufactured to a more traditional design to be agreed with the Conservation Officer.

Subfloor ventilation

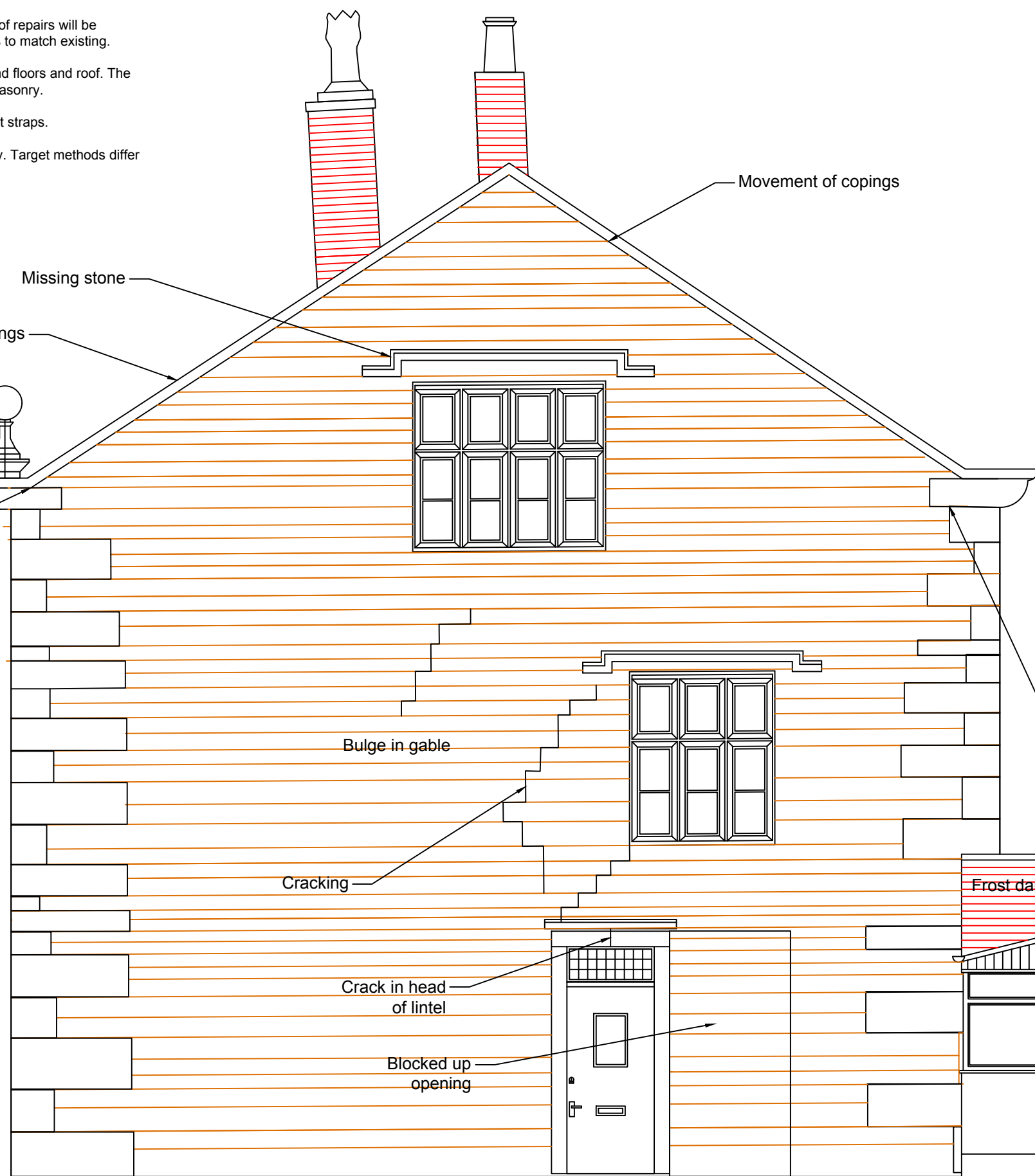
Allow to access and clean out all subfloor ventilation ducts. If present to ensure that the subfloor area is fully ventilated. Allow to introduce new with cast iron grill vents if not present to provide ventilation to suspended timber voids. Design of grill to be agreed with Conservation Officer.

