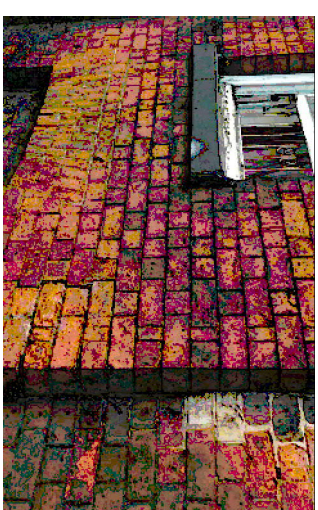
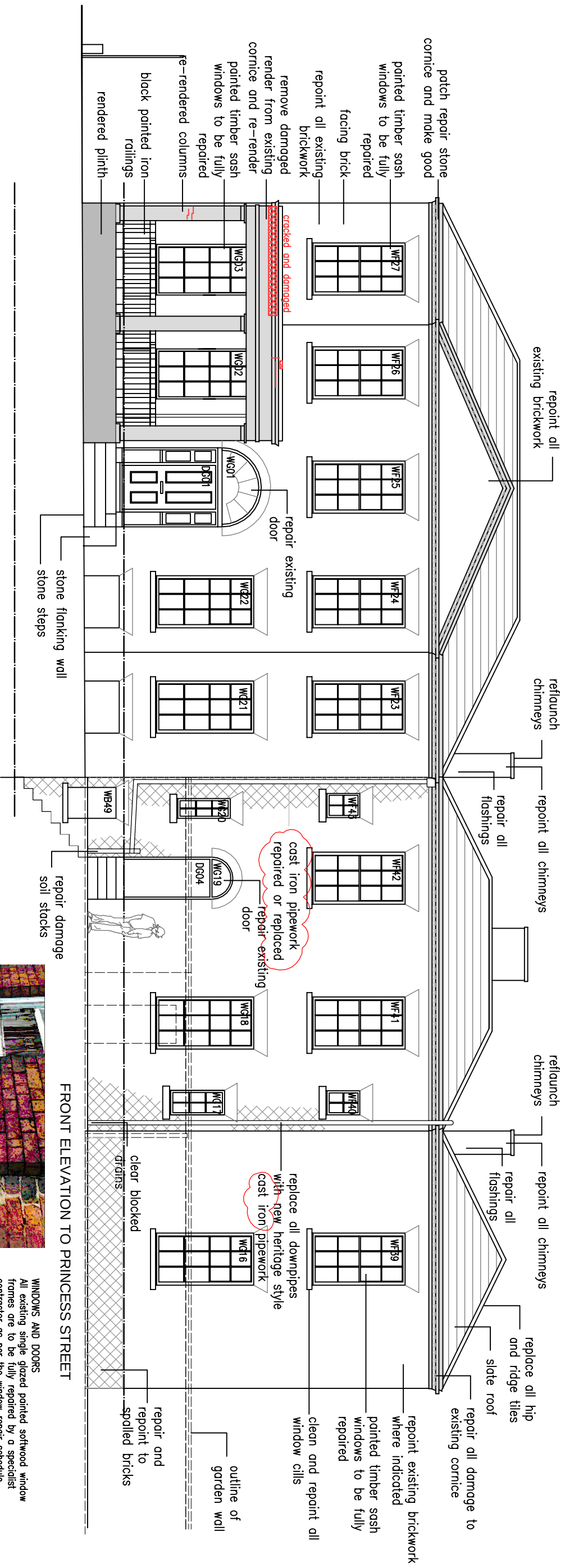




WINDOWS AND DOORS

All existing single glazed painted softwood window frames are to be fully repaired by a specialist contractor as per the window repair schedule including the replacement of all broken glass, replacement of all rotten cills and the overhaul of all sliding sash mechanisms

New pointed timber secondary glazing to be provided to all external windows with trickle ventilation and laminated glass

RENDER SPECIFICATION

NEW RENDER AND PATCHED RENDER TO BE OF NATURAL HYDRATED LIME RENDER OF NHL 3.5 WITH BASE AND FINISHING COATS AND PAINTED WITH BREATHABLE MASONRY PAINT –REFER TO DESIGN STATEMENT FOR DETAILS

