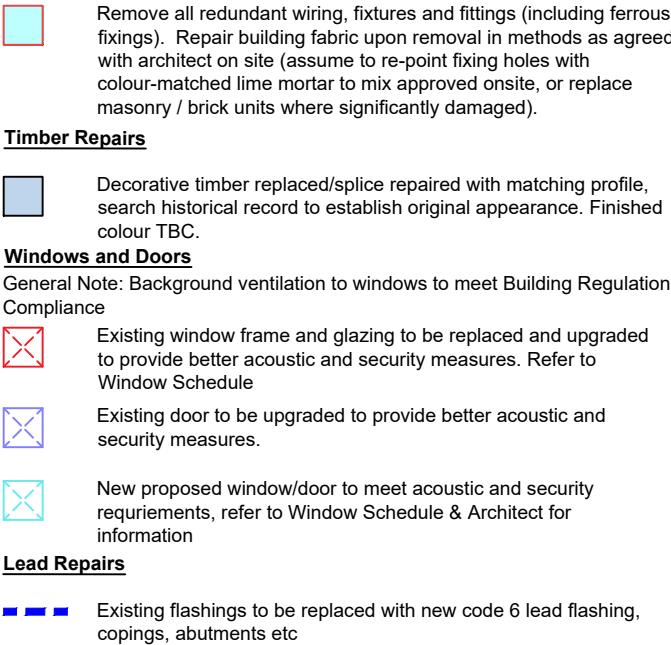
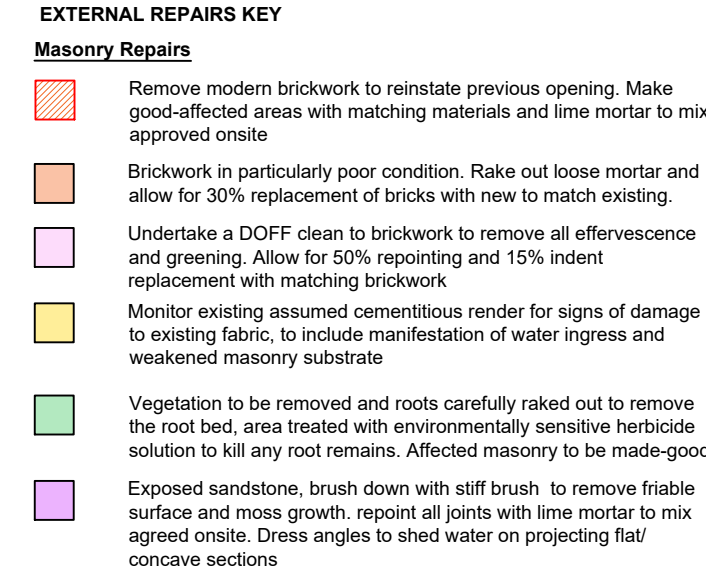




Remove all existing UPVC rain water goods and replace with cast iron or cast aluminium to a suitable heritage profile. Fit new soffit board. Ensure that temporary fittings are fitted in the interim to allow water-shedding. It is recommended that new guttering is oversized, and new hoppers with outlet pipes are introduced (layout permitting) directly under lead valley outlet points. Where possible, new below-ground drainage to be installed to rear elevation

Unless otherwise stated elevations are formed from brick and yellow sandstone with sandstone arches and lintels to the principal elevations. Windows and doors are of timber construction.

Carry out dismantling / re-building, stone repairs, masonry fixing and re-pointing as indicated using methods as specified. Exact and final nature of all repairs and works to be ascertained on site when scaffold erected enabling closer inspection.

Extent of re-pointing to be taken around all faces and to include all detailing (mouldings, lintels, sills etc.). Note that the mortar joints are very tight and extreme care must be taken not to damage arrises of the bricks whilst raking-out. Remove only 'plastic' repairs that have lost adhesion. Replace with a lime mortar with sand and sharp sand aggregates to achieve a suitable colour match and form to existing surrounding profiles. Use mechanical support by stainless steel pins and wire as necessary. If deep voids are revealed repair with indented masonry to match existing.

Remove paint to masonry, door, windows etc. as shown and as specified. Trials to be undertaken in discreet sample areas utilising various different methods of paint removal to ascertain best method to each area (timber, masonry, render, etc.). Upon stripping of paint, carry out necessary repairs as specified and re-paint with breathable paint.

Drawings to be read in conjunction with Architect, Fire Engineer and Acoustic Engineer information. For all structural interventions and additions refer to information provided by Healey Consulting Structural Engineers

[illegible]