Exterior decorations

Allow to carefully remove all loose and flaking paint from timber items.
Allow to replace using a microporous paint system.



Left side Elevation
Dining Room Scale 1:50



Right Side Elevation Scale 1:50

Roof and valleys

Carefully remove and set aside for stone slates and slates on to the support scaffold, this will have to be designed with loading platforms to support the weight of the stone and allow it to be sorted by size and gauge.

Stone Roofs

Allow to install Daltex roof shield membrane

Allow to overlay with new treated 25 x 75 mm battens
Allow to re fix stone slates using stainless or copper pegs. These are specifically manufactured for stone slates however new holes may be required if the original holes have worn or widened.
Allow to lay the stone slates approximately 75 mm past the face of the gable walls (overlooking flat roof). Allow to form verges in lime mortar.
At abutments allow to install code 5 lead soakers
All parging for flashings to be done with grit sand (well graded) using traditional hydraulic lime mortar. Mortar mix NHL 5, Sand. Mix ratio 1:2
All verges and ridges are to be repointed and bedded using traditional hydraulic lime mortar. Mortar mix NHL 5, Sand. Mix ratio 1:2

Slate Roofs (Extension)

Allow to install Daltex roof shield membrane

Allow to overlay with new treated 25 x 50 mm battens
Allow to refix blue slate with copper clout nails.
Include for lead step and cover flashings at abutment to in accordance with Lead Sheet Association codes of practice.
Include for a quantity of reclaimed slate to match existing. This should be the same gauge (thickness) as the existing slate and from the same geographical location.

Gutters

Allow to dress new lead in stone and timber gutters using code 7 lead joints with T Pren joints at 2500mm centres.
Allow to construct new timber cantilevered gutter on front elevation. design to be agreed with LA conservation officer
Allow to form over flow chute in gutters on both front and rear to indicate when gutter is blocked and requires cleaning.

Flat Roof

The existing flat lead roof to the central section will be replaced as existing with minor changes to incorporate a 50mm ventilation space under the lead to prevent lead sheet corrosion in accordance with British Standards 5250 and 6229.
All the existing weathering work around the cooker hood vent is to be replaced in new lead.
All lead work will be undertaken in accordance with Lead Sheet Association code of practice.

Access for maintenance

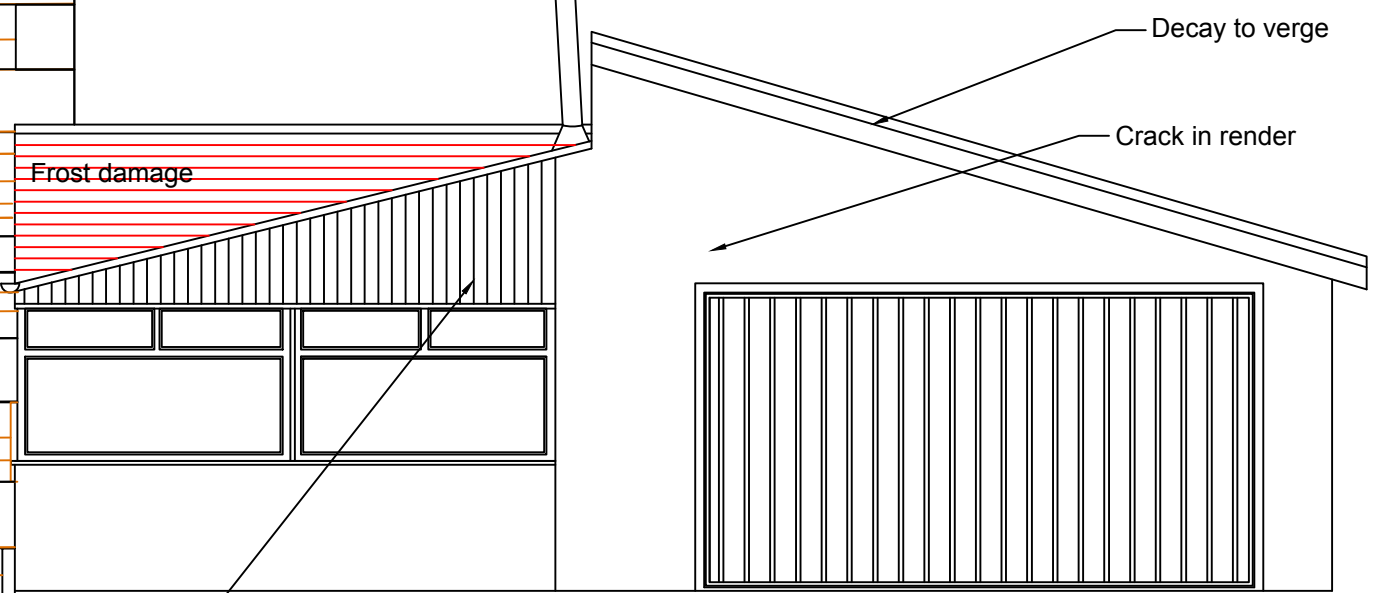
Allow to introduce new access trap with tern coated stainless steel lid (used instead of lead because of weight)
Allow to introduce methods of providing safe access for periodic maintenance and removal of leaves from the roof and parapet gutter sections around the building to comply with the CDM regulations.
A man safe anchor system could be provided to the inside the reveal of the roof trap.

