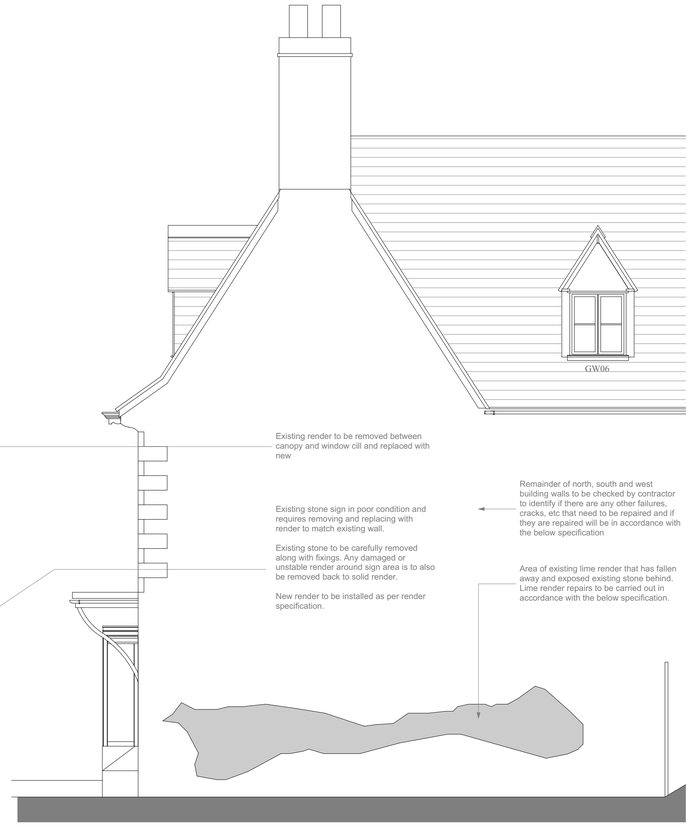


0. West Elevation 1:50



0. South Elevation 1:50



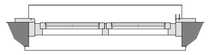


West Elevation - Sign Damage

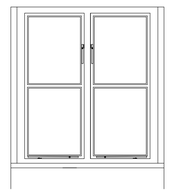


South Elevation - Render Damage





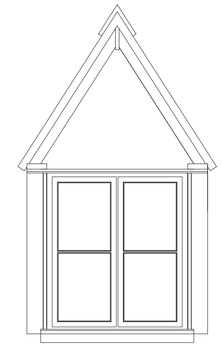
Plan



Internal Elevation

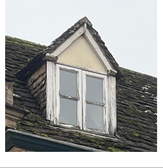
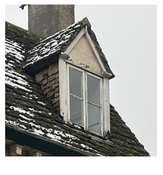
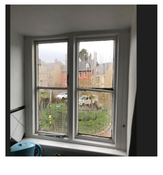


Section



External Elevation

0. Windows GW04, 05 and 06 1:20

Number	Condition	Proposed Work	Existing Condition Images
GW01 GW02 GW03	Existing window openings with timber framed sash windows that appear to be in good condition.	Limited work required to windows with exception to the draw strings that have snapped and need replacing. It is unknown if the mechanism and weight system works, but at present it is presumed to. Proposed work is to replace the drawstrings with new. Paint work needs removing carefully and new paint finish applied. GW03 is sealed shut, needs to be carefully freed and made working again. All glass to have existing putty removed and new linseed putty installed.	
GW04	Existing window opening with timber framed window with side hinges and horizontal timber glazing bars with single glass. Generally appears in good condition. External vertical side boards are showing signs of rotting, along with external cill.	Existing external vertical side timber panels to be replaced with new and redecorated. Profile to match existing. New sections of timber that require replacing will be with joinery grade redwood. Patch repair will be carried out with Care Dry Flex 4. Cills to be replaced with hardwood Paint work needs removing carefully and new paint finish applied.	 
GW05	Existing window opening with timber framed window with side hinges and horizontal timber glazing bars with single glass. In poor condition to one side. External vertical side boards are showing signs of rotting, along with external cill. Right hand window opener as looking from internal side in poor condition and requires replacing as rotting. Refer to photographs	Existing vertical external side timber panels to be replaced with new and redecorated. Profile to match existing. Existing timber cill needs replacing with new hardwood cill board with profile to match existing. Left casement to be removed and new horizontal glazing bar to be replaced with new. Profile to match existing. New draft includers installed. Paint work needs removing carefully and new paint finish applied. New sections of timber that require replacing will be with joinery grade redwood. Patch repair will be carried out with Care Dry Flex 4.	  

Number	Condition	Proposed Work	Existing Condition Images
GW06	Existing window opening with timber framed window with side hinges and horizontal timber glazing bars with single glass. Generally in good condition. External vertical side boards are showing signs of rotting, along with external cill. Fascia boards appear to be rotting and may need replacing with new	Existing vertical side timber panels to be replaced with new and redecorated. Profile to match existing. Existing timber fascia boards appear to be rotting, but are to be reviewed by specialist and if required replaced with new timber to match existing profile Paint work needs removing carefully and new paint finish applied. New sections of timber that require replacing will be with joinery grade redwood. Patch repair will be carried out with Care Dry Flex 4. Cills to be replaced with hardwood	 

M20 PLASTERED/ RENDERED/ ROUGHCAST COATING

To be read with Preliminaries/ General conditions.