LEAD WORK

ANY NEW FLASHINGS REQUIRED TO CHIMNEYS AND
ROOFLIGHT FLASHINGS ARE TO BE CARRIED OUT IN
CODE 5 LEAD

PICK POINTING

SPALLED AND DAMAGED BRICKS SHOULD BE REPLACED WITH RECLAIMED BRICK OF A SIMILAR COLOUR AND TEXTURE TO THE EXISTING

EXAMPLE OF EXISTING POINTING BRICK REPAIRS

BRICK REPAIRS

WHERE POINTING HAS DETERIORATED THEN REPOINTING WILL BE REQUIRED. FOR EXCESSIVELY DAMP AREAS OF BRICK THE CAUSE OF DAMP SHOULD BE INVESTIGATED AND REPAIRED FIRST EG BY INSERTION OF DPC (EVIDENCE OF A CHEMICAL DPC IS PRESENT TO SOME AREAS OF BRICK) OR BY THE REPAIRS TO GUTTERS AND DOWNPIPS THAT MAY HAVE LEAKED. AREAS OF THIN JOINT POINTING WILL GENERALLY BE SOUND AND REPOINTING MAY NOT BE REQUIRED OR COULD CAUSE MORE DAMAGE TO THE BRICK

JOINTS SHOULD BE MANUALLY RAKED OUT OR CUT WITH A HAND SAW AND NOT BY POWER TOOLS.

THE JOINTS SHOULD BE SQUARE CUT TO A MINIMUM TWICE THE DEPTH OF THE JOINT HEIGHT

ALL DUST AND DEBRIS IS TO BE REMOVED AND THE WALL RINSED WITH CLEAN WATER

DAMPEN THE WALL PRIOR TO INSERTING NEW MORTAR JOINTS TO BE FILLED USING A NATURAL HYDRAULIC LIME

MORTAR (TO BE AGREED WITH THE CONSERVATION OFFICER)
AND FINISHED FLUSH

SPONGE OFF ANY MORTAR SLAINING FROM FACING BRICK BEFORE SETTING

PROJECT THE WORKS FROM RAIN AND STRONG SUNLIGHT ONCE FULLY CURED

A DISCRETE SAMPLE SHALL BE PROVIDED IN ADVANCE OF THE WORKS ARE TO BE COMPLETED BY A SPECIFIED CONSERVATION OR RESTORATION CONTRACTOR

WORKS FOR INSPECTION BY THE ARCHITECT AND CONSERVATION OFFICER. A GARDEN WALL WOULD BE SUITABLE.

The drawing shows the South Facing Gable Elevation of a building. Key features and annotations include:

- Roof:** Velux style roof window. Repair all flashings to chimney with code 5 lead flashings.
- Chimneys:** Repoint brick chimneys.
- Clay Hip Tiles:** Clay hip tiles.
- Pointed Stone Cornice:** Pointed stone cornice.
- Windows:**
 - WF28: Replace uPVC downpipe with new heritage style cast iron hoppers and downpipes.
 - WC38: Painted timber sash windows to be fully repaired.
 - WC37: Blocked and rendered window.
 - WC36: Blocked and rendered window.
 - WC35: Remove existing render and replace with new hydraulic lime render.
 - WC34: Replace uPVC downpipe with new heritage style cast iron hoppers and downpipes.
 - WC33: Remove render from existing cornice and re-render.
 - WC32: Painted timber sash windows.
 - WC31: Rendered columns.
 - WC30: Black painted iron railings to be cleaned and repainted.
 - WC29: Rendered plinth to be removed and re-rendered with new hydraulic lime render.
- Cracking:** Cracking is noted on the roof window, the sash windows, the cornice, and the plinth.
- Other Details:** Suspected delamination is noted on the wall below the sash windows.

E AMENDED TO PLANNERS COMMENTS

1 D AMENDED TO CLIENT COMMENTS

C AMENDED TO CONSERVATION OFFICER COMMENTS

B WINDOW DETAILS ADDED

A EXTENT OF PROPOSED WORKS ADDED TO DRAWING

revisions

existing elevations sheet 1

barracks house

princess street manchester

date: may 2021

status: preliminary

DO NOT SCALE - IF DIMENSIONS ARE NOT GIVEN PLEASE ASK

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BUILDINGS

SPACES

PLACES