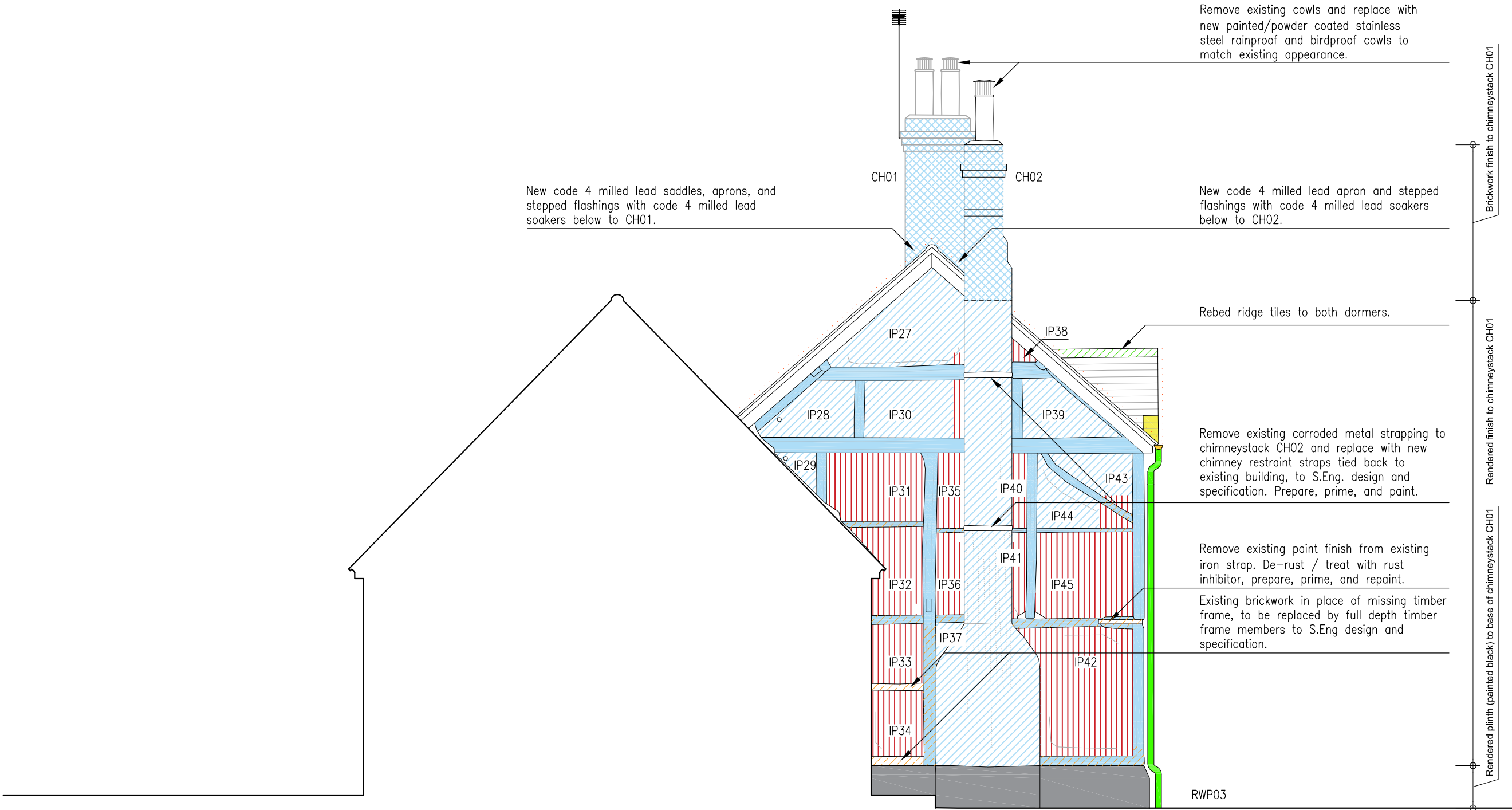




notes

All dimensions must be checked by the contractor before commencing work on site.
No deviation from this drawing will be permitted without the prior written consent of the Architect.
This drawing is to be read with all relevant Morse Webb Ltd, Structural, M&E and Specialist drawings, reports and specifications. Any discrepancies in dimensions or details on or between these drawings / reports / specifications should be brought to the attention of Morse Webb Ltd in writing for clarification.
Refer to S.Eng drawings and documents for specified repairs to existing timber structure.

- Key
- Remove and rebed existing ridge tiles with lime mortar, specification TBC.
 - Isolated repairs to replace existing missing, slipped, and / or cracked tiles on a like for like basis.
 - Remove lower two courses of existing tiles and replace with undercloak tile detail.
 - Remove paint from existing cast iron eaves rainwater gutter repair leaking joint, refix, and repaint to match existing.
 - Remove existing aluminium eaves rainwater gutters and replace with new cast iron eaves gutters, paint to match existing.
 - Remove existing aluminium rainwater downpipes and replace with cast iron downpipes, paint to match existing.
 - Paint and render to plinth to be assessed. Proceed with either option below following investigation:
- Remove existing paint and repaint with a breathable mineral based paint.
- Remove existing paint and cement based render and replace with a lime based render and repaint with a breathable mineral based paint.
 - Remove infill panels for frame repairs. Remove cement based render and carefully dismantle Brickwork infill panels between timber frame, storing removed bricks for reuse, supplemented with new bricks to match existing. Rebuild brick infill panels using existing retained bricks, bedded and pointed in lime mortar and re-rendered using lime render.
 - Remove cement based render and rake out existing cement mortar between brickwork, remove and replace any defective bricks. Repoint with lime mortar and re-render using lime render, to be painted.
 - Rake out existing cement mortar to brickwork, remove and replace defective bricks, rebed and repoint with lime mortar.
 - Remove existing mortar fillet flashings to chimneystacks and replace with new code 4 milled lead soakers, stepped flashings, saddles, apron flashings, and back gutter flashings where noted.
 - Impervious paint on existing timber frame is to be removed using a poultice paint removal system, which is to be applied in full accordance with paint removal system manufacturer's strict written instruction and details. Timber frame to be repainted with a breathable microporous paint system, including new timber sections. Paint system to be applied in full accordance with paint manufacturer's strict written instruction and details. Existing windows to be protected during works when surrounding timber frame is being painted.
 - Localised areas of timber repairs to the existing frame to S.Eng design and specification.
 - Rake out and repoint verges to gables to 2no. dormers and gable elevation with lime mortar to approved sample
 - Retained existing render to infill panels to be repainted using a 'breathable' mineral based paint system.
 - Carry out localised / isolated repairs to existing timber fascia boards, soffits, and barge boards, prepare and repaint.

01/22.08.2024 Key updated
00/24.04.2024 LBC Application
revision/date note



project
1 Radstock Farm Cottages, Earley

title
Side (NW) Elevation Repairs

scale	status	
1:50@A3	PLANNING	
job no.	dwg no.	status/revision
972	014	PL01

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01 SIDE (NORTH-WEST) ELEVATION REPAIRS - ORIGINAL COTTAGE

1:50