M20/497 COLD WEATHER
- General: Do not use frozen materials or apply coatings on frozen or frost bound substrates.
- External work: Avoid when air temperature is at or below 5°C and falling or below 3°C and rising. Maintain temperature of work above freezing until coatings have fully hardened.
- Internal work: Take precautions to enable internal coating work to proceed without detriment when air temperature is below 3°C.

PREPARING SUBSTRATES

M20/556 REMOVING DEFECTIVE EXISTING RENDER
- Render for removal: Detached, hollow, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
- Removing defective render: Cut out to regular rectangular areas with straight edges.
- Horizontal and vertical edges: Square cut or slightly undercut.
- Bottom edges to external render: Do not undercut.
- Render with imitation joints: Cut back to joint lines.
- Cracks:
- Fine hairline cracking/ crazing: Leave.
- Dust and loose material: Remove from exposed substrates and edges.

M20/568 EXISTING DAMP AFFECTED PLASTER/ RENDER
- Plaster affected by rising damp: Remove to a height of 300 mm above highest point reached by damp or 1 m above dpc, whichever is higher.
- Perished and salt contaminated masonry:
- Mortar joints: Rake out.
- Masonry units: Submit proposals.
- Faults in substrate (structural deficiencies, additional sources of damp, etc.): Submit proposals.
- Drying out substrates: Established drying conditions. Leave walls to dry for as long as possible before plastering.
- Dust and loose material: Remove from exposed substrates and edges.

EXTERNAL RENDERING

M20/810 APPLICATION GENERALLY
- Application of coatings: Firmly and in one continuous operation between angles and joints. Achieve good adhesion.
- Appearance of finished surfaces: Even and consistent. Free from rippling, hollows, ridges, cracks and crazing.
- Accuracy: Finish to a true plane, to correct line and level, with angles and corners to a right angle unless specified otherwise, and with walls and reveals plumb and square.
- Drying: Prevent excessively rapid or localized drying out.

M20/820 DUBBING OUT FOR RENDERING
- General: Correct substrate inaccuracies.
- Thickness of any one coat (maximum): 16 mm.
- Total thickness (maximum): 20 mm, otherwise obtain instructions.
- Mix: As undercoat.
- Application: Achieve firm bond. Allow each coat to set sufficiently before the next is applied. Comb surface of each coat.

M20/840 UNDERCOATS GENERALLY
- General: Rule to an even surface. Comb to provide a key for the next coat. Do not penetrate the coat.
- Undercoats on metal lathing: Work well into interstices to obtain maximum key.

M20/856 FINAL COAT - PLAIN FLOATED FINISH
- Finish: Even, open texture free from laitance.

M20/861 FINAL COAT - SCRAPED FINISH
- Finish: Scraped to expose aggregate and achieve an even texture.

M20/866 FINAL COAT - ROUGHCAST (HARLING) FINISH
- Finish: Left as cast with an even thickness and texture.

M20/880 CURING AND DRYING
- General: Prevent premature setting and uneven drying of each coat.
- Curing coatings: Keep each coat damp by covering with polyethylene sheet and/ or spraying with water.
- Curing period (minimum): As per manufacturers information
- Final coat: Hang sheeting clear of the final coat.
- Drying: Allow each coat to dry thoroughly, with drying shrinkage substantially complete before applying next coat.
- Protection: Protect from frost and rain.

This specification is for listed building approval purposes only. Contractor to come to agreement with manufacturer of lime render if another more suitable specification for removal of existing and installation of new render prior to carrying out any work

Note:
All information shown on this drawing is to be used for planning or building regulation purposes only and not to be used in conjunction with any other submission or workstages including contract, working drawings, construction and as built purposes.

No responsibility is taken by Concept Drawing & Design Architects for any measurements taken of this drawing. All dimensions shown on this drawing must be checked on site by the project manager and/or contractor to ensure that they are accurate. Any dimensions that can not be achieved, the client, project manager and architect must be made aware immediately.

Concept Drawing and Design Architects have not surveyed the external landscape, or the boundary line, external ground levels, and position/size of adjoining buildings. This information, if shown on the drawings, are just a representation of what might be there. Concept Drawing and Design Architects take no responsibility for the accuracy of the information relating to these topics .

The Party Wall Act may apply if any of the following categories of building work apply:-

1. Work on an existing wall or structure shared with another property.
2. Building a free standing wall or a wall of a building up to, near or astride the boundary with a neighbouring property.
3. Excavating near a neighbouring building.

It is the responsibility of the client/site owner to determine whether the act applies and if so notify all adjoining owners in accordance with the act. Further information can found on the communities and local government website.

A - 18.04.2023
Removal of sign and replace with render.
B - 20.04.2023
Alteration to notes
C - 21.04.2023
Window replacement note removed.

PROJECT

2246 - Sam Widges
Mr Harris

8d High Street, Calne
Wiltshire, SN11 0BS

Proposed Repairs

DRAWING

Proposed Drawings
1:50, 1:20@A1

Drg No:2246.03.08 Rev C Rev: 30/08/2023

CONCEPT DRAWING & DESIGN SERVICES

Telephone: 07557505990

Email: concept@drawinganddesign.co.uk

Website: www.drawinganddesign.co.uk

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