Garage

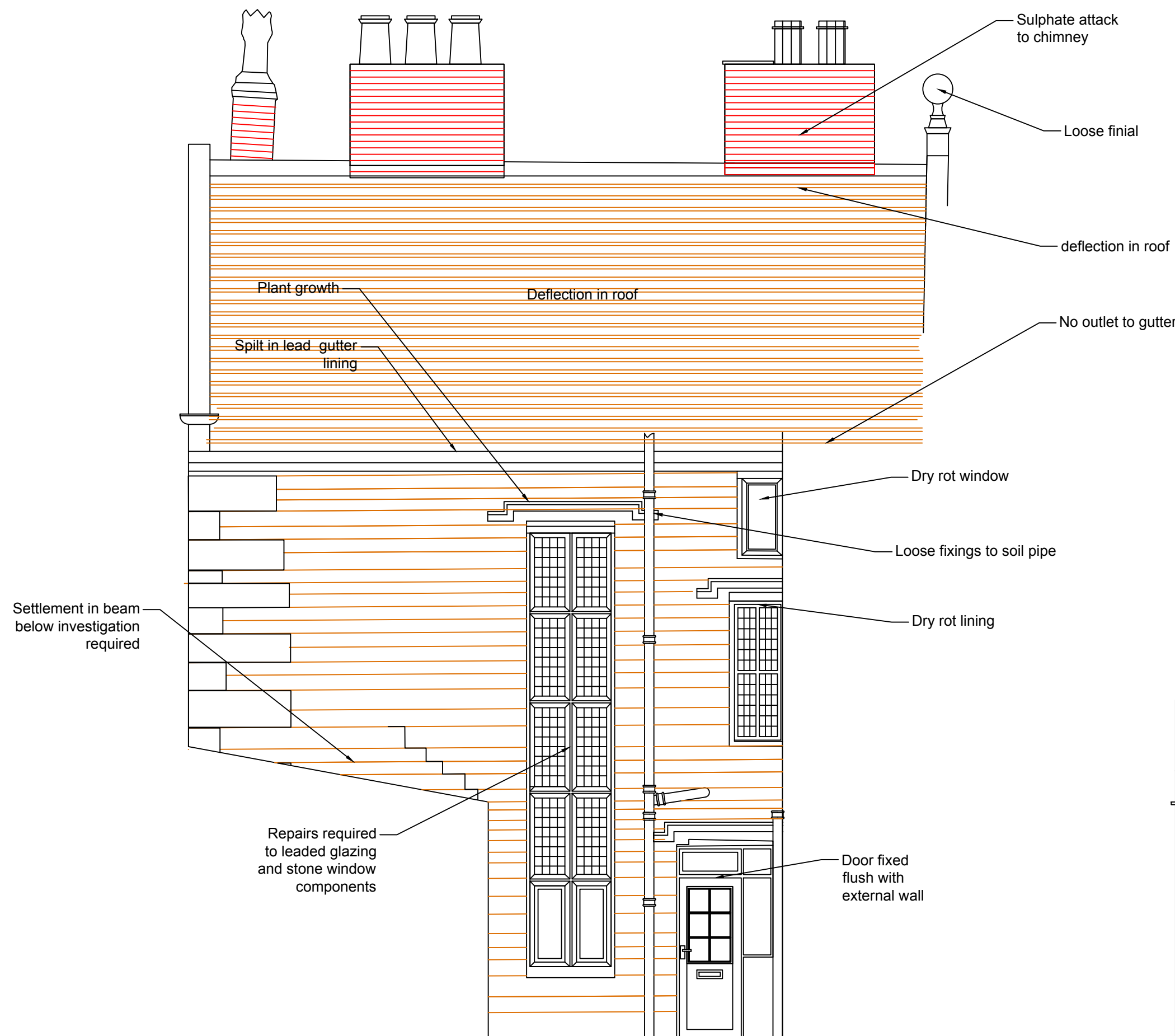
Allow to replace defective felt eaves and verge timbers to garage and introduce eaves capping and mono pitched ridges.

Workshop

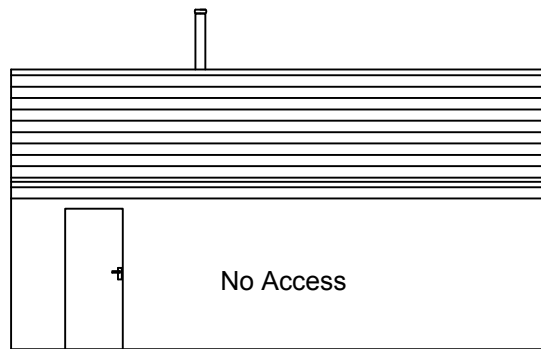
Allow to replace roof with new to match existing, structure designed in accordance with Building Regulations and correctly flashed in with leadwork.



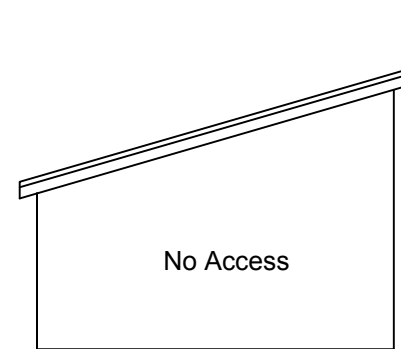
Side Elevation Scale 1:50



Front Elevation Scale 1:50



Rear Elevation Garage Scale 1:100



Left Elevation Garage Scale 1:100

Rainwater goods

Allow to carefully remove the existing rainwater goods and replace with new cast iron.
Allow to form new outlet and rainwater pipe and gully into mains drain on front elevation and rear elevation.

Masonry walls

External

Allow for rebuilding defective areas of walls as required on a like-for-like basis incorporating the use of bed joint reinforcement in locations where new connects with existing.
Further bed joints reinforcement is required in locations where coursed stone meets with the stone quoins at the corners and internal and external walls
Allow to remove ivy and plant growth.
Allow to DOFF clean all masonry.
Allow to cut out existing sand and cement pointing to all walls and repoint with a hydraulic lime mortar.
Include for the light dressing of some stone sections.
Allow to replace frost damaged bricks in salvaged brickwork to match.
Allow to drill test and replace as required all internal lintels above windows and doors.
Allow to investigate with structural engineer movement of wall above dining room, and replace / repair beams as required, secure masonry above.

Stone Copings and kneelers

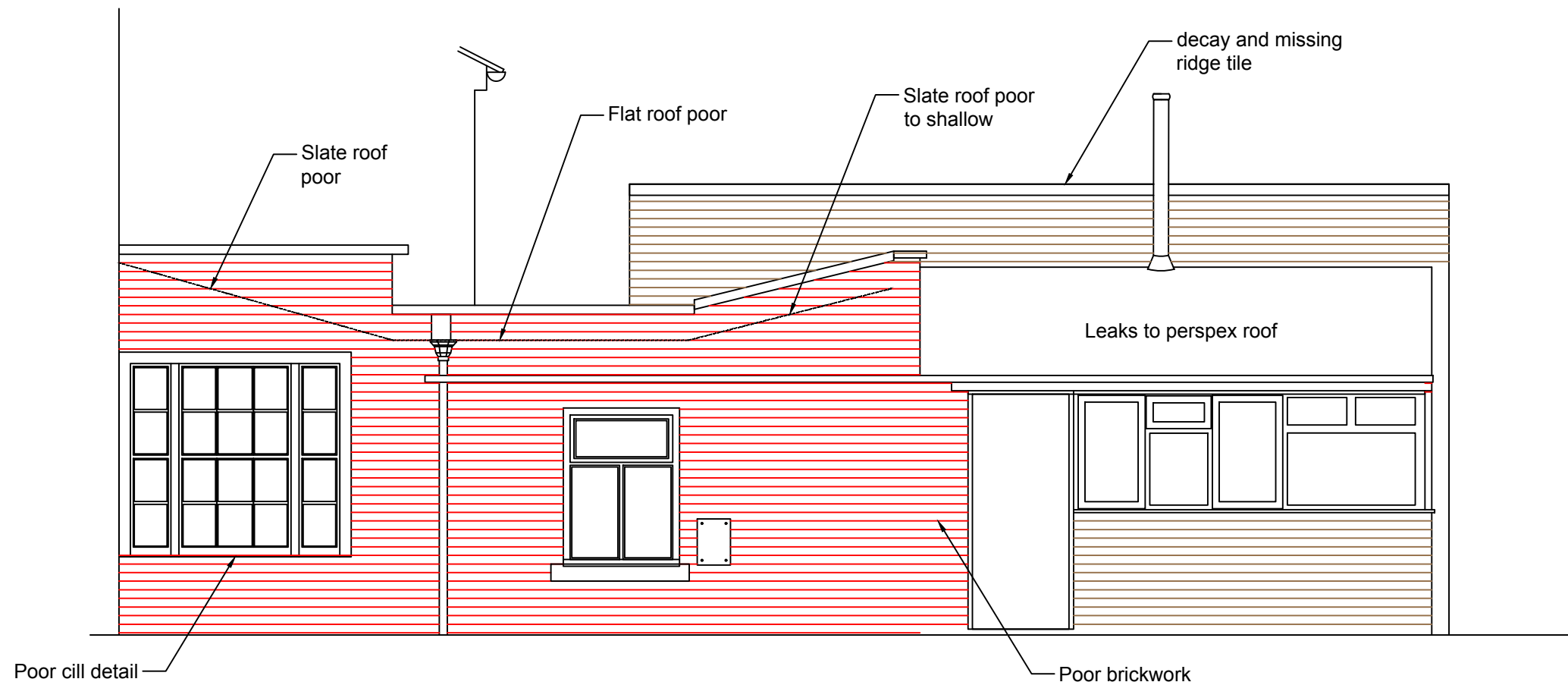
Allow to carefully remove and re-bed copings to both high level roof and extension using lime mortar
Allow to employ new stainless steel cramps at joint locations to prevent slippage downslope.
Allow to take off and re-bed kneelers incorporating stainless steel restraint bar within masonry to prevent movement in service.

Iron dowels and repairs to stone windows

Using metal detection equipment allow to determine the presence of iron cramps. It may be necessary to deconstruct some areas to determine the presence of these.
Allow to agree the extent of any indents before cutting out as some cutting out to slender sections could affect the structural integrity of the stone which may lead to further structural problems. In some components complete renewal may be the only practical solution.
Allow to carefully cut out as required any iron cramps or dowels present within the buildup of the window structure.
Allow to replace with new stainless steel.
Allow to rebuild or indent as required.
Mortar for rebuilding to be : 1:2.5 NHL 3.5: well graded sand
Samples of new sandstone for repair and replacement to be provided for agreement with the Conservation Officer.

Repairs to stone heads of external doors

Allow to inspect with structural engineer.
Allow to carefully rake out joint between head of stone and brick above and insert stainless steel helical bar bedded in epoxy resin and re-point using a lime mortar.
The extent of this repair is subject to consultation on site with the structural engineer.



Front Elevation Scale 1:50

KEVIN M NEARY Dip Surv C.Build E FCABE AssocRICS Building Surveyor and Chartered Building Engineer 15 Litherland Ave Ashway Park Peel Hall Manchester M22 5LD Tel no 0161 436 4079			
PROJECT: Lower Chesham Hall Bury			
DRAWING TITLE External Elevations Survey Notes and Proposed Repairs			
DATE: June 2020	SCALE: As Shown	DRAWING REF: KN 01	REV